



MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

INTERNATIONAL COMPETITIVE BIDDING TENDER ADVERTISEMENT

The Government of Kenya, through the State Department for Housing and Urban Development, is implementing the Affordable Housing Programme (AHP) with an ambitious target of 200,000 housing units annually and a cumulative total of 1,000,000 units over the next five years. This transformative national priority not only seeks to provide dignified, affordable homes to Kenyan citizens but also to drive industrialization, create high-quality jobs, and achieve manufacturing independence in critical building components.

To support this scale, the State Department is procuring the following Mechanical, Electrical and Plumbing (MEP) equipment through a single-category, national-level Framework Agreement (FA) for a maximum duration of three (3) years (extendable with mutual consent where performance is satisfactory). The FA will establish a ranked panel of pre-qualified suppliers (minimum 7, maximum 12 responsive tenderers) for the manufacture, assembly, delivery, installation, testing, commissioning, and subsequent 10-year post-Defects Liability Period maintenance for various sites spread throughout all regions of the Republic of Kenya.

No fixed regional packages, pre-determined geographical allocations, or guaranteed minimum quantities will be established at the tender stage. Instead, the Framework Agreement creates a flexible national panel from which the Procuring Entity shall issue multiple call-off contracts strictly as and when sites become ready and funding is approved. Each call-off shall be awarded sequentially according to actual operational needs using either;

- 1) direct call-off to the highest-ranked available panel member at the original tendered unit rates (the default and preferred method for speed and efficiency where specifications and delivery schedules remain substantially unchanged), **or**
- 2) mini-competition among all available and capable panel members (minimum three invited) whenever the call-off involves large quantities, special technical requirements, significant lead-time variations, or the highest-ranked supplier is unavailable or at capacity.

In all cases, pricing for every call-off shall be determined exclusively by applying the original tendered unit rates and prices contained in the Framework Agreement, thereby ensuring full transparency, value for money, equal treatment of panel members, and strict compliance with the Public Procurement and Asset Disposal Act, 2015 and its Regulations.

The Affordable Housing Programme creates a predictable, multi-year market, while the inclusion of a mandatory 10-year maintenance obligation and the requirement for local assembly or manufacturing within 24 months encourages substantial investment in Kenya's Special Economic Zones (SEZs) and Export Processing Zones (EPZs). This Framework Agreement therefore offers suppliers a unique opportunity to participate in one of East Africa's largest housing and industrialization initiatives, fostering employment, skills transfer, domestic supply-chain development, and long-term technological independence in critical MEP installations.

The Government of Kenya therefore through the Ministry of Lands, Public Works, Housing and Urban Development, State Department for Housing and Urban Development, invites tenders from interested eligible tenderers for the following:

S/ No	Project Description	Tender No.	Method
1.	PROPOSED MANUFACTURE, ASSEMBLY, DELIVERY, INSTALLATION & MAINTENANCE OF PASSENGER LIFTS FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0076/2025-26	OPEN
2.	PROPOSED MANUFACTURE SUPPLY & INSTALLATION OF SOLAR STREET LIGHTING FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0063/2025-26	OPEN
3.	PROPOSED MANUFACTURE, ASSEMBLY, DELIVERY INSTALLATION & MAINTENANCE OF SMARTV & CCTV SYSTEM FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0067/2025-26	OPEN
4.	ROPOSED MANUFACTURE AND DELIVERY OF MEDIUM & LOW VOLTAGE SWITCHBOARDS & DISTRIBUTION BOARDS FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0068/2025-26	OPEN
5.	PROPOSED MANUFACTURE, SUPPLY & INSTALLATION OF STANDBY DIESEL GENERATOR FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0066/2025-26	OPEN
6.	PROPOSED MANUFACTURE, ASSEMBLY, DELIVERY, INSTALLATION & MAINTENANCE OF WASTE WATER TREATMENT PLANTS FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0074/2025-26	OPEN
7.	PROPOSED MANUFACTURE, ASSEMBLY, DELIVERY, INSTALLATION & MAINTENANCE OF WATER TANKS FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0072/2025-26	OPEN
8.	PROPOSED SUPPLY AND DELIVERY OF SANITARY WARE FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0075/2025-26	OPEN
9.	PROPOSED MANUFACTURE, ASSEMBLY, DELIVERY, INSTALLATION & MAINTENANCE OF PUMP SETS FOR THE AFFORDABLE HOUSING PROGRAM UNDER FRAMEWORK AGREEMENT	SDHUD/784/0071/2025-26	OPEN

1. Interested eligible Tenderers **MUST** be duly registered on the Electronic Government Procurement system (e-GPs).
2. Tendering will be conducted under an open International competitive tendering method using a standardized tender document and is open to all qualified and interested Tenderers.
3. Prospective tenderers can access the tender documents from the Electronic Government Procurement System (e-GPs) <https://egpkenya.go.ke/> **free of charge**. All enquiries and clarifications should be sent via <https://egpkenya.go.ke/>
4. Completed tenders must be submitted electronically through the e-GP system on or before the stated dates in the e-GP tender notice.
5. Tenders will be opened immediately after the deadline date and time specified in the e-GP tender notice. Tenders will be publicly opened electronically in the presence of all bidders' designated representatives who choose to attend at **State Department for Housing and Urban Development Boardroom, located at Ardh House, 6th Floor "Wing B"**.
6. Late tenders will be rejected.
7. No bids will be accepted in the tender box.

Note:

The cancellation is necessitated by the intent to improve the tendering process arising from the various clarifications and concerns received from prospective bidders notably to capture manufacturing period for 10 years. Accordingly, therefore and to give better understanding to the potential bidders on the AHP Program, there will be a briefing conference to highlight the improvements in the process which will be anchored in the right framework once the new bids are advertised. A link will be posted in the State Department website <https://housingandurban.go.ke/> on Wednesday 25th February 2026.

Head Supply Chain Management Services
For: The Principal Secretary
State Department for Housing and Urban Development.
P.O. Box 30119 -00100 NAIROBI, KENYA