CPF Fulfilling Lives | FINANCIAL SERVICES

EXPRESSION OF INTEREST (EOI) FOR FRAMEWORK AGREEMENT ON OPERATION OF INTERNET INFRASTRUCTURE FOR THE PROPOSED ANDERSON ESTATE ON LR. BLOCK 9/28 KISUMU MUNICIPALITY OFF NGUMBI/LUMUMBA ROAD PHASE I & II

Closing Date: 31st July. 2026

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1.0 Introduction

The Anderson Housing Project (often referred to as Anderson Park) is a major urban renewal initiative in Kisumu, Kenya, transforming one of the city's oldest residential estates into a modern, high-rise affordable housing complex. As part of this development, the project requires a robust internet and ICT infrastructure to support reliable, high-speed connectivity for residents and estate operations.

2.0 Objectives

The main objectives of this Expression of Interest are to:

- identify and prequalify competent firms for the following service:
  a) Installation of fibre optic backbone, structured cabling, Wi-Fi network, billing system and related infrastructure;
  b) Internet Bandwidth Supply;
  c) Operation and maintenance of the Internet Infrastructure including billing and collections;

- Ensure high network reliability and data security standards in internet infrastructure for the proposed project
- Facilitate reliable, scalable and future-proof connectivity solutions for the estate
- Prepare for a competitive procurement process by selecting qualified firms for the next RFP stage.

3.0 Scope of Work

The successful firm(s) shall be expected to undertake the following:

- Conduct site surveys and familiarize with the internet infrastructure designs tailored to the site.
- Supply, install and commission fibre optic cabling, routers, switches, Wi-Fi access points and all necessary components at own cost.
- Maintain and operate the project on a revenue share model with the developer after commissioning to recoup capex and make profit.
- Ensure all works comply with Communications Authority of Kenya (CA) regulations, safety standards, and international best practices.
- Provide user training, manuals, and maintenance plans.
- Ensure provision for future scalability of the internet infrastructure.

4.0 Infrastructure Requirements

The proposed internet infrastructure must incorporate:

- Fibre optic backbone connectivity to the estate (point of presence/last-mile link). (**To be provided by Supplier)**
- Structured cabling and Wi-Fi distribution to designated connection points per unit. (**To be provided by Supplier)**
- Firewalls, surge protection, redundant power supply (UPS/backup) and network security measures.
- Network monitoring, bandwidth metering, and intrusion detection systems.
- Integration capability with smart infrastructure (where applicable).
- Provision for equipment replacement, maintenance access, and emergency response.

5.0 Service Level Agreement (SLA)

The selected firm(s) shall enter into a **Service Level Agreement** detailing:

- Duration of installation and commissioning.
- Revenue share Model
- Performance and safety guarantees.
- Maintenance and support coverage.
- Warranty periods and obligations.
- Penalties for delays or service failures.
- Connection Time: Within 1 business day of request.
- Repair Time: Fault resolution within 1 hours; compensation required for delays.
- Response Time: 30 MINUTES.
- Support Access: 24/7 hotline, ticket system, or live chat.
- Escalation Matrix: Tier 1 – Helpdesk, Tier 2 – NOC, Tier 3 – Field Team.
- Reporting: Monthly performance dashboards and quarterly preventive maintenance logs.
- Customer Feedback: Biannual satisfaction survey and corrective action mechanism.

6.0 Specific Requirements

6.1 **Technical Capacity:** the bidder must demonstrate capacity and ability to supply bandwidth, operate and maintain internet infrastructure under the categories listed above.

6.2 **Financial Capacity:** the bidder must demonstrate the financial ability, capacity and experience in financing similar projects under the categories listed above.

6.3 Demonstrate capacity, experience and expertise in technical teams to undertake installation of the internet infrastructure, business case for operating the internet service, and management and operation of the network.

6.4 Demonstrate a resourcing plan for the project with complete organogram outlining relationships, decision making, and communication and reporting lines between all the project parties.

6.5 The bidder shall operate the facility on lease terms for an approximate period of five (5) years. However, the lease duration shall be subject to negotiation based on the cost of the internet infrastructure investment. Upon expiry of the lease term, the bidder shall unconditionally surrender the infrastructure to the developer.

7.0 EOI Preparation

7.1 Language of EOI Application

The EOI Application prepared by the Applicant, and all correspondence and documents related to the EOI Application, shall be submitted in English

7.2 EOI Application and Other Documents

Each Prequalification Applicant shall provide the following with its Prequalification Application:

I. A Prequalification Application form signed by the Applicant (or if the Prequalification Applicant is a Consortium, by the Lead Member) in the form provided in Annex 2.

