



## INVITATION FOR BIDS (IFB)

### **NAPSA/DI/26/18: TENDER FOR THE PROVISION OF PROPERTY VALUATION SERVICES FOR ALL NATIONAL PENSION SCHEME AUTHORITY (NAPSA) PROPERTIES ACROSS THE COUNTRY.**

1. The National Pension Scheme Authority (NAPSA) wishes to engage a Firm to provide property Valuation services for all National Pension Scheme Authority (NAPSA) properties across the country.
2. NAPSA now invites sealed bids for the provision of property valuation services for all NAPSA properties across the country.
3. NAPSA now invites sealed proposals to provide the following consulting services (hereinafter called 'services'): **Provision of Property Valuation Services for all National Pension Scheme Authority (NAPSA) properties across the country** as per the following Lots:

LOT 1			
NO	PROPERTY NAME	STAND NUMBER	LOCATION
1	Provident House - Kafue	1007	Kafue Road - Kafue
2	Chitanda House	76	Situated within Kabwe's C.B.D
3	Impala House Lusaka	693	Cha Cha road, Lusaka
4	Ndola (Shoprite Checkers)	4273	Corner of Blantyre road and President avenue, town centre, Ndola
5	Nkwazi House	25 & 26	Corner of Cha Cha road and Nkazi road, Lusaka
6	Choma	612	Off Livingstone road, Choma
7	District Offices Zambezi	555	Zambezi - Kabompo road town area
8	Lake Press House	190	Along President Avenue within Mbala's C.B.D
9	Provident House - Mansa	898	Along President Avenue within Mansa's C.B.D
10	Cairo 1022	1022	Situated at the North end of cairo road
11	Mazabuka	158	Corner of Livingstone road and Mulungushi road, Mazabuka
12	Ibex Hill (Residential and Commercial)	100	Lusaka Ibex Hill
13	Electra House	6976	Corner of Cairo and Sapele roads, Lusaka

LOT 2			
NO	PROPERTY NAME	STAND NUMBER	LOCATION
1	Provident House - Mkushi	507	within Mkushi's C.B.D
2	Clems House Chingola	711	within Chingola's C.B.D
3	Provident House - Mpika	3158	Musakanya road main business area of Mpika
4	Senanga	264	Senanga road, senanga
5	Nolliers House	19	Buntungwa Avenue Town Centre Luanshya
6	Kawambwa	365	within Kawambwa's CBD
7	Siaza House Lusaka	699,700 & 701	Cha Cha Road, Lusaka
8	Provident House Lusaka	4459 & 7048	Corner of cairo and Chainda roads lusaka
9	Kingstone Building	31	Along Presidents Avenue, town centre, Ndola
10	Nyumba yanga Highrise Flats	Lus 20153	Along leopards Hill Road, Nyumba Yanga Lusaka
11	Nkwazi No.56 (True Value)	652	Corner of cha cha road and Nkwazi road, Lusaka
12	Kalulushi (Commercial)		Along Kitwe Kalulushi road
13	Meanwood Land (River Park)	Plot B15 Subdivion F 382A	Along Twin Palm Road

LOT 3			
NO	PROPERTY NAME	STAND NUMBER	LOCATION
1	Provident House Kitwe	4976	Along Matuka Avenue in the C.B.D of Kitwe
2	Kingstone Building Kitwe	1296	Within the C.B.D of Kitwe
3	Provident House Solwezi	240	Situated in the C.B.D of Solwezi Town
4	Chipata	1484	Along Umodzi Ridgeway
5	Levy Business Park	27455	Corner of Church road and Kabelenga road, Lusaka
6	Mazabuka	62	Livingstone road, Mazabuka
7	Monze	392	Livingstone road, Monze
8	Livingstone	2046 & 2047	Corner of Mosi-O-Tunya road and Mutelo street, Livingstone
9	Provident House Mongu	390	Libona road, Boma area, Mongu
10	Luangwa House	3520 & 3521	Cairo road, Lusaka
11	Godfrey House	6131	Longolongo road, Lusaka
12	Petauke	589	Along Boma Road
13	ECL Business Park	Kitwe	Along Freedom way

4. This Request for Proposals (RFP) is Open to all Eligible **Local** Consultants.
5. A firm will be selected under **Least Cost Selection procedures** and in a Full Technical Proposal (FTP) format as described in this RFP.
6. Bidders will be evaluated based on the Preferential Procurement Margin Clause for bidders registered with the Citizen Economic Empowerment Commission (CEEC) as follows:
  - Citizen influenced company, by 4% (four percent)
  - Citizen empowered Company, by 8% (eight percent); and
  - Citizen Owned Company, by 12% (twelve percent).
7. The Consultant is allowed, at its option, to bid for individual Lots or for all Lots, but in each Lot, Bidder must quote for all items.

