REQUEST FOR TECHNICAL AND FINANCIAL PROPOSAL (RT&FP)

1. INVITATION

New Era Student Housing UAA Ltd ("the Employer") invites suitably qualified contractors, engineering companies, specialist system providers and equipment suppliers to submit Technical and Financial Proposals for the execution of various work packages associated with the development of the New Era Student Housing Project in Benin City, Edo State.

The project is conceived as the flagship development under the New Era Student Housing Platform, an institutional initiative established to develop, finance, own and operate modern Purpose-Built Student Accommodation (PBSA) across Nigerian tertiary institutions under long-term Public-Private Partnership (PPP) arrangements.

The project comprises a proposed institutional-scale student accommodation development with approximately 1,000 bed spaces on a 2-hectare site in Benin City, Edo State. The Employer seeks to assemble a world-class technical team capable of delivering the project from design development through approvals, financing readiness, procurement, construction supervision, and commissioning.

The Employer intends to appoint contractors through a competitive procurement process that encourages innovation, technical excellence, value engineering and competitive pricing while maintaining the required quality, functionality and long-term operational performance of the development.

Bidders are encouraged to present practical, commercially competitive and technically robust solutions that demonstrate their capability to contribute to the successful delivery of this landmark development.

2. PROJECT OVERVIEW

The proposed development comprises approximately 1,000 student bed spaces together with associated administrative facilities, student lounges, reading rooms, commercial spaces, cafeteria, laundry facilities, external works, mechanical and electrical installations, renewable energy systems, power infrastructure, ICT systems and furniture, fixtures and equipment.

The development will be delivered through multiple specialist work packages to ensure the engagement of competent contractors with proven expertise in their respective disciplines.

Item	Description
Project Name	New Era Hostel Project
Location	Benin City, Edo State
Land Area	Approximately 2 Hectares
Development Type	Purpose-Built Student Accommodation (PBSA)
Capacity	1,000 Beds
Configuration	Multiple Hostel Blocks
Energy Solution	Solar Hybrid Power System
Development Model	DBOT Structure
Estimated Project Cost	₦4.5 - ₦5.0 Billion
Project Vehicle	Special Purpose Vehicle (SPV)

3. PROCUREMENT OBJECTIVES

The objective of this procurement is to appoint competent contractors capable of delivering high-quality construction works and specialist systems while achieving optimum value for money. This procurement adopts a performance-based approach that allows bidders to demonstrate innovative construction methodologies, alternative technical solutions and value engineering opportunities capable of improving project delivery without compromising the Employer's functional requirements.

The Employer reserves the right to negotiate with one or more bidders where such negotiations are considered beneficial to the successful delivery of the project. The Employer expects all proposed solutions to comply with applicable Nigerian statutory requirements and recognized international engineering, construction and safety standards.

4. PROCUREMENT PACKAGES

Interested bidders may submit proposals for one or more of the following Lots:

Lot A: Main Building and Structural Works

The Contractor shall construct the complete superstructure and substructure for approximately 1,000 student bed spaces together with all associated buildings and structural components. The scope shall include, but not be limited to:

- Site mobilization
- Temporary works
- Earthworks
- Foundations
- Reinforced concrete works
- Structural steel (where applicable)
- Masonry
- Roofing
- Internal finishes
- External finishes
- Waterproofing
- Doors and windows
- Staircases
- Balustrades
- Internal decorations
- Building completion works

The Contractor shall provide a complete structural solution meeting all applicable design and performance standards.

Lot B: Mechanical Services

The Contractor shall design (where applicable), supply, install, test and commission all mechanical building services required for full operation of the development.
The scope includes:

- Domestic water supply
- Cold water reticulation
- Hot water systems
- Soil and waste drainage
- Storm water drainage
- Fire-fighting systems

- Pumps
- Water storage systems
- Plumbing fixtures
- Ventilation systems
- HVAC systems
- Mechanical plant rooms
- Testing and commissioning

All systems shall be designed for reliability, maintainability and efficient long-term operation.

Lot C: Electrical Services and Low Voltage Systems

The Contractor shall provide complete electrical installations throughout the development.
The scope includes:

- Internal electrical distribution
- Lighting systems
- Emergency lighting
- Socket outlets
- Earthing and lightning protection
- Fire alarm systems
- Public address systems
- Data and communication cabling
- CCTV infrastructure
- Access control
- Intercom systems
- Structured cabling
- Building Management interfaces
- Testing and commissioning

All installations shall comply with applicable electrical standards and statutory requirements.

Lot D: Power Infrastructure (Grid Connection, Transformer, Standby Generation and Distribution)

The Contractor shall provide all primary electrical infrastructure required for reliable power supply to the development. The scope includes:

- Utility grid interface
- Medium-voltage infrastructure
- Transformers
- Ring Main Units (RMUs)
- Main switchboards
- Low-voltage distribution
- Standby diesel generators
- Automatic Transfer Switches
- Synchronization systems
- Power factor correction
- Metering systems
- Protection systems
- Cable networks
- Testing and commissioning

The proposed solution shall ensure high availability and operational resilience.

