

## **Central Securities Clearing System PLC**

### **Request for Proposal:**

### **Facilities Management Services**

**REFERENCE NO: CSCS/CS/FMSERV/04/2021**

The return date for responses to this RFP is **Wednesday 28th April 2021** delivered in the requested manner and to the address advised. Late responses will not be considered. Note that proposals submitted that do not meet stipulated criteria shall be considered non-responsive.

April 19, 2021

Dear Sir/Madam,

**TITLE: Facility Management Services**

**Ref: CSCS/CS/FMSERV/04/2021**

You are invited to submit your proposal to the requirements detailed in the Request for Proposal (RFP) attached. The information contained within this invitation shall be treated as “Commercial in Confidence” and shall also be subject to the terms of any related Non-Disclosure Agreement signed by the parties.

Part 1 of the RFP gives you information about Central Securities Clearing System (CSCS) Plc  
Part 2 is for you to answer and provide details as requested to support your proposal.

Proposers are requested to provide one copy of their proposal in paper format and one copy in electronic format (either Microsoft Word or PDF). Submissions to this RFP must be returned by the deadline stated. Late submissions will not be considered by CSCS Plc.

#### Queries

All queries should only be directed to the undersigned. We look forward to your response.

Yours faithfully,

Procurement Office

[Admin@cscs.ng](mailto:Admin@cscs.ng)



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**Part 1**

**1. Introduction**

**1.1 CSCS Policy on Bribery and Corruption**

**Central Securities Clearing System (CSCS) Plc** strictly adheres to professional work ethics and emphasizes zero tolerance for bribery and any other forms of corruption. It is our policy that service providers involved in offering bribes will be disqualified and excluded from any potential engagement opportunity.

## 1.2 Executive Summary of Project

CSCS is requesting proposals for the provision of **Facility Management Services** at its Headquarters located at the Nigerian Stock Exchange Building in Marina Lagos and the Abuja office located at Muktar El Yakub Place, Abuja. The award shall be made to the responsible Proposer taking into consideration the evaluation factors set forth in this Request for Proposals (RFP).

The CSCS Procurement Committee will evaluate all proposals, conduct negotiations, and make a final recommendation to the Management of CSCS for award of the contract. The successful Proposer shall be required to furnish all equipment, machinery, transportation, and other implements necessary to execute the contract. Proposer's Proposal should include an outline of the type of equipment, which the Proposer intends to use to ensure Proposer has sufficient equipment and supplies for the provision of services contemplated in this request for proposals. The Proposer should propose a plan as to how the Basic Services and any suggested and/or enhanced services will be performed. The plan should include the number of personnel, which will be used to execute the services and when the services will be performed, and estimated time to complete each service.

The Proposer is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract under this contract must be approved by the Authority. In the event Proposer plans to subcontract any portion of the work, Proposer shall indicate in its plan the identity of the subcontractor(s) and the role of said subcontractor(s).

The successful Proposer shall maintain that all employees have been trained in appropriate safety measures to ensure Proposer's employees are performing their work in a safe manner.

### **Qualifications of Proposer.**

- The Proposer shall state their qualifications as a Facility Management Company which should include but not be limited to, Facility management services offered to corporate organizations, current Facility Management contracts being performed by Proposer, the length of time that this Proposer has been performing this service. The Proposer shall have a minimum of three (3) years previous experience in Facility Management services for similar sized projects.
- The Proposer shall include responsibilities and relevant experience of the person(s) who will be actively engaged in managing the contract and supervising the employees providing the services.
- The Proposer shall submit with the proposal a summary of any training provided to employees to ensure the services proposed are provided in a safe and high-quality manner and environment.
- If any services are expected to be subcontracted, the Proposer shall also provide the above information for the subcontractor(s).

## **References/Client List**

The Proposer shall provide a list of five (5) client references, at least two (2) of which shall be current clients, for whom the same or similar type of services as those sought in this RFP have been or are being provided. The Proposer shall provide the location of the properties served, a contact person, electronic mail address, (if available) and telephone number for each. CSCS reserves the right to contact clients for reference checks. In the event the Proposer plans to subcontract any services, the above information shall be provided as it relates to the subcontractor(s) and the services that will be performed by such subcontractor(s).