II. The following legal documents and basic information:

a) Basic information on the shareholding structure (or equivalent document) of the Prequalification Applicant (or each member of a Consortium), as detailed in Annex 4, including up-to-date shareholders' certificate for each shareholder holding 10% or more of shares in the Prequalification Applicant (or each Consortium member) or equivalent corporate information (e.g. company shares registry) listing such shareholders and their respective shareholdings;
b) Up-to-date company memorandum, articles of association or incorporation and/or bylaws (or equivalent document) of the

Prequalification Applicant (or, if the Prequalification Applicant is a Consortium, such information as to each member); and

c) Valid extract of the Annual Company Return (or equivalent document) of the Prequalification Applicant (or, if the Prequalification Applicant is a Consortium, such information in relation to each member).

III. An Affidavit, in the form of Annex 6, confirming that the Prequalification Applicant or each member of the Consortium (in the event that the Prequalification Applicant is a Consortium): (a) is not in bankruptcy or liquidation proceedings; (b) has not been convicted of, fraud, corruption, collusion or money laundering, and is not aware of any pending prosecution, proceedings or legal action against it in such respect); and (c) is not aware of any conflict of interest or potential conflict of interest arising from prior or existing contracts or relationships which could affect its capability to comply with its obligations under in the Engineering, procurement, construction and finance agreement.

IV. If registered, a company's copy of current CR12 extract from registrar of companies.

7.3 Consortia Documents and Requirements

If the Prequalification Applicant is a Consortium, there must be a Lead Member who is duly authorized through a power of attorney, as described in Clause 9.4, by all other Consortium members to act on their behalf and proceed with the prequalification procedures. As of the Prequalification Application submission deadline indicated in Data Sheet Annex 1, it is prohibited to undertake any change in the structure/form or members of the Consortium without the prior written consent of CPF. A Prequalification Applicant wishing to qualify as a Consortium shall submit a written commitment, in the form of a letter duly executed by the legal representative of each Consortium member, which: a) Confirms each member's commitment to the Consortium; and b) Identifies the member that will assume the role of Lead Member on behalf of the other members, with the authority to commit all members.

7.4 Power of Attorney

If the Prequalification Applicant is a Consortium, each member of the Consortium shall authorize the Lead Member in signing the Prequalification Application documents. Such authorizations – duly notarized indicating that the person(s) signing the Prequalification Applications has/have the authority to sign – shall be provided with the Prequalification Application. If the Prequalification Applicant is a

company, the prequalification documents shall include a recent extract of the company's annual return, or equivalent evidence, indicating the person having the right to sign on behalf of the company. The prequalification documents shall be signed by that person or any other person officially authorized by him. Such authorizations – duly notarized by the Prequalification Applicant's bank – shall be provided along with the Prequalification Application.

8.0 Evaluation Criteria

There will be a two-stage evaluation process as outlined below;

8.1 Preliminary Evaluation of the EOI Applications

The EOI Evaluation Committee will examine each Application to determine whether it is complete, documents have been properly signed, and that it is generally in order. Any Application not in compliance with the submission requirements or documents may be subject to rejection by the Committee. Where the EOI Evaluation Committee deems it appropriate or necessary, it may request supplementary information or documentation from the Applicant (including each member of the Consortium) for determining the Applicant's eligibility for Pre-qualification. Whenever such request is made, the Applicant shall provide the requirements on the date specified by the Committee, failing which; the EOI Application may be subject to rejection.

8.2 Evaluation of EOI Applications

The applications will be evaluated by the EOI Evaluation Committee against four sections as follows:

1) Mandatory Requirements
2) Technical Capacity
3) Financial Capability

	Mandatory and Eligibility Criteria	**Pass/Fail**
A	Provide certificate of registration	
B	Provide current tax compliance certificate*	
	Technical Capability Criteria	
A	Detailed profile of firm/company	5 Points
B	Demonstrate the ability to supply, install and commission pre-operation internet	15 Points

	infrastructure in the form of methodology statement	
C	Financial Proposal For the Revenue Modalities with the developer	10 Points
D	Proof that the bidder has undertaken project(s) of similar nature through framework agreement or other Partnership arrangements.	15 Points
E	Recommendation letters from at least three (3) clients	15 Points
F	Provide the organization structure of the proposed project management team along with the profiles of key personnel in the organization. (Annex 9A)	20 Points
	Financial Capacity Criteria – Annex C	
A	Applicant shall demonstrate ability to raise equity for deployment to the Project to the extent of between KSh. 100 million to 500 million depending on project category. (Ksh. 50 Million and above – 15 Points) (Ksh 20 to 50 million – 5 Points) (Less than Ksh. 20 million – 0 Points)	15 Points
B	Demonstrate Annual Turnover of at least Ksh. 50 million over the past three (3) financial years of the entity	5 Points

The evaluation will be carried out on the basis of a scoring matrix on a scale of 100 points allocated based on the strength of the three points listed below: This evaluation will be enabled by an evaluation of score using a scale of 100 points allocated according to the quality, thoroughness and credibility of the Technical and Financial Capacity elements.

