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International Republican Institute
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INVITATION FOR BIDS – RESIDENTIAL and OFFICE LEASES

Procurement Number:	AFRICA2020SOMALILAND01o
Point of Contact:	Jonathan Doernhofer, Program Associate jdoernhofer@iri.org

Lease Period:

January 15, 2021 – January 14, 2022 with the option to extend for a total duration of up to 5 years up in four one-year increments.

Criteria for Selection:

Bidders must be able to provide a property:

- 1) That is in good condition with electricity, sanitary water, a sewage system, air conditioning, internet access, and a backup generator;
- 2) Situated within its own dedicated compound with guard house and functioning gate or an office space within a larger office building compound that has included security guard functions
- 3) Adequate room for a carpark to house at least two IRI vehicles
- 4) Tenants allowed access to the building 24 hours/7 days a week
- 5) Current and capital repairs and maintenance services are to be supported by the landlord
- 6) The property must include 2 rooms to be used as offices, a reception area, access to a large conference room space to hold 10+ people, and bathroom facilities
- 7) Must be located in Hargeisa, Somaliland
- 8) Meets the following security criteria:
 - In a low crime area and not in the vicinity of military/militia locations.
 - A low-profile location with a secure perimeter and main gate (compound), access to main routes, secure doors and locks, ground floor windows should be barred, access can be controlled by staff or a small guard force if needed.
 - Adequate fire escape systems and plan.
 - Adequate location for the fitting of a safe.
 - Have a room convertible to a safe/strong room if needed.
 - Power generator and fuel store (if power is unreliable).
 - The owner should not be involved in politics, the military, militias or similar contentious groups.

Bidders should submit the following materials in times new roman 12 pt. font and not exceed 10 pages:

- 1) Background of rental company or organization, if applicable
- 2) Monthly rent
- 3) List of amenities inclusive of monthly rent if applicable (electricity, water, internet, etc.)

- 4) A list of three references of former tenants (if available)
Up to ten (10) pictures of the proposed office location

Cost Bids must be presented according to the following format:

Unit	Unit Cost in USD	Number of Units	Total in USD
Monthly Rate			
Additional fees, as appropriate			
Deposit (if applicable)			

IFB Terms and Conditions:

1. IRI may reject any or all bids if such is within IRI's interest.
2. Payment will be made on a monthly basis by way of electronic transfer.
3. The Bidder's initial bid should contain the Bidder's best offer.
4. Discussions with Bidders following the receipt of a bid do not constitute a rejection or counteroffer by IRI.
5. IRI will hold all submissions as confidential and shall not be disclosed to third parties. IRI reserves the right to share bids internally, across divisions, for the purposes of evaluating the bids.
6. Bids/proposed contracts must include an early termination clause that provides at least 30 days' notice and full refund of any advance rent payments.
7. A clause applying the security deposit to the payment for the last month's rent should be included in the bid/proposed contract.
8. Bids must include pictures of the exterior and each room of the space.
9. If IRI continues to require the leased property and the price remains reasonable and within market norms, lease agreement may be renewed each year for up to 5 years with 30 days' notice to the landlord. Landlord must establish any price increase for each renewal year in the initial bid.
10. If the Offeror is a U.S. organization/resident, or a foreign organization/resident which has income effectively connected with the conduct of activities in the U.S. or has an office or a place of business or a fiscal paying agent in the U.S., the technical proposals must contain Offeror's Taxpayer Identification Number.
11. Offerors confirm that the prices in the proposal/proposal/application/quote have been arrived at independently, without any consultation, communication, or agreement with any other Offeror or competitor for the purpose of restricting competition.
12. By applying to this IFB, Bidder is certifying that if it is awarded a contract, none of funds payable under the resulting contract will be used to (1) procure or obtain, extend or renew a contract to procure or obtain; (2) enter into a contract (or extend or renew a contract) to procure; or (3) obtain the equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system in compliance with the National Defense Authorization Act. Covered telecommunications equipment and services mean any of the following:

- a. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
 - b. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
 - c. Telecommunications or video surveillance services provided by such entities or using such equipment.
 - d. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country. (2 CFR 200.216).
13. Offerors agree to disclose as part of the proposal submission:
- a. Any close, familial, or financial relationships with IRI staff and agents. For example, the Offeror must disclose if an Offeror's mother conducts volunteer trainings for IRI.
 - b. Any family or financial relationship with other Offerors submitting proposals. For example, if the Offeror's father owns a company that is submitting another proposal, the Offeror must state this.
 - c. Any other action that might be interpreted as potential conflict of interest.

Evaluation of Bids:

IRI will conduct a source selection based on the full bid including renewal periods as follows:
Best value

IRI intends to make an award to the responsible Offeror based on the following evaluation factors:

- a) Technical evaluation, (including technical capabilities, proposed technical approach, and personnel qualifications) – 45 percent
 - o *Property is located in Hargeisa – 15 percent*
 - o *Property has space for parking two cars – 15 percent*
 - o *Property is in good condition (painting, electricity generator, air conditioning) and meets listed requirements stated above – 15 percent*
- b) Past performance and experience in performing similar projects – 20 percent
 - o *Responsiveness and care of the office space by landlord/managing company – 10 percent*
 - o *Offices have been recently renovated or recently constructed – 10 percent*
- c) Compliance with security and other administrative requirements – 20 percent

- *Property has appropriate security amenities (doors properly locked, well secured fences, security booth – 20 percent*
- d) Price – 15 percent

IRI intends to evaluate Offerors' proposals in accordance with these factors and make an award to the responsible Offeror whose proposal is most advantageous to the program.

If a cost realism analysis is performed, cost realism may be considered in evaluating performance or price.

IRI Obligations

Issuance of this IFB does not constitute an award commitment on the part of IRI, nor does it commit IRI to pay for costs incurred in the preparation and submission of a quotation.