بسم الله الرحمن الرحيم

Ministry of Finance and Planning
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އަމީނީމަގު ، މާލެ، ދިވެހިރާއްޖެ

CLARIFICATION 1

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ޕްރޮޖެކްޓް ނަންބަރު އަދި ނަން **Project No and Name**	**TES/2025/W-013**	**Design and Build of 50 Housing Units in R. Rasmaadhoo**
	TES/2025/W-014	**Design and Build of 50 Housing Units in Lh. Kurendhoo**
	TES/2025/W-015	**Design and Build of 50 Housing Units in K. Guraidhoo**
	TES/2025/W-016	**Design and Build of 50 Housing Units in M.Kolhufushi**
	TES/2025/W-017	**Design and Build of 50 Housing Units in Ga. Gemanafushi**
	TES/2025/W-019	**Design and Build of 50 Housing Units in Th. Hirilandhoo**
	TES/2025/W-020	**Design and Build of 50 Housing Units in Ga. Kolamaafushi**
	TES/2025/W-021	**Design and Build of 50 Housing Units in Gdh. Hoandedhdhoo**
	TES/2025/W-022	**Design and Build of 50 Housing Units in Gdh. Faresmaathodha**
	TES/2025/W-023	**Design and Build of 50 Housing Units in Gdh. Fiyoaree**
ތާރީޚް Issued Date	**22nd May 2025**	

ސަފުހާގެ އަދަދު No. of Pages: -03	ބީ.އޯ.ކިއު BoQ: -0	ކުރެހުން Drawings: -00

Please include this amendment when submitting the bid ބީޑް ހުށަހަޅުއްވާއިރު މި ގަސްދުވެސް ޢާއްމުކޮށްބާއި އެކު ހުށަހަޅުއްވަން ޖެހިވަޑައިގަންނަވާނެއެވެ.

- **Answers for the queries are attached with this Clarification.**

ނަން **Name: Aminath Naheen Ahmed**	ސޮއި **Signature:**

	Queries	Response
1	Concept Design Submission: Could you please confirm whether we are required to submit a concept design for the housing units/apartments as part of the tender submission?	Not required at this stage.
2	Contractor's Scope During Maintenance Stage: Kindly elaborate on the contractor's responsibilities during the maintenance stage.	Contractor shall be responsible for maintenance work during the Defects Notification Period. Any obligations beyond this period shall not fall under the Contractor's responsibility.
3	Kindly Provide the clarification on considering as National Contractors / National Contractors with International Contractors JV	Proposals will be accepted from local entities (National Contractors) as well as joint ventures between National Contractors and International Parties (International Contractors). However, Please note that only national contractors are eligible to participate projects under Category 1.
4	The volume of preparation of documents and analysing financing model will take 10 days time to participate in almost all bids.Kindly extend the time of submission till 22nd May 2025	Refer to Addendum **3**
5	Financing Model Requirements The PQ documents do not specify any requirements or expectations regarding the financing model to be proposed by the bidders. Kindly confirm whether the bidder is required to submit any information or documentation related to the proposed financing model along with the PQ submission.	Yes. All the bidders who are submitting for any other financing models except for category 1, are required to submit the financing term (or term sheet) outlining the financial terms in which they can execute the project. For example, type of financing, (eg. Buyer's credit), interest rate, repayment period, repayment installments, ECA information, and any other requirements from the government if the proposed terms are acceptable to the government.
6	Duplication of Submissions Across Islands We have observed that separate PQ documents have been issued for each island under different ICB numbers and project titles, although they fall under the same housing development initiative and are grouped under four categories (Category 1 to 4). This current structure requires bidders who wish to apply for more than one island to duplicate the entire PQ submission for each project, which is administratively burdensome. In this context, we kindly propose and request the Employer to consider simplifying the submission process. One possible solution could be to allow a unique PQ submission per category (i.e., Category 1 to 4), rather than requiring a full duplication per island. This would significantly reduce redundancy while maintaining the required level of evaluation.	PQ application shall be submitted seprately for each project
7	Methodology and Work Program (Clause 2.5 – Equipment) Under Section IV – Evaluation and Qualification Criteria, Clause 2.5 (Equipment), it is stated that "Applicants shall provide information in the methodology and work-program section of the Application forms how this equipment shall be utilized..." However, we note that there is no dedicated section or template provided in the PQ submission forms for presenting the methodology and work program. Kindly confirm whether such a section will be issued separately or if the Employer expects bidders to include this information in an alternative format or annex. Furthermore, we believe that the methodology and work program may not be part of the Stage 1 Preliminary Examination as per Section A. Qualification Process, and would appreciate confirmation in this regard. Please confirm.	Bidders may submit the methodology and work Schedule in their own format.
8	Clarification on Submission of Project License (ITA 11.1(d)) Under Section III – Prequalification Data Sheet, Clause ITA 11.1(d), "Project License" is listed as part of the documents to be submitted. Kindly clarify whether the bidder is required to submit the Project License at the PQ stage, or if this can be submitted at a later stage of the procurement process.	Submission of the project license is not required at this stage. However, applicants shall ensure the process to obtain the required docments under ITA 11.1 (d) in the bid data sheet.
9	Government Guarantees for Financing Please clarify whether the Government of Maldives intends to provide a sovereign guarantee or any other form of guarantee to support the financing structure proposed by the bidder.	This is subject to the type of financing term sheet submitted by the Bidder and upon acceptance of the proposed terms by the Government.
10	Aggregative Evaluation of Financial and Experience Criteria Please clarify whether the Employer intends to consider aggregative qualification under Clause 3 (Financial Situation) and Clause 4 (Experience) of Section IV – Evaluation and Qualification Criteria for any bidder who submits PQ applications for more than one project or island. We believe this would ensure a more practical and fair assessment for bidders proposing participation across multiple locations.	No. Each bid will be evaluated individually, and the qualifications will be assessed separately for each Project.
11	Clarification on Duration of Design Experience (Form EXP – 4.1(a)) Under SectionV, Form EXP – 4.1(a), it is stated that "List calendar year for years with contracts with at least nine (9) months activity per year starting with the earliest year." We would like to highlight that in practice, design-specific assignments—especially those related purely to design—typically do not span over nine months in duration. Kindly clarify whether design projects with shorter but substantial durations (e.g., 3–6 months) can be considered acceptable for this requirement.	Yes. However, bidder must ensure that they meet the requirements specified under Section 3, 4.1 (a)
12	Sr. No.Procurement No.Procurement Name 1TES/2025/W-045Design and build of 200 Housing Units in F. Nilandhoo 2TES/2025/W-046Design and build of 200 Housing Units in Dh. Meedhoo 3TES/2025/W-047Design and build of 200 Housing Units in Gdh. Madaveli 4TES/2025/W-048Design and build of 200 Housing Units in S. Feydhoo 5TES/2025/W-049Design and build of 225 Housing Units in Ga. Villingili after analyzing the complete tender documents, complexity of project and site conditions, we kindly request an extension of the bid submission deadline by two (02) weeks. This extension will provide us ample time to prepare a comprehensive and well-thought-out proposal, ensuring a fair and competitive bidding process.	Refer to Addendum **3**
13	In case of Joint Venture, hope any one of the partner can register for the tenders.	Yes, atleast 1 partner in the JV shall register to submit bid. If the registration fee is paid by one of the partners, the bidder must notify us in writing—according to Clause 5 of the Invitation for Prequalification—of the full name of the bidder in which they intend to participate.
14	As per Clauses 27, 28, and 29 of Section II – Instructions to Applicants, it is understood that the current phase pertains solely to Prequalification. Bidders are required to submit the necessary documents for Prequalification. Upon evaluation, the client will notify the qualified bidders and subsequently issue the Request for Proposal (RFP).	Yes
15	Is the National Contractors Registry certificate required at the Prequalification stage itself? Do we get qualified, if the NCR certificate has expired and is currently under the renewal process?	Yes it is required. However, if the NCR regsitration is expired or under renewal process, bidder is required to submit a documentrary evidance to prove that the request for renewal has been submitted to the relevant Ministry.
16	As per Document - Eligible Contractors National Contractors National Contractors and International Contractors JV Our Query – Kindly Provide the clarification on considering as National Contractors / National Contractors with International Contractors JV	Proposals will be accepted from local entities (National Contractors) as well as joint ventures between National Contractors and International Parties (International Contractors). However, Please note that only national contractors are eligible to participate projects under Category 1.

17	As per Document – No.7 Applications for pre-qualification should be submitted on or before 13:00hrs Maldivian Time on 12th May 2025 through Beelan Portal. Applications received for this project will be opened on 10:00hrs Maldivian Tim on 13th May 2025 Our Query- The volume of preparation of documents and analyzing financing model will take 10 days time to participate in almost all bids. Kindly extend the time of submission till 22nd May 2025.	Refer to Addendum **3**
18	As per Document – The Applicant shall provide further details of proposed items of equipment using Form TECH-6 in Section IV, Application Forms. Our Query – Kindly provide the Form	Refer to Addendum 2 (Revised Evaluation Criteria)
19	As per Document- (a) Participation as designer, in at least 5 contracts within the last 5 years, each with a value of at least MVR 1 million that have been successfully and substantially completed and that are similar to the proposed Works. The similarity shall be based on the physical size, complexity, methods/technology or other characteristics as described in Section V, Scope of Works Applicants shall have a minimum experience in the following key activities: (ii) Designing work of Residential and Housing complex. Our Query- We request for the clarification to modify the criteria to include the following along with Residential & Housing Complex: 1. Commercial projects 2. Office Complex projects 3. IT parks projects 4. Medical college & Hospital projects 5. Mixed Use Projects 6. Institutional Projects	Refer to Addendum 2 (Revised Evaluation Criteria)
20	Can you share any information about the housing units for 150-300 house category? Either the size of the house plots or how many floors and or rooms in each house?	The contractors are expected to submit proposals for both options. Please refer to the Pre-Qualification (PQ) document, as this information is provided therein. For your reference, the developmental areas are listed below: Option 1: Single storey Individual units of 1000 sqft (Applicable to all 57 islands) Option 2: 150 units: 3 Buildings, 8 story, 8 apartments in each floor (860 to 950 square feet) 200 units: 4 story, 7 flats (or) 9 story, 3 flats (8 apartments in each floor) (860 to 950 square feet) 225 units: 5 story 6 flats (or) 7 story, 5 flats (8 apartments in each floor) (860 to 950 square feet) 250 units: 7 story, 5 flats in 5 blocks (8 apartments in each floor) (860 to 950 square feet) 300 units: 10 story 4 flats (8 apartments in each floor) (860 to 950 square feet)
21	What is the government definition of a JV with international contractor?	A Joint Venture (JV) between a national contractor and a foreign (international) contractor and submit a joint application.
22	Is there any secured off-taker of all houses to be build upon completion or the contractor shall be responsible for selling to local people, or any other selling mode	The contractor is not responsible for the sale of the housing units, as the completed project is to be handed over to the Employer upon completion of the works. The identification of off-takers or beneficiaries is the responsibility of the Ministry and does not fall within the contractor's scope of work.
23	who will guarantee the land aquisition and basic infrastructure, including piling works or any other foundation treatment	Land will be handover to the Contractor. 'basic infrastructure, including piling works or any other foundation treatment' : That said, the works stated here does fall within the scope of the Contractor as per the project requirements.

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