The available total points and relative weights for these sections are presented in the following table: There are 100 maximum possible points. Any features that Applicants wish to include over and above CPF stated requirements will not receive any additional points.

Only those Applicants who shall have an overall aggregate score of 70 points of the evaluated Technical and Financial Capability and a Pass on Mandatory Requirements, shall be considered as Prequalified, and shall be designated as a "Qualified Partner."

An Applicant whose Application is found not to be in compliance with the Criteria specified in Clause 9.2 and the other requirements in Clause 9, relating to the Criteria of the EOI, shall be designated as a "Non-Qualified Partner."

Annex 1 – EOI Data Sheet

1	**Project Name**	Expression Of Interest (EOI) For Framework Agreement on Operation of Internet Infrastructure in Anderson Housing
2	**Address for Submission of Expression of Interest**	**Laser Properties Services** **PO Box 28938-00200 Nairobi, 9th Floor, Pension Towers** **Loita Street** **info@laser.or.ke**
3	**Submission Deadline**	Submission Deadline will be on 24th April 2026 at 11:00AM, which will be the date on which the Opening Committee convenes to open Expression of interest Envelopes.

Annex1 (B) - Consortium summary sheet

	Requirements	
1	Indicate names of all the partners of the Consortium (Lead Consortium member and all the members.	
2	Consortium Member information	
3	Applicant's Authorized representative information	
4	Attach copies of original documents of -Letter of intent to form a consortium or consortium agreements	

Annex 2 - Prequalification Application Form

EXPRESSION OF INTEREST (EOI) FOR FRAMEWORK AGREEMENT ON OPERATION OF INTERNET INFRASTRUCTURE IN ANDERSON ESTATE

Date:

Laser Properties Services
PO Box 28938-00200 Nairobi, 9th Floor, Pension Towers
Loita Street
info@laser.or.ke

Pursuant to the Invitation for Expression of Interest dated ……., [*Name of Prequalification Applicant/Lead Member*] hereby submits this Prequalification Application for the participation in the tender for Proposed real estate developments by Laser Properties Services, in conformity with the Instructions to Prequalification Applicants.

We confirm our interest in bidding for development at Cost of Ksh……. and operating for …….. years to recoup investment (as Option 1), and Cost of Ksh……. For Supply & Operation only with Profit sharing ratio of ….. (as Option 2)

[*Name of Prequalification Applicant /Lead Member*] hereby confirm that I:

I. Agree to comply with all the bidding rules, laws and regulations governing the tender as issued by the relevant authorities from time to time.
II. Accept the right of the Prequalification committee to:
    a) Request additional information reasonably required to assess the application;
    b) Amend the procedures and rules or any clarifications thereof; and
    c) Extend or amend the time schedule of the prequalification and the tender.
III. Accept the exclusive application of Kenyan law with respect to the tender process.

I [Name of Prequalification Applicant/Lead Member] hereby represent and warrant that, by virtue of this Prequalification Application and as of the date of this letter, all of the information submitted in the Prequalification Application, including the enclosed forms and documents, are accurate in all respects.

Attached to this Prequalification Application are the following documents:

I. Power of Attorney (Annex 3);
II. Basic Information Form (Annex 4);
III. Project Management Capability Form (Annex 9);
IV. Audited Financial Statements (Annex 5);
V. Affidavit (Annex 6); and
VI. Other documents required in Clause 3 of the Instructions to Prequalification Applicants.
VII. Parent company letter of support (Annex 10) if applicable

I, [*Name of Prequalification Applicant / Lead Member*], hereby designate _ as our individual representative for receiving notices in respect of the prequalification and the tender at the following address, telephone and facsimile numbers and email address:

[*Representative's address, telephone, facsimile numbers, and email address*]

Dated this day of , 2026

[Signature]

In the capacity of
[Position]

Authorized to sign this Prequalification Application of

[Name of Prequalification Applicant/Lead Member]

Annex 3 (A) - Format of Power of Attorney for Appointing the Lead Consortium Representative/Member

(Each firm to designate LCM on separate sheet)

