



Ministry of Housing and Infrastructure

Male', Republic of Maldives.



ދިވެހިސަރުކާރުގެ ގެޒެޓްގައި ބަޔާންކުރި ގޮތުގައި ދިވެހިސަރުކާރުގެ ގެޒެޓްގައި ބަޔާންކުރި ގޮތުގައި

ދިވެހިސަރުކާރުގެ ގެޒެޓްގައި ބަޔާންކުރި ގޮތުގައި

GOVERNMENT OF THE REPUBLIC OF MALDIVES

MINISTRY OF HOUSING AND INFRASTRUCTURE

## Request for Proposal-RFP

# For the operation and management of Winter Park

---

Prepared By:

Ministry of Housing and Infrastructure

Date:

17<sup>th</sup> April 2018

Due Date:

29<sup>th</sup> April 2018

---



## **INTRODUCTION**

Amongst the many projects undertaken by the Government of Maldives to re-develop and uplift significant infrastructure and bring about positive changes to the face of the Country, the re-development of Sultan Park project is one of the most important projects in progress. Whilst preserving the ancient structures, and implementing new designs and innovative ideas including the proposed Winter Park, the first phase of the Project has been opened to the public in August 2017 as Rasrani Bageechaa with the Winter Park Project (Second Phase) currently ongoing with an expected date of completion to be May 2018.

Rasrani Bageechaa is a public park located at Male', the capital of Maldives where it used to be the royal palace in the 16<sup>th</sup> Century. Except for one building, which is now preserved as the Usgekolhu, the rest of the palace was demolished and today we have the public park and a National Museum on the park grounds and have become one of the main tourist attractions in Male'.

The Government of Maldives seeks to enhance the visitor experience of Rasrani Bageechaa and has decided to include a café in the Winter Park Project. For the said project, Ministry of Housing and Infrastructure (MHI) on behalf of the Government of Maldives herein referred as the "Client" is by way of this Request for Proposal seeking interested parties, either Private or Public, solely or jointly, to bid for this Proposed Café Development at Rasrani Bageechaa Winter Park to finance, construct and manage the Café .

Interested parties are requested to submit proposals and the proposals submitted by the proponents would be evaluated based on the terms, conditions and criteria set out in this RFP.

### **1. INVITATION TO SUBMIT PROPOSALS**

Ministry of Housing and Infrastructure, on behalf of the Government of Maldives invites all interested parties to kindly respond to our RFP and submit the proposals as per the guidelines set out in this document.

#### **1.1 Contact Details for Submission of Proposal:**

All hard copies of the proposals should be sent to the following address before the Proposal due date;

Ministry of Housing and Infrastructure  
Ameenee Magu, Male'  
Republic of Maldives  
Tel: 3004300 Fax:3004301



**1.2 Mode of Submission:**

The proposals must be submitted in all the modes below to the contact details mentioned in 2.1.

Delivery:

One (1) printed and signed original proposals

One (1) copies of the original proposals

Email:

One (1) set of electronic version of the signed, original proposal with supporting documents.

**1.3 Compliance Statement:**

Proponents shall state that the offer is made in accordance with the Request for Proposal. Proponents who offer additional or alternative conditions shall clearly state those in their proposals.

**1.4 Guidelines for Submitting a Compliant Proposal**

As a direct response to this document, proponents must provide their detailed proposals for development of the Proposed Café Development at Rasrani Bageechaa Winter Park. Proponents should note that the construction/development/project details, standards and other statements on such provision and legislative compliance made by the proponent as part of their proposals will form a binding part of the final contract for the project.

This Request for Proposal should not be construed as a commitment by the Client to contract with any particular proponent.

Any expenditure, work or effort undertaken during the tendering process is a commercial judgement for the proponent and is at the proponent's own risk and expense. The Client will not be liable for any costs incurred by any of the proponents.

The Client reserves the right not to accept any tender and to terminate the tendering process without awarding a contract. Proponents should be aware that it is unlikely that the Client will be in a position to go forward with any proposals that fails to meet the statutory and essential requirements, set out in this RFP.

The Client also reserves the right to issue and request for supplementary documentation at any time during the tender process to clarify an issue or amend any aspect of this Request for Proposal.





Any additional documentation issued by the Client during the tender process shall be deemed to form part of this Request for Proposal and shall supersede any part of the Request for Proposal where indicated. The Client may also exercise the option to extend the tendering period and/or postpone the proposal submission date in the event that subsequent documentation is issued.

Except when specifically authorised by the Client, proponents shall not approach any member, officer or employee of the Client other than those identified in Clause 1.7 with a view to providing additional information in respect of any part of their submission or proposals or attempting to support or enhance their proposal evaluation.

Any such approach or attempted approach by a proponent may lead to the proponent's exclusion from the process. Any collusion between proponents may also lead to the exclusion of any of the proponents involved, at the discretion of the Client.

