



## **REQUEST FOR PROPOSALS (RFP) FOR THE DEVELOPMENT OF FLOWER GARDEN INTO A PRIME RECREATIONAL DESTINATION IN ILORIN, KWARA STATE**

### **1. INTRODUCTION AND BACKGROUND**

Kwara State is rapidly growing not only in population but also in economic activities. Complementary growth in social, cultural and tourism infrastructure is also necessary for a holistic and balanced development.

Consequently, the Kwara State Government (KWSG), as part of infrastructure stock gap closure and investment, is desirous of developing its green space, popularly referred to as “**Flower Garden**”, into a prime recreational destination for residents and visitors to meet social and recreational demands based on proven financial viability.

Given the above context, the KWSG, via its KP<sup>3</sup> Bureau, invites interested private parties to submit their technical and financial propositions in response to this RFP (Request for Proposals), based on a Public Private Partnership Model for the development of the Flower Garden.

### **2. PROPOSED SCOPE OF DEVELOPMENT**

The Flower Garden is located on Adelodun Road, G.R.A, Ilorin, Ilorin-West Local Government Area (LGA). It is a land asset with a total size of 2.8 hectares (ha), approximately 28,000 square meters.

The vision is for flower garden to be **revamped and remodeled to a modern green space and haven for rest, relaxation and recreation. It should serve a variety of users.**

Therefore, the State is seeking alternative methods to developing the asset and inherent opportunities that the flower garden represents through a willing private partner that would take the operational lead and provide services that would create a unique experience and add to the vibrancy of Ilorin for residents and visitors alike.

The preferred model for this project is **Design-Build-Finance-Operate-Maintain & Transfer (DBFOM-T)**.

For clarity, the winning solution will be one that is comprehensive in its approach to initially delivering the required assets, operating them for consistent and quality service, and maintaining them through to their full life (i.e. a maximum asset & service lifecycle approach).

All propositions are expected to at least include details on the following:

- Initial design, financing, and building/refurbishing of the required assets by the private partner;
- Details of the preferred operational model with clear roles and responsibilities of all concerned parties; and
- Ongoing operation and maintenance by the private partner, with clear proof of viability for the term of the agreement.

### 3. HOW TO INDICATE INTEREST TO BID

The Flower Garden RFP Packet has been prepared and is available for all interested bidders. It clearly details the current status, vision, and some key information on factors that may impact the project to be delivered.

The RFP Packet will be available to all interested bidders who indicate their interest via email by the deadline below. A **complete indication of interest** must be communicated to the KP<sup>3</sup> Bureau by **5pm on Friday August 26<sup>th</sup> 2016**, in the following format:

- i. Email to [invest@kwarapp.gov.ng](mailto:invest@kwarapp.gov.ng), with subject “**Interest in Flower Garden RFP Bid**”,
- ii. In the email, clear statement of interest to participate in the bid,
- iii. Request for the Non-Disclosure Agreement, and
- iv. Provide proof of payment of bidding fee.

The minimum submission requirements are clearly detailed in the RFP Packet. Without it, it is unlikely that the bidder’s submission will meet the State’s vision for the project.

### 4. BIDDING FEE

The bidding for this project is ₦250,000 (Two Hundred and Fifty Thousand Naira), payable as follows:

**Payee:** Kwara State Government – Flower Garden KP3 Project

**Bank Name:** Guaranty Trust Bank

**Account Number:** 0199648356

**Amount:** ₦250,000

**THIS BIDDING FEE IS NON-NEGOTIABLE AND NON-REFUNDABLE. ANY PROPOSAL WITHOUT PROOF OF THIS PAYMENT WILL BE DISREGARDED.**

### 5. REVIEW OF SUBMISSIONS

**IN ADDITION** to the information in the RFP Packet to be made available, all bidders are **advised and highly encouraged** to undertake all due diligence, independent reviews, and indicative feasibility assessment **PRIOR** to their submission.

KP<sup>3</sup> Bureau shall review all submissions on the basis of the evaluation factors (which are publicly available on the website [www.kwarapp.gov.ng/how\\_to\\_partner.html](http://www.kwarapp.gov.ng/how_to_partner.html)) and will provide further details to shortlisted respondents in the course of advancing through the PPP Project Lifecycle and procurement process.

KWSG, through the KP<sup>3</sup> Bureau, reserves the right to reject any and all proposals received, for any reason, at its own discretion, payment of the bidding fee notwithstanding. Where it is deemed necessary or should it desire to do so, the KWSG, through the KP<sup>3</sup> Bureau, may provide updates to respondents at its own convenience. Similarly, the KWSG, through the KP<sup>3</sup> Bureau, may terminate the entire project, for any reason, at its own discretion.

### 6. ATTENTION

All costs incurred by respondents at all times in this bidding process and interactions with the KWSG/KP<sup>3</sup> Bureau for the purpose of this Project, shall be solely on bidder’s account.