



TENDER DOCUMENT

FOR

SALE OF SUBDIVISION SCHEME LAKE ELEMENTAITA LODGE - NAKURU COUNTY

TENDER NO.: TYS/CA/EL/2018

INVITATION DATE: 30TH AUGUST, 2018

**SUBMISSION DEADLINE: 21ST SEPTEMBER, 2018
AT 12.00 NOON**

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1.0 INVITATION TO TENDER

Date 30th August, 2018

TENDER NO. TYS/CA/EL/2018 SALE OF SUBDIVISION SCHEME LAKE ELEMENTAITA LODGE - NAKURU COUNTY

1.1 Tysons Limited invites sealed tenders from eligible bidders to purchase the following parcels of land. The sale has been sanctioned by **the Njenga Karume Mediation Council**.

Location: LAKE ELEMENTAITA LODGE - KIKOPEY, NAKURU COUNTY

Description: PROPOSED MASTERPLAN DEVELOPMENT IN KIKOPEY FOR LAKE ELEMENTAITA LODGE.

Land: 100 quarter (0.25) acre plots.

- a. Master plan allows for the flexibility to sell 1/4 acre, 1/2 acre, 3/4 acre and 1 acre plots
 - b. Plots set in clusters to allow flexibility in supply of infrastructure.
- 1.2 Interested eligible candidates may obtain further information from and inspect the tender documents during normal working hours at the address below.
- 1.3 Tender documents are available for downloading from www.tysons.co.ke/index.php/downloads/
- 1.4 Interested bidders will be required to pay a non-refundable fee of **Kshs.5,000** in cash or banker's cheque payable to **Tysons Limited**
- 1.5 Completed tender documents enclosed in plain sealed envelopes marked with the **Tender Reference Number** and the **Tender Name** should be deposited in the Tender Box at:

**The Director – Agency, Projects & Research
Tysons Limited
Jubilee Insurance House/Center, 1st Floor, Wabera Street
P. O. Box 40228 00100 Nairobi, Kenya**

So as to be received on or before **Friday, 21st September, 2018 at 12.00 Noon**.

Tenders will be opened immediately thereafter in the presence of the tenderers or their representatives who choose to attend at Tysons Limited Boardroom.

2.0 - INSTRUCTIONS TO TENDERERS

2.1 Eligible Tenderers

This Invitation for Tenders is open to all individuals, sole proprietors, partners, companies and organisations.

2.2 Cost of Tendering

The tenderer shall bear all costs associated with the preparation and submission of its tender. The price to be charged for the tender document shall be Kshs.5,000/=

2.3 The Tender Document

The tenderer shall be expected to fill in the following forms:

- (i) Form of tender
- (ii) Confidential Business questionnaire Form

2.4 Amendment of Documents

At any time prior to the deadline for submission of tenders, the Seller, for any reasons, whether at its own initiative or in response to a clarification requested by a prospective tenderer, may modify the tender documents by issuing an addendum. All prospective candidates that have purchased the tender documents will be issued with the addendum in writing or by post and will be binding on them.

In order to allow prospective tenderers reasonable time in which to take the addendum into account in preparing their tenders, the Procuring entity, at its discretion, may extend the deadline for the submission of tenders.

2.5 Tender Prices and Currencies

The tenderer shall indicate on the appropriate Price Schedule the unit prices and total tender price of the land parcel(s) it proposes to purchase under the contract. Prices quoted by the tenderer shall be fixed during the tender validity period and not subject to variation on any account. The Price quoted shall be in Kenya Shillings.

2.6 Validity of Tenders

Tenders shall remain valid for 180 days after date of tender opening. Tender valid for a shorter period shall be rejected by the Procuring entity as non-

responsive. The seller may solicit the Tenderer’s consent to an extension of the period of validity and the tenderer granting the request will not be required nor permitted to modify its tender.

2.7 Viewing of Tender parcels of Land

Prospective bidders are advised to view the parcel(s) of land in liaison with Tysons Limited before they bid. This will enable them to arrive at the most reasonable and competitive bids. The conditions of the parcel(s) of land and the improvements thereon are not warranted by the seller.

2.8 Sealing and Marking of Tenders

The tenderer shall seal the tender and mark it with the number and name of the tender and **“DO NOT OPEN BEFORE Friday, 21st September, 2018 at 12.00 Noon.**

2.9 Deadline for Submission of Tenders

Tenders must be deposited at the address specified not later than **Friday, 21st September, 2018 at 12.00 Noon.**

The procuring entity may, at its discretion, extend this deadline for the submission of tenders in which case all rights and obligations of the seller and tenderers previously subject to the deadline will thereafter be subject to the deadline as extended.

