
*EXPRESSION OF INTEREST TO PROVIDE
PROPERTY ACQUISITION SERVICES TO THE
NIGERIAN BOTTLING COMPANY LIMITED WITH
REGARDS TO THE PROPOSED ACQUISITION OF
PLOTS 1296 & 1296A, IDU INDUSTRIAL AREA,
ABUJA, NIGERIA.*



SITECH ENGINEERING LIMITED

Property & Facility Management. Construction Services. Engineering Consultants.

Contents

INTRODUCTION 3

HISTORY & PHILOSOPHY 3

OUR VISSION: 4

OUR MISSION: 4

COMPANY INFORMATION 5

 PRINCIPAL ACTIVITIES 5

 REGISTRATIONS..... 5

 DIRECTORS 5

OUR ORGANISATION STRUCTURE:..... 6

 OUR MANAGEMENT TEAM:..... 6

 BUILDING PROJECTS..... 7

 FACILITY MANAGEMENT PROJECTS 7

 GEOTECHNICAL INVESTIGATION PROJECTS..... 8

 OUR PEOPLE 9

 SCOPE OF SERVICES AND SCALE OF FEES..... 10

INTRODUCTION

Sitech Engineering Limited established on 6th June 1989, has played a leading role as consultants in the areas of Soil Mechanics & Foundation engineering related field. We further ventured into the construction and property management industry where we have carried out a series of property acquisition, contract negotiation and asset management advisory services with several clients all over Nigeria.

The firm's area of specialization and available techniques, such as: -

- * Property Identification and selection
- * Property acquisition and disposition
- * Due diligence and negotiations
- * Asset and property Management advisory
- * Geotechnical investigation techniques
- * Designing and construction of buildings
- * Modification and Renovations of existing structures
- * Project management
- * Facility Management

HISTORY AND PHILOSOPHY

Sitech Engineering Limited began as a Geotechnical Consultant in 1989, with the main objectives of providing Geotechnical Engineering and Laboratory Services to Civil Engineering, Structural, Architectural Consulting Firms, Building and Civil Engineering Contractors, Foundation Specialist and building material industries. Over the years the company has undertaken many challenging projects and accumulated skills, know-how and experience in design and build solution, project management services, building trades and related engineering works.

Our progression in becoming a Property Management Service provider has been achieved over 10 years of strategic planning and development. Sitech Engineering Limited has mastered the functions of asset identification and selection processes by determining opportunities for the ever-changing needs of our clients and as such we provide a range of due diligence services.

Our knowledge and understanding of physical property, compliance, legislation, demographics, and property law enables us to carry out and interpret preliminary research and investigations.

Outfitted with the necessary in-house infrastructure and resources, Sitech offers high caliber services to meet the highest expectation of their customers and clients within the commercial, residential, hospitality, industrial and retail industry.

Our objective is to provide our client with a “I am assured” experience when we are chosen to execute their projects, our emphasis on clear communication and follow through procedures ensure that our client’s objectives are top priority in the planning and execution of all our processes.

Our property, Project management and Execution philosophy is:

- Create detail schedule and resources plan to meet client’s project objective,
- Communicate clearly with all project stakeholders,
- Track project progress and fine-tune deviations,
- Supervise closely on quality of work done,
- Complete and commission the project on time.

We take pride in our delivery, thus our clients can always be assured that only the most experienced and qualified people are serving them, all the time.

OUR VISSION:

To become a most respected corporate with exemplified professionalism, efficiency and ethical value, creating a highly challenging and techno-savvy work environment for enhancing customer satisfaction.

OUR MISSION:

To be a leader in every business, with investment in advance technology, equipment, people and to provide products and services that ensure high standard of customer satisfaction through well established systems and management process.

Sitech proudly delivers their services effectively to the satisfaction and delight of their customers. Their highly efficient staff and employees work around the clock to provide the best professional service in the field of facility management and technical maintenance by delivering reliable, prompt, professional services to its strategic partners. At Sitech, the client’s time is prioritized and the employees work efficiently to meet the deadlines.

