

CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

CONFIDENTIAL

CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST (EOI)

DOCUMENT REFERENCE: CBE\_PROPERTIES\_EOI\_12-2024\_L

Closing Date: 07 February 2025 @ 1200Hrs, Eswatini Time.

CONFIDENTIALITY
No part of this document may be disclosed verbally or in writing, including by reproduction, to any third party without the prior written consent of the CBE.
This document, its associated appendices and any attachments remain the property of the CBE and shall be returned upon request.



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

## BACKGROUND

The Central Bank of Eswatini (CBE)'s mission is to foster price and financial stability that is conducive to the economic development of the Kingdom of Eswatini. Our vision is to enable a stable price and self-regulating financial system to foster economic development.

The bank intends to engage the services of an (Engineering, Procurement Construction) EPC Contractor (*i.e. the contractor to be the lead entity in the team*) to undertake a Design and Construction of a Smart Complex. The Complex is expected to conform to a minimum Four (4) Star Green Building rating as certified by the Green Building Council of South Africa (GBCSA). The procurement process will be carried out in two stages as outlined below:

**Stage 1** – Expression of Interest (EOI): This stage involves the shortlisting of bidders who will qualify for the Request for Proposal (RFP).

**Stage 2** – Request for Proposal (RFP): The five (5) highest scoring bidders from the EOI stage will be invited to participate in the RFP stage where more details and project specific details will be issued.

The invitation is open to the international community and the project scope entails the following:

**Building 1: Main Headquarters Building:** The project involves the construction of a high-rise building with eighteen (18) floors, two (2) additional floors dedicated for services at the top and one (1) basement floor.

**Building 2: Museum, Innovation Hub and Library:** A two (2) floor building to accommodate a museum, an innovation hub and a library.

**Building 3:** A three (3) storey parking facility.

**NB: *Consultants involved in the preliminary design stage are prohibited from participating in the EPC Tender. Participation would result in an unfair advantage due to prior involvement in developing the specifications. Consequently, any such participation will lead to the disqualification of the entire team or joint venture.***



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

## BUSINESS REQUIREMENTS

The CBE publishes this expression of interest (EOI) to invite proposals from interested EPC contractors who wish to be considered for the EPC contract for phase one of the proposed new Central Bank Complex at the Ezulwini.

The EPC Contractor's team must include the following Skills/Consultants (Multiple participation of entities in the submissions is prohibited, with the exception of ESG Sustainability Consultants; *Failure to adhere to this requirement will render the bid non-responsive*):

**TABLE 1**

Service Type	Expected Deliverables	Required Company Experience
Principal Contractor	<ul style="list-style-type: none"> <li>(i) Experienced in high-rise construction (in excess of 15 floors within the past 15 years) and familiarity with local building codes and regulations.</li> <li>(ii) Proven record of having successfully completed projects of a similar scale and complexity (excess of 15 floors within the past 15 years).</li> <li>(iii) Reference letters from at least three (3) previous clients (in relation to ii above) stating clearly the following:                             <ul style="list-style-type: none"> <li>a. the initial bid price and final account</li> <li>b. initial timeline and completion timeline</li> <li>c. quality of work and professionalism,</li> <li>d. Client's level of satisfaction on a scale of 1-10 (with 10 being the highest level of client satisfaction) on the final delivered building</li> </ul> </li> <li>(iv) Experience conducting impact assessments and managing compliance in terms of Safety, Health, Environment and Quality (SHEQ) and relevant legislation and regulations (provide a list of policies and certifications).</li> <li>(v) Proficiency in waste management and sustainable material sourcing.</li> </ul>	20 Years
Architects including Interior Designer &	<ul style="list-style-type: none"> <li>(i) Principal(s) to submit proof of minimum 20 years' professional experience and familiarity with local building codes and regulations.</li> </ul>	20 Years



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

<p>Landscape Architects</p>	<ul style="list-style-type: none"> <li>(ii) Firms with a strong portfolio in both innovative architecture and sustainability.</li> <li>(iii) A track record of architectural designs of similar buildings (excess of 15 floors within the past 15 years).</li> <li>(iv) Experience with aesthetic and functional designs for high-rise buildings and landscaping.</li> <li>(v) Knowledge of universal design principles and compliance with accessibility standards (mobility, visual, auditory).</li> <li>(vi) Staff capacity and skills capable of designing and producing construction documentation for the scale and complexity of the CBE project.</li> <li>(vii) Familiarity with local zoning laws and land-use planning.</li> <li>(viii) Proven record of accomplishment with reference letters from three (3) previous clients within the past 15 years, stating clearly the following:             <ul style="list-style-type: none"> <li>a. quality of work and professionalism,</li> <li>b. Client's level of satisfaction on a scale of 1-10 on the final delivered building</li> </ul> </li> </ul>	
<p>Civil &amp; Structural Engineering Consultants</p>	<ul style="list-style-type: none"> <li>(i) Principal to submit proof of minimum 20 years' experience and familiarity with local building codes and regulations.</li> <li>(ii) A track record of designing similar buildings (excess of 15 floors within the past 15 years).</li> <li>(iii) Skills in site development and infrastructure, including parking, landscaping, and drainage systems.</li> <li>(iv) Staff capacity and skills capable of designing and producing construction documentation for the scale and complexity of the CBE project.</li> <li>(v) Familiarity with local building standards/codes.</li> <li>(vi) Proven track record with reference letters from three (3) previous clients within the past 15 years.             <ul style="list-style-type: none"> <li>a. quality of work and professionalism,</li> <li>b. Client's level of satisfaction on a scale of 1-10 on the final delivered building</li> </ul> </li> </ul>	<p>20 Years</p>



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

**NOTE: Bidders are hereby notified that, to ensure compliance, they must demonstrate at least 30% local (Eswatini) participation in the three disciplines listed in Table 1 above. Failure to meet this requirement will render the bid non-responsive.**

**An exception will be allowed for the consultants listed below in Table 2, on condition the bidder submits proof of limited local availability of these consultants.**

**TABLE 2**

Service Type	Expected Deliverables	Required Company Experience
Building Services Engineers (Electrical, Electronics, Mechanical, Fire etc.)	<ul style="list-style-type: none"> <li>(i) Principal to submit proof of minimum 20 years' experience.</li> <li>(ii) Expertise in integrating energy-efficient systems.</li> <li>(iii) Experience in designing buildings of a similar scale and complexity incorporating smart building technologies.</li> <li>(iv) Expertise in building automation systems, Internet of Things (IoT) integration, audio-visual and energy management systems.</li> <li>(v) Ability to design &amp; implement advanced access control and mobility, vault management, fire detection and suppression, security and surveillance systems.</li> <li>(vi) Proven track record with reference letters from three (3) previous clients                             <ul style="list-style-type: none"> <li>a. quality of work and professionalism,</li> <li>b. Client's level of satisfaction on a scale of 1-10 on the final delivered building</li> </ul> </li> </ul>	10 Years
ESG Sustainability (Green Building) Consultants	<ul style="list-style-type: none"> <li>(i) Proficiency in green building certification processes, specifically the Green Building Council of South Africa.</li> <li>(ii) Experience in implementing ESG sustainability compliant strategies.</li> <li>(iii) Proven track record with reference letters from three (3) previous clients within the past 5 years.                             <ul style="list-style-type: none"> <li>a. quality of work and professionalism,</li> <li>b. Client's level of satisfaction on a scale of 1-10 on the final delivered building</li> </ul> </li> </ul>	5 Years



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

## TERMS AND CONDITIONS

### PART 1: INTRODUCTION

- 1.1 The purpose of this document is to pre-qualify bidders who wish to be considered for the Engineering, Procurement and Construction (EPC) Project for the Central Bank of Eswatini Complex.
- 1.2 The EOI does not commit the CBE to pay any cost incurred in the preparation and/or submission of any response to this EOI.
- 1.3 **Submission: Respondents are required to submit their responses through this link ([click here to submit](#)) only zipped folders allowed whilst using the name of the lead entity as names of submitters - no later than 1200hrs Eswatini Time on the 7<sup>th</sup> February 2025.**

### PART 2: GUIDELINES

- 2.1 Participation in, and/or completion of, this pre-qualification stage by the EPC team (respondent) shall not constitute any legal relationship with the CBE nor impose any obligation to invite the respondent to bid on the CBE project. The top five (5) highest scoring bidders will be eligible for an invitation to participate in the RFP stage. The CBE is under no obligation to provide any justification whatsoever for its decisions made.
- 2.2 Failure to provide all the documentation and/or complete all requirements of this document at the time of submission shall result in the submission being deemed invalid.
- 2.3 Questions, queries and clarifications regarding this EOI shall be submitted by email to the Supply Chain Office as follows:

Email address: [cbecomplexqueries@centralbank.org.sz](mailto:cbecomplexqueries@centralbank.org.sz).

*Other forms of communication will not be accepted or entertained. Any bidder who violates this requirement will automatically be disqualified.*

All questions, queries and clarifications will be responded to within 24 hours. **Responses will be accessible to all bidders on the CBE website under queries.**

**The deadline for submission of queries is 31 January 2025. No queries will be attended to after this date.**



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

- 2.4 All submissions and communication must be in the English language.
- 2.5 The details provided in submissions will be treated as confidential.
- 2.6 The CBE reserves the right to verify and confirm all information provided through consultations with referees or any other relevant parties.
- 2.7 The CBE reserves the right to request evidence in support of any or all details entered in the submission.
- 2.8 The CBE's representative(s) may visit respondents' and/or clients' premises to verify the details contained in submissions. By responding to the EOI, the bidder authorizes the CBE representative(s) to engage with current and previous clients, even in their absence.
- 2.9 By participating in this EOI bidders agree to adhere to the principles outlined in the CBE Code of Ethics including those dealing with bribery and corruption. The Bank reserves the right to take appropriate action, including termination of the contract, rejection of bid or disqualification of bidder, in the event of violation of any of the principles of ethical conduct.

Bidders are encouraged to report any unethical conduct to the Banks hotline 8006060 or via email [ethics@centralbank.org.sz](mailto:ethics@centralbank.org.sz)

## PART 3: PARTICULAR CONDITIONS & RISK DISCLOSURES

- 3.1 Details and reasons for any contracts aborted in the last 10 years.
- 3.2 Details and history of individual entity litigations or legal proceedings for the past 10 years.
- 3.3 Details and history of any compliance related penalties imposed by regulatory authorities.
- 3.4 Disclosure of any suspension or blacklisting, by Government agencies, regulatory bodies, financial institutions and other international organizations, of the entity, its directors, or partners.
- 3.5 Disclosure of any history of insolvency or bankruptcy within the last 10 years.

**NOTE: Failure to disclose this information will result in disqualification.**



# CENTRAL BANK OF ESWATINI EXPRESSION OF INTEREST



CBE\_PROPERTIES\_EOI\_12-2024\_L

DATE: DEC, 2024

Version: 1.0

## PART 4: EVALUATION CRITERIA

### 4.1 Preliminary Evaluation – Eligibility Criteria

The following table highlights the compulsory returnables. Should any one document or item listed below be missing, the bid may be disqualified from further evaluation. The list applies to the contractor and each consultant forming part of the team.

REF	COMPULSORY RETURNABLES
1	Latest Company Profile – including a list of previous and current projects with values, and list of key personnel and qualifications
2	Business Registration Certificate E.g. Trading License
3	Details of Company Directors and Shareholders (as captured in Government registration documents)
4	Construction Industry Council (CIC) Registration Certificate or equivalent registration with professional or legislative bodies from countries of origin for foreign bidders.
5	Professional Indemnity for Consultants
6	Current Tax Compliance Certificate or equivalent
7	Audited Financial Statements for the last 3 Years from a recognized/ reputable audit firm
8	A demonstration of a collective capacity to provide a tender bond amounting to US\$ 1,000,000.00 (One million US dollars) (SZL18 million)
9	A demonstration of a collective capacity to provide a Performance Guarantee amounting to US\$ 10,000,000.00 (Ten million US dollars) (SZL 180 Million)
10	3 original reference letters on company letterheads from previous clients for similar projects within the stated period above (tables 1&2).
11	A signed intention to form a consortium/joint venture/etc.

### 4.2. Competency Evaluation Criteria

The table below illustrates a guide on how the evaluation of the submissions will be conducted.

REF	SCOPE	POINTS
1	Principal Contractor	60
2	Architects including Interior Designer & Landscape Architects	40
3	Civil & Structural Engineering Consultants	35
4	Building Services Engineers (Electrical, Electronics, Mechanical, Fire etc.)	25
5	ESG Sustainability (Green Building) Consultants	10
6	Key personnel and qualifications	5
7	Financials: Liquidity Ratios – Current and Acid and Leverage Ratio – Debt to Equity	25
8	Risk Exposure (Particular Conditions)	20
<b>TOTAL POINTS</b>		<b>220</b>

**NOTE: The scores above will apply to the requirements detailed in tables 1 & 2 under the business requirements section.**

-----END-----

