



**UNHCR**

United Nations High Commissioner for Refugees  
Haut Commissariat des Nations Unies pour les réfugiés

DATE: [03/11/2017]

REQUEST FOR PROPOSAL: CAI/SUP/RFP044/2017

FOR THE Lease of administrative building  
CLOSING DATE AND TIME: [02/12/2017] – 17:00 hrs Cairo local time

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## **INTRODUCTION TO UNHCR**

The Office of the United Nations High Commissioner for Refugees was established on December 14, 1950 by the United Nations General Assembly. The agency is mandated to lead and co-ordinate international action to protect refugees and resolve refugee problems worldwide. Its primary purpose is to safeguard the rights and well-being of refugees. It also has a mandate to help stateless people.

In more than five decades, the agency has helped tens of millions of people restart their lives. Today, a staff of some 6,600 people in more than 110 countries continues to help about 34 million persons. To help and protect some of the world's most vulnerable people in so many places and types of environment, UNHCR must purchase goods and services worldwide. For further information on UNHCR, its mandate and operations please see <http://www.unhcr.org>.

## **1. REQUIREMENTS**

The Office of the United Nations High Commissioner for Refugees (UNHCR), in Egypt, invites building owners or their representatives, to make a firm offer for the lease of administrative building (referred to hereinafter as "Goods").

<b>IMPORTANT:</b>
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Technical specifications of the building are detailed in Annex A of this document.
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Please note that figures have been stated in order to enable bidders to have an indication of the projected requirements. It does not represent a commitment that UNHCR will lease the building for that period, or committee to lease the exact building space for the fill period. Period and leased space may vary and will depend on the actual requirements.

Other United Nations Agencies, Funds and Programmes as well as other partners shall be entitled to the same prices and terms as those contained in the proposal of the successful bidders.

It is strongly recommended that this request for proposal and its annexes be read thoroughly. Failure to observe the procedures laid out therein may result in disqualification from the evaluation process.

Sub-Contracting: Please take careful note of article 5 of the attached General Terms and Conditions (Annex E).

Note: this document is not construed in any way as an offer to contract with your firm.

## **2. BIDDING INFORMATION:**

### **2.1. RFP DOCUMENTS**

The following annexes form integral part of this Request for Proposal:

- Annex A: Technical specifications and building requirements
- Annex B: Technical Proposal Template
- Annex C: Financial Proposal Template
- Annex D: Vendor Registration Form
- Annex E: UNHCR General Conditions for the Provision of Goods and service – 2010
- Annex F: Technical Evaluation Criteria

### **2.2 ACKNOWLEDGMENT**

We would appreciate your informing us of the receipt of this RFP by return e-mail to Supply Unit: [ARECASUP@unhcr.org](mailto:ARECASUP@unhcr.org):

- Your confirmation of receipt of this RFP
- Whether or not you will be submitting a bid

#### **IMPORTANT:**

Failure to send the above requested information may result in disqualification of your offer from further evaluation.

### **2.3 REQUESTS FOR CLARIFICATION**

Bidders are required to submit any request for clarification or any question in respect of this RFP by e-mail to:

1. Supply Unit at: [ARECASUP@unhcr.org](mailto:ARECASUP@unhcr.org);
  2. Ahmed Dahab at: [Dahab@unhcr.org](mailto:Dahab@unhcr.org);
- On the subject of the E-mail the RFP Reference: **CAI/SUP/RFP044/2017**

**The deadline for receipt of questions is 23:59 hrs Cairo Local time on [18/11/2017].**  
Bidders are requested to keep all questions concise.

#### **IMPORTANT:**

Please note that Bid Submissions are **NOT** to be sent to the e-mail address above. Bid Submissions sent directly to the e-mail address above will result in disqualification of the offer.

UNHCR will compile the questions received and will respond collectively to all the received questions/inquiries directly to all interested parties through e-mail address and/or posting the response in our website: <http://supply.unhcregypt.org/category/open-bids>.

UNHCR will organize a supplier pre-bid conference at UNHCR office, Omarit El-Yamani street, (next to All Saints Cathedral and Marriott Hotel), Zamalek, Cairo, on Tuesday 14/11/2017 at 12:00 Pm. A maximum of three representatives per building is allowed.

Participation to the pre-tender conference shall be at the bidders' own expenses. There will be no reimbursement from UNHCR.

Participation to the pre-tender conference is strongly recommended given the complexity of the requirements. However, after the pre-bid conference, a Questions & Answers document will be prepared and posted on the UNHCR website or distributed by email to all invited bidders.

## **2.4 YOUR OFFER**

### **IMPORTANT:**

Cancellation of Solicitation: UHCR reserves the right to cancel a Solicitation at any stage of the procurement process prior to final notice of award of a contract.

