

OBAFEMI AWOLOWO UNIVERSITY, ILE-IFE, NIGERIA

INVITATION FOR EXPRESSION OF INTEREST AND SUBMISSION OF PROPOSALS FOR SITE AND SERVICES DEVELOPMENT FOR THE OBAFEMI AWOLOWO UNIVERSITY, ILE-IFE

The Obafemi Awolowo University is desirous of a partnership in the development of its proposed Staff Housing Site and Services Scheme. It therefore invites interested Real Estate Developers to signify interest for partnership and submit proposals. The proposed Staff Housing Site and Services Scheme is on 123.407 hectares (304.94 acres) of land already acquired by the University and located close to the Boundary of the University, off Ife/Ilesha Road, Osu, Atakumosa West Local Government, Osun State.

Expression of Interest (EOI) - Required Contents

Responses should include ideas, concepts and proposals for Site and Services development and operational modalities. These will include but not limited to Sites and Services Development Plans and Layouts; and Proposed timelines. Expressions of Interest (EOI) must not be longer than twelve (12) pages (excluding supporting documents, which may be included in the appendix) and should include the following:

- (1) Name of proposed developer and key contact information-telephone number(s), mailing and e-mail addresses;
- (2) The proposed developer's qualifications and experience in developing and managing Sites and Services schemes including examples;
- (3) Three professional references for past projects. These must include name, position, organization, telephone number(s) and e-mails;
- (4) Description of the professional team: financial, legal, design professionals, etc.;
- (5) The types and size of infrastructure proposed; and

- (6) The business plan and financing arrangements.

Preferences

The proposal layout should take into consideration the divergent income groups and financial capability among the different categories of staff in the University.

For the purpose of designing the Sites and Services Scheme, the following three levels of density are recommended.

- (1) High density - 18m x 30m ———50% of residential land use.
- (2) Medium density - 24m x 30m———— 30% of residential land use.
- (3) Low Density - 30m x 30m————- 20% of residential land use.

The Prospective developer may wish to consider the following land-use recommendations.

- (a) Residential (dwelling plots)————-55%
- (b) Commercial (Shopping area, markets) ————— 5%
- (c) Recreational (Parks, playground and open space)———— 10%
- (d) Roads and Streets————— 18%
- (e) Public and Semi-public uses e.g. Health Centre, place of worship, fire station)————-12%

Submission of Documents

Prospective developers are required to submit the following:

- (a) Evidence of Company's Incorporation or firm's registration with Corporate Affairs Commission (CAC).

- (b) Evidence of Company's Income Tax Clearance for the last three (3) years.
- (c) Evidence of Current Pension Compliance Certificate for the last 3 years.
- (d) Evidence of Current National Social Insurance Trust Fund (NSITF) Compliance Certificate.
- (e) Company's Audited Accounts for the last 3 years.
- (f) Evidence of financial capability to execute the project including Referee 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 award, job completion certificates, photographs of projects-private or government owned.
- (i) All documents for submission must be transmitted with a covering/forwarding letter under the Company's/Firm's letterhead paper bearing among others the Registration Company (RC) number issued by the Corporate Affairs Commission (CAC), Contact Address, Telephone Number (preferably GSM) and e-mail addresses. The letterhead must bear, amongst others, the Names of Director(s) of the Company at the bottom of the page and the letter must be duly signed by the authorised officer of the Company/Firm.

All these must be packaged in a sealed envelope and clearly marked "Expression of Interest and Submission of Proposals for the Development of OAU Proposed Staff Housing Site and Services Scheme". It must be addressed to:

The Registrar,

Floor 3, University Hall,

Senate Building,

Obafemi Awolowo University, Ile-Ife, Osun State,

Nigeria.

Timeline

All documents are to be submitted with **six (6) weeks of this advert, (12 December, 2023)** to the above address.

Proposal Evaluation

EOI Proposals will be reviewed by an evaluation team. The evaluation criteria will include: Developers' Qualifications and Partnerships; Business Plan, Financing Arrangements and Financial Viability; Sites and Services Development Plans and Layouts; Infrastructure Costs and Repayment Plans; Proposed timelines and Milestones and Readiness to start.

EOI deposit

A non-refundable fee of N50, 000 will be deposited along with the EOI. The fee should be paid to:

Documents to be provided

The Survey Plan may be collected from the address above after the payment of the non-refundable EOI deposit.

SIGNED:

KAMALDEEN ADETUNJI BAKARE

REGISTRAR AND SECRETARY TO COUNCIL