### **2. Terms Governing this RFP.**

- 2.1 Recipients of this RFP are required to read all the information supplied and have a clear understanding of CSCS's requirements. Further information can be made available by contacting nominated persons listed in this RFP.
- 2.2 It is a condition of this RFP that all mandatory requirements (indicated in the body of text by the word "must" or expressed or implied accordingly) are met in full. Responses and proposals that do not conform to mandatory requirements will be deemed to be made on the basis that conformance is implied by the proposer. The contents of proposals must be submitted in the same order as that specified in this RFP.
- 2.3 All communication relating to this RFP must be directed to the specified key contact persons listed below. All other communications between a respondent and CSCS staff concerning this RFP are prohibited. In no instance is a proponent to discuss cost information contained in a proposal with the CSCS contact persons or any other staff prior to proposal evaluation. Failure to comply with this section **WILL** result in disqualification of the proposal and proposer.

- 2.4 Central Securities Clearing System (CSCS) Plc will select the successful proposal based upon several evaluation factors including features outlined in the RFP; company stability, experience executing similar projects; implementation plan and price. The selection will be decided based on the proposal submitted by a qualified proposer that best meets the needs of CSCS. CSCS reserves the right to reject any or all proposals.
- 2.5 This RFP is a request for proposal to provide **Facility Management Services** to CSCS. It is not a contract and no contractual obligations shall arise on behalf of CSCS. CSCS will not be liable for any costs incurred in the preparation and submission of a response to this RFP.
- 2.6 CSCS shall deduct Withholding Tax from payments to service provider (successful bidder) to account for that tax to the local tax authorities. Any agreement with the successful bidder shall be subject to CSCS being entitled to make these deductions so that CSCS will not bear unnecessary additional costs. Service provider can usually claim a credit against their tax liabilities in respect of Withholding Tax deducted by CSCS.
- 2.7 In addition to submitting a proposal in response to this request, all proposals should be sent with a written confirmation that there is no conflict-of-interest issues that will prevent the firm from taking up this engagement.
- 2.8 CSCS shall evaluate proposals based on their responsiveness to the requirements of this RFP as outlined above. Each responsive proposal will be given a score. A proposal shall be rejected at this stage if it fails to respond to the requirements. The shortlisted vendors shall be invited for an oral presentation before a Committee of CSCS representatives. The vendor with the highest score after the final presentation will be invited for negotiations. Negotiations will be held with the aim of reaching an agreement on all points and subsequently engage the successful vendor. If negotiations fail, the vendor with the second highest score will be invited to negotiate an agreement.
- After negotiations are completed, CSCS will promptly notify other vendors on the shortlist that they were unsuccessful.



**2.9 Timeline to be observed for this RFP:**

<b>Milestones</b>	<b>Due Date</b>
RFP issued by Central Securities Clearing System PLC	19 April 2021
RFP questions received by Central Securities Clearing System PLC in writing	19 Apr – 28 Apr 2021
RFP questions responded to by Central Securities Clearing System Plc	19 Apr – 28 Apr 2021
RFP response due	28 April 2021
Presentation date	5 May 2021

2.10 All bids shall be submitted by providing one copy of the proposal in electronic format (either Microsoft Word or PDF). Electronic copies of your proposals should be submitted on or before close of business on Wednesday 28 April 2021. The electronic copy should be sent to: [rfpsubmission@cscs.ng](mailto:rfpsubmission@cscs.ng)

### 3. Service Provider's Actions Required for this RFP.

3.1 Read Part 2 carefully which contains the under listed sections. Complete them accurately and concisely where required.

- A. Service Providers Declaration
- B. Service Provider Information Questionnaire
- C. Statement of Requirements
- D. Methodology/ Description of the Approach
- E. Price Schedule
- F. Bid Securing Declaration

3.2 Sign service providers declaration (A) indicating your compliance and acceptance of the terms of this RFP.

3.3 Provide your responses to the Service Provider Information Questionnaire (B). They must be precise and concise without unnecessary marketing/advertising materials. If there is any other information which, it is felt should be included because of its relevance to the proposal please feel free to do so but this must be separate from the required structured response.

3.4 CSCS may issue addenda notices to the bid documents to advise of any changes and clarifications thereto or to respond to queries from bidders or for any other reason that the company deems necessary. Addenda Notices will be numbered, and the bidder shall acknowledge receipt via email and inclusion in their Bid.

CSCS may issue additional information for reasons that the company deems necessary at any time for bid submission as nominated in the Invitation to Bid or subsequent Addendum. Such information shall be included in the Contract award.

