

# **LAGOS STATE UNIVERSITY OF SCIENCE AND TECHNOLOGY**

## **FORMERLY LAGOS STATE POLYTECHNIC**

### **IKORODU, LAGOS STATE**

#### **EXPRESSION OF INTEREST (EOI) FOR THE SELECTION OF CONCESSIONAIRES FOR THE DEVELOPMENT OF ULTRAMODERN HOSTEL, FACILITIES VIA PUBLIC PRIVATE PARTNERSHIP (PPP)-BUILD OPERATE AND TRANSFER (BOT) CONCESSION**

##### **(1) BACKGROUND**

The Lagos State Government (“lasg”, “the Lagos State Government”) through the Lagos State University of Science and Technology (“LASUSTECH”) seeks to invite “Bidders” to express interest for the development of Ultra-Modern Hostel Facilities at the Lagos State University of Science and Technology Ikorodu campus using Public Private Partnership (PPP) approach –Build Operate and Transfer (BOT) Model.

Lagos State University of Science and Technology (LASUSTECH) is a state-owned University. It was formerly Lagos State Polytechnic (LASPOTECH). LASUSTECH officially kicked-off in year 2022 LASUSTECH is a leading institution dedicated to quality teaching, learning, research and community service. It has over the past few years developed leaders in many disciplines through its various programmes and places great premium on the development and welfare of staff and students at all levels. LASUSTECH was established as LASPOTECH in 1977, and since inception has continued to play key role in nation building by moulding the teeming youth population through its teaching, research and community services at large.

The campus currently does not have adequate facilities to cater for both staff, students and visitors of the institution. In particular, the institution does not have hostel facilities to accommodate students which have resulted in students living off campus and commuting long distances to and from school on daily basis. This arrangement is typically characterized by high rental rates and scarce utilities. With over 35,000 students undertaking full time

and part-time degree and diploma programmes, the demand for student accommodation is high and is envisaged to continue for the foreseeable future.

In a bid to upgrade the institution to meet the demands of modern educational requirements and project it to its rightful place among peers, the LASG through the Management of the institute on seeks to develop ultra-modern facilities on its campus using viable Public Private Partnership (PPP) arrangements- Build Operate and Transfer (BOT) model.

## **(2) ELIGIBILITY REQUIREMENTS**

Reputable and suitably qualified local and international investors with pre-requisite technical experience, technological expertise and financial capacity to undertake development of ultramodern student hostel facilities on a BOT basis, are hereby invited to respond to this Expression of Interest (EOI) indicating interest in the development of the 6,000-bed hostel facilities. Applicants can apply as a single incorporated entity or form consortium to enhance their capabilities, and should provide evidence of technical, operational, and financial capabilities to undertake the development the hostels to enhance their qualification.

The pre-qualification requirements are listed in the EOI Package and only pre-qualified entities will proceed to the Request for Proposal (“RFP”) stage and shall execute a Non-Disclosure Agreement prior to issuance of the RFP documents.

### **(2.1) Technical Capacity**

Applicant shall demonstrate the following technical capacity and experience (the “Technical Capacity”), over the past five (5) years preceding the Application Deadline:

- (i) Evidence of track record in Student Hostel Development or affordable housing scheme or large-scale residential housing scheme or project
- (ii) Evidence of track record in real estate development
- (iii) Evidence of experience in operation and maintenance of student hostel

facilities/accommodation

- (iv) Evidence of experience in large-scale real estate facility management
- (v) An applicant or in the case of a Consortium, all members nominated must provide evidence of compliance with applicable environmental, social and governance, (ESG) sustainability guidelines
- (vi) Experience in emerging markets will be an added advantage (List all relevant track records)

## (2.2) Financial Capacity

### **The Applicant shall provide:**

- (i) Documentary evidence that it is in a good financial position at the close of the preceding financial year with minimum net worth of N750 million and can provide the required equity funding having regard to its contemplated financing in the design, development and operation of the ultramodern hostel facility.
- (ii) Documentary evidence, including but not limited to letter (a) of financial support from a credible Nigeria Tier - 1 financial institution or equivalent globally, on behalf of the entity affirming the ability to provide debt funding for the Project. If a consortium, the member(s) of the Consortium that is (are) nominated to be the financier of the Project should satisfy the above conditions of eligibility. Alternatively, the Consortium Lead shall provide documentary evidence of good financial standing and that it has the ability to provide the required equity funding; and provide documentary evidence, including but not limited to, from a credible Nigeria Tier 1 financial institution or equivalent globally, that supports the proportional debt threshold in the Consortium.

### Financial Information for Purposes of Evaluation

- (a) The Application must be accompanied by the Audited Annual Reports of each Member of the Consortium for the Years Ended 2023, 2022 and 2021.

