



MINISTRY OF INTERNAL AFFAIRS UGANDA POLICE FORCE



REQUEST FOR EXPRESSION OF INTEREST (EOI) TO FINANCE, DESIGN AND BUILD HOUSING INFRASTRUCTURE FOR UGANDA POLICE FORCE (OPEN INTERNATIONAL)

1. BACKGROUND

- 1.1 The Uganda Police Force (UPF) intends to develop new and upgraded residential accommodation for its personnel countrywide.
- 1.2 The proposed project is a low-cost housing project including the following main elements subject to detailed design:
 - a. Phased construction of 53,000 housing units ranging from apartments to semi-detached town homes with a combination of 1BHK and 2BHK, with amenity spaces to support various educational, cultural, leisure, and retail functions, plus the associated infrastructure.
 - b. The project will be split into 10 Lots, each comprising 5,300 units, each of which will be developed in various Estates/Barracks distributed across the country.
 - c. Full completion is expected within 5 years from commencement of the first phase.
- 1.3 UPF now invites Expression of Interest (EOI) from firms and consortia that demonstrate appropriate interest, expertise and experience to **FINANCE, DESIGN AND BUILD** the UPF housing units.
- 1.4 The EOI clearly marked “**DESIGN, BUILD AND FINANCE THE POLICE HOUSING PROJECT**” must be delivered to the UPF by **14th September 2022 at 1000 hours**.

2. INFORMATION REQUIRED FROM BIDDERS;

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

- 2.1 **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 number of housing units that the firm is able to offer.
- 2.2 **Bidder’s Company Profile;** Interested firms/consortia 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, Design and Build arrangements, or similar arrangements, indicating the value of the projects, type of expertise offered and value of the services provided and completed.
- 2.3 **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 Police Housing Project. Knowledge of local tender processes and building technologies will be critical in matching international finance and project management experience with local construction.
- 2.4 **Proposals for alternative building technology;** Where the proposer offers an alternative building technology to the conventional technologies that are widely used in Uganda, they 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 regulators and market in general. 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.
- 2.5 **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, design and construction services for the execution of the Police Housing Project. 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.
- 2.6 **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 UPF Housing Project. Whereas project experience in developing countries and in Africa in particular, will be beneficial, UPF 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 UPF Housing Project.

- 2.7 **Financial;** The financial aspect of funding the UPF Housing Project will ultimately be a key driver in choosing the Finance and Build contractor. The following should be considered in the financial proposal:
 - d. Terms of repayment including interest rate, repayment period and grant element.
 - e. Credit terms to be within the limits acceptable by the Bank of Uganda.
 - f. The financier is required to provide adequate funding for the project.
 - g. The applicant shall demonstrate financial capability and provide audited accounts for the last 5 years.
- 2.8 **Legal Status;** Documents establishing the legal status of the Firms/ Consortia including Certificates of Registration, Trading License, Power of Attorney for person submitting the bid, Letters of intent/ Consortia Agreements and respective powers of Attorney, Tax Clearance Certificate addressed to UPF.
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:

Item	Short Listing Criteria	Points
1	Firm’s proposal for project financing; h Ability to mobilise financing to a minimum of US\$30,000,000 at any given time. i Terms of repayment including interest rate, repayment period and grant element. j Any Alternative finance mechanism k A minimum average annual turnover of US\$ 60,000,000 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 construction; l A summarized listing of projects completed within the last seven (07) years indicating the type and the value of the works provided and completed. m Proof of experience in undertaking at least two (2) finance and build projects similar / comparable to the UPF Housing Project. Copies of completion certificates should be attached; n If a joint venture or consortium, provide arrangement details for the firms or companies in the Joint Venture; o Plant and equipment capability with ownership documents; p CVs of key personnel proposed for the assignment; q Provide litigation history	20

3	Overall Quality of Approach/Methodology to Finance and Build contracting; r Proposed financing transaction / contracting structure s Ability to deliver houses at an affordable cost using alternative building technology that is acceptable to the Ugandan market t Technical project management plan u Health, Safety and Environmental sustainability plan	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

3.1 Submittal Requirements;

Interested bidders shall limit their submission to 20MB (Zipped). As a general rule the following are the page recommendations for submittal:

v	Letter of Expression of Interest	2 pages
w	Firm’s Company Profile, Relevant project experience	50 pages
x	Organizational Chart of Team	2 pages
y	Description of Team Members and Responsibilities	8 pages
z	CV’s of Key Individuals	15 pages
aa	Project Approach to Finance and Construction	10 pages
ab	Overall Quality Capability	15 pages

4. SELECTION PROCESS;

- 4.1 The successful Firms/Consortia at the EOI stage will be identified through a qualifications-based selection process based on the EOI’s submitted in response to this invitation. UPF 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 ten highest scoring firms may be shortlisted to move forward with the RFP process at a later stage after UPF has acquired the necessary approvals for the project.
- 4.2 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.
- 4.3 The purpose of the **EOI** is to enlist all eligible bidders who will be selected by UPF. The EOI cleared marked “**DESIGN, BUILD AND FINANCE THE POLICE HOUSING PROJECT**” must be delivered to the address below
Attention: Head-Procurement & Disposal Unit
Uganda Police Force
Street Address: Police Garment Factory Building
Jinja road/Police Close
Floor/Room number: 1st Floor Room 20
Town/City: Kampala, Uganda
P. O. Box No: 7055
Telephone: +256-772948474 / 714667739
- 4.4 By **14th September 2022 at 1000 hours**. Late Submissions shall be rejected.
- 4.5 Programme of Procurement;

No.	Activity	Date
1	Publication of EOI	25 th August 2022
3	Close of Receipt of EOI	14 th September 2022

Aggrey Wunyi
Accounting Officer/Undersecretary Police