### **1.5 Evaluation of proposals**

The Proposal will be evaluated by a ministerial committee. Points will be given to proposals according to the evaluation criteria in Section 3. All the proposals will be ranked in descending order based upon total score and the party who score highest points will be awarded the contract.

### **1.6 Language of Proposal**

The proposal documents must be in submitted in English

### **1.7 Clarifications about RFP**

During the RFP process, questions or clarifications about this RFP must be directed to:

[planning@housing.gov.mv](mailto:planning@housing.gov.mv)

[procurement@housing.gov.mv](mailto:procurement@housing.gov.mv)

Ministry of Housing and Infrastructure

Ameenee Magu, Male'

Tel: +960 3004300, Fax: +960 3004301

### **1.8 Communications**



Except as provided in the preceding section relating to questions about this RFP, Proponents shall not contact any officers, employees, or team members of Client with respect to this RFP. Any oral communication with a Client employee concerning this RFP is not binding on Client and shall in no way alter a specification, term or condition of this RFP or any contract documents.

## **2. OPERATION AND MANAGEMENT OF WINTER PARK**

### **2.1 Introduction**

This section sets out all the information that proponents will be required to submit as part of their proposal and explains the format that should be followed when doing so. Proponents will be required to explain their understanding of each of the requirements and elements detailed below and provide supporting information or documentation as part of their proposal. Proponents may be required to submit additional information as part of their proposals and this is also set out below.

### **2.2 Information Required from Proponents**

The overall scope of this project includes the management of the proposed winter theme park at the south-east corner of Rasrani Bageecha, including operating, financing, and renovation.

- Activities and games in the winter park must be available for most of the time to the children and parents during the hours Rasrani Bageecha is open.
- Staff must be present to assist children participating in games in the park.
- Items required for the activities in the park such as ice skates, gloves and jackets will be provided. Park operators are responsible for renewal of these items.
- A fee may be taken from visitors for entrance and use of play items/equipment to cover operational cost.
- The operators are responsible for paying for utilities (water, electricity, etc).
- The operators must have technical information relating to the machinery and equipment used in the park, and must be able to resolve problems faced.
- The operators must maintain facilities in the park such as the ice skating rink as stated in their manuals.

## **3. INSTALLATION OF A PLAY STRUCTURE**

- The developer shall fix and install a play structure among proposed 3 options by Ministry of Housing and Infrastructure at the proposed location shown in Annex 3

## **4. DEVELOPMENT OF THE PROPOSED CAFÉ**

### **4.1 Introduction**





This section sets out all the information that proponents will be required to submit as part of their proposal and explains the format that should be followed when doing so. Proponents will be required to explain their understanding of each of the requirements and elements detailed below and provide supporting information or documentation as part of their proposal. Proponents may be required to submit additional information as part of their proposals and this is also set out below.

## 4.2 Information Required from Proponents

The overall scope of this project includes the development of the Proposed Café at Rasrani Bageechaa Winter Park including financing, construction and management.

### 4.2.1 Information Regarding the Plot:

Actual Café Land Area:	73m <sup>2</sup> *
Location:	Winter Park at Rasrani Bageechaa, Male', Maldives
Lay-out:	As per Annex 1

*\* The winning bidder will have the right to utilize the full Winter Park for various events and activities for commercial purposes.*

### 4.2.2 Basic Concept

The developer is required to finance, construct and manage the Café. Hence the proponent is required to confirm in the proposal that this essential requirement will be fulfilled to the minimum requirements / specification given in the concept provided. The developer may also propose to improve upon the specifications provided in this document. In such case, any improvements to the minimum specifications shall be clearly stated in the proposal.

The plan must include a proposal on how to manage the entire winter park's regular maintenance expenses by the awarded party, without any cost to the Client as the park is targeted to be a self-sustained project.

The beverages/food served in café should not include energy drinks.

Rasrani Bageecha, along with café is a no smoking zone.

The developer may include a single or multiple international franchise suitable for a Winter Park. With more points applicable for multiple franchise option.

The kitchen for Café is located separately as shown in Annex 3.



The development of the Café must take place at an agreed upon time frame. The Government of Maldives expects the Café to be opened for public use by **June 15, 2018.**

The Café must be constructed in accordance with the design provided in Annex 1 by the Ministry of Housing and Infrastructure (MHI).

All materials, fixtures and fitting used in interior finishing works must be approved MHI and their specification shall be approved prior to installation/application. Equipment specifications must be equivalent or higher than the specifications provided.

