



Ministry of Finance and Treasury
Republic of Maldives

Terms of Reference for
Development of 25 storey Multi- Office Treasury Building
(Project number: TES/2015/W-125)

Project Background

The purpose of developing the Treasury Building is to address, the several problems faced by the surrounding communities and to supply the shortage of government office space and cater the increasing demand of commercial space by the private sector within the City of Male. The allocated land area of 32500sqft is an adequate land space to develop approximately 800,000 sqft of floor area to solve existing problems faced due to the lack of building space.

Moreover this office complex will be a unique monument, with contemporary features of modern office building, with latest facilities creating a pleasant and modern business life style. The features will include multinational food courts, open elevated garden for meetings with open cafés. The roof top garden restaurant and elevated garden is equipped with ATM and vending machine. The commercially sellable area is approximately 195,000sqft, including prayer room, shopping area, gym, recreation area, meeting rooms and seminar halls etc.

The design concept is to incorporate maximum passive features and minimize the Co2 emission from this project. The project is aiming to achieve minimum of 20% renewable energy, through system integrated within the development. The structure of steel and glass features is complemented by lush greenery and other natural elements to make for an impressive working environment. The basement car parking of approximately 24,000 sqft can accommodate about 100 cars & first level parking area is estimated to provide minimum of 1500 motorbikes parking space.

Ministry of Finance and Treasury is seeking for a real estate developer who can develop 25 stories of complete multi office complex on turnkey basis who has capability to arrange finance against buy-back guarantee issued by the Government of Maldives on the long term repayment basis agreed by the parties..

Scope of Works

The project requires develop 25 stories Steel and Glass Multi- Office Complex. The buildup area will cover a land area of 32,500 sqft as a foot print with minimum 3 m setback from the road. The project includes detail designing, site demolition (three stories old two building an area of approximately 1500sqm, one single story an area of about 600sqm), site preparation, and complete construction including M & E and air-conditions system, landscaping.

Evaluation Criteria

The following criteria will be used for the EOI evaluation purpose. The parties will be shortlisted upon fulfilling the following criteria, and only the shortlisted parties will be given the opportunity for submission of detail Proposal.



- 1- Proof of availability of finance to complete the project upon contract award.
- 2- Successful completion of 3 turnkey projects of similar scale within the last 10 years.
- 3- Long term repayment acceptance letter by the party, minimum of 10 years.

Expression of Interest

The Government of Maldives represented by the Ministry of Finance and Treasury, invites both local and foreign parties to submit written Expression of Interest (EOI) for the Development of 25-storey Multi Office Treasury Building.

The Expression of Interests should consist the following;

- 1- Profile of the applicant contracting firm/organization or consortia.
- 2- Details of projects completed successfully by the party in the last 10 years. Details should include name of the project client, nature of work (Steel and Glass...etc.), and duration of project, cost of the project and all the relevant documentation shall be submitted.
- 3- Annual turnover for the last three years to assess the financial capacity of the bidder and credit facilities available with all relevant documentation.
- 4- Any other information the bidder desires to submit to emphasize their strength.

All the documentations shall be in English Language.

Submission of Expression of Interest

All the “Expression of Interest” for the pre-qualification of Development of 25-storey Multi Office Treasury Building shall be submitted to the address below no later than **1400 hours Maldivian time on September 21, 2015.**

Mr. Ahmed Mujuthaba

Director General

Tender Evaluation Section

Ministry of Finance and Treasury

Republic of Maldives

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Interested parties may obtain further information by a written request in the form of email, fax or letter before 5 days of deadline for submission.