



**Date: 16<sup>th</sup> March, 2021**

**TENDER NO: IEBC/EOI/21/01/2020-2021**

**REQUEST FOR EXPRESSION OF INTEREST FOR PURCHASE OF LAND FOR OFFICE  
DEVELOPMENT**

1.1 The Independent Electoral and Boundaries Commission (IEBC) is established under the Constitution of Kenya Article 88 and Article 248. The Commission is responsible for conducting or supervising referenda and elections to any elective body or office established by the Constitution, and any other elections as prescribed by an Act of Parliament. The Independent Electoral and Boundaries Commission invites eligible property owners to indicate their interest in selling identified parcel of land for office development.

1.2 The land required shall be;

- 1.2.1 Maximum of 20 kilometers from the Nairobi Central Business District.
- 1.2.2 The size of the land should be approximately 5 acres
- 1.2.3 The land should be on a stable ground
- 1.2.4 The location of the land must be easily accessible by roads network.
- 1.2.5 The land to be purchased should have a title deed with no any encumbrance and a lease hold of not less than 60 years remaining.
- 1.2.6 The gradient of the land should not be steep

- 1.3 Interested property owners must provide information indicating, the expected price inclusive of applicable taxes, lease period of the parcel of land, any expected rate charges and any other information that will help in decision-making.
- 1.4 The property shall be serviced by the normal utility infrastructure such as electricity, water and sewer.
- 1.5 The eligible landowner(s) should attach the following:
  - 1.5.1 A copy of the title deed, a copy of latest search [search done in the last one month]
  - 1.5.2 Copy of National identification card with/or Certificate of Registration /Certificate of Incorporation,
  - 1.5.3 Copy of Pin Certificate and
  - 1.5.4 Land rates clearance Certificate.
- 1.6 In selecting the appropriate parcel of land, The Independent Electoral and Boundaries Commission shall adhere to the requirements of the public procurement and disposal act.
- 1.7 Interested Eligible candidates may obtain further information from and inspect the expression of interest (EOI) document at the IEBC Procurement Anniversary Towers Fifth Floor Room No. 525 during normal working hours, Monday to Friday, 8.00a.m. - 1:00 p.m. and 2.00p.m. - 4.30p.m.
- 1.8 A complete set of Expression of Interest (EOI) document may be obtained by interested candidates by downloading free of charge from IEBC Website at [www.iebc.or.ke](http://www.iebc.or.ke) or [www.tenders.go.ke](http://www.tenders.go.ke). Tenderers who download the Expression of Interest (EOI) document through the website are advised to registers at the Supply Chain Offices or email their contacts through [procurement@iebc.or.ke](mailto:procurement@iebc.or.ke) before the closing date; to allow records and communication for any tender clarifications and addenda.

1.9 Completed Expression of Interest (EOI) document should be enclosed in plain sealed envelopes, marked with Expression of Interest (EOI) reference number and addressed to:

**The Ag. Chief Executive Officer/Commission Secretary**  
**Independent Electoral and Boundaries Commission (IEBC)**  
**Anniversary Towers, University Way, Fifth Floor P O Box**  
**45371-00100 Nairobi.**

**Website:** [www.iebc.or.ke](http://www.iebc.or.ke)

and be deposited in the Tender Box at the Fifth Floor reception, Anniversary Towers, so as to be received on or before **Tuesday 30<sup>th</sup> March, 2021 11:00 am Local Time.**

1.10 Expression of interest (EOI) submitted after the closing date will be rejected.

1.11 IEBC will evaluate the Expression of Interests (EOIs) received and make determination on the most responsive ones. Successful EOIs will then be invited to submit detailed Request for Proposals.

## **2.0: EVALUATION CRITERIA**

### **2.1 : Preliminary Evaluation**

Pursuant to section 80 of the Public Procurement and Disposal Act 2015, upon opening of tenders, the evaluation committee shall first conduct a mandatory evaluation to determine if they meet all the below requirements.

### 2.1.1 : Mandatory Requirements for all Parcels

- a) Certified Copy of National Identity Card or copy of registration certificate of the registered land owner
- b) Certified Copy of KRA P.I.N of the registered Land Owner
- c) Certified Copy of the Title Deed for the Land Parcel
- d) Must be registered in the Applicant's Name or for the case of Land Agents,
- e) Must have Power of Attorney.

### 2.1.2: Technical Evaluation Criteria

2.1.3 Upon completion of the preliminary evaluation, the evaluation committee shall conduct a technical evaluation by comparing each Expression of interest (EOI) to the technical requirements of the parcels of land against the set technical specifications.

2.1.4 Each tender shall be evaluated independently in accordance to the relevant technical requirements.

2.1.5 The evaluation committee shall reject Expression of Interest (EOIs) which do not satisfy the technical requirements.

2.1.6 Bidders must provide detailed information to correspond with the following criteria:

S/NO	Technical Specification	Bidder's Response	Pass/Fail
1.	Maximum of 20 kilometers from the Nairobi Central Business District.		
2.	The size of the land should be approximately 5 acres		
3.	The land should be on a stable ground.		
4.	The location of the land must be easily accessible by roads network.		

5.	The land to be purchased should have a title deed with no any encumbrance and a lease hold of not less than 60 years remaining.		
6.	The gradient of the land should not be steep.		
7.	Certified copy of latest search. [search done in the last one month from the date of EOI CLOSING DATE]		
8.	Certified copy of Land rates clearance Certificate.		
9.	Evidence of the land being serviced by utility infrastructure. (i.e. water, electricity and sewer line)		

Due diligence shall be carried out on items No. 1, and 9 and any other as appropriate.

Among the submitted applications, the Commission will shortlist the substantively responsive applicants, to whom the Request for Proposals for the *Purchase of Land* shall be sent.

**Ag. Commission Secretary/CEO**