



**NATIONAL
HOUSING**

**NATIONAL HOUSING & CONSTRUCTION COMPANY LTD
REQUEST FOR EXPRESSION OF INTEREST FOR FINANCE &
BUILD UNDER OPEN TENDER**

FINANCE & BUILD OF PROPOSED BUKERERE JUBILEE CITY



National Housing and Construction Company Limited,
Plot 5, 7th Street Industrial Area,
P O Box 659 Kampala – Uganda.

Email:

kasujjamoshekag@yahoo.com

1. BACKGROUND:

1.1 National Housing and Construction Company Ltd (NHCC) is a 50-year old entity mandated to develop housing and real estate in the country. NHCC was privatized under the Public Enterprises Reform Divestiture (PERD) Act (Cap 98) and was transformed into a Limited Liability Company, registered under the Companies Act (Cap 110). NHCC is owned 51% by the Government of Uganda.

1.2 As part of our mandate to continue providing affordable and sustainable housing, the National Housing and Construction Company Limited intends to develop the **BUKERERE JUBILEE CITY** on a 320 acre site at Plot 828, block 88, Bukerere, Kyagwe, in Mukono District, 15km Kampala City's CBD.

1.3 The proposed project is a **mixed use affordable housing project** including the following main elements subject to detailed design:

Up to 3,600 homes in a mix of 1, 2, 3 and 4 bedroom units / apartments.

Retail and Commercial Spaces

Community Buildings including education, health and social facilities;

A large neighbourhood green area/park,

Associated infrastructure provision including roads, power, sewage and water supplies.

1.4 The target market is for the medium income market with the range of sales prices/unit between **US\$25,000 – US\$120,000**. NHCC intends to provide a wide choice of housing tenure including housing for sale, rented housing and rent to buy opportunities.

1.5 The project will involve the phased construction of up to 3,600, multifamily housing units ranging from apartments to town homes with a combination of 1, 2, 3 and 4 bedrooms, with amenity spaces to support various educational, cultural, leisure, and retail functions, plus the associated infrastructure. Full completion is expected within 5 years from commencement of the first phase.

1.6 The proposed first phase has been detailed to cover a total of 58 acres on which 638 affordable housing units will be developed in the following broad categories;

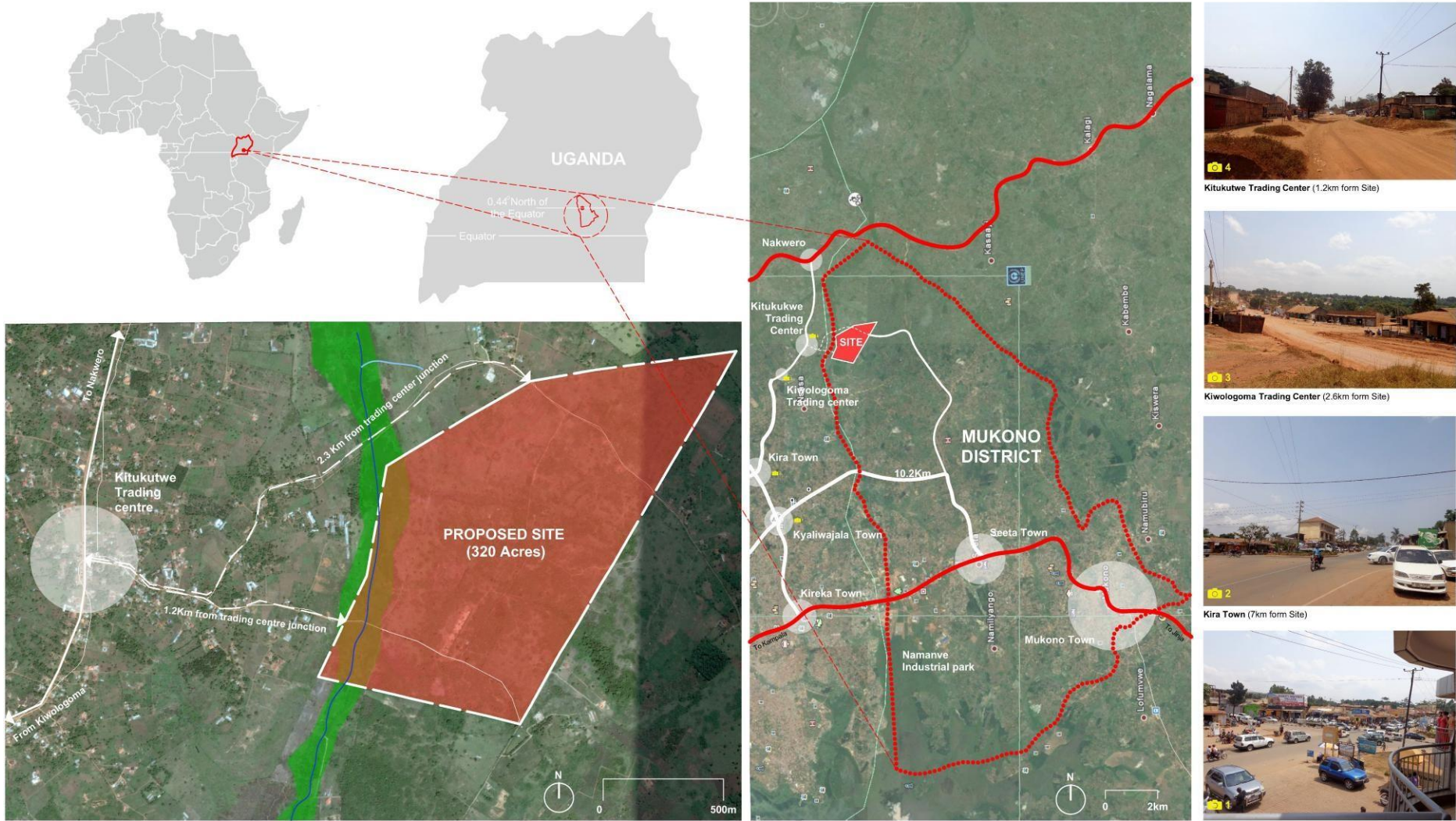
50 Semi- detached Townhouses;