(b) In case the annual accounts for the Year Ended 2023 is not audited and therefore the Applicant cannot make it available, the Applicant shall give an undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Applicant shall provide the Audited Annual Reports for the Years Ended 2022, 2021 and 2020.

### **(2.3) General Requirements**

- (i) Certified true copies of the current Form CAC including form CAC1.1, CAC2 and CAC7 or foreign equivalent.
- (ii) Copy of firm's Tax Clearance Certificate as issued by the Federal Inland Revenue Service (FIRS) of Nigeria (or foreign equivalent) for the last three years valid till 31st December, 2023 (or foreign equivalent).
- (iii) Evidence of registration with Lagos State Public Procurement Agency (PPPA).
- (iv) Evidence of registration with LASUSTECH as a vendor.
- (v) Evidence of Pension Clearance Certificate valid till 31st December, 2024 (or foreign equivalent)
- (vi) Evidence of Industrial Training Fund (ITF) Compliance Certificate valid till 31st December, 2024 (or foreign equivalent)
- (vii) Copy of current Nigeria Social Insurance Trust Fund (NSITF) Clearance Certificate valid till 31st December, 2024 (or foreign equivalent)
- (viii) Copy of the firm's valid/current registration issued by relevant regulatory professional body like COREN (or foreign equivalent)
- (ix) Sworn Affidavit disclosing whether or not any officer of the relevant committee of the LASG, LASUSTECH or its agencies is a former or present director, shareholder or has any pecuniary interest in the bidder and to confirm that all information presented in its bid are true and correct in all particulars

(x) Sworn Affidavit that the company is not subject to any form of insolvency or bankruptcy proceedings or the subject of any winding down petitions or proceedings.

(xi) List of plant/equipment with proof of ownership/lease agreement

All foreign equivalent documentation must be translated to English Language and certified by competent authority in English Language.

### **(3) METHOD OF APPLICATION**

EOI package should be prepared in accordance the outline detailed in “2” above.

### **(4) ENQUIRIES/CLARIFICATIONS**

Applicants may attend a virtual clarification session scheduled for 1:00pm West African Time (GMT+11 on **Thursday, 29 February, 2024**. Subsequent, request for clarifications on any information contained in the EOI may be sought via email no later than 11:59am West African Time GMT+1. Thursday, 7 March, 2024. All such communication should be directed to the Transaction Advisors/Project Manager through the following email [ng\\_pwcteam.lasustechultramodern@pcw.com](mailto:ng_pwcteam.lasustechultramodern@pcw.com) All clarification provided will be communicated to all applicants.

All applicants should notify via email interest to participate in virtual classification section not later than 27 February, 2024 so that the joining instruction can be send to them.

### **(5) METHOD OF SUBMISSION**

The completed hard and soft copy EOI Application shall be submitted at a physical location (as indicated below) and via a dedicated project email address, respectively **not later than 4:00pm West African Time (GMT+1) on Thursday 14 March, 2024**.

The electronic submission in PDF format shall be sent via email to [ng\\_pwcteam.lasustechultramodern@pcw.com](mailto:ng_pwcteam.lasustechultramodern@pcw.com), Please note that electronic submissions via any other means will not be accepted

The envelope containing all three (3) copies (one original and two copies) of the EOI Application and the required supporting documents shall be clearly marked **“Express ion of Interest (EOI) Application for THE SELECTION OF CONCESSIONAIRES FOR THE DEVELOPMENT OF ULTRAMODERN HOSTEL FACILITIES VIA PUBLIC PRIVATE PARTNERSHIP (PPP)-BUILD OPERATE AND TRANSFER (“BOT”)** on the top right - hand corner on the front of the envelope and the Bidder’s name/address at the back of the envelope, and should be addressed to the following **not Later than 14 March, 2024.**

**Project Manager**

**Office of the Vice Chancellor**

**LASUSTECH-Ultra Modern Hostels Project**

**LASUSTECH Campus**

**KM 4, Itokin Road**

**Ikorodu, Lagos**

**Nigeria**

**Please Note:**

- Response to EOI must be in English Language and signed by an authorized representative accompanied with a signed power of attorney
- All the time mentioned above are West African Time GMT+1
- Response to EOI submitted after the deadline will be returned unopened
- All applicants shall be responsible for their costs and expenses for the submission of their EOI.
- This notice for EOI is for the purposes of evaluating the qualifications and capabilities

of interested parties and shall not be construed as a contract, nor an intent promise or commitment to proceed with parties who respond.

LASG/LASUSTECH reserves the right to reject all response to EOI or amend, modify, postpone, withdraw or terminate the process at any time at its sole discretion, without notice and will not be liable to any party for any costs and or expenses they might have been incurred or suffered.

**SIGNED:**

**DAVID SEMAWON OGUNGBE**

**REGISTRAR**