The Company shall use its sole discretion to make any changes to the date of Bid closing from that advised in the Bid schedule which may result from an addendum.

3.5 Any request for clarification must be emailed to: [admin@cscs.ng](mailto:admin@cscs.ng)

CSCS reserves the right to distribute answers to questions to other suppliers who may not have asked that question but where CSCS feels that the answer corrects a mistake, adds clarity or removes ambiguity from the original RFP.

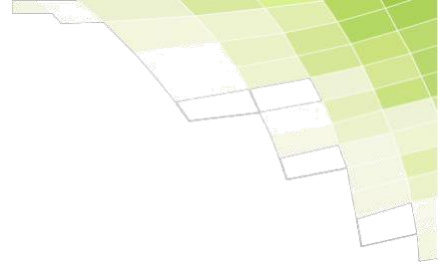
3.6 Authorized representatives of the firm shall initial every page of the RFP and no further questions will be taken or meetings held regarding this RFP until after the receipt of proposal/s, unless otherwise advised by CSCS.

3.7 Please ensure the bid declaration is a computation of total cost of the exercise.

3.8 All Proposers are welcome to make a visit to assess the premises prior to submitting an offer.



- 3.9 The subject matter of the information provided or gained in relation to this Request for Bid may contain valuable property rights of the Company. This information is to be treated in strict confidence by the Bidder and its employees and shall not be used except for the specific purpose of preparing and submitting a Bid. Upon receiving notice, unsuccessful Bidders shall return such information to the Company whose property it shall remain.
  
- 3.10 Submit response to CSCS in line with the milestone dates stated in section 2.9 above



**Part 2 Service Providers Response to This RFP**

**A. SERVICE PROVIDERS DECLARATION**

To:

**The Head, Internal Control,**

Central Securities Clearing System Plc.

13th Floor, Stock Exchange House,

2/4 Customs Street, Lagos, Nigeria.

Dear Sir/Ma,

**PROJECT TITLE: Facility Management Services**

We have read and have examined this Request for Proposal (RFP) document, Technical Requirements, Specifications, Guidance Notes and the terms and conditions issued with this Proposal. We offer completion of the works required against this RFP for the total price of:

.....  
..... (in Naira).

This price is further broken down into individual components as requested in this RFP.

This declaration confirms that this Proposal is tendered as a bona fide competitive offer to CSCS, and the information provided in the Service provider Information Questionnaire and Service provider Response to CSCS Statement of Requirements are fully accurate and complete.

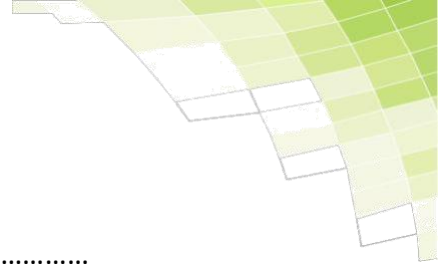
We, the undersigned further agree that if our offer in these documents is accepted by CSCS, the resulting contract, if any, shall be based on the CSCS Standard Terms and Conditions issued with this RFP (subject to any permitted variations attached to this RFP).

Signature .....

Date .....

Name .....

Job Title .....

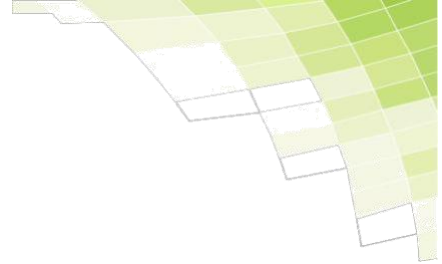


For and on behalf of .....

Address .....

Email .....

Telephone .....



## B. SERVICE PROVIDER INFORMATION QUESTIONNAIRE

To be eligible, bidders shall submit the documents below which will be considered under Preliminary Evaluation:

### 1. Organization Profile

<b>1.1 Registration &amp; Accreditation</b>	<b>Compliance Statement (Y/N)</b>	<b>Page Reference</b> Please refer to the page within your proposal indicating how compliance is met (Mandatory)	<b>Explanations</b> Supporting Compliance
<i>Business address</i>			
<i>VAT (Value Added Tax) Registration Number</i>			
<i>Valid Tax Clearance Certificate (where applicable)</i>			
<i>Certificate of Incorporation/Registration</i>			
<i>Submit Tax Clearance Certificate</i>			
<i>Attach Two Reference Letters</i>			
<i>Letter Confirming Banking Details</i>			
<i>Letter confirming email address where Purchase Orders and queries will be sent to.</i>			



