



CAMEROON REAL ESTATE CORPORATION

SOCIÉTÉ IMMOBILIÈRE DU CAMEROUN

LIMITED LIABILITY COMPANY WITH A CAPITAL OF 1.000.000.000 FCFA -
HEADQUARTERS: 510, Independence Avenue, Hippodrome - PO Box: 387, Yaoundé
REPUBLIC OF CAMEROON
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OPEN INTERNATIONAL INVITATION TO TENDER N° 01 /011TT/CREC OF 29th MARCH 2018 FOR THE FUNDING, CONSTRUCTION, EQUIPMENT, OPERATION AND MAINTENANCE OF THE "BONADUMBE RESIDENCE" BUILDING FOR THE CAMEROON REAL ESTATE CORPORATION

The General Manager of the Cameroon Real Estate Corporation (SIC) calls for an Open International Invitation to Tender towards the financing, construction, equipment, operation and maintenance of the "Bonadoumbe Residence" building in Douala. For the project, the Cameroon Real Estate Corporation envisages a Public Private Partnership (PPP) approach in order to benefit from the expertise of the private sector. It therefore counts on the participation of the private sector with regard to the sharing of responsibilities and risks as well as in financing the project. The corporation equally intends to accelerate the realisation of the project with the technological and managerial know-how of the private sector.

1 Objective of the Open International Invitation to Tender

This call to tender aims at identifying and selecting potential partners of the Cameroon Real Estate Corporation for the partnership. Considering the importance of the project, the corporation wishes to confide its realisation to a partner that has indicated the interest, experience, know-how, resources and potential as well as all the necessary qualities to realise the project.

2 Socio-economic context

The construction of the Bonadoumbe Residence is inscribed within the general framework of shortage and even the scarcity in the existence of high standing buildings in the face of an increasing demand from a well-to-do class constituted of both expatriates and nationals with a good financial situation and to offer them easy access to bank services. This problem of buildings of high standing is better construed within the framework of the general scarcity of lodgings in Cameroon which stands at more than a million houses, with an increasing yearly demand of 10% and a yearly need estimated at least at 25 000 lodgings with 10% of them being of high standing. It is against the backdrop of this situation that the corporation, in conformity with its 2017-2021 Strategic Plan, validated by the Board of Directors, which envisages the construction of 3000 moderate and high standing lodgings, intends to respond to the problem of shortage in of high-standing buildings.

3 Project description

The Project consists in:

- the demolition of the present building housing the services of the Regional Office of the Cameroon Real Estate Corporation for the Littoral;
- the construction of a 17-storey building composed of:
 - o two (02) basements for about 90 parking lots,
 - o one (01) ground floor and a second floor for commercial purposes on a surface area of about 2000 m²,
 - o third (3rd) and fourth (4th) floors for offices on 2400 m²,
 - o from the fifth (5th) to the fourteenth (14th) floor, for apartments of types T4 (30) and T5 (10).
- disposition for related service equipment such as:
 - o technical rooms,
 - o lifts,
 - o an electric generator,
 - o a water tank and a suppressor
 - o natural relaxation areas,
 - o external parking lots,
 - o photovoltaic panels to enable the use of renewable energy resources such as solar energy on roofs, in order to supplement some parts of the building in spare power;
- sales of lodgings, renting and maintenance of offices and commercial spaces.

The architectural file of the tower to be constructed exists and shall be made available at the stage of the restricted call to tender to selected bidders for them to propose improvement and optimisation possibilities.

4 Responsibilities of the Private Partner

To obtain envisaged results, the Cameroon Real Estate Corporation which shall be referred to as the "Public Partner" in the Partnership Contract intends to confide the following responsibilities on the Private Partner:

- Permissions et autorisations - The Private Partner shall obtain all the necessary permissions and authorisations for the realisation of the project within the framework of the partnership;
- Funding - The Private Partner shall elaborate the financial worth of the Partnership and it shall be under its sole responsibility;
- Construction - The Private Partner shall carry out the project agreed upon in the Partnership. The partner shall comply at all times with all requirements, including environmental exigencies, and to attain all the objectives sought by the project.
- Operation and Maintenance - The Private Partner shall assume the operation, regular maintenance and major maintenance indicated for the duration of the partnership agreement. This responsibility includes the operation and maintenance of the works carried out by the Private Partner and those entrusted onto him by the Public Partner as

well as the collection of any revenue accruing from this operation.