Lot E: Renewable Energy and Battery Energy Storage System

The Contractor shall provide a complete renewable energy solution capable of reducing dependence on grid electricity and diesel generation. The scope includes:

- Rooftop Solar PV System
- Battery Energy Storage System (BESS)
- Power Conversion Systems
- Battery Management System
- Energy Management System
- SCADA
- Solar mounting structures
- Monitoring systems
- Grid integration
- Generator integration
- Testing
- Commissioning
- Performance monitoring

The proposed system shall optimize energy efficiency, improve reliability and reduce lifecycle operating costs.

Lot F: Furniture, Fixtures and Equipment (FF&E)

The Contractor shall supply, deliver, install and commission all furniture, fixtures and operational equipment required for occupation of the facility. The scope includes:

- Student room furniture
- Beds and mattresses
- Wardrobes
- Study desks
- Chairs
- Reception furniture
- Administration furniture
- Meeting room furniture
- Lounge furniture
- Dining furniture
- Laundry equipment
- Kitchen equipment
- Appliances
- Curtains and blinds
- Waste bins
- Signage
- Accessories

All furniture shall be durable, ergonomic and suitable for institutional use.

Lot G: External Infrastructure, Roads, Drainage and Landscaping.

The Contractor shall construct all external infrastructure necessary for successful operation of the development. The scope includes:

- Internal roads
- Parking areas
- Walkways
- Kerbs
- Surface drainage
- Culverts
- Landscaping

- Irrigation
- Perimeter fencing
- Entrance gate
- Gatehouse
- External lighting
- Water reticulation
- Sewer infrastructure
- External utility services
- Wayfinding signage

The completed works shall provide a safe, accessible and aesthetically pleasing external environment.

LOT H – ICT, SECURITY & SMART BUILDING SYSTEMS

The Contractor shall provide all digital infrastructure necessary to support efficient operation, security and management of the facility. The scope includes:

- Campus fibre backbone
- Wireless networking
- Data centre/server room infrastructure
- CCTV surveillance
- Biometric access control
- Smart room access
- Visitor management system
- IP telephony
- Public address system
- Digital signage
- Building Management System (BMS) interfaces
- Smart metering
- Network monitoring
- Cybersecurity provisions
- Testing and commissioning

The systems shall be fully integrated and scalable to support future expansion.

LOT I – TESTING, COMMISSIONING & HANDOVER

The Contractor shall undertake all testing, commissioning, training and handover activities necessary to achieve successful project completion. The scope includes:

- Factory Acceptance Tests (where applicable)
- Site Acceptance Tests
- Integrated systems testing
- Performance verification
- Operator training
- Maintenance training
- Operation and Maintenance Manuals
- As-built documentation
- Warranties
- Defects liability support
- Final handover documentation

The Contractor shall demonstrate that all systems are fully operational and compliant with the Employer's performance requirements before Practical Completion.

Value Engineering Requirement
As part of the Technical Proposal, each bidder shall submit a **Value Engineering Report** identifying practical opportunities to improve constructability, reduce capital cost, shorten programme duration, enhance operational efficiency or improve lifecycle performance without reducing the functional requirements, durability or quality of the project.

The Employer encourages innovative construction techniques, alternative materials, modular systems, energy-efficient technologies and sustainable engineering solutions capable of delivering measurable project benefits.

Each bidder shall clearly indicate:

i. **Technical Approach**
   - Proposed methodology
   - Project execution strategy
   - Design philosophy
   - Value engineering proposals

ii. **Resource Plan**
   - Key personnel
   - Project team structure
   - Availability schedule

iii. **Deliverables Schedule**
   - Design programme
   - Approval programme
   - Construction support programme

iv. **Cost Optimization**

Preference shall be given to firms demonstrating:
- Cost-efficient designs
- Construction expertise
- Student accommodation experience
- Sustainability integration

The Employer reserves the right to adopt any value engineering proposal, in whole or in part, during contract negotiations without being obliged to accept the remainder of the bidder's proposal.

Each Lot shall be evaluated independently, and the Employer reserves the right to award one or multiple Lots to the same bidder where it is considered advantageous to the project.

5. SCOPE OF WORK

Each bidder shall provide a complete solution for its selected Lot, including all labour, materials, equipment, temporary works, logistics, supervision, testing, commissioning, warranties and associated services necessary for the successful completion of the Works.

The Employer has intentionally specified performance requirements rather than detailed quantities to encourage innovation and competitive solutions. Bidders shall satisfy themselves regarding the scope of works and shall include all items necessary to achieve complete operational functionality whether specifically identified or reasonably implied.