## 2. Ownership & Financial Background

2.1 Financial-Related Information	Compliance Statement (Y/N)	Page Reference Please refer to the page within your proposal indicating how compliance is met (Mandatory)	Explanations Supporting Compliance
<p><i>Audited financial statements for the last two (2) years. (Unless previously provided within the last one year). The Audited Financial statements shall be submitted together with the signed Auditors Opinion.</i></p>			

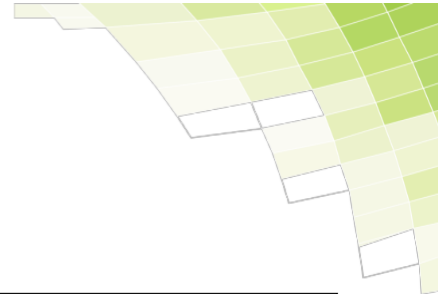
## 3. Track Record and Reference

3.1 Industry Experience	Compliance Statement (Y/N)	Page Reference Please refer to the page within your proposal indicating how compliance is met (Mandatory)	Explanations Supporting Compliance
<p><i>How many existing clients you have? Name your key clients</i></p>			
<p><i>Similar project undertaken in the past 5 years</i></p>			
<p><i>Details of any cancelled projects in the past</i></p>			

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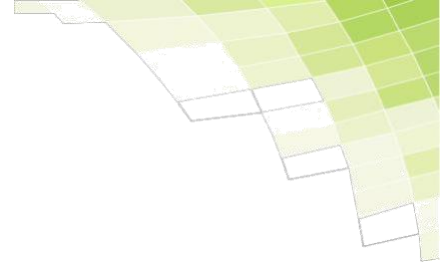
<b>3.2 Relationship with CSCS</b>	<b>Compliance Statement (Y/N)</b>	<b>Page Reference</b> Please refer to the page within your proposal indicating how compliance is met (Mandatory)	<b>Explanations Supporting Compliance</b>
<i>Product/services which you provide to CSCS (currently or previously)</i>			
<i>Value of your sales to CSCS for the past 3 years and by product/services</i>			

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<b>3.3 Client Reference</b>			
<b>(Please provide at least 3 clients for deals similar in nature to this RFP)</b>			
	<b>Company A</b>	<b>Company B</b>	<b>Company C</b>
<i>Names of companies which can provide reference to CSCS.</i>			
<i>Names &amp; job titles of contact person</i>			
<i>Contact details (email address, address, office number)</i>			

**Non-compliance with these requirements will result into disqualification of the bid at Preliminary Evaluation Stage and the Bidder shall not proceed to the Technical Evaluation Criteria.**



## C. STATEMENT OF REQUIREMENTS

### 1.0 INTRODUCTION

#### 1.1 Background

The Central Securities Clearing System (CSCS) Plc. was incorporated on July 29, 1992 as a Financial Market Infrastructure (FMI) for the Nigerian Capital Market. It was commissioned in April 1997 and commenced operations on April 14, 1997. On the 16th of May 2012, CSCS became a Public Liability Company (PLC) by a special resolution.

The Securities and Exchange Commission issued its license as an Agent for Central Depository, Clearing and Settlement of transactions in the Nigerian Capital Market. It operates a computerized depository, clearing, settlement and delivery system for transactions in securities in the Nigerian Capital Market.

CSCS facilitates the delivery (transfer of securities from seller to buyer) and settlement (payment of bought shares) of securities transacted on the approved Nigerian Exchanges. It enables securities to be processed in an electronic book entry form thereby substantially reducing the period it takes a transaction to commence and end.

CSCS has made visible strides in the Nigerian Capital Market and will continue to respond to the needs of the securities and commodities market to further enhance transparency and speedy settlement of transactions.

#### 1.2 Purpose of the Request for Proposal (RFP)

This Request for Proposal (“RFP”) is an invitation by CSCS to qualified firms to provide **Facility Management Services**.

Interested vendors are required to respond to each of the requirements as outlined in this RFP document clearly indicating the ability to meet the requirements. CSCS will then evaluate the various responses submitted and choose a preferred vendor.

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## 2.0 PROJECT OBJECTIVES AND SCOPE

### 2.1 Project Objectives

This Request for Proposal (“RFP”) is an invitation by CSCS to well-qualified vendors to provide **Facility Management Services**.