- Handing over Conditions - At the end of the partnership, the infrastructure (excluding real estate sold) shall be handed over to the corporation under the conditions to be defined in the partnership agreement. The infrastructure shall be subject to an inspection and correction mechanism in order to ensure that its handing over will be done according to the pre-established contractual conditions.

5 Description of the selection procedure

In accordance with the regulatory framework of the partnership agreements in force, of which the relevant elements can be obtained from CARPA (Support Council for the Realisation of Partnership Contracts) or through the link <http://www.opp-cameroun.cm/uploads/Telechargements/cadre-juridique-des-PPP-recueil-des-textes-fr.pdf>, the Private Partner selection procedure consists of the following steps:

- an Open International Invitation to Tender;
- the Restricted Call to Tender;
- a pre-qualification dialogue;
- submission of the final offer;
- adjudication;
- notification of adjudication results;
- negotiation of terms of contract
- signing of contract

6 Evaluation of bids

Applications must be prepared and submitted following the presentation format found in Appendix 1 of the call to tender. Interested bidders are called upon to withdraw a complete copy of the International Invitation to Tender from all the corporation branches with show of all the appendices and in particular, the format for the submission of applications.

6.1 Special Commission of Partnership Agreements

Applications received shall be analyzed and evaluated by a special ad hoc Partnership Agreement Committee created by the decree of the Prime Minister, Head of Government. The Committee shall draw up a pre-selection report to be addressed to the competent authority.

The Committee shall consist of the corporation's representatives, experts from CARPA and a number of sectional government representatives, experts from related disciplines and a secretary. It will study the applications deemed acceptable according to the requirements and necessary documents of the call to tender.

6.2 Evaluation of applications

The evaluation of the applications shall take place in two phases. The first phase shall ensure that all eligibility conditions are met.

The second phase shall consist in assessing the technical capacity (project management, environmental protection, construction, operation, infrastructure maintenance) and the financial capacity to fund.

6.3 Acceptance conditions

Any application that does not meet any of the following eligibility conditions shall be declared unacceptable and shall be automatically rejected:

- the bid must be submitted to the place indicated in this document and within the prescribed time;
- the bidder's authorized representative must complete and sign a letter of call to tender and a declaration of honour written in English or French, following the form and content of that indicated in Appendix 3 of the call to tender, without any alteration;
- the resolution authorizing the representative of the bidder and each bidder to sign must accompany the declaration on honour indicated in Appendix 3 of the call to tender.

Any other error or omission with respect to the application will not result in the rejection of this application, unless the bidder corrects it to the satisfaction of the Committee within 72 hours following the Committee's request.

6.4 Evaluation criteria

The Committee evaluates all the applications deemed admissible on the basis of the assessment criteria presented below:

Evaluation criteria	Maximum score
Financial capability and competence in funding	25
Competence in project management	15
Competence in environmental management	10
Competence in construction	25
Competence in operation and maintenance	25
Total	100

Since the Private Partner's responsibilities require a certain degree of experience, expertise and capabilities, the corporation recognizes the difficulty for a single firm to meet all the criteria and it is therefore ready to receive applications from consortiums or groups formed for the needs of the Partnership.

The objective of the evaluation is to measure the capacity and experience in funding, constructing, operating and maintaining projects compared with the Partnership. The Committee selects the bidders it considers to be the most suitable to carry out these activities. Applications will be evaluated from both a technical and a financial point of view by using the criteria on the evaluation grid.

The bid must specify which of the applicant's members, participants and key individuals have the expertise, experience and capacity required for each criterion of appreciation.

The total weighting of the evaluation grid is 100 and the weighting assigned each criterion is based on its relative importance. The Committee assigns each Candidate and for each criterion a score ranging from zero to the maximum score on the evaluation grid presented.

