

Reference No: HDC(161)-MKS/IU/2022/369

Date: 1st September 2022

RESPONSE TO ENQUIRIES 2

Project Name: Lease of units for retail purpose from Vinares Commercial in Hulhumalé

Proposal Reference Number: HDC (161)-MKS/IU/2022/344

Announced Date: 23rd August 2022

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

	Enquiry	Response
1.	Can the unit be used for any Clinic / Health Facility purpose?	No, as per RFP Section III. Clause 2.2, Clinics are not allowed to operate in these units.
2.	Bookshops and Gift stores are allowed?	No, as per RFP Section III. Clause 2.2, any Leisure & Recreational stores are not allowed to operate in these units.
3.	Do you give the retail unit with doors and windows installed?	No. Units are provided with a bare shell finish.
4.	For proof of financing, please do give details later if HDC will consider existing business's existing inventory in own warehouses. And if so, what documents may be needed as proof.	Existing inventory will be considered if it is shown on the Audited Financial Statement.
5.	Regarding the Proof of Finance, Will the proponent get disqualified if the proponent is unable to show the proof of funds?	Yes, Proponents who do not show proof of funds to finance the proposed investment cost shall be disqualified.
6.	Regarding the Proof of Financing, can the Proponent use Insurance as an option to proof their Financial Capacity?	No, Financial Capacity is evaluated from the documents submitted for the financial methods selected by the proponents and it must be from a financial institute which provides Financing only.
7.	Is there a toilet in each Retail unit? If not, can we build a toilet inside the unit?	Yes, there are common toilets in the assigned unit blocks. These units do not have existing toilet provisions. If the tenant wishes to install toilets, after approval by HDC at their own cost.
8.	Can we bid for specific retail unit? Should provide single business	Proponents are required to submit one proposal for this RFP. Accordingly, the submitted proposals

	proposal for all units? Or can we propose for specific unit?	will be evaluated and Priority for unit selection shall be given to the successful Proponent based on highest score evaluation ranking.												
9.	How can we identify the units by numbers? And do you arrange a date to see the units?	There is no arrangement for site visit from HDC.												
10.	Should provide single business proposal for all units?	Yes, Proponents are required to submit 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.												
11.	Can u provide a commercial use plan for the whole Vinares Commercial area, such that will know what type of units will come to which area?	At the moment we do not provide Vinares commercial use plan.												
12.	What are the areas of each Retail unit?	<table border="1"> <thead> <tr> <th>Unit No:</th> <th>Unit Area (Sqft)</th> </tr> </thead> <tbody> <tr> <td>V2-01-01</td> <td>755.95</td> </tr> <tr> <td>V5-G-05</td> <td>955.84</td> </tr> <tr> <td>V4-01-01</td> <td>755.95</td> </tr> <tr> <td>V5-G-06</td> <td>955.84</td> </tr> <tr> <td>V6-G-01</td> <td>702.56</td> </tr> </tbody> </table>	Unit No:	Unit Area (Sqft)	V2-01-01	755.95	V5-G-05	955.84	V4-01-01	755.95	V5-G-06	955.84	V6-G-01	702.56
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13.	Do we have to register for this bid? if so how do we register?	<p>No, Proponents are not required to register to submit proposals. Proponents can submit their proposal either via our personal submission portal, starting from 1st September 2022 to 5th September 2022 or by visiting, the Exhibition Centre, Ground Floor, HDC Building on 5th September 2022, 13:00hrs to 14:00hrs.</p> <p>However, as per Section II. ITP 15.1, to submit documents excluding Bid Security and Letter of Proposal through our submission portal, Proponents have to register in our portal using the following link; https://bids.hdc.com.mv/.</p>												
14.	Can keep furniture's here?	Yes, if it is related to run a convenient store. The unit cannot be used to showcase furniture												
15.	Do we get to choose the location we want?	Proponents are required to submit 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.												
16.	Is wholesale showroom allowed?	No, units announced under this RFP is to operate retails store only.												

17.	What is a minimum investment cost on each unit? how is the Investment cost calculated?	Estimated Average Investment Cost for the units are MVR 495,726.08 (Maldivian Rufiyaa Four Hundred Ninety-Five Thousand Seven Hundred Twenty-Six and Eight Laari). This amount is derived based on the unit area, unit usage and the scope of work essential for the operation of the unit. The calculation basis for Estimated Average Investment Cost is calculated at the rate of MVR 640.00 (Maldivian Rufiyaa Eight Hundred and Fifteen) per square feet of the unit with the highest area.
18.	Would it be possible to extend the submission deadline for the titled tender?	No, we aim to provide necessary services to the area once the building is occupied by the residents.
19.	Will there be units opened up for tender later for the same usage in VINARES.	Yes, more units will be announced for retail purpose.
20.	Want to clarify whether the proponent will be able to run a groceries outlet under this retail purpose?	Yes, proponents are allowed to operate grocery outlet as its also under retail usage.
21.	How many plots are designated for Grocery shop/retail shop in each tower?	Grocery/Convenient stores are assigned for every other block. There will a total of 6 units assigned for this usage along with 2 supermarkets.
22.	Should the commercial units be active before towers are populated?	Yes, Units opened in Vinares Commercial is not only targeted to the residents of Vinares. Since it is located in the main road as well as in the neighborhood of Hiyaa area.
23.	How is the Electricity Provided in the units?	A minimum of 30amp 3 phase electricity is allocated for this type of usage
24.	When will the work be completed in the common area of Vinares Towers?	Estimated completion is by the end of November 2022

Please include this response to enquiries when submitting the proposal