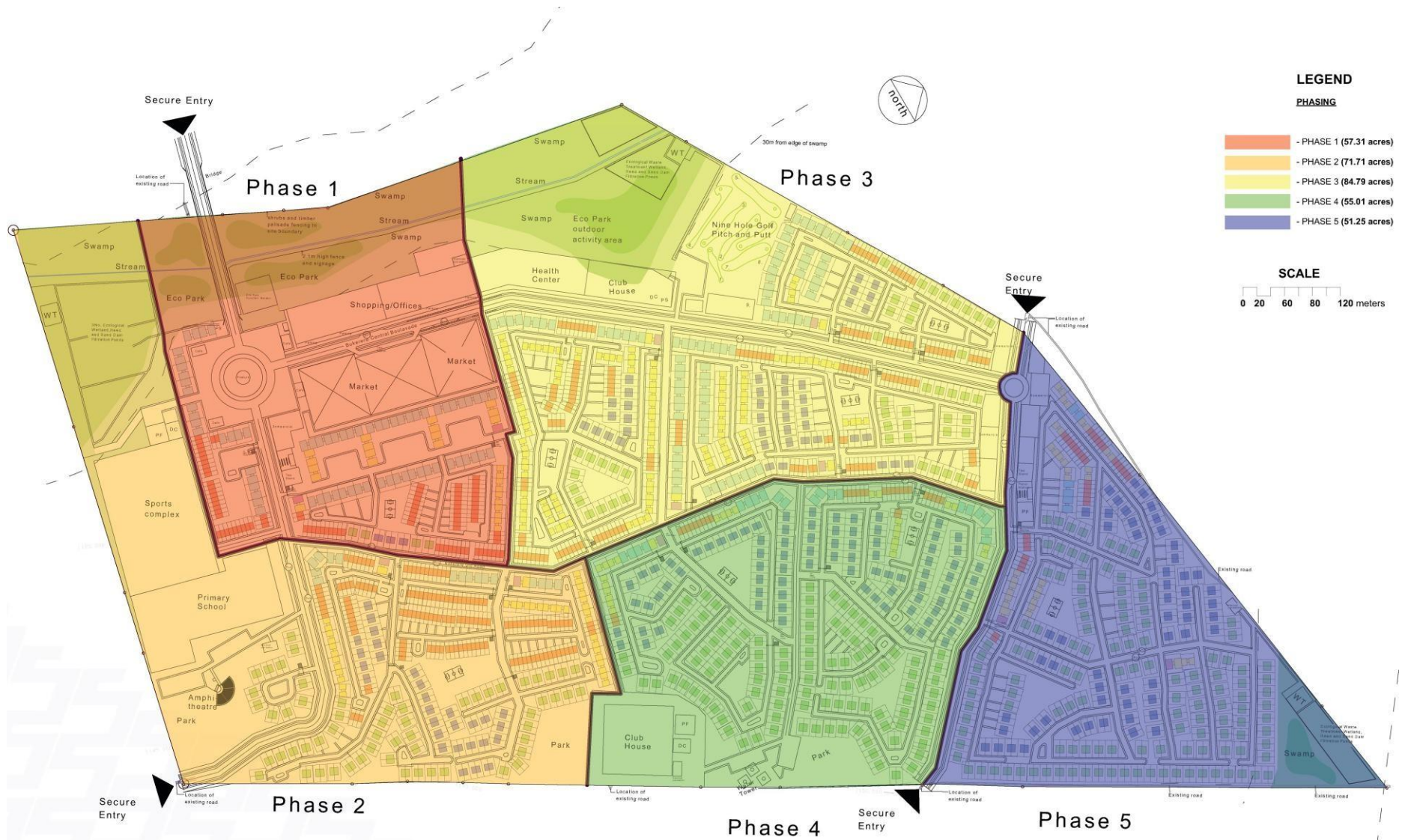
92 Row houses

496 apartments (1BHK, 2BHK and 3BHK)

- 1.7 NHCC now invites Expression of Interest from firms and consortia that demonstrate the appropriate interest, expertise and experience to **FINANCE AND BUILD** the Bukerere Jubilee City.

CONFIDENTIAL





2. INFORMATION REQUIRED FROM BIDDERS

In order to assess their capacity and qualification, proposers are required to provide the following information:

- 3.1 **Letter of Expression of Interest;** A cover letter, not exceeding two pages in length, containing the bidder's full address including a single point of contact who will handle all communications associated with their submittal and stating the areas of expertise the firm is able to offer and for which the firm is applying to be shortlisted.
- 3.2 **Firms Company Profile;** Interested firms should provide a brief description of the firm's organization and an outline of the recent experience relevant to this assignment. The profile should contain a summarized listing of the relevant projects completed within the last 7 years under the Finance and Build arrangement, indicating the type of expertise offered and value of the services provided and completed.
- 3.3 **Organization of Project Team and Responsibilities;** Considering the complexity of the assignment, it is assumed the proposers will be required to draw upon multi-disciplinary project teams. Also, given the size of the project, it is assumed that teams consisting of multiple consultants and contractors may be assembled in consortia. The proposer should identify the roles and responsibilities of each team member and how they will be utilized on the delivery of the Bukerere Jubilee City. Knowledge of local tender processes and building technologies will be critical in matching international finance and project management experience with local construction.
- 3.4 **Proposals for alternative building technology;** Where the proposer offers an alternative building technology, he should provide sufficient information enough to determine its potential to lower the cost of construction, save on construction time, and above all acceptability by the Uganda market. Proposers that will be shortlisted will be required, where necessary, to appropriate the available house designs to their respective alternative building technology primarily as a way of value engineering.
- 3.5 **CV's of Key Personnel;** In order to demonstrate the availability of qualified personnel, the firms are required to provide curriculum vitae (CVs) of the key personnel in various disciplines within their firm / consortium to be engaged

in providing project Finance and construction services for the execution of the Bukerere Jubilee City. Only CV's of personnel specifically working on the project should be submitted with the organizational chart showing their anticipated role, as well as peak and average time commitment.

3.6 Relevant Project References; The proposer must demonstrate global expertise in the finance and/or construction delivery of affordable housing projects of similar scale and complexity to that envisioned for NHCC's Bukerere Jubilee City. Whereas project experience in developing countries and in Africa in particular, will be beneficial, NHCC recognises that there are few examples of similar projects executed locally. In this context, the firm(s) must demonstrate how it expects to transfer effectively its experiences from other regional / foreign examples to the Bukerere Jubilee City.