At the written request of the Committee, a bidder may provide additional information to clarify their bid. Such additional information must be provided within no more than three business days from the date of the written request. The additional information provided will become an integral part of the bid.

Except at its request, the Committee shall not accept any additional information or clarification. The Committee determines the extent to which each bid meets the requirements of this call to tender and assesses it based solely on the information it contains as well as additional information received as a result of requests for clarification.

6.5 Selection of qualified bidders

The first five candidates with a minimum score of 60 will be entered in the list of qualified candidates. In the event of a tie in scores, the candidate with the best technical skills will be favored.

6.6 Transmission of bidders' evaluation Results

Once the evaluation is complete, each bidder, upon request, shall receive the following information:

- the number of acceptable and unacceptable bids;
- its score if its bid is acceptable or, if applicable, the reasons for the rejection of its bid;
- the names of the shortlisted bidders.

7 Instructions to bidders

7.1 Date and place of deposit

Bids must be deposited at the Cameroon Real Estate Corporation head office, located at 510, Independence Avenue, Hippodrome - Yaoundé, opposite T. BELLA Building, as from the publication of this notice and no later than **May 07th, 2018 at 3:00 PM**. These must be contained in a closed envelope addressed

AN OPEN INTERNATIONAL INVITATION TO TENDER N° 01... /OIT/CREC OF 29th MARCH 2018

For the funding, construction, equipment, operation and maintenance of the "Bonadoumbé Residence" building for the Cameroon Real Estate Corporation TO BE OPENED ONLY DURING THE UNVEILING SESSION

All applications submitted after the deadline will be returned to the bidder at their expense. It is the responsibility of the bidder to ensure that their application is submitted at the time and place indicated above.

The corporation shall establish and keep the list of candidates with their contact information they provided upon the withdrawal of the call to tender file. Bids submitted electronically or by fax will not be accepted.

7.2 Representative of the Cameroon Real Estate Corporation

In order to ensure consistency in the interpretation of tender files and to facilitate the exchange of information, the Cameroon Real Estate Corporation shall be represented by the following personality:

Name and title of the Representative: **ASOMBE FASSOU**, Director Finance and Accountancy with the Cameroon Real Estate Corporation

Address: PO Box 387, Yaoundé
City: Yaoundé
Email: asombefas@yahoo.fr
Fax: 222 22 51 19

All inquiries should be in writing. The representative of the corporation is the only person potential candidates can contact concerning this call to tender.

Any information provided by a person other than the representative of the corporation does not concern it and the bidder must not rely on such information.

7.3 Review of documents

The bidder must ensure that all sections of the tender and the appendices listed in the table of contents are available. Unless otherwise advised by him to the representative of the corporation before the opening of the bids, it will be presumed that all these documents are at his/her disposal.

The bidder must carefully review the tender documents and he/she is supposed to inquire about the purpose and requirements of this call to tender. If he considers that there are ambiguities, omissions, contradictions in the documents or if he has doubts as to their meaning, he must inform the representative of the corporation within the time limits indicated in this call to tender.

7.4 Questions and answers

All bidders who have questions regarding this call to tender must submit them in writing to the representative of the corporation from **April 12, 2018 at 09:00 AM**. The deadline for receiving questions is **April 12, 2018 at 3 PM** Yaoundé time.

If a question or answer leads to an amendment to this call to tender, an addendum will be published. Only information that the representative of the corporation shall provide in writing as an addendum will be used to modify the requirements of the call to tender.

The corporation reserves the right not to answer certain questions deemed irrelevant. As applicable, any addendum will supplement or replace the information and requirements contained in this call to tender.

7.5 Preparation and submission of a bid

The evaluation of the bids is the responsibility of a Special Partnership Contract Committee whose evaluation is according to the above criteria and weighting. It is therefore important that the bidder provides, in a precise and orderly manner, the elements of response to the criteria

set by demonstrating with respect to each of them what makes him fit to win the Partnership. The rules for the submission of bids are as follows:

- the bids and related elements must be submitted in French or in English;
- the presentation format as indicated in Appendix 1 of the call to tender must be respected.