Your offer shall be prepared in English.

Please submit your offer using the Annexes provided. Offers not conforming to the requested formats may be not taken into consideration.

### **IMPORTANT:**

Inclusion of copies of your offer with any correspondence sent directly to the attention of the responsible buyer or any other UNHCR staff will result in disqualification of the offer. Please send your bid directly to the address provided in the "Submission of Bid" section 2.6) of this RFP.

Your offer shall comprise the following two sets of documents:

- Technical offer (Please submit using annex B, additionally provide necessary documents to validate and evaluate your proposal)
- Financial offer (Please submit using annex C)

### **2.4.1 Content of the TECHNICAL OFFER**

#### **IMPORTANT:**

No pricing information should be included in the Technical offer. Failure to comply may risk disqualification. The technical offer should contain all information required.

The List and technical specifications of items required requested by UNHCR can be found in **Annex A**. Your technical offer should clearly state whether or not the building you are offering are fully conforming to the specifications given. Clearly state and disclose any discrepancies with the specifications given.

Potential bidder is responsible to submit all relevant document to allow the technical committee to evaluate his technical proposal against the criteria set in Annex (F). Please submit your technical and financial proposal using Annex (B) and Annex (C) additionally provide necessary documents to validate and evaluate your proposal.

- **Vendor Registration Form:** If you are not already registered with UNHCR, you should complete, sign and submit with your technical proposal the Vendor Registration Form (**Annex D**).

**If you are already registered with UNHCR, please submit an empty Vendor Registration Form clearly indicating your UNHCR Vendor ID.**

- **UNHCR General Conditions for Provision of Goods and Services:** Your technical offer should contain your acknowledgement of the UNHCR General Conditions for Provision of Goods and Services by signing **Annex E**.

**However, please note that submitting an offer is deemed as full acceptance of UNHCR's General Conditions for Provision of Goods and Services.**

#### **2.4.2 Content of the FINANCIAL OFFER**

Your separate **Financial Offer** must contain an overall offer in a single currency, either in US Dollars, Euros or in EGP.

The financial offer must cover the lease of the building to be provided (price "all inclusive").

The Financial Offer is to be submitted as per the Financial Offer Form (Annex C). Bids that have a different price structure may not be accepted.

UNHCR Egypt is not exempt from all direct taxes and customs duties. With this regards, price has to be given including all relevant taxes, if applicable.

You are requested to hold your offer valid for at least **90** days from the deadline for submission. UNHCR will make its best effort to select a company within this period. UNHCR's standard payment terms are within 30 days after satisfactory implementation and receipt of documents in order.

The cost of preparing a bid and of negotiating a contract, including any related travel, is not reimbursable nor can it be included as a direct cost of the assignment. Any activity undertaken or expenses incurred in preparation of a contract before an actual contract is signed shall be borne by the Bidder. An advance notice or information of award is not to be considered as a contract.

UNHCR will not provide any advance payments or payments by letter of credit. The standard payment terms are by bank transfer net thirty (30) days after acceptance of contractor's invoice and acceptance by UNHCR of the Goods.

#### **2.5 BID EVALUATION:**

Each proposal from a Bidder will be considered separately and independently. Bidders shall submit a complete proposal for each solicitation in which they wish to participate. References to previous or on-going proposals may not be considered. Award of a previous contract with UNHCR will not be considered in itself as a preference or guarantee for the award of future solicitations on the same subject.

##### **2.5.1 Supplier Registration:**

The qualified building owners or their representative(s) will be added to the Vendor Database after investigation of suitability based on the submitted Vendor Registration Form and supporting documents. The investigation involves consideration of several factors such as:

- Financial standing, if applicable;
- Core business, if applicable;
- Track record, if applicable;
- Contract capacity, if applicable;

Failure to provide the abovementioned documentation, might lead to disqualification.

## 2.5.2 Technical and Financial evaluation

For the award of this project, UNHCR has established evaluation criteria which govern the selection of offers received. Evaluation is made on a technical and financial basis. The percentage assigned to each component is determined in advance as follows:

The **Technical offer** will be evaluated using (Annex F) inter alia the following criteria and percentage distribution: **[70]%** from the total score:

- **DELIVERY SCHEDULE (25 points)**
- **OFFICE AREA (25 Points)**
- **LAYOUT (15 points)**
- **PARKING (5 points)**

The Technical offer score will be calculated according to the percentage distribution for the technical and financial offers.

The cut-off point for submissions to be considered technically-compliant will be **[50% out of the 70%, or 35 out of the 70 points]**.