3.7 Financial; The financial aspect of funding the Bukerere Jubilee City will ultimately be a key driver in choosing the Finance and Build contractor. The following should be taken into account in the financial proposal:

Terms of repayment including interest rate, repayment period and grant element.

Credit terms to be within the limits acceptable by the Bank of Uganda.

The financier is required to provide adequate funding for the project.

The applicant shall demonstrate financial capability and provide audited accounts for the last 5 years.

3. EVALUATION CRITERIA;

Each submission will be scored according to the following point allocation. A maximum of 100 points will be possible and the top five to six teams with the highest score maybe invited to submit a full proposal.

Project Financing Criteria:

Item	Short Listing Criteria	Points
1	Firm's proposal for project financing; Ability to mobilise financing to a minimum of US\$15,000,000 at any given time. Terms of repayment including interest rate, repayment period and grant element. A minimum turnover 50 Million US Dollars in the last five (5) years; Audited accounts for the last five (5) years.	30
2	Relevant Project References – general and specific to project financing and	20

	<p>construction;</p> <p>A summarized listing of projects completed within the last ten (10) years indicating the type and the value of the works provided and completed.</p> <p>Proof of experience in undertaking at least two (2) finance and build projects similar / comparable to the Bukerere Jubilee City. Copies of completion certificates should be attached;</p> <p>If a joint venture or consortium, provide arrangement details for the firms or companies in the Joint Venture;</p> <p>Plant and equipment capability with ownership documents;</p> <p>CVs of key personnel proposed for the assignment;</p> <p>Provide litigation history.</p>	
3	<p>Overall Quality of Approach/Methodology to Finance and Build contracting;</p> <p>Proposed financing transaction / contracting structure</p> <p>Ability to deliver houses at an affordable cost using alternative building technology that is acceptable to the Ugandan market</p> <p>Technical project management plan</p> <p>Health, Safety and Environmental sustainability plan</p>	20
4	Organizational Chart including description of Team Members proposed for the assignment and their responsibilities.	15
5	Representation/Participation of Ugandan Firms	10
6	Responsiveness to EOI	5
Total		100

4. SELECTION PROCESS;

- 5.1 The successful firm will be identified through a qualifications-based selection process based on the EOI's submitted in response to this invitation. NHCC will evaluate each EOI according to the criteria set forth above. Only those firms scoring above 75% will be ranked from highest to lowest and the three to five highest scoring firms may be shortlisted to move forward with the RFP process.
- 5.2 Based on the delivery approach selected, proposers may wish to explore teaming or other contractual methods to assemble an entity that can provide all of the services requested.
- 5.3 The purpose of the EOI is to enlist all eligible bidders who will be selected by NHCC. EOI cleared marked **"BUILD AND FINANCE BUKERERE JUBILEE**

CITY" must be delivered to the address below before **30th March 2017 at 1600 hours**. Late Submissions shall be rejected.

The Head of Section - Procurement,
National Housing and Construction Company Limited,
Plot 5, 7th Street Industrial Area,
P O Box 659 Kampala – Uganda.
Email: kasujjamoseskag@yahoo.com
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5.4 Programme of Procurement

No	Activity	Date
1	Publication of EOI	7 th March 2017
2	Close of Receipt of EOI	20 th April 2017
3	Evaluation of EOI	7 th April 2017
4	Request for Proposals	21 st April 2017
5	Receipt of Proposals	12 th May 2017
6	Evaluation of Proposals	26 th May 2017
7	Negotiations	2 nd June 2017
8	Award of Contract	16 th June 2017

5.5 **Submittal Requirements;** Interested firms shall limit their submission to a maximum of 20MB (on zipped). As a general rule the following are the page recommendations for submittal:

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|--|----------|
| a) Letter of Expression of Interest | 2 pages |
| b) Firm's Company Profile, Relevant project experience | 15 pages |
| c) Organizational Chart of Team | 2 pages |
| d) Description of Team Members and Responsibilities | 8 pages |
| e) CV's of Key Individuals | 15 pages |
| f) Project Approach to Finance and Construction | 10 pages |
| g) Overall Quality Capability | 15 pages |