The corporation also hopes that the documents shall include the following:

- the application must be produced on A4 size paper;
- the description of each project may not exceed five (05) pages;
- the characters used must be 12-point single-spaced;
- the bidder must submit his application in ten (10) signed copies, including a clearly identifiable original, all in a sealed packaging.

7.6 Withdrawal of a bid

The candidate may withdraw his/her bid through a written notice sent to the representative of the corporation at any time before the time and date fixed for the receipt of the bids, without however cancelling his/her right to submit a new one within the deadline prescribed.

8 General conditions

8.1 Eligibility

Due to their involvement in the project, companies that have participated in the previous development phases of the project and in particular the preparation of feasibility studies, as well as contracted persons or companies affiliated to these companies are not eligible to participate, as a member, participant or key person of a bidder's team or for any other role with the bidder.

8.2 Communication

Subject to the rejection of their application, bidders must refrain from establishing any communication with regard to this call to tender and the project with the personnel of the corporation and that of CARPA, or with any person associated with the project in any way, except the above-designated representative.

8.3 Conflicts of interest

The Candidate agrees to avoid any situation that would put their personal interest in conflict with the interests of the corporation or the State of Cameroon. If such a situation arises, the bidder must immediately inform the representative who may, at his/her discretion, issue a leeway telling the bidder how to remedy the conflict of interest or disqualify the bidder.

Members, participants and key individuals of a bidder (as well as persons and companies related to such members, participants or key individuals) may not be parties to another applicant submitting a bid in response to this call to tender.

8.4 Collusion

Each bidder must submit their application without any consultation, exchange or comparison of information or agreement with any other applicant (or any other employee, representative or member or participant of a bidder). It is up to each applicant to ensure that he or she participates in the process of this call to tender honestly and without collusion or fraud. If a situation of collusion arises, the corporation may likely disqualify the applicant.

8.5 Costs and expenses of the bidder

Under this call to tender, the corporation shall not reimburse any cost or expense incurred by the applicants.

8.6 Modification of the composition of a bid

The bidder may not make any addition, deletion or replacement of a member, participant or key person of a bidder or any change in the participation of any member, participant or key person, after the filing of its bid up to the announcement of qualified bidders under this call to tender. If a qualified bidder wishes to add, delete or replace a member, participant or key person or change the participation of any member, participant or key person, the qualified bidder must submit these changes to the corporation's representative in writing, explaining the nature and reasons for the change in order to allow the corporation to assess the application.

Any proposed changes are subject to review and approval by the corporation and in its discretion. Any changes made contrary to the provisions of this section may result in the disqualification of the qualified bidder.

8.7 Rights of the Cameroon Real Estate Corporation

The corporation reserves the right to conduct an independent verification of information relating to a bidder.

The corporation reserves the right to change the dates, deadlines, limits and scope of the project or partnership, to reject any or all of the applications, to cancel this call to tender or the partnership, to launch a new call to tender for the partnership, to modify the selection process, without incurring responsibility for the costs and damages suffered by any bidder.

The corporation reserves the right to exclude or permit the correction of any irregularities that it deems to be minor or obvious in an application and to request clarifications or additional information regarding any application.

The corporation reserves the right to disqualify any application that, in its opinion, contains false or misleading information.

8.8 Responsibility of the Cameroon Real Estate Corporation towards accurate information

The corporation disclaims all liability and does not warrant the accuracy, suitability or completeness of the information provided by a third party to a bidder of this call to tender.

8.9 Fate of applications after analysis

Bids submitted by applicants not shortlisted, and all attached documents, are returned to them at their request and at their expense, within 5 working days of the publication of the results of this call to tender. After this period, the said applications will be destroyed.

8.10 Official languages of the tender file

This call to tender is produced in French and English. In case of contradiction, the call to tender first drafting document, which is written in French, will be the reference version.

9 Withdrawal of the Open International Invitation to Tender file

From the date of publication of the International Public Call to Tender, any interested candidate may proceed to the withdrawal of the tender file without charge, from the representative of the corporation. The latter will draw up and keep an up-to-date list of candidates with the contact details they have given when withdrawing the tender files.

The Director General
Cameroon Real Estate Corporation
Gabriel BENGONO