



# MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

## INTERNATIONAL COMPETITIVE BIDDING TENDER ADVERTISEMENT

### MECHANICAL, ELECTRICAL AND PLUMBING TENDERS

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 ten (10) 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/SPPM/001/2025-26	Open International
2.	Proposed Manufacture Supply & Installation of Solar Street Lighting for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /002/2025-26	Open International
3.	Proposed Manufacture, Assembly, Delivery Installation & Maintenance of SMATV System for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /003/2025-26	Open International
4.	Proposed Manufacture and Delivery of Medium & Low Voltage Switchboards & Distribution Boards for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /004/2025-26	Open International
5.	Proposed Manufacture, Supply & Installation of Standby Diesel Generator for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /005/2025-26	Open International
6.	Proposed Manufacture, Assembly, Delivery, Installation & Maintenance of Waste Water Treatment Plants for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /006/2025-26	Open International
7.	Proposed Manufacture, Assembly, Delivery, Installation & Maintenance of Water Tanks for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /007/2025-26	Open International
8.	Proposed Supply and Delivery of Sanitary Ware for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /008/2025-26	Open International
9.	Proposed Manufacture, Assembly, Delivery, Installation & Maintenance of Pump Sets for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /009/2025-26	Open International
10.	Proposed Manufacture, Assembly, Delivery Installation & Maintenance of CCTV System for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /010/2025-26	Open International
11.	Proposed Drilling, Equipping, Testing and Commissioning of Boreholes for the Affordable Housing Program under Framework Agreement	SDHUD/784/ SPPM /011/2025-26	Open International

1. Prospective tenderers can access the tender documents from the State Department's website [www.housingandurban.go.ke](http://www.housingandurban.go.ke) or the Public Procurement Information Portal (PIIP) <https://tenders.go.ke> free of charge. Bid documents will be available for download as from **Thursday 2<sup>nd</sup> April 2026**. Tenderers who download the tender documents from the website and are required to provide their details by registering with the Supply Chain Management Office, located at **Ardhi House 6<sup>th</sup> Floor Wing B, 1<sup>st</sup> Ngong Avenue**, during normal working hours. All enquiries and clarifications should be sent via email to: [procurement1@housingandurban.go.ke](mailto:procurement1@housingandurban.go.ke).
2. Completed Tender documents enclosed in plain sealed envelopes and clearly marked with the **Tender Number and Tender Description** shall be delivered to the address below and/or be deposited in the Tender Box located on the **6<sup>th</sup> Floor, Ardhi House, 1<sup>st</sup> Ngong Avenue** so as to be received on or before **30<sup>th</sup> April, 2026 at 9:00 am**. Bulky documents shall be delivered and Registered at the Office of the Head, Supply Chain Management Services Ardhi House 6th Floor, Wing B.
3. Tenders will be opened immediately thereafter at State Department for Housing and Urban Development **Boardroom, located at Ardhi House, 6<sup>th</sup> Floor "Wing "B"**, in the presence of tenderers or their representatives who choose to attend. **Late tenders shall be rejected.**
4. The State Department for Housing and Urban Development may cancel the tender proceedings at any time before award. Clarifications and addendums related to this notice shall be posted on the State Department's website [www.housingandurban.go.ke](http://www.housingandurban.go.ke).

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