

Overview

OBAFEMI AWOLowo UNIVERSITY ILE-IFE, NIGERIA

INVITATION FOR REAL ESTATE DEVELOPERS: “EXPRESSION OF INTEREST” AND SUBMISSION OF PROPOSALS OBAFEMI AWOLowo UNIVERSITY ILE-IFE, NIGERIA

The Obafemi Awolowo University is desirous of a partnership in the development of its New Staff Housing Scheme. It therefore invites interested Real Estate Developers to signify interest for the partnership and submit proposals. The New Staff Housing Scheme is proposed on 305 acres of land already acquired by the University and situated close to the Boundary of the University, Off Ife/Ilesa Road, Osu, Atakumosa West Local Government Area, Osun State.

EXPRESSION OF INTEREST-REQUIRED CONTENTS

Responses should include ideas, concepts and proposals for infrastructural development and operational modalities.

Expressions of Interest (EOI) must not be longer than 12 pages (excluding support documents which can be included in appendices) and should include the following information:

- Name of the respondent and the key contact information – phone number, mailing and e-mail addresses;
- The respondent’s experience in developing and managing affordable housing including examples;
- Three professional references for past projects. They must include name, position, organization, telephone number and email;
- Description of the professional team: financial, legal, architect, etc.
- Number, type and size of units proposed; and
- Financing details.

PREFERENCES

The proposed housing units must reflect modest residential accommodation and facilities, and preference will be given to Single Dwelling Detached Residences of two to four rooms. The proposal should take into consideration the divergent income groups and financial capability among the different categories of staff in the University. Overall plan should include common areas required by households and service providers.

Proponents may wish to consider the following recommended land-use in the Residential layout;

Residential (dwelling plots)

Commercial (shopping area, markets, etc.)

Recreation (parks, play grounds and other organized open spaces)

Roads and streets

Public and semi-public uses (health centres, places of worship, estate office, security posts/station, fire station, sewage disposal etc.)

Also for the purpose of designing the residential areas, the following three levels of density are recommended for plot sizes (in square metres).

High density – 18m x 30m	(50% of residential land use)
Medium density – 24m x 30m	(30% of residential land use)
Low density – 30m x 30m	(20% of residential land use)

While all responses to the EOI will be considered, OAU is most interested in proposals which are construction ready, and with short time frames to start construction. It will favour proposals in which Site-specific architectural building plans are provided.

Proponents must demonstrate the capacity and financial capability to undertake the proposed development.

SUBMISSION OF DOCUMENTS

Prospective developers are required to submit the following:

- (a) Evidence of Company's Incorporation or firm's registration with the Corporate Affairs Commission (CAC).
- (b) Evidence of Company Income's Tax Clearance Certificate for the last three (3) years (2017, 2018 & 2019).
- (c) Evidence of Current Pension Compliance Certificate for the last three (3) years (2017, 2018 & 2019).
- (d) Evidence of Current National Social Insurance Trust Fund (NSITF) Compliance Certificate.
- (e) Company's Audited Accounts for the last three years (2017, 2018 & 2019).
- (f) Evidence of financial capability to execute the project including Reference Letter from a reputable financial institution Indicating willingness to provide credit facility for the execution of the project when needed.
- (g) Company profile with the Curriculum Vitae of Key Staff including copies of their Academic and Professional Qualifications.
- (h) Verifiable documentary evidence of similar projects executed within the last ten (10) years including Letters of Awards, Job Completion Certificates, photographs of the projects – private or government owned.
- (i) All documents for submission must be transmitted with a Covering/Forwarding Letter under the Company/Firm's Letterhead paper bearing among others, the Registration Company (RC) Number as issued by the Corporate Affairs Commission (CAC), Contact Address, Telephone No. (preferably GSM No.), and email address. The letterhead paper must bear the Names of the Directors of the Company at the bottom of the page and the letter must be duly signed by the authorized officer of the company/Firm.

Prospective developers are to submit two (2) hard copies of their Expression of Interest (EOI) which should include a cover letter (maximum two Pages), the proposal (maximum 12 pages), and any additional information as appendices.

All these are to be packaged in a sealed envelope and clearly marked "**EXPRESSION OF INTEREST AND SUBMISSION OF PROPOSALS FOR THE DEVELOPMENT OF OAU NEW STAFF HOUSING SCHEME**" addressed to:

The Secretary,

Obafemi Awolowo University New Staff Housing Scheme Committee,

Office of the Registrar

Floor 3, University Hall, Senate Building,

Obafemi Awolowo University

Ile-Ife, Osun State

It is the sole responsibility of the proponent to ensure their submission is received by OAU not later than **30 November, 2020 at 4:00pm** at location specified. Digital emailed copies are also required, and should be delivered via staffhousing@oauife.edu.ng

All questions/inquiries related to this EOI shall be directed in writing via electronic mail to the Registrar. OAU at registra@oauife.edu.ng and copied to staffhousing@oauife.edu.ng

The University shall not be liable for any costs, expenses, loss or damage incurred, sustained or suffered by any respondent, prior to, or subsequent to, or by reason of any delay in the acceptance of the response to the EOI.

The shortlisted companies will be invited for interview/interaction at a given date and venue which will be communicated through the addresses and phone numbers submitted.

PLEASE NOTE:

- (i) The University reserves the right to reject any of, or, all the submitted documents in the package for any reason it shall consider reasonable.
- (ii) The University reserves the right request respondents to clarify any information related to the EOI.
- (iii) The University will interact only with authorized officers of the interested companies and not through individuals or agents acting on their behalf.

PROJECT EVALUATION

EOI Proposals will be reviewed by an evaluation team. The evaluation criteria will include Proponents Qualifications and Partnerships; Business Plan and Financial Viability; Development Plan/Design and Target Groups; and Milestones and Readiness to Start.

SIGNED:

MARGRET I. OMOSULE (MRS.)

REGISTRAR AND SECRETARY TO COUNCIL