COMPANY INFORMATION

Registration No: RC. 132307
Incorporated Date: 06th June, 1989
Address: No 12A Nuhu Bamalli Close,
Off Gwaman Road, Kurmin Mashi,
P.O.Box 10780,
Kaduna City, Kaduna State, Nigeria.
Tel: +2348033500534, +2347036973435
Email Address: sitechn@yaho.com, sitechenginneering@gmail.com
Website: www.sitech-engineering.com.ng

PRINCIPAL ACTIVITIES

Property Managers
Project Management
Geotechnical Consultants,
General Contractors (Building Construction including major Upgrade Works)

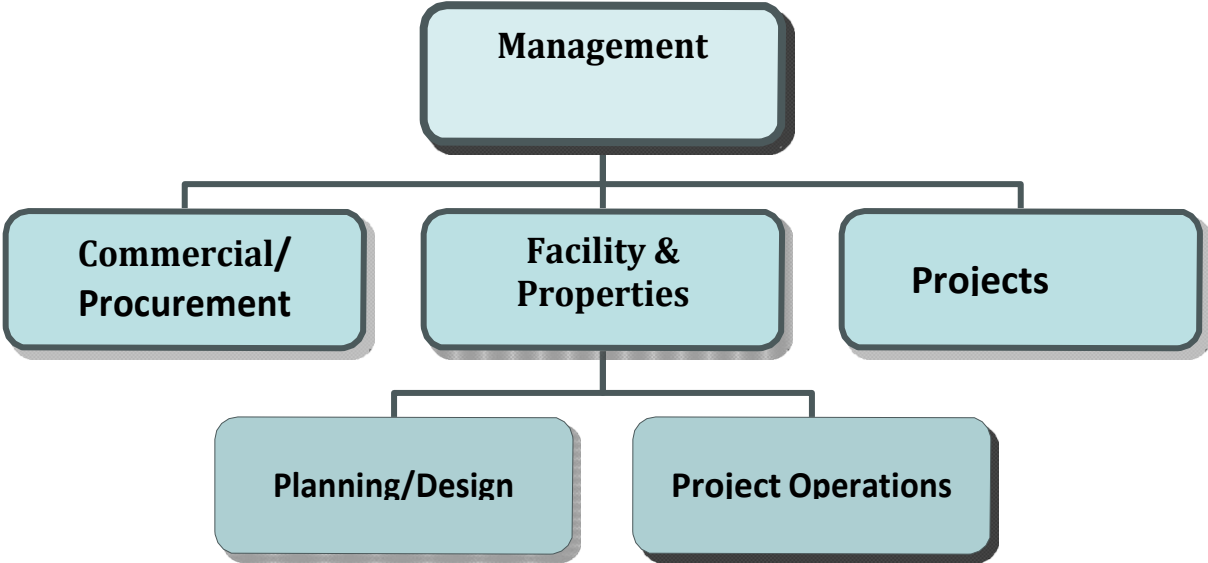
REGISTRATIONS

The Nigerian Society of Engineers (NSE)
The Council for the Regulation of Engineering in Nigeria (COREN)
Association of Consulting Engineers (ACE)
International Facility Management Association (IFMA)

DIRECTORS

Engr. Mudashir Shittu (MNSE, COREN)
Arch. Ahmed Shittu (M.Arch, FMP)

OUR ORGANISATION STRUCTURE:



OUR MANAGEMENT TEAM:

The business is driven by our working directors, collectively they accumulated more than 20 years of work experience in the building industry. They are involved in the business development, procurement, project management and administration of the company.

The management team proactively gathers feedback, identifies changes in business environment, reviews work processes and communicates key learning points and company policy to all staff at regular meetings.

BUILDING PROJECTS

Date	Projects	Type	State
2012	Renovation of Hospital and Class room complex under Sure-P	Construction & Renovation	Adamawa
2013	Developments and plans of several private and public residential complexes across Nigeria.	Construction & Renovation	
2013	Renovation of private residents at Prince & Princess, Asokoro, Maitama.	Construction & Renovation	Abuja
2013	Renovation and rehabilitation Naval headquarters conference room, Abuja.	Construction & Renovation	Abuja
2014	Renovation and rehabilitation of various complex within NDC (National Defence College Abuja) – Sub Contracted.	Construction & Renovation	Abuja
2014	Design and build of various residential complex	Construction & Renovation	Kaduna & Kwara
2015-2017	Renovation of various Health care centers in Kaduna and Benue State under Center for integrated health program (CIHP).	Construction & Renovation	Kaduna & Benue
2018	Renovation and modification of Airtel Zonal Offices	Construction & Renovation	Kaduna & Sokoto
2018	Construction of Warehouse complex for Tomato Jos Farming and Processing Limited	Construction & Renovation	Kaduna

PROPERTY MANAGEMENT PROJECTS.

Date	Projects	Type	State
2013	Maintenance and Facility Management of private residents at Prince & Princess, Asokoro, Maitama.	Facility Management	Abuja
2014	Management of entire complex within NDC (National Defence College Abuja)	Facility Management	Abuja
2014	Facilities Management of various residential complex in Kaduna and Kwara State.	Facility Management	Kaduna & Kwara
2015-2017	Property Managers for various Health care centers in Kaduna and Benue State under Center for integrated health program (CIHP).	Property Management	Kaduna & Benue
2017	Property manager for Airtel Nigeria office and shops in Northern Nigeria	Property Management	Bauchi, Gombe & Maiduguri
2018	Facilities manager for Airtel Nigeria office and shops in Northern Nigeria	Facility Management	Sokoto, Akure & Abuja

GEOTECHNICAL INVESTIGATION PROJECTS.

