

Section 0. Notice of Invitation to Tender

SIMAU

BENINREVELE

SECTION 0. NOTICE OF INVITATION TO TEND

International Open Invitation to Tender (IOT)

REAL ESTATE AND URBAN DEVELOPMENT COMPANY (SIMAU)

CONSTRUCTION WORKS FOR AN INTERNATIONAL-CLASS TEMPERATURE-CONTROLLED LOGISTICS SERVICES FACILITY (TCL) AT THE FUTURE GRAND NOKOUE AGRI-FOOD CENTER IN ABOMEY - CALAVI

AAOI NOCK./SIMAU/DG/DJ/DO/DMA/RA

POD Meet Enaprint Urbain

INALAational

Procedure Identification: International Open Invitation to Tender

1. This Notice of Invitation to Tender follows the Procurement Plan adopted by the Board of Directors of the Real Estate and Urban Development Company (SIMAU) on November 22, 2025
2. The Société Immobilière et d'Aménagement Urbain (SImAU) is mandated by the Beninese government to lead the project to design, supply, and build a world-class temperature-controlled logistics (TCL) facility at the future Grand Nokoué Agri-Food Hub.
3. To this end, SImAU is soliciting bids from eligible candidates who meet the required qualifications to carry out the construction work on a world-class temperature-controlled logistics (TCL) facility at the future Grand Nokoué Agri-Food Hub in Abomey-Calavi.

This project is part of a strategic approach to developing agri-food infrastructure and strengthening the cold chain in Benin, in order to optimize local production, consumption, and export of perishable products

The facility will include packaging areas for various agricultural products (pineapples, tomatoes, leafy greens, etc.), a fumigation unit compliant with international health standards, and a logistics system promoting exports, particularly via air transport.

Located in Abomey-Calavi, within the grounds of the future Grand Nokoué Wholesale Market, on an area of 1.5 hectares, this infrastructure will contribute to improving the quality and competitiveness of Beninese agricultural products, optimizing the supply chain, and reducing post-harvest losses

Section 0. Call for Tenders

4. The qualification requirements are:

a) For existing companies

Technical capacity and experience:

Be a company specialized in the fields of Civil Engineering, Buildings and Public Works, justified by the Trade Register or the statutes;

Have no history of non-performance of a contract over the last five (05) years (2020, 2021, 2022, 2023 and 2024) justified by the ANT2 form, dated, signed and stamped;

Have actually executed as a contractor or subcontractor over the last ten (10) years (2015 to 2024) at least one (01) construction contract for logistics or industrial works and infrastructure for a minimum amount of five billion (5,000,000,000) CFA francs; or two (02) similar contracts for a minimum amount of two billion five hundred million (2,500,000,000) CFA francs each.

This experience must be supported by certificates of successful completion accompanied by their contract (cover page, signature page, and pages showing the amount) or acceptance reports, signed by the project owners or their representatives (public administration, state or mixed companies or offices, representations or international organizations), or any other legal entities under private law.

Only the amounts excluding VAT of the contracts completed will be considered to determine the volume of work performed.

Amenagem

These contracts must be performed satisfactorily and substantially completed. The work in these contracts must be similar to the work in question. Similarity will relate to physical size, complexity, methods/technologies, or other characteristics as described in the technical specifications.

Have key personnel whose profiles, qualifications, and experience comply with those indicated in point 5 of subsection C. Evaluation and Qualification Criteria;

Have the material resources necessary for the performance of the contract, the details of which are indicated in point 6 of subsection C. Evaluation and Qualification Criteria;

Financial capacity:

Have achieved an average annual turnover from construction activities over the last five (05) years (2020, 2021, 2022, 2023 and 2024) of at least five billion (5,000,000,000) CFA francs, in accordance with the requirements of criterion 3.2 of the qualification criteria table and justified by the financial statements established in the forms set out in Appendix A-3-2;

Have access to financing such as liquid assets, lines of credit, other than the possible start-up advance, up to one billion (1,000,000,000) CFA francs, justified by a certificate from a bank or financial institution approved in the Republic of Benin or having a correspondent in Benin.