POWER OF ATTORNEY FOR APPOINTING LEAD CONSORTIUM REPRESENTATIVE /MEMBER

THE REPUBLIC OF KENYA IN THE MATTER OF OATHS AND STATUTORY DECLARATIONS ACT CAP 15 LAWS OF KENYA AFFIDAVIT BY THIS POWER of Attorney made on this …… day of …… 2025, We ……(name of Company)…….. of P.O Box ……(address)…….., Nairobi; ……(name of Company)…….. of P.O Box ……(address)…….., Nairobi, ……(name of Company)…….. of P.O Box ……(address)…….., Nairobi, ……(name of Company)…….. of P.O Box ……(address)…….., Nairobi, ……(name of Company)…….. of P.O Box ……(address)…….., Nairobi, being partners in the Consortium do hereby jointly, severally and irrevocably appoint ……(Name of the Lead Bidder)…….. of P.O Box …….. Nairobi to be the Lead Bidder and our lawful attorney to act for us in our name and on our behalf to execute all or any of the acts and things specified hereunder: -

To append their signature and or initials on our behalf on the respective pages of the Bidding Document: EXPRESSION OF INTEREST (EOI) FOR FRAMEWORK AGREEMENT ON OPERATION OF INTERNET INFRASTRUCTURE FOR ANDERSON HOUSING.

In witness whereof, we …….. have today executed this DEED on this …… day of …… 2026.
SEALED with the Common seal of the said Donor
……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

SEALED with the Common seal of the said Donor

……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

SEALED with the Common seal of the said Donor
……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

SEALED with the Common seal of the said Donor
……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

SEALED with the Common seal of the said Donor
……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

Annex 3 (B) - Format of Power of Attorney for Appointing Authorized Representative

POWER OF ATTORNEY FOR APPOINTING AUTHORIZED REPRESENTATIVE
REPUBLIC OF KENYA SPECIAL POWER OF ATTORNEY

BY THIS POWER of Attorney made on this …… day of ……. 2026, we …….. of P.O Box ……., Nairobi in the Republic of Kenya do hereby appoint …….. and …….. of P.O Box …….. Nairobi to be our lawful attorney for us in our name and on our behalf to execute all or any of the acts and things specified hereunder:-

To append his signature and or initials on our behalf on the respective pages of the Bidding Document EXPRESSION OF INTEREST (EOI) FOR FRAMEWORK AGREEMENT ON OPERATION OF INTERNET INFRASTRUCTURE FOR ANDERSON HOUSING

In witness whereof, we …….. have today executed this DEED on this …… day of ……. 2026.

SEALED with the Common seal of the said Donor
……(Name of the Company)……
In the presence of }
Director }
Director/Secretary }
_____ }
Commissioner for Oaths

Annex 4 - Basic Information Form- Applicants

1.

Name:

a) Country of incorporation:
b) Address of the corporate headquarters and its branch office(s), if any, in Kenya:
c) Date of incorporation and/ or commencement of business:
d) Project Category
e) EOI Reference No.

2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:
3. Details of individual(s) who will serve as the point of contact/ communication for Laser Properties
Financial Services:
Name:
(a) Designation:
(b) Company:
(c) Address:
(d) Telephone Number:
(e) E-Mail Address:

4. Particulars of the Authorized Signatory of the Applicant:
(a) Name:
(b) Designation:
(c) Address:
(d) Phone Number:
(e) Fax Number:

5. In case of a Consortium:
(a) The information above (1-4) should be provided for all the Members of the Consortium.
(b) A copy of the Joint Deed Agreement, as envisaged in Clause 8.3.5(g) should be attached
to the Application.
(c) Information regarding the role of each member should be provided as per table below:

Sl. No.	***Name of Member***	***Role****	***Percentage of equity in the***

		{Refer Clause 8.3.5(d)} $	*Consortium {Refer Clauses 8.3.5(a), (c) & (g) }*
1.			
2.			
3.			
4.			

* The role of each Member, as may be determined by the Applicant, should be indicated in accordance with instruction 4 at Annex-4.

(d) The following information shall also be provided for each Member of the Consortium:

Name of Applicant/ Member of Consortium:

No.	*Criteria*	*Yes*	*No*
1.	*Has the Applicant/ constituent of the Consortia been barred by the Government, or any entity controlled by it, from participating in any project (BOT or otherwise).*		
2.	*If the answer to 1 is yes, does the bar subsist as on the date of Application?*		
3.	*Has the Applicant/ constituent of the Consortia paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalized due to any other reason in relation to execution of a contract, in the last three years?*		

6. A statement by the Applicant and each of the Members of its Consortium (where applicable) or any of their Associates disclosing material non-performance or contractual noncompliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below (Attach extra sheets, if necessary):