Date	Projects	Type	State
2013	Extension of Osubi International Airport, Warri. Proposed Nagarjuna Fertilizer Plant at FTZ, Ogidigben, Warri. Lekki Infrastructural Development Lagos.	Geotechnical Investigation	Warri & Lagos
2014	Dangote Refinery /Petrochemical Plant, Lekki free Trade zone, Lagos.	Geotechnical Investigation	Lagos
2015	Ashaka Cement Plc New Plant, Gombe State. BUA Group Ltd, Ukpilla, Edo State.	Geotechnical Investigation	Gombe & Edo
2016	Dangote Cement Plant, Itori. NDIC New Extention building Abuja. NNPC-AKK Project, (ongoing).	Geotechnical Investigation	Ogun, Abuja & Ajeokuta
2017	Subsoil Investigation for Integrated flood control. Ground Soil Investigation at Tincan Island, Apapa port, Lagos.	Geotechnical Investigation	Ibadan & Lagos
2018	Savannah Suga, Numan, Adamawa State.	Geotechnical Investigation	Adamawa

OUR PEOPLE

Our people are crucial in the delivery of our services and solution to our clients. In order to ensure that everyone is equipped with the right skill, knowledge and attitude, a comprehensive training programme is put in place to constantly upgrade our people in technical and management skills.

We believe firmly in providing the right training, accredited certification and practical knowledge for our people, in order for them to execute their duties and responsibilities confidently. Our aim is to stay relevant to the ever-changing marketplace and client's requirement.

A ENGINEERS

- | | | |
|----|------------------|---------------------------------|
| 1. | M. Shittu | HND, PGD (Civil) MNSE COREN |
| 2. | A. Shittu | Bsc, M.Arch (Architecture), FMP |
| 3. | Razak Lawal | Bsc (Civil) |
| 4. | Afolabi Akosile | Bsc (Soil & Water |
| 5. | Tope Daramola | B. Eng. (Civil) |
| 6. | A. Kamar | Bsc, (Geology) |
| 7. | Murtala Mohammed | B. Eng. (Civil) |
| 8. | Isaac Ayandegi | HND (Civil) |
| 9. | F. Kalejaiye | Bsc, (Geology) |

B. ACCOUNTS AND ADMINISTRATION

- | | | |
|-----|-------------------|------------------------|
| 9 | Rasak Jimoh | B. Sc. (Econs) Account |
| 10 | Ademola S Adedeji | Personnel Manager |
| 11. | Fidelia Ada Ike | Computer Operator |
| 12. | Egere S. Agah | Secretary |

C. ASSOCIATE FIRMS

1. Quaditect Consultants, Kaduna.
2. Datum Associates, Kaduna.
3. Spick Associates, Kaduna.
4. Nigerian Foundation Services, Lagos.
5. EL - Rufai & Partners, Kaduna.
6. Integrated Engineering Associates Kaduna.
7. Yaroson & Partners, Kaduna.
8. Environmental Development Consultants Kano.
9. A.I.C Progetti, Italy.
10. Samaila Consultants Limited, Kaduna.
11. Etteh Aro & Partners, Abuja.
12. Trust ENG Associates, Kaduna.
13. Interscope Consultants, Kaduna.
14. Ladiom & Associates, Abuja.

SCOPE OF SERVICES REQUESTED FOR THE ACQUISITION OF PLOT 1296 &1296A IDU INDUSTRIAL AREA ABUJA.

- a. Drawing up a start-to-completion outline of activities and estimated timelines for the transaction.
- b. Advising on documents required in respect of the transaction.
- c. Identifying the owners of the lands and conducting a comprehensive due diligence on the property, including procurement of necessary search reports from relevant authorities.
- d. Negotiating and securing a competitive price within NBC's budget.
- e. Preparation of the transactional documents including: Contract of Sale, Deed of Assignment and any other required document.
- f. Obtaining all original title documents from the Sellers (Deed of Assignment, Certificate of Occupancy, etc.) and delivery of same to NBC.
- g. Ensuring that vacant possession is delivered to NBC after the execution of title documents and payment of purchase price.
- h. Perfection of NBC's Title to the Property upon successful purchase.
- i. Liaison on behalf of NBC with relevant government agencies for the purpose of perfecting the acquisition

FEES STRUCTURE

1. 4% of the value of the properties upon execution of all conveyancing documents by both the Seller and NBC, and transfer of all conveyancing documents to NBC.
2. 4% of the value of the properties upon perfection of all the conveyancing documents.