6. TECHNICAL PROPOSAL

The Technical Proposal shall include:

- Company profile and legal status.
- Relevant experience on similar projects.
- Understanding of the project objectives.
- Proposed construction methodology.
- Project implementation programme.
- Organization structure and key personnel.
- Major construction plant and equipment.
- Quality Assurance and Quality Control procedures.
- Health, Safety and Environmental Management Plan.
- Risk Management Plan.
- Construction schedule.
- Proposed manufacturers and major equipment and warranty provisions.

7. FINANCIAL PROPOSAL

The Financial Proposal shall include:

- Total Contract Price for the selected Lot(s).
- Cost breakdown by major work packages.
- Preliminary and General requirements.
- Major equipment schedule.
- Proposed payment schedule.
- Construction cash flow.
- Exclusions.
- Taxes and duties.
- Proposed validity period.

The Financial Proposal shall represent the bidder's own methodology and execution strategy.

8. SUBMISSION REQUIREMENTS

All Bidders shall submit separate **Technical** and **Financial** Proposals in clearly marked envelopes or electronic folders.

- The Technical Proposal shall contain no pricing information.
- The Financial Proposal shall remain sealed until completion of the technical evaluation.
- Late submissions may be rejected at the sole discretion of the Employer.

The Employer reserves the right to request clarifications, negotiate with shortlisted bidders, accept or reject any proposal, cancel the procurement process or modify the scope of works without incurring any liability to any bidder.

9. EVALUATION CRITERIA

All proposals shall be evaluated using a weighted scoring methodology.

Evaluation Criteria	Weight
Financial Proposal and Commercial Terms	35%
Technical Capability and Experience	25%
Construction Methodology and Execution Plan	15%
Programme and Resource Schedule	10%
Value Engineering Proposal	10%
Quality, HSE and Risk Management	5%
Total	**100%**

The Employer is not obliged to accept the lowest-priced proposal. Preference shall be given to submissions demonstrating the optimum balance of technical competence, innovation, commercial competitiveness and overall value for money.

10. PROCUREMENT TIMELINE

Activity	Start Date	Close Date	Duration
Publication of RTFP	Monday, August 3, 2026	Monday, August 3, 2026	1 Day
Submission Deadline	Monday, August 3, 2026	Friday, September 4, 2026	32 Days
Evaluation	Friday, September 4, 2026	Friday, September 11, 2026	7 Days
Shortlisting	Friday, September 11, 2026	Tuesday, September 15, 2026	4 Days
Clarification Meetings	Tuesday, September 15, 2026	Friday, September 18, 2026	3 Days
Preferred Partner Selection	Friday, September 18, 2026	Tuesday, September 22, 2026	4 Days

11. APPLICATION PROCESSING & DOCUMENTATION FEE

A non-refundable Application Processing and Documentation Fee of ₦250,000 (Two Hundred and Fifty Thousand Naira shall accompany each submission. The fee is intended to cover the following:

- Documentation management
- Submission processing
- Technical evaluation and procurement administration

The official banking details and account instructions shall be issued directly to prospective bidders upon written request to the Project Coordinator via email at: adigwe.c@alvintrust.com.ng.

Bidders must include their company name, designated contact person, and targeted Lot(s) in the request email.

Proof of payment (bank payment receipt/teller) **must be included in the submission package** (specifically within the Technical Proposal folder/envelope) to validate eligibility. Submissions without verified proof of payment will be rejected.

12. RESERVATION OF RIGHTS

The Employer reserves the right to:

- Accept or reject any application
- Appoint multiple bidders
- Negotiate with preferred bidder
- Modify the procurement process
- Cancel the process without liability

13. PROCUREMENT ADMINISTRATION

The procurement process shall be administered on behalf of the Employer by the Project Coordinator. All communications relating to this Request for Technical and Financial Proposal (RTFP), including requests for clarification, submission of proposals, correspondence, notices and other procurement-related matters, shall be directed exclusively to the Project Coordinator.

The Project Coordinator shall be responsible for coordinating the procurement process, managing bidder communications, facilitating technical clarifications, organizing site visits where applicable, receiving proposals, coordinating the evaluation process and making recommendations to the Employer. The Project Coordinator does not enter into contractual arrangements on behalf of the Employer and has no authority to vary the terms of the proposed contract except where expressly authorized in writing by the Employer.

14. CONTACT INFORMATION

PROJECT COORDINATOR
ALVIN TRUST LIMITED - NEW ERA HOSTEL HOUSING PROJECT
Email: adigwe.c@alvintrust.com.ng
Telephone: +2348163620380

All enquiries regarding this procurement process should be directed to the Project Coordinator.

15. IMPORTANT NOTICE

This Request for Technical and Financial Proposal is issued solely for the purpose of identifying and appointing qualified professional service providers. It does not constitute an offer of investment, partnership, concession rights, or construction contract award. The submission does not create any contractual obligation on the part of the Employer.