

Reference No: HDC (161)-BSI/IU/2022/70

Date: 14th February 2022

RESPONSE TO ENQUIRIES 1

Project Name: Lease of Units for the Provision of Tuition & Quran Center in Hiya Commercial in Phase 2 (Stage 4)

Proposal Reference Number: HDC (161)-BSI/IU/2022/41

Announced Date: 31st January 2022

The following are the response(s) for the enquiries raised to this RFP.

	Enquiry	Response								
1.	Can any Proponent submit the proposal without participating in the Pre-proposal meeting?	Yes. Any interested proponents can submit the proposal.								
2.	As there are Three Units announced under this RFP, can one party propose for all the three units? If so do they have to submit separate proposals for each unit?	Proponents are required to submit only one proposal for this RFP. Accordingly, the submitted proposals will be evaluated and priority for unit selection shall be given to the successful Proponent based on highest score evaluation ranking.								
3.	If a Quran Class is been registered under a sole proprietorship and if it doesn't have a separate bank account, since the beginning of the center all the transaction are been done under the personal account, with Account holders clarification letter, will the bank statement be acceptable?	Yes. If the bank account is registered under the owner of the same sole proprietorship, the bank statement will be acceptable. If the bank account is not registered under the owner of the sole proprietorship, bank statement should be provided for the proposed Financial Method by the Proponent as per Form 04 (Financing Method) of RFP. Kindly refer to Section V, Business Proposal Requirement, Clause 4.								
4.	How big is the space area of a unit?	<table border="1"> <thead> <tr> <th>Unit No.</th> <th>Area (Sqft)</th> </tr> </thead> <tbody> <tr> <td>H2-G-11</td> <td>1,026.45</td> </tr> <tr> <td>H7-G-08</td> <td>927.42</td> </tr> <tr> <td>H10-G-07</td> <td>1,096.52</td> </tr> </tbody> </table>	Unit No.	Area (Sqft)	H2-G-11	1,026.45	H7-G-08	927.42	H10-G-07	1,096.52
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5.	What is the duration of the lease?	<ul style="list-style-type: none"> Lease period for this units is 5 years. However, lessee has the option to request for extension 6 months before the expiration of the lease term.
6.	What is the Price range / rent?	<ul style="list-style-type: none"> Lease rate for the first 2 (two) years is fixed at MVR 10.00 (Maldivian Rufiyaa Ten) per square feet per month. The Lessee shall propose lease rate for the next 3 years of the lease term at the minimum acceptable lease rate per square feet per month MVR 15.00 (Maldivian Rufiyaa Fifteen).
7.	Please provide the Location details?	<ul style="list-style-type: none"> Units announced under this RFP is located in Hiyaa Commercial Area, Hulhumale' phase 2 <p>please refer to Section VII, for Drawings and Guidelines of the units.</p>
8.	What are the Eligible criteria's?	<ul style="list-style-type: none"> Proponents are required to provide proof of funds to finance the full average estimated investment cost. Proponents shall not have any due payment to Lessor prior to 30 (thirty) calendar days to proposal submission. Proponent(s) shall not have a History of Non-Performing Contracts and Complied with court Verdicts in relation to an agreement with HDC within last 5(five) years.
9.	Is security de-posit applicable to this lease?	<ul style="list-style-type: none"> Yes, the winning Proponent(s) shall pay 02 (two) months' lease of the lease rate specified for year 1 as Lease Deposit. Further to this, each Proponent are required submit a Bid Security of MVR 5,000 along with Proposal.



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10.	How do we Submit proof of funds? Will bank statement be enough for this purpose?	Yes. Documents for proof of funds shall be submitted according to the Financing method mentioned by the Proponent in the RFP form 04.
11.	When Submitting the Balance Statement, what are the requirement from a partnership business to submit the bank balance statement?	If it's a partnership business, Proponent shall submit either monthly end balance or Audited financial statement of the partnership business.
12.	Does the Proponent have to submit the concept drawing when submitting the proposal?	No. Proponents are not required to submit concept drawing during the proposal submission period. However, successful proponent(s) are required to submit concept drawing after the unit is awarded. Kindly Refer to Section VI. Contract Terms, Clause 10.
13.	Is there any extension on the lease period provided by HDC?	Yes. Option to renew the lease period will be given to the lessee upon their request.
14.	Will there be a grace period without payment of rent for working on the store outlet finishing?	Yes. 3 (three) months grace period will be given from the date of unit handover.
15.	Can elaborate on how outlier elimination is calculated?	The minimum acceptable lease rate per square feet per month is MVR 15.00 for the Year 3, Year 4 and Year 5. If the proponent proposes a rate unreasonably higher than the rates proposed by other proponents, by using the Outlier formula, the proposals will be disqualified. Kindly refer to Section IV. Clause 2.1.5 'Procedure to Eliminate Outliers' for details.
16.	Can the Lessee install a toilet inside the unit? Any spot allocated to install a toilet by lessor or can lessee allocate a spot for toilet installation?	Toilets can be installed to the locations where sewerage lines are currently present. However, if the lessee prefers to relocate the toilet, Lessee shall request HDC for approval and proceed as per provided guidelines.
17.	If one is proposing for more than one unit, do they have to submit security deposit for each unit?	Proponents are required to submit only one proposal for this RFP. Accordingly, the submitted proposals will be evaluated and priority for unit selection shall be given to the



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		successful Proponent based on highest score evaluation ranking. Units will be awarded to the highest-ranking Proponents. So, Proponent are required to submit one Bid Security of MVR 5,000 along with Proposal.
18.	Is the price proposal form mentioned in page 26 of RFP the same as Form 2 -Letter of Proposal? If not, where can we find the price proposal form?	Price Proposal mentioned in the Form 6, Proponents Checklist is the Form 02 letter of Proposal in the RFP.
19.	The proponent checklist mentions requirement of a document of the business plan which is not mentioned in form 5 - proposal checklist, is this document required?	Proposals will be evaluated only for Lease rate only. So, it is not a Requirement to submit a business plan.
20.	Are the documents mentioned in both proponent checklist and proposal checklist required for a successful submission of proposal or is it only the proposal checklist documents which are required?	Documents mentioned in Form 06 in the RFP are a Requirement for the success of the Proposal.
21.	You have asked for bid security in page 20, can we obtain this from a financial institution such as Solarelle Insurance?	Yes. Bid Security from any Financial Institute will be acceptable.

Please include this response to enquiries when submitting the proposal.

