ADDENDUM NO. 1

TEDER REFERENCE NO**: NSSF/RFP/MC/27/2025/26**

TENDER DESCRIPTION**: REQUEST FOR PROPOSAL (RFP) FOR FEASIBILITY STUDY, MASTER PLAN, INFRASTRUCTURE & PILOT-PHASE DEVELOPMENT FOR THE PROPOSED NSSF MAVOKO CITY THROUGH AN ENGINEERING, PROCUREMENT, CONSTRUCTION AND FINANCING CONTRACT**

The procuring entity (NSSF) hereby issue this addendum to clarify instruction to tenderers and respond to the request for clarifications made by the interested bidders.

The clarifications are as follows;

I. Invitation to tenders.

On page 4 of the RFP, the procuring entity wishes to clarify that item no 8 which states "This tender is subject to applicable preference schemes under relevant applicable law and prequalified bidders will be required to demonstrate how they intend to apply this in their submissions" Is **NOT APPLICABLE** as it duplicates item no 6.

II. Prequalified bidders.

This is an open RFP with no shortlisted and/or prequalified bidders. The word "prequalified bidders" wherever used in this RFP was referring to "Qualified bidders" and the following pages are amended herein (via issuance of an addendum) to eliminate the possible misinterpretation

- Invitation to Tender (Page 4)
- Item 1.2 Objectives (Page 8)
- Item 2.2.2 Engagement Structure (Page 9)

III. Extension of Tender Submission Date.

Interested bidders have requested for extension of tender submission date to allow for sufficient time to respond to the RFP. The Procuring Entity wishes to extend the tender submission period from **17th July 2026** to **18th August 2026 at 11.00am**.

IV. Requests for clarifications

Request 1:
clarification on:

1. Item 3.3 Financial and Commercial submission (Pg 18)
   The evaluation criteria include: Demonstration of Financial Capacity, Demonstration of Financial Performance, Details of Bidder's Primary Bankers. Request for proposals requiring interested bidders to include a **financial offer** as well, since the Evaluation Criteria for financial submission as stated above only mentions financial capabilities and performance

Response

1. **Bidders shall also submit a financial proposal in line with:**
   - **Invitation to Tender, Item 9**
     The Technical Proposal and Financial proposal are to be put in different envelops clearly marked "Technical Proposal" and "Financial Proposal".....

   - **Item 1.2 Objectives**
     The intention of this process is to identify EPC+F partner. The EPC+F partner must prove their ability to undertake the development through demonstration of financial and technical capacity. NSSF will provide land and partial funding of the proof-of-concept/starter phase for the project.

   - **Item 3.3 Financial and Commercial Submission**
     However, for purposes of clarity, the pre-feasibility study, viability analysis, concept master plan and project concept paper (including high-level budget/preliminary project financials for phased implementation) form part of the Technical submission and are intended to enable the Client identify the optimal value proposition(s) from the bidders who shall (if they qualify) proceed to Financial Evaluation in line with:

   - **Item 1.3 Scope of Works**
     Provision of developer services in the form of Engineering, Procurement, Construction and Financing (EPC+F) where the service provider is responsible, on a turnkey basis, to:
     a) At RFP stage, undertake and submit a pre-feasibility study, viability analysis, concept master plan and project concept paper (including

high-level budget for phased implementation) on how the Procuring Entity can realize maximum value from the property with a focus to both sustainability and 'future-proofing' of the development while leveraging on its location including proximity to JKIA and major transport networks

- **Item 3.2.2 (vi)**
  Bidders are required to submit a detailed concept design supported by pre-feasibility/market report and preliminary project financials of the proposed development on the plot.

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MANAGING TRUSTEE/CEO