8. Further information may be obtained from the office of the **Head Procurement & Stores, National Pension Scheme Authority, 3rd Floor, Levy Business Park, Corner Kabelenga/Church Roads, Lusaka, Zambia**. The telephone numbers are +260 (211) 226225 and the fax number is +260 (211) 395044 Interested bidders may inspect the bidding document from **the Procurement Office on the 3<sup>rd</sup> Floor, Levy Business Park** or visit our website ([www.napsa.co.zm](http://www.napsa.co.zm)) and purchase the bidding document at a non-refundable fee of **K 500.00**.
9. Bound Proposals, in **sealed envelopes**, should be addressed to the Director General, National Pension Scheme Authority, Levy Business Park, Corner Kabelenga/Church Roads, Lusaka, Zambia. The Telephone numbers are +260 (211) 395044. **However, telefax and emails of Request for Proposals will not be considered.**
10. The Request for Proposals (RFP) bound and clearly marked ‘**Tender for Provision of Property Valuation Services for all National Pension Scheme Authority (NAPSA) properties across the country**’ shall be deposited in the tender box situated at the Ground Floor, Levy Business Park, Corner Kabelenga/Church Roads, Lusaka, Zambia.
11. The closing date for the receipt of Request for Proposals (RFP) is **Friday 26 January, 2019 at 10:30 hours** and any Request for Proposal received after the time and date stipulated above will not be accepted. The Request for Proposals will be opened immediately thereafter in the presence of bidders or their representatives who choose to attend.
12. Bidders should pay attention to the following information:

Item No.	Description of Item	Date
1	Date and Time of commencement of inspection/sale of Bidding Documents	<b>Tuesday 11<sup>th</sup>, December 2018 at 14:00 hours.</b>
2	Date of pre-proposal conference and site visits	All participating bidders are required to attend <b>Mandatory Pre-Proposals /Site visit meetings</b> scheduled as follows; <b>ROUND 1</b> i. <b>Mongu – Monday; 17<sup>th</sup> December 2018 at 10:00 hours, meeting place – Mongu Provident House, Libonda Road, Mongu Boma</b>  ii. <b>Senenga – Tuesday; 18<sup>th</sup> December 2018 at 11:00 hours, meeting place – NAPSA Building, Senenga Road</b>

		<p>iii. <b>Lusaka – Thursday; 20<sup>th</sup> December 2018 as follows:</b></p> <ul style="list-style-type: none"> <li>▪ Cairo 1022 (North End of Cairo Road): 09:30 Hours</li> <li>▪ Sianza House (North End of Cha Cha Cha Road): 10:00 Hours</li> <li>▪ Impala House (North End of Cha Cha Cha Road): 10:20 Hours)</li> <li>▪ True Value (Junction of Nkwazi &amp; Cha Cha Cha Roads- Opposite Book Hut): 11:00 Hours</li> <li>▪ Nkwazi House (Junction of Nkwazi &amp; Cha Cha Cha Roads- Where ZABS &amp; DAPP are located): 11:20 Hours</li> <li>▪ Luangwa House (Plot 3520 &amp; 3521, Cairo Road, Lusaka): 11:50 Hours</li> <li>▪ Electra House (Cnr of Coiro and Sepela Roads): 12:20 Hours</li> <li>▪ Lusaka Provident House: (Cnr of Cairo &amp; Chainda roads): 12:50 Hours</li> </ul> <p style="text-align: center;"><b>ROUND 2</b></p> <p><b>I. Kabwe Chitanda House – Friday; 21<sup>st</sup> December 2018 at 10:00 hours, meeting place – NAPSA Office (Chitanda House)</b></p> <p><b>II. Mkushi– Friday; 21<sup>st</sup> December 2018 at 14:30 hours, meeting place – Mkushi NAPSA Office</b></p> <p><b>III. Mpika– Monday; 24<sup>th</sup> December 2018 at 10:00 hours, meeting place – NAPSA Office- Mpika.</b></p> <p><b>IV. Mbala – Wednesday; 26<sup>th</sup> December 2018 at 10:00 hours, meeting place – NAPSA Office Mbala.</b></p> <p><b>V. Mansa – Thursday; 27<sup>th</sup> December 2018 at 10:00 hours, meeting place – NAPSA Mansa Office.</b></p> <p><b>VI. Kawambwa– Friday 28<sup>th</sup> December 2018 at 10:00 hours, meeting place – NAPSA Kawambwa Office.</b></p>
--	--	---