2.10 Modification of tenders

The tenderer may modify or withdraw its tender after the tender’s submission prior to the deadline prescribed for submission of tenders. No tender may be modified after the deadline for submission of tenders

2.11 Opening of Tenders

The Procuring entity will open all tenders in the presence of tenderers’ representatives who choose to attend at **12 Noon, Friday, 21st September, 2018** and in the location specified in the invitation to tender. The tenderers or representatives who are present shall sign a register evidencing their attendance.

2.12 Clarification of tenders

To assist in the examination, evaluation and comparison of tenders the Procuring entity may, at its discretion, ask the tenderer for a clarification of its tender. The request for clarification and the response shall be in writing, and no change in the prices or substance of the tender shall be sought, offered, or permitted.

2.13 Evaluation and Comparison of Tenders

The Procuring entity will evaluate and compare the tenders, which have been submitted to determine their responsiveness within 15 days of the validity period from the date of opening the tender.

Any effort by the tenderer to influence the Procuring entity in the Procuring entity's tender evaluation, tender comparison or contract award decisions may result in the rejection of the tenderers' tender.

2.14 Award Criteria

The Procuring entity will award the contract to the successful tenderer(s) whose tender has been determined to be substantially responsive and has been determined to be the highest evaluated tender, subject to the reserves price. If the highest evaluated tenderer is unable for whatsoever reason to enter into a contract with the procuring entity, the Procuring entity will award the contract to the tenderer(s) whose tender has been determined to be substantially responsive and has been determined to be the second highest evaluated tender, subject to the reserves price, and so on.

2.15 Notification of Award

Prior to the expiration of the period of tender validity, the Procuring entity will notify the successful tenderer(s) in writing that its tender has been accepted.

Simultaneously the other tenderers shall be notified that their tenders have been unsuccessful.

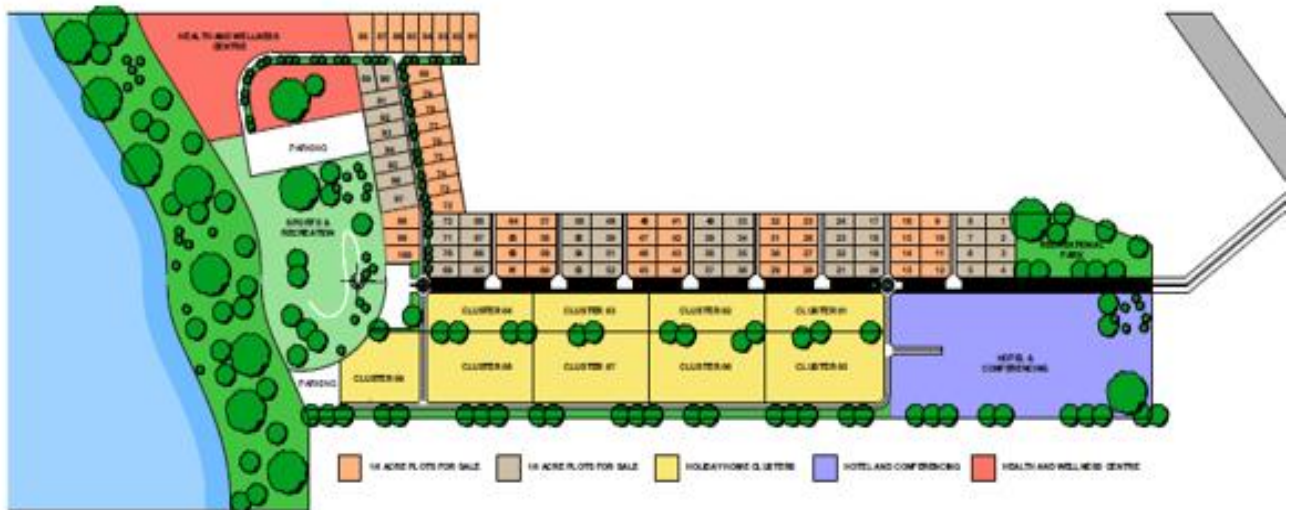
3.0 PARTICULARS OF THE LAND

3.1 Description

S/No.	L.R. Number	Description	Tenure
1.	Gilgil/Gilgil Block 1/ 2956.	<p>Location: LAKE ELEMENTAITA LODGE - KIKOPEY, NAKURU COUNTY</p> <p>Description: PROPOSED MASTERPLAN DEVELOPMENT IN KIKOPEY FOR LAKE ELEMENTAITA LODGE.</p> <p>Land: 100 quarter (0.25) acre plots.</p> <ul style="list-style-type: none"> a. Master plan allows for the flexibility to sell 1/4 acre, 1/2 acre, 3/4 acre and 1 acre plots b. Plots set in clusters to allow flexibility in supply of infrastructure. 	Freehold

3.2 Google Map:

Proposed Master Plan & Support Infrastructure



a. Development will be supported by sustainable infrastructure, sports and recreational amenities (Coordinates: -0.466650,36.278967).