### 2.2 Project Scope

#### PROJECT SITE INFORMATION

- All the five (5) floors (1st, 12th, 13th, 14th and 15th floors) that CSCS occupies totalling 1,653.99 sq. metres at its Marina HQ in the Nigerian Stock Exchange Building.
- 5th Floor at Muktar El-Yakub Place, Central Business District Abuja

It is the Proposer’s responsibility to provide an appropriate level of on-site staffing as needed, provide appropriate tools necessary to provide **Facility Management Services**. Proposer’s services are to be compliant with all applicable regulatory requirements. The Proposer shall provide a staffing level that will provide the desired level of service. Staffing levels should include staff that are certified and proficient in the provision **Facility Management Services**. Additionally, service levels shall provide the ability to respond immediately to situations involving the health and safety of employees and/or the public, comfort and operational capability of office spaces.

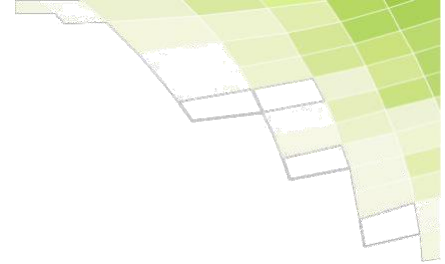
#### Services to Be Provided

The tasks mainly relate to providing CSCS with Facility Management services. The tasks are listed below:

- Control and management of environmental and safety issues relating to the Facility.
- Regular and routine inspection of the Facility; identification and rectification of defects in the Facility.
- Maintenance of electrical, mechanical and civil infrastructure
- Fire protection systems and maintenance.
- Occupant relations and interface management including handling and addressing all complaints associated with the use of the Facility.
- Carrying preventive, remedial and/or upgrade works, repairs and/or replacements required for the upkeep and improvement of buildings and their components.
- General cleaning services.
- Fumigation and waste disposal
- Any other service as CSCS may specify whether in general or in reference to a specific part of the Facility.

*\*Please note that this list is not exhaustive.*





### **3 Compliance to ISO 27001:2013 Standards**

The selected proponent will be required to show evidence of compliance with ISO 27001:2013 and other information security standards.

#### **D. FEE PROPOSAL**

Describe your proposed cost.

Specify which services are included in this compensation and which services would require additional fees.

#### **E. METHODOLOGY/DESCRIPTION OF THE ENGAGEMENT APPROACH**

In this section, the Bidder will provide a comprehensive description of how it will provide the required services. Information provided must be sufficient to convey to CSCS that the Bidder has enough understanding of the effort required to provide the requested services and that it has an approach, methodology and work plan to overcome possible challenges.

Your proposal should include, among others, the following:

##### **I. Documentation and description of related services**

At least 3 previous works of similar scope (provide references in the proposal)

Any other relevant documentation such as proof of competence for this type of engagement



## F. BID SECURING DECLARATION

### Bid-Securing Declaration

*[insert title and RFP number]*

**To:** *[insert: name and address of Entity]*

We, the undersigned, declare that:

We understand that, according to your conditions, bids must be supported by a Bid-Securing Declaration.

We accept that we, and in the case of a Joint Venture all partners to it, will automatically be suspended from being eligible for participating in bidding for any contract with you for the period of time of *[5 YEARS]*, in case of, and starting from the date of, breaching our obligation(s) under the bidding conditions due to:

(a) withdrawing our bid, or any part of our bid, during the period of bid validity specified in the Bid Submission Form or any extension of the period of bid validity which we subsequently agreed to; or

(b) Having been notified of the acceptance of our bid by you during the period of bid validity, (i) failing or refusing to execute the Contract Agreement, or (ii) failing or refusing to furnish the performance security, if required, in accordance with the Instructions to Bidders.

We understand this Bid-Securing Declaration shall expire if we are not the successful Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) twenty-eight days after the expiration of the period of bid validity.

If the submission of alternative bids was permitted, and in case we did submit one or more alternative bids, this Bid-Securing Declaration applies to these parts of our bid as well.

**Signed:** *[insert: signature of person whose name and capacity are shown below]*

**Name:** *[insert: name of person signing the Bid-Securing Declaration]*, in the capacity of *[insert: legal capacity of person signing the Bid-Securing Declaration]*

Duly authorized to sign the bid for and on behalf of: *[insert: name of Bidder]* Dated on \_\_\_\_\_ day of \_\_\_\_\_, 2021.

*[Add Corporate Seal (where appropriate)]*