b) For start-up companies and those that have not yet been in existence for three (03) years

Technical capacity and experience:

Be a company specializing in the fields of Civil Engineering, Buildings and Public Works, as justified by the Trade Register or the statutes;
Section 0. Notice of Call for Tenders

Not have a history of non-performance of a contract during the years of existence, justified by the ANT2 form, dated, signed, and stamped;

Have key personnel and management staff whose profiles, qualifications, and experience comply with those indicated in point 5 of subsection C. Evaluation and Qualification Criteria;

Real Estate at the Urban Household Point

Have the material resources necessary for the performance of the contract. LokGFS CONTROL DES MARCHER 6 of subsection C. Evaluation and Qualification Criteria

Financial capacity:

LANCE Not advance of

Have access to financing such as liquid assets, lines of credit, and other possible start-up funds, up to one billion (1,000,000,000) CFA francs, supported by a certificate from a bank or financial institution approved in the Republic of Benin or having a correspondent in Benin;

Provide the opening balance sheet bearing the company's stamp for start-up companies and those that have not yet been in existence for three years, and the financial statements for their years of existence;

Provide professional risk insurance in the original from an insurance institution approved in the Republic of Benin for a minimum amount equal to nine billion (9,000,000,000) CFA francs.

See the Tender Documents for detailed information.

5. The project implementation period is sixteen (16) months

6. The procedure will be conducted through international competition using an International Open Call for Tenders (IOTT) as defined by the Procurement Procedures adopted by the SIMAU Board of Directors, and open to all interested candidates.

7. Interested candidates may obtain information and review the documents free of charge or may obtain the complete tender documents against a non-refundable payment of three hundred and fifty thousand (350,000) CFA francs from the SIMAU Secretariat, Tel (+229) 01-21-31-54-01, email: procurement@simaubenin.com: NSIA Assurance Building in Cotonou every working day from 8:00 a.m. to 12:30 p.m. and from 2:00 p.m. to 5:30 p.m. (GMT +1) starting 24 cunil 25

Payment will be made by bank transfer or deposit into SIMAU's ECOBANK account (account no. BJ062 01001 110430260001 75), with the subject line: "PURCHASE DAO TCL OF THE AGRO-FOOD CENTER"

The tender documents will be immediately provided to interested candidates upon submission of proof of payment. They will then have access to the entire file online in a Data Room, a shared SharePoint folder

8. A preparatory meeting with all interested candidates will take place via videoconference using a Microsoft Teams link, which will be communicated later, on Tuesday, May 2, 2025, starting at 10:00 a.m. (GMT+1). A group visit to the construction site will be organized by SImAU on Tuesday, May 28, 2025, at 10:00 a.m. (GMT+1). The meeting point for participants in this visit will be specified during the preparatory meeting.

9. Tenders must be written in French and submitted exclusively electronically (online submission only in the dedicated Data Room) no later than Tuesday, May 2, 2025, at 10:00 a.m. (GMT+1).
Section 0. Notice of Invitation to Tender

10. The digital version must include all editable files of the DQE and BPU in completed Excel and PDF.

11. Tenders that do not arrive by the date and time indicated above will be rejected outright.

12. World: 06/24/2025 The opening of bids will take place on the same day, i.e., Monday at 10:30 a.m. (GMT+1) in the SImAU meeting room, 56th floor of the NSIA Building, 1066 Boulevard Saint Michel, opposite the Artisanal Promotion Center (CPA), Gbégamey District, Cotonou, Benin.

Tenderers who wish to do so are invited to attend by videoconference. Company

13. Bids must include a bid security in the amount of eighty million (80,000,000) CFA francs issued in accordance with the procedures prescribed by IC 20.2 of the Instructions to Candidates.

PROPER CONTRACT CONTROL

14. Bids must remain valid for a period of one hundred and twenty (120) calendar days from the submission deadline. CER

Cotonou, 04/24/2025

For the Contracting Authority, The Director of Procurement and Supply,

SIMAU

RCCM Real Estate and Urban Development Company RB/COT/1710569

Ulrich AVOKRO

Purchasing Manager - Works, in charge of the interim

[Notice](#)

