

# **TOR FOR RENT VALUATION OF SOS CHILDREN'S VILLAGES KENYA MEDICAL CENTRE**

## **1. Introduction**

SOS Children's Villages in Kenya is a member of the SOS Children's Villages International (CVI) Federation. SOS Children's Villages in Kenya is a child-focused Non-Governmental Organization established in 1973 to provide care and support to children who have lost or are at risk of losing the care of their biological family.

The organization's vision is "No child should grow up alone" and its programmes are driven by the mission of "building families for children in need, helping them shape their own futures and sharing in the development of their communities". In this regard, the organization works to reduce poverty; increase access to quality education and decent work; reduce inequalities and build strong institutions as laid out in Sustainable Development Goals (SDGs) 1, 4,8,10 and 16.

This is done through programmes that are geared towards addressing the political, economic, health and social root causes that lead to high levels of child vulnerability and put families at risk of breaking down. The programmes focus on Alternative Care, Family Strengthening, Youth Empowerment, Education, Health Care and Advocacy. The mission of SOS Children's Villages Kenya is to build families for children in need, help them shape their own futures and share in the development of their communities.

## **2. Purpose and objective**

The purpose of this assignment is to engage a licenced property/business valuer who can undertake a **RENT** valuation of SOS Childrens Villages Kenya fully equipped medical centres (Nairobi – Buru Buru & Eldoret) .

### **Objectives:**

A detailed valuation of all medical equipment present in the facilities detailing their current status and value

- A detailed valuation of medical supplies ( to include drugs and other medical supplies)
- A detailed valuation of the facilities ( to estimate the rental income to be derived from each facility)

## **3. Expected outcomes/deliverables**

The expected deliverable will be to develop a detailed valuation report based on the above objectives to the management of SOS CV Kenya indicating how much rental income the medical facilities would rake in for the client on monthly/quarterly rent.

## **4. Criteria for Proposal Evaluation.**

Qualified and interested bidder shall submit a technical proposal addressing the services requested and detailing how they will meet SOS Children's Villages Kenya requirements. The proposal will be reviewed according to the following criteria;

Criteria	Marks ( 100)	
Technical approach.	60	
Personel Qualification	10	
Financial Proposal -Cost effectiveness of the proposal	30	

The **Technical Proposal** should not exceed five pages, and should demonstrate knowledge and understanding of the tasks set forth above as well as the firm(s) capability and capacity to perform the assignment. The technical proposal should include;

- In-depth description of the firms experience with assignments of a similar nature.
- Description of the methodology proposed in undertaking the assignment.
- Number of days for preparation and completion of the assignment.
- Copies of updated CV's of the Lead Consultant and the proposed team members who will be undertaking the assignments.

The following information is required as part of the technical proposal:

- Any information about the firm that presently or with the passage of time could impair the candidate's ability to provide the level of service required.
- Statement to certify that all the information provided in the bid is, to the best of the firm's knowledge, accurate and complete, and understand that any misleading or false information may result in disqualification of the firm at the sole discretion of SOS Children's Villages Kenya.
- References – listing previous contracts of similar nature, providing a brief description of each.
- Tax compliance certificate
- Requisite industry certification and registration
- Audited accounts for the past two years.

### Financial Proposal

The financial proposal shall be evaluated according to the price structure proposed and will account for 30% scoring of the total combined scoring. **Financial proposals** to be submitted in electronic form in Kenya Shillings (*KES*) in the format normally used by the interested firms It must provide sufficient details to allow cost comparison and assessment. The firm must, indicate the cost of;

- Consultant fees.
- Travel/transportation.
- Other direct costs.

### General Provisions

The bid is open for all Property Valuation firms.

## 5. Application Process

Qualified and Interested parties are invited to submit their bids for the assignment by **5th of May 2023**. Proposals received after the deadline will be rejected. A decision for contract negotiations will be taken within 10 working days, based on a technical and financial assessment of the proposals as outlined below.

Detailed technical and financial proposals to be submitted in the English language. Proposals to be submitted in soft copy only to the SOS CV Kenya Procurement department at the following address [nationaloffice.procurement@soskenya.org](mailto:nationaloffice.procurement@soskenya.org).

For any question or clarification, please contact us in writing through [nationaloffice.procurement@soskenya.org](mailto:nationaloffice.procurement@soskenya.org).

These are minimal specifications. Detailed budgets with clearly defined and descriptive cost notes are highly recommended. The financial proposal of the selected firm will be reviewed during contract negotiations to determine the final contract price. The contract will be drawn up during the negotiation stage.