**ROUND 3**

- I. Levy Business Park – Monday; 31<sup>st</sup> December 2018 at 09:00 hours, meeting place – NAPSA House (Ground Floor)**
- II. Godfrey House– Monday; 31<sup>st</sup> December 2018 at 11:30 hours, meeting place – Just Crossing over Kabelenga Road from Levey Business Park**
- III. Kafue– Monday; 31<sup>st</sup> December 2018 at 14:30 hours, meeting place – Old Kafue NAPSA Office.**
- IV. Mazabuka – Wednesday; 2<sup>nd</sup> January, 2019 at 10:00 hours, meeting place – NAPSA Office- Stand 158, Cnr of Livingstone & Mulungushi Roads, Mazabuka.**  
  
**Mazabuka – Wednesday; 2<sup>nd</sup> January, 2019 at 11:30 hours, meeting place – NAPSA Building- Stand 62. Livingstone Road, Mazabuka.**
- V. Monze– Thursday; 3<sup>rd</sup> January, 2019 at: 09:00 hours, meeting place – Monze NAPSA Office**
- VI. Choma– Thursday; 3<sup>rd</sup> January, 2019 at: 14:30 hours, meeting place – Choma NAPSA Office**
- VII. Livingstone– Friday; 4<sup>th</sup>, January, 2019 at: 14:30 hours, meeting place – NAPSA Office (Mosi-o-tunya House)**

**ROUND 4**

- I. Kingstone House- Ndola, Pep Store & Shoprite– Monday; 7<sup>th</sup> January, 2019 at 09:00 hours, meeting place – NAPSA Office, Ndola (President Avenue- Town Centre)**
- II. Luanshya– Monday; 7<sup>th</sup> January, 2019 at 12:30 hours, meeting place – Nolliers House, Buntungwa Avenue- Town Centre, Luanshya**
- III. Kalulushi Housing Complex– Monday, 7<sup>th</sup> January, 2019 at 14:30 hours, meeting place – NAPSA Kalulushi Housing Complex; Kalulushi.**

		<p><b>IV. Provident House- Kitwe – Tuesday; 8<sup>th</sup> January, 2019 at 09:00 hours, meeting place – NAPSA Office- Matuka Avenue.</b></p> <p><b>V. Kingstone House- Kitwe – Tuesday; 8<sup>th</sup> January, 2019 at 10:30 hours, meeting place – NAPSA Office, (Within CBD- Kitwe).</b></p> <p><b>VI. ECL Business Park; - Tuesday; 8<sup>th</sup>, January, 2019 at 14:30 hours, meeting place – NAPSA Customer Service Centre Location- Along Freedom way)</b></p> <p><b>VII. Clems House- Chingola– Wednesday; 9<sup>th</sup> January, 2019 at: 10:00 hours, meeting place – Chingola NAPSA Office</b></p> <p><b>VIII. Slowezi Provident House– Thursday; 10<sup>th</sup>, January, 2019 at: 10:00 hours, meeting place – NAPSA Office (Mosi-o-tunya House)</b></p> <p><b>IX. Zambezi– Friday; 11<sup>th</sup>, January, 2019 at: 14:30 hours, meeting place – NAPSA Office (Zambezi District Offices)</b></p> <p><b>ROUND 5</b></p> <p><b>I. Petauke– Wednesday; 2<sup>nd</sup>, January, 2019 at 10:30 hours, meeting place – NAPSA- Along Petauke Boma Road</b></p> <p><b>II. Chipata Provident House– Thursday, 3<sup>rd</sup> January, 2019 at 10:30 hours, meeting place – NAPSA Chipata Provident House.</b></p> <p><b>III. Ibex Residential &amp; Commercial – Friday; 4<sup>th</sup> January, 2019 at 09:00 hours, meeting place – NAPSA Housing Complex- Ibex Hill, Lusaka.</b></p> <p><b>IV. Nyumbayanga High Rise Flats – Friday; 4<sup>th</sup> January, 2019 at 11:00 hours, meeting place – NAPSA Nyumbayanga Flats.</b></p> <p><b>V. NAPSA Riverpark Land (Meanwood Land); Friday; 4<sup>th</sup>, January, 2019 at 14:00 hours, meeting place – NAPSA Record Centre (Under Construction- along Twin Palm Road)</b></p>
--	--	---

3	Last Date and Time for receipting of bids at NAPSA (Address as given above)	<b>Friday 26<sup>th</sup> January, 2019 at 10:30 hours.</b>
4	Date and time of opening of bids	<b>Friday 26<sup>th</sup> January, 2019 at 10:30 hours.</b>

Secretary  
**Management Procurement Committee**  
**For/Director General**  
**NATIONAL PENSION SCHEME AUTHORITY**