



## FEDERAL HOUSING AUTHORITY (FHA)

IN LINE WITH

### THE INFRASTRUCTURE CONCESSION REGULATORY COMMISSION (ICRC) ESTABLISHMENT ACT (2005) AND NATIONAL POLICY ON PUBLIC PRIVATE PARTNERSHIP (N4P)

#### INVITATION TO TENDER

##### Background

1. The Federal Housing Authority (FHA) is a wholly owned agency of the Federal Government of Nigeria, established vide Decree 40 of 1973 now cited as Act CAP F-14 Laws of the Federation of Nigeria 2004 and is supervised by the Federal Ministry of Power, Works and Housing. The Authority which became partially commercialized in accordance with Decree No 25 of 1988 is charged with among others, the responsibility to acquire, construct and maintain dwelling houses, schools, communal and commercial buildings and other structures.
  2. The Federal Housing Authority (FHA) has a landed property on a parcel of land measuring about 2,500m<sup>2</sup> located along the 3<sup>rd</sup> Avenue, Gwarinpa II, Abuja. In order to optimize the use of the land, FHA plans to develop a modern commercial shopping complex on the land.
  3. In line with the FHA's mandate of developing commercial buildings, and in compliance with the requirements of the Infrastructure Concession Regulatory Commission (Establishment Act) 2005, FHA hereby invites suitably qualified firms to submit Proposal for Qualification to develop the shopping complex.
  4. The successful firm shall be required to finance and construct the shopping complex in accordance with FHA's specifications. Upon development of the shopping complex, the successful investor shall in conjunction with FHA sell the completed shops to the general public.
  5. Prospective bidders should note that there is a private proponent who had submitted proposal on the project, however in order to ensure transparency, competition and value for money, the project will be procured under a "Swiss Challenge Procurement methodology" which requires that if the original project proponent is not the most responsive bidder, it will be given the right to match the most responsive bid to win the concession. However, if it is unable to match the most responsive bid, the most responsive bid then wins the Swiss Challenge PPP procurement and becomes the preferred Project Proponent.
- Method of Application:
6. The investor/developer for the shopping complex will be procured through a competitive bidding, following a two-stage bid process: a pre-qualification stage and a proposal stage. In order to be pre-qualified, prospective bidders, who must be local/international investor/developer must be able to demonstrate a track record of successful financing, construction and management of a shopping complex in accordance with the approved design by FHA.
  7. Interested applicants should provide the following information:
    - 7.1 Full name of company and contact person, postal address, telephone/fax numbers, and e-mail address. If a consortium or joint venture, provide names and contact details of consortium members, evidence of Association or joint venture agreement, and indicate the lead firm in the consortium or joint venture;
    - 7.2 Ownership structure of bidding entity. Name(s) of major shareholders and percentage shareholding of participants in the bidding entity;
    - 7.3 Evidence of Incorporation with the Corporate Affairs Commission (CAC) or its equivalent for foreign firms;
    - 7.4 Audited financial statements for the most recent three (3) years (2015-2017);
    - 7.5 Technical and operational capabilities including:
      - i. Track record of financing and constructing a shopping complex in the most recent three (3) years;
      - ii. Local and regional (Africa) experience in financing and constructing shopping complex;
    - 7.6 Payment of non-refundable fees of N100,000.00 (One hundred Thousand naira) should be through REMITA platform, evidence of which must be attached to the invitation to tender.
    - 7.7 Detail of the RfQ requirements can be downloaded from the FHA website: [www.fha.gov.ng](http://www.fha.gov.ng)
- Submission of Qualification documents:
- 8 Qualification documents and Financial Bids must be packaged as separate documents and submitted in one (1) original and five (5) printed copies in a sealed envelope clearly marked "QUALIFICATION / BID FOR THE DEVELOPMENT OF FHA SHOPPING COMPLEX ABUJA". An electronic copy on USB drive or CD-ROM version should also be included.
  - 9 Submitted documents must be delivered not later than 12:00 hours on **Wednesday, July 11<sup>th</sup>, 2018** at the following address:  
Head, Public Private Partnership (PPP) Unit  
Federal Housing Authority  
26, Julius Nyerere Crescent  
Asokoro - Abuja
  - 10 All RfQs will be opened same day immediately after close of bids submission
  - 11 Interested applicants may obtain further information via email: [akin.olagbemiro@fha.gov.ng](mailto:akin.olagbemiro@fha.gov.ng), or at the above address from 9.00am to 3.00pm, Monday through Friday (except public holidays).
  - 12 Following the evaluation of submitted qualification documents, only Request for Proposal (RFP) and other bidding documents of bidders who meet the minimum criteria will be analysed.
  - 13 Qualification documents must be in English Language only.
  - 14 FHA shall not be responsible for the cost of any submission.
  - 15 This advertisement shall not be construed as a commitment on the part of FHA to appoint any firm nor shall it entitle any firm submitting documents to claim any indemnity.
  - 16 FHA reserves the right to take final decision on any of the documents received in the RfQ and to verify the authenticity of any claims made on the documents submitted by the companies.
  - 17 Submissions via courier will be accepted only if delivered within the submission time shown above.
  - 18 Request for Qualification through email or fax will not be accepted.

Signed:  
Management