4.0 CONDITIONS OF TENDER

4.1 Tenderer who will be awarded contracts will be required to pay:

a) 10% of the tender price not later than 30 days

a) 40% of the tender price not later than 60 days

b) 50% of the tender price not later than 180 days

failure to which the contract award will be cancelled and the deposit as in 4.1.a) above forfeited.

4.2 Tenderer who pay a 50% or more not later than 30 days will be granted a 1% discount on the Tender Price.

4.3 The procuring entity will retain confidential reserve prices for all the land parcels. Land parcels tendered for below the reserve price will be retained by the procuring entity.

5 STANDARD FORMS

5.1 Form of Tender

Date: _____

Tender No. **TENDER NO. TYS/CA/EL/2018 SALE OF SUBDIVISION SCHEME
LAKE ELEMENTAITA LODGE - NAKURU COUNTY**

To: **The Director – Agency, Projects & Research
Tysons Limited
Jubilee Insurance House/Center,
1st Floor, Wabera Street
P. O. Box 40228 00100 Nairobi, Kenya**

Gentlemen and/or Ladies:

1. Having examined the tender documents including Addenda. Nos.[insert numbers]. The receipt of which is hereby duly acknowledged, we the undersigned, offer to purchase land parcel offered to us in conformity with the said tender documents for the sum of[total tender amount in words and figures] or such other sums as may be ascertained in accordance with the Schedule of Prices attached herewith and made part of this Tender.
2. We undertake, if our Tender is accepted, to pay for the land parcel in accordance with the requirements of the tender.
3. We agree to abide by the tender for a period of ...[number] days from the date fixed for tender opening of the Instructions to tenderers, and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
4. We understand that you are not bound to accept the highest or any tender that you may receive.

Dated this _____ day of _____ 20 _____

[signature]

[in the capacity of]

Duly authorized to sign tender for and on behalf of _____

5.2 Confidential Business Questionnaire Form

You are requested to give the particulars indicated in Part 1 and either Part 2 (a), 2 (b) or 2 (c) whichever applies to your type of business.

You are advised that it is a serious offence to give false information on this form

<p>Part 1 – General</p> <p>Business Name</p> <p>Location of business Premises</p> <p>Plot No. Street/Road</p> <p>Postal Address</p> <p>Tel No.</p> <p>Nature of business</p> <p>Current Trade Licence No.</p> <p>Expiring date</p> <p>Maximum value of business which you can handle at any one time Kshs</p> <p>Name of your bankers</p> <p>Branch</p>
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<p style="text-align: center;">Part 2 (a) – Sole Proprietor</p> <p>Your Name in fullAge</p> <p>Nationality Country of origin</p> <p>* Citizenship details</p>

Part 2 (b) Partnership

Given details of partners as follows:

Name	Nationality	Citizenship Details	Shares
1
2
3

Part 2 (c) – Registered Company

Private or Public

State the nominal and issued capital of company –

Nominal Kshs.....

Issued Kshs.....

Given details of all directors as follows

Name	Nationality	Citizenship Details	Shares
1.
2.
3.
4.
5.

Date	Seal/Signature of
Candidate	

5.3. LETTER OF NOTIFICATION OF AWARD

To: _____

RE: Tender No. **TENDER NO. TYS/CA/EL/2018 SALE OF SUBDIVISION
SCHEME, LAKE ELEMENTAITA LODGE - NAKURU
COUNTY**

This is to notify that the contract/s stated below under the above mentioned tender have been awarded to you.

1. Please acknowledge receipt of this letter of notification signifying your acceptance.
2. The contract/contracts shall be signed by the parties within 30 days of the date of this letter but not earlier than 14 days from the date of the letter.
3. You may contact the officer(s) whose particulars appear below on the subject matter of this letter of notification of award.

The Director – Agency, Projects & Research
Tysons Limited
Jubilee Insurance House/Center
P. O. Box 40228 00100 Nairobi, Kenya
Email: info@tysons.co.ke
Web: www.tysons.co.ke