**Moreover Safety assessment and site visits shall take place to confirm the building adherent to UNHCR and global safety standards, building fails to adhere to that standers will not be considered for financial evaluation.**

### **Clarifications of Proposals:**

To assist in the examination, evaluation and comparison of proposals UNHCR may at its discretion ask the Bidder for clarification about the content of the proposal. The request for clarification and the response shall be in writing and no change in price or substance of the proposal shall be sought, offered or accepted.

The **Financial offer** will use the following percentage distribution: **[30]%** from the total score.

The financial component will be analyzed only for those suppliers that pass the technical evaluation (score equal or higher than 35 point in the technical evaluation).

The maximum number of points will be allotted to the lowest price offer that is opened and compared among those invited firms. All other price offers will receive points in inverse proportion to the lowest price; e.g.,  $[\text{total Price Component}] \times [\text{US\$ lowest}] \setminus [\text{US\$ other}] = \text{points for other supplier's Price Component}$ .

For evaluation purposes only, the offers submitted in currency other than US Dollars will be converted into US Dollars using the United Nations rate of exchange in effect on the date the submissions are due.

**The Cost that should be considered in the evaluation is the total cost of ownership, including but not limited to cost of lease, renovation, building maintenance and utilities.**

## 2.6 **SUBMISSION OF BID:**

The proposals must bear your official letter head, clearly identifying your company contained in an outer envelope clearly indicating the RFP number and address below:

**The Secretary Bid Opening Committee**  
**UNHCR office Emaret EL – Yamany 5 Michael Lottf-Allah, next to All Saints Cathedral**  
**and besides Marriott Hotel, Zamalek, Cairo**  
**CAI/SUP/RFP044/2017**  
**NOT TO BE OPENED BEFORE: Date 02/12/2017 – 17:00 hrs**  
Failure to do so may result in disqualification.

The outer envelope should be containing two inner envelopes as described below:

Both inner envelopes shall indicate your firm's name and address. The first inner envelope shall be marked "Technical Component" and contain the full technical component of your offer. The second inner envelope shall be marked "Price Component" and include your signed and stamped financial offer.

**IMPORTANT:**

The technical offer and financial offer are to be sent in separate documents/envelops. Failure to do so may result in disqualification.

**Deadline: [02/12/2017], 17:00 hrs Cairo local time.**

**IMPORTANT:**

Any bid received after this date or sent to another UNHCR address may be rejected. UNHCR may, at its discretion, extend the deadline for the submission of bids, by notifying all prospective bidders simultaneously.

It is your responsibility to verify that all submission(s) have been received properly before the deadline.

UNHCR will not be responsible for locating or securing any information that is not identified in the bid. Accordingly, to ensure that sufficient information is available, the bidder shall furnish, as part of the bid, any descriptive material such as extracts, descriptions, and other necessary information it deems would enhance the comprehension of its offer.

**2.7 BID ACCEPTANCE:**

UNHCR reserves the right to accept the whole or part of your bid, or allow split or partial awards on this project.

UNHCR may at its discretion increase or decrease the proposed content when awarding the contract and would not expect a significant variation of the rate submitted. Any such increase or decrease in the contract duration would be negotiated with the successful bidder as part of the finalization of the Purchase Orders for Goods.

UNHCR may, at its discretion, extend the deadline for the submission of bids, by notifying all prospective suppliers in writing. The extension of the deadline may accompany a modification of the solicitation documents prepared by UNHCR at its own initiative or in response to a clarification requested by a prospective supplier.

Please note that UNHCR is not bound to select any of the firms submitting bids and does not bind itself in any way to select the firm offering the lowest price. Furthermore, the contract will be awarded to the bid considered most responsive to the needs, as well as conforming to UNHCR's general principles, including economy and efficiency and best value for money.

## **2.8 CURRENCY AND PAYMENT TERMS FOR PURCHASE ORDERS**

Any Purchase Order (PO) issued as a result of this RFP will be made in the currency of the winning offer(s). Payment will be made in accordance to the General Conditions for the Provision of Goods and Services and in the currency in which the PO is issued. Payments shall only be initiated after confirmation of successful completion by UNHCR business owner.

## **2.9 UNHCR GENERAL CONDITIONS OF CONTRACTS FOR THE PROVISION OF GOODS AND SERVICES**

Please note that the General Conditions of Contracts (**Annex E**) will be strictly adhered to for the purpose of any future contract. The Bidder must confirm the acceptance of these terms and conditions in writing.

## **2.10 PRIVILEGES AND IMMUNITIES:**

The Contractor will acknowledge and agree that UNHCR, its property, funds and assets and its officials and consultants, enjoy the privileges and immunities provided for by the 1946 Convention on the Privileges and Immunities of the United Nations. The UNHCR bank account will enjoy the privileges and immunities of UNHCR, including full immunity from any attachment, lien or other encumbrance against such UNHCR-owned accounts or any funds contained therein.

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