

**NATIONS UNIES**



**UNITED NATIONS**

Bureau du  
Coordonnateur Résident  
des activités opérationnelles du  
Système des Nations Unies

**EXPRESSION of INTEREST N°001/GIN/2009  
EXTENTION OF DEADLINE OF SUBMISSION DATE**

Subject: Research for/Construction Project of an office building to be rented by the Agencies of the United Nations.

The Agencies of the United Nations System which have their offices in the Common House located in Coléah, Corniche Sud, Conakry, plan to move into a new building as a result of lack of space of the currently occupied premises due to staff increase.

For this reason, we are looking for an office building for hiring. That desired building will have to meet the following criteria:

1. Be located in the Districts of Dixxin or Matam and preferably in Coléah, Camayenne, and Minière. The surroundings must have a minimum of security: be accessible by roads without obstacles; have electricity and water conveyance.
2. Have office spaces to accommodate approximately 150 staff members (the details relating to the number of offices per category of staff will be provided to you later on)
3. Have a large conference room of a capacity from 100 to 150 seats
4. Have three small conference rooms and each with a capacity from 30 to 40 seats
5. Have a space of approximately 250 m<sup>2</sup> for the installation of the Dispensary of the United Nations
6. Have a parking space which can accommodate 60 to 100 vehicles

The building will need to meet the security conditions of the United Nations:

1. The main building will have to be at least 30 meters from the fence;
2. The windows and all the bay-windows will have to be covered with shatter-resistant film (anti blast film);
3. The installation of two gates with a entry and exit system;
4. Installation of equipment of fire control;
5. Installation of two generators of 450 KVA and 100 KVA;
6. Have Fire escapes system in the event of fire and/or danger, emergency exits opening on the outside of the building independently of the main entrances; etc

Interested contractors are invited to inform the UN (see the address below) if they have such building and or if they are ready to construct one taking into account the above scope and conditions.

In such case, the contractual conditions would be the following:

1. The building will be rented subject to the formal agreement of our respective headquarters,

2. The United Nations will not be actively involved in this project construction during the construction period and by the same token will not have any financial liabilities towards the developer,
3. The price of the rental per square meter will be discussed and accepted by the two parties before the beginning of the construction work,
4. The lease agreement that will be signed by both parties will be the standard contract of the United Nations whose copy is posted on this site in French and English for easy reference and information;
5. The initial lease will be for ten years renewable.
6. The project will have to be completed within eighteen to twenty four months starting from the date of the installation of the first stone.
7. Besides, if the United Nations would wish to repurchase the aforementioned building, could you specify the conditions of purchasing?
8. Based on this assumption (7), which rate of depreciation and which residual value would be applied?
9. Please provide any added value, which can sustain your proposal and demonstrates the project will be profitable for the United Nations between the 7th and 10th year of the lease.

Building Owners/constructors are invited to submit their EOI including the following information/data:

1. Owner/company profile, (including any information related to past experience in this field/domain)
2. Provide information on 3 recent contracts of similar constructions within 5 last years ; summary of SOW names and address of the clients, include delivery certificate and any appreciation documents received from the clients,
3. Financial strength/capacity showing ability to achieve the project within the timeframe
4. Tentative work plan (expressed in months from the date of awarding of the contract)
5. Contact and CV of technical staff/personnel (architects, constructions technicians, etc...)
6. Official ( national, regional and or international commercial identification) allowing the owner to undertake this kind of civil work in Guinea.

Please send your Expression of Interest clearly marked « **EOI N° 001/GIN/2009** » **before 17 April 2009 at 9h00 (Conakry time)** instead of 31 March 2009 initially indicated to:

**M. Gabriel Legba-Mony**  
**Deputy Country Director, Operations**  
**UNDP**  
**Maison Commune, Commune de Matam,**  
**PO Box 222, Coleah Corniche Sud,**  
**Conakry, Guinée**

The UN reserves the right to accept or reject any proposal, and to annul the solicitation process and reject all EOI at any time prior to the award of contract, without thereby incurring any liability to the affected owners/constructors or any obligation to inform the affected owners/constructors of the grounds for the UN's action.

Any expression of interest (EOI) received after the deadline for submission will be rejected.

Conakry, 27 March 2009.