## 5. **EVALUATION CRITERIA**

1. Fee	30 points
2. Operating hours	15 points
3. Technical capacity <ul style="list-style-type: none"><li>• Amount of operating staff, minimum 10 staffs on a shift : <b>10 marks</b></li><li>• Machinery Maintenance: 10 marks (technical staff engineers: <b>2.5 marks</b> for each staff) – (Note: <b>maximum 10 marks</b> will be given under this category)</li><li>• Schedule for maintaining technical features (how you propose to maintain it in accordance to the manual) : <b>5 marks</b></li><li>• Proposed plan to operate Café area : <b>10 marks (05 marks</b> for financial plan &amp; <b>05 marks</b> for managerial plan)</li><li>• Franchise Outlet : <b>05marks</b></li><li>• If operating or operated a café/restaurant : <b>10 marks (experience marks will be given based on café/restaurant operating registration or any other document from the government body stating the ownership of the business)</b></li></ul>	55 Points
4. Inclusion of single or multiple international franchise suitable for a Winter Park. With more points applicable for multiple franchise option.	5 points





**Play structure Options:**

Option 1



Option 2

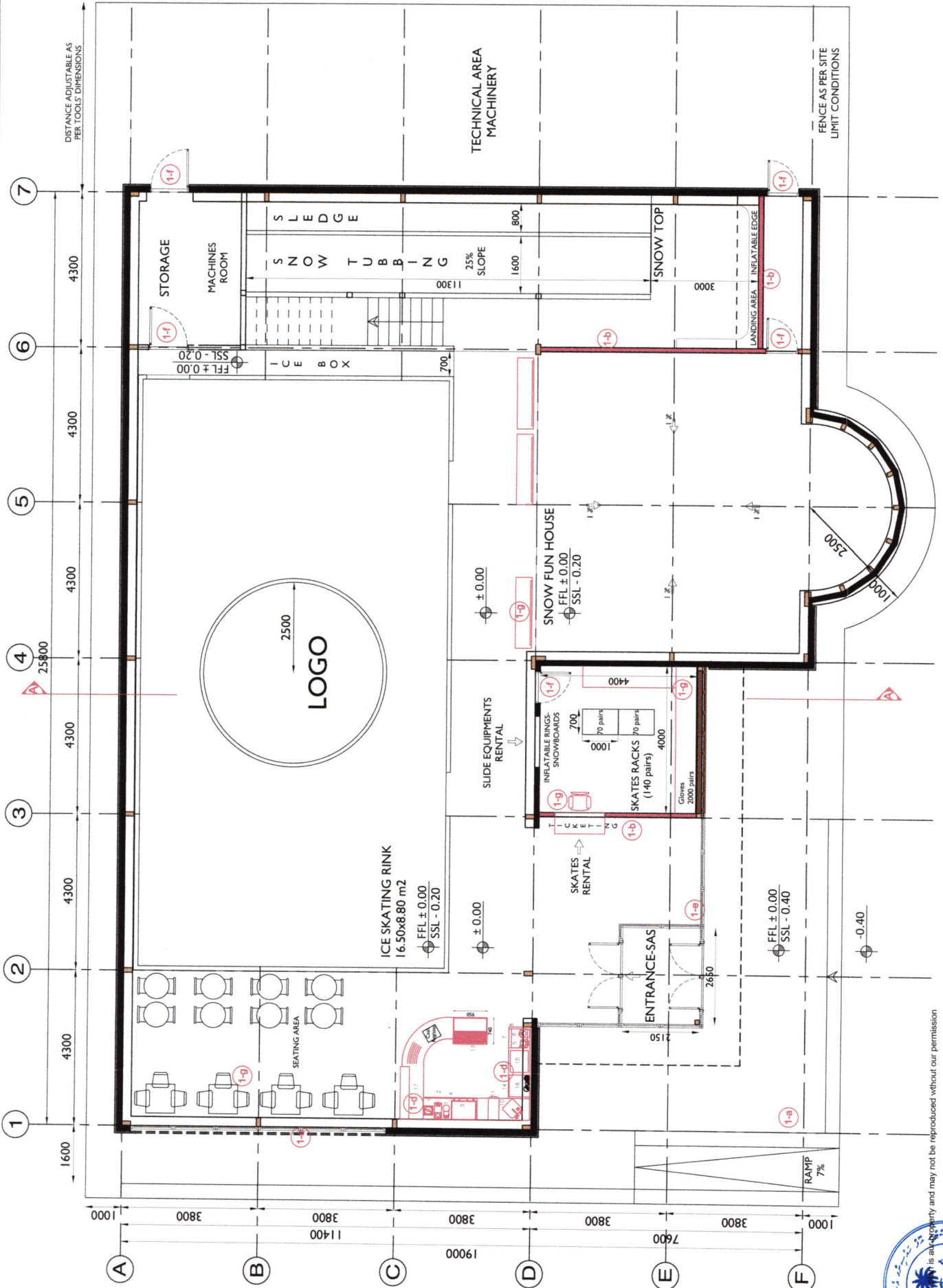


Option 3





# Annex 1



This is an e-property and may not be reproduced without our permission

Annex 2

WINTER THEME - master plan

