



THE JUSTICE LAW AND ORDER SECTOR

MINISTRY OF JUSTICE AND CONSTITUTIONAL AFFAIRS

(Open International Bidding)

JLOS House Project

REQUEST FOR EXPRESSION OF INTEREST

The Government of Uganda ("GOU") through the Justice Law and Order Sector ("JLOS") represented by the Ministry of Justice and Constitutional Affairs (MoJCA) is planning the construction of an office park (JLOS House Project) for the Justice Law and Order Sector Institutions through a Public Private Partnership (PPP) venture as provided in the PPDA law and the PPP policy.

The Justice Law and Order Sector is a sector wide approach adopted by Government of Uganda bringing together 17 institutions with closely linked mandates of administering Justice and maintaining Law and Order as well as the promotion and protection of Human Rights. The Sector focuses on a holistic approach to improving access to and administration of justice through a sector wide approach to planning, budgeting, programme implementation, monitoring and evaluation (for detailed information about JLOS and the project please visit www.jlos.go.ug).

Over the years, JLOS Institutions have been characterized with inadequate office accommodation which has greatly hindered anticipated improvements in performance levels and has evidently levied a huge rental charge on the sector in order to maintain rented facilities and offices. In order to reverse this trend; strengthen good governance principles, ensure improved institutional coordination as well as offer better services leading to enhanced transparency, accountability and improved ethical conduct across all the Sector Institutions; JLOS is now committed to building a one-stop service centre of green and intelligent buildings under the **JLOS House Project**.

The Government of Uganda wishes to use **Public Private Partnerships (PPPs)** as a mechanism for procuring and financing the construction of JLOS office accommodation facilities (JLOS House Project) for JLOS institutions. This will involve the provision of approximately 102,000 square meters of office space delivered on a Build Operate and Transfer (BOT) basis comprising of:-

1. JLOS towers and High Court at plot 98-102 Katalima Road Naguru Kampala.
2. A Police headquarters to accommodate all the police directorates at plot 40-96 along Katalima Road Naguru Kampala.
3. Appellate Courts and headquarters of the Judiciary at High Court grounds at Plot 2, the square in the Central Business District (CDB) of Kampala City.

The Solicitor General, Ministry of Justice and Constitutional Affairs on behalf of the Justice Law and Order Sector of the Government of Uganda now invites eligible companies or consortia to take part in a two (2) stage tender process; to express interest in designs' review, procurement, construction, financing and management of the stated office accommodation and facilities under a PPP arrangement.

Expression of Interest (EOI) will be evaluated in accordance with Public Procurement and Disposal of Public Assets Act, 2003 of the Government of Uganda. The Expression of Interest is open to all eligible bidders. Key requirements for bidders are;

1. A demonstration of Technical Expertise and Track Record with regard to design, construction, maintenance and operation of office accommodation and or, property development and management under PPP arrangement. Companies can associate in order to meet this requirement. Bidders should provide evidence of a minimum of three projects undertaken each with a value of not less than USD 50million.
2. Consortia will be required to demonstrate partnerships with Design and Build Contractors and Facilities Managers.
3. A demonstration of ability to Finance or obtain financing for the investment required such as financial statements or if not required by the laws of the Applicant's Country; other financial statements acceptable by financial institutions, tax certificates and statements of source of funding.
4. Financial Capability
 - a) The Applicant shall submit Audited Financial Statements or if not required by the laws of the Applicant's Country, other financial statements acceptable by

Financial Institutions or tax bodies for the last five (5) years to demonstrate the current soundness of the applicant's financial position (financial statements must be audited by a certified accountant)

- b) The Applicant shall indicate her Annual Turnover in US\$ over the last five (5) years.
 - c) The Applicant shall demonstrate her ability to mobilize the required financing by indicating the following:
 - Magnitude of financing to be raised by the applicant and;
 - Proven experience in organizing this type financing; - Evidence should be provided e.g. previous financial recommendations from financiers.
 - References/Recommendations from lenders or potential financiers.
5. The Applicant's information. The following documents shall be required.
 - a) Copy of Certificate of Registration/Incorporation or equivalent
 - b) Articles of Association/Documents of constitution and registration to demonstrate legal capacity
 - c) In case of Joint Venture (JV), letter of intent to form JV or JV agreements.
 6. Current Contract Commitments / Works in Progress. Bidders and each partner to a JV should provide information on their current commitments on all contracts that have been awarded, or for which a letter of intent or acceptance has been received, or for contracts approaching completion, but for which an unqualified, full completion certificate is yet to be issued
 7. Historical data on Non-Performing Contracts if any.

The Applicant shall list the Non-Performing contracts it has had in the last five (5) years (including the total contract amount in US\$) while indicating the full details of the employer; reasons for non-performance and whether they have been resolved or pending.

Successful firms from this Expression of Interest (EOI) will be invited to respond to a request for Proposal (RFP).

Interested bidders may obtain further information from the **Procurement and Disposal Unit** ground floor Room No.G.6 Ministry of Justice and Constitutional Affairs) or by email to JLOSHOUSE@jlos.go.ug

Interested eligible bidders may submit expression of interest to the Ministry of Justice and Constitutional Affairs including the required documentation above. Expression of Interest in English (One original and three copies as well as an electronic copy on CD) must be delivered to the address below on or before 11th July, 2014 at 17:00hrs. Late submissions shall be rejected.

The Head Procurement and Disposal Unit
Ministry of Justice and Constitutional Affairs
Plot 1 Parliament Avenue,
Queens Chambers,
Ground Floor, Room NO. G6
P. O. Box 7183 Kampala
Email: JLOSHOUSE@jlos.go.ug

The planned procurement schedule (subject to changes) is as follows:

Activity	Date
a. Publish Invitation for EOI	12th June 2014
b. Closing date for EOI	11th July 2014
c. End of Evaluation process	1st August 2014
d. Display and communication of shortlisted bidders	8th August 2014
e. Issue of RFP	1st September 2014
f. Pre-bid meeting	30th September 2014
g. Submission of Proposals	31st October 2014
h. Evaluation process of Proposals	28th November 2014
i. Display and communication of Best Evaluated Bidder	12th December 2014
j. Contract signing	30th December 2014