



- d. STO may, at its discretion, extend this deadline for the submission of the EOI, in which case all rights and obligations of STO and applicants previously subject to the deadline will thereafter be subject to the deadline as extended.
- e. Any EOI received by STO after the deadline for submission of EOI will be rejected.
- f. The applicant may withdraw its EOI after submission, provided that written notice of the withdrawal is received by STO prior to the deadline for submission. No EOI may be modified after passing of the deadline for submission of EOI.

**STATE TRADING ORGANIZATION PLC.**

Address: Boduthakurufaanu Magu, Maafannu, Male' 20345, Republic of Maldives

Telephone: 1422

Contact person: Mr. Abdul Wahid Moosa

E-mail Address: [tenders@sto.mv](mailto:tenders@sto.mv)

For further information, please contact STO Plc. on the above address.

**Note:** All timings mentioned are Maldivian timings (GMT+05:00)

**ANNEX 1**  
**TERMS OF REFERENCE (TOR)**

**1. Introduction**

State Trading Organization PLC (STO) wishes to invite Expression of Interest (EOI) from interested eligible Companies, for the development of a multi-story warehouse building at Hulhumale' Phase 1. The development model for the project will be Engineering, Procurement and Construction.

**2. General Terms**

2.1. The EOI must comprise the following documents:

- a. EOI Cover letter.
- b. EOI Submission Form (as per Annex 2)
- c. Company Profile
- d. Applicant details: company's business name, country of incorporation, registry number; address of the corporate headquarters and its branch office(s), date of incorporation and/or commencement of business, company's Memorandum of Association and Article of Association.
- e. Details of individual who will serve as the point of contact for STO.
  - i. Name, designation, mobile number, e-mail address
  - ii. Power of Attorney document

2.2. Applicant shall bear all costs associated with the preparation and submission of the EOI.

2.3. Most recent audited financial statements.

**3. Queries**

Queries related to EOI shall be sent to [tenders@sto.mv](mailto:tenders@sto.mv) no later than 1 days before the submission deadline.

**4. Evaluation of EOI**

4.1 To assist in the examination, evaluation and comparison of EOIs, STO may at its discretion ask the applicant for clarification