

Reference No: HDC (161)-BSI/IU/2022/37

Date: 27th January 2021

RESPONSE TO ENQUIRIES 1

Project Name: Development and Operation of Channel Park Café / Restaurants in Hulhumale'

Proposal Reference Number: HDC (161)-BSI/IU/2022/111

Announced Date: 31st January 2022

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

	Enquiry	Response
1.	Is it allowed to submit proposals from 2 different companies of same shareholders?	As per ITP 3.3 (c), if the Proponent has a relationship with another Proponent, directly or through common third parties, that puts it in a position to influence the proposal of another Proponent or influence the decisions of the Lessor regarding the RFP process shall be disqualified. Please refer to RFP, Section I. ITP 3.3.
2.	Is HDC only accepting Bid Security from a Bank? Bid Security from Insurance companies accepted?	As per ITP 13.3, Bid Security issued by a locally registered Bank or financial institution (such as insurance, bonding or surety company) shall be accepted. Bid Security shall be submitted as per the Form 01 in Section IV. Please refer to RFP, Section I. ITP 13.3.
3.	Do we have to register to submit proposal?	Proponents are not required to register to submit the proposal. Proponents can submit their proposal either via our proposal submission portal, starting from 31 st January 2022 to 10 th February 2022 or by visiting, the Exhibition Centre, Ground Floor, HDC Building on 10 th February 2022, 13:00hrs to 14:00hrs. However, as per Section II. ITP15.1, to submit documents excluding Bid Security and Letter of Proposal through our proposal submission portal, Proponents have to register in the portal using the following link: https://bids.hdc.com.mv/ . Please refer to RFP, Section II. ITP 15.1.

4.	Can one Proponent submit proposal for more than one slot? Explain the award of plot process?	<p>Proponents are not required to submit for separate plots as the plot selection will be carried out as per the evaluation ranking.</p> <p>As per ITP 3.3 (d), if a Proponent submits more than one proposal for the plots in this RFP will result in the disqualification of all Proposals in which such Proponent is involved.</p> <p>Please refer to RFP, Section I. ITP 3.3.</p> <p>As per ITP 26.2, in case of multiple plots, the Lessor shall conditionally award the Contract to Proponents as per the order of highest evaluation ranking Proponents. And plot selection will be carried out as per the ITP 27.1, priority for Plot Selection will be given to the successful Proponent based on evaluation ranking whereby highest scored Proponent will be given priority for Plot Selection.</p> <p>Please refer to RFP, Section I. ITP 26.2 and 27.1.</p>
5.	Is it possible to move the build-up area from the Centre of the allocated plot of the side of the plot so that there will be a single bigger outdoor area instead of 2 outdoor areas?	<p>Yes, they can move the allocated 1000 sqft within the area given for the development. However, it is required to maintain the setbacks as shown in the plot map for each development.</p> <p>Please refer to RFP, Section VII. Drawings and Guidelines</p>
6.	As per page 21/22 of RFP, proposals will be evaluated based on if the proposal is for the development, operation or to outsource both functions. If the proposal is submitted by a Café operator, do they have to partner with a construction company to show development experience?	<p>Proponent shall submit documents stating the consent of the proposed Developer to take part in this project if the Proponent wins the RFP.</p>
7.	Will there be a STELCO electricity box nearby to take the main current from it?	<p>Yes, STELCO LVDB's are proposed in Channel Park design. Each café' have to apply for their individual electricity permit from STELCO.</p>
8.	Is there a planned water and sewerage connection for the area of café? Please explain how sewerage junction will be connected as the café areas are lower than the existing road level?	<p>Yes, there would be water and sewerage connection to the whole Channel Park area. All the cafés are maintained at a same level as the road finished level. Therefore, it would not be an issue for sewerage and water flow.</p>
9.	Can the proponents use the open space area in the plot?	<p>Yes, the open area can be used for serving as well. However, the Proponents are not allowed to cover the serving area with any fixed structures. Portable</p>

		umbrellas can be used as a shading device in these open spaces.
10.	Please provide the exact location of the announced 07 plots? Will there be a site visit arranged for interested parties?	Drawings with the location map is attached in the RFP. Please refer to RFP, Section VII. Drawings and Guidelines. A site visitation will not be arranged by HDC.
11.	Can we bring any changes to Letter of Proposal wordings?	As per ITP 10.1, Letter of Proposal shall be prepared using the Form 02 in Section V. The form MUST be completed without any alterations to the text, and no substitutes shall be accepted. Please refer to RFP, Section I. ITP 10.1.
12.	Can we build double storey building?	Proponents cannot build double storey buildings as mentioned in the planning guideline. Please refer to RFP, Section VII. Hulhumale' Planning and Development Guideline for building height details.
13.	Do we have to build the garbage and ramp area in the build-up area or can we use the open space for that?	Ramp or stair access would be provided to all the cafés from the surrounding areas. However, garbage collection area has to be included within the build-up area.
14.	When evaluating financial resources of a JV, how will HDC will be evaluating the financial resources of a JV agreement made with a foreign party?	Financial resources of both the parties in the JV agreement will be evaluated as per Section IV. 1.1. Financial Resources. Please refer to RFP, Section IV. Qualification And Evaluation Criteria. 1.1 Financial Resource.
15.	What is the lease period for the project?	The lease period for the RFP is 20 (twenty) years. Please refer to RFP Section VI. Clause 5.1.
16.	When will the plots numbers be updated to the Land Usage Plan?	All Café' lots can be uploaded to the Land Usage Plan by the end of February 2022. Location plan of the Cafés are attached as a reference. Please refer to RFP, Section VII. Drawings and Guideline.
17.	Do we have to submit audited financial statements of 2021 only or we have to submit for the year 2018, 2019 and 2020? And do we have to submit all the bank statement for the most recent year?	As per Section V. 4.4, for companies, audited financial documents of most recent 03 (three) years (2020, 2019, 2018) shall be submitted. And if the company does not have to audit as per MIRA requirements, then monthly average balance statement shall be submitted.

(Handwritten signature)

		Please refer to RFP, Section V. Business Proposal Requirement. 4. Financial Documents.
18.	Do we have to submit hard copy documents submitted via portal?	<p>As per ITP 15.1, Proponents can submit documents excluding Bid Security and Letter of Proposal via submission portal. It is not a requirement to submit hard copies of the documents submitted via portal.</p> <p>However, please note that as per ITP 15.1, Bid Security and Letter of Proposal shall be submitted physically on the proposal submission date specified in the Section II, ITP 16.2.</p> <p>Please refer to RFP, Section II. ITP 15.1 and 16.2.</p>

Please include this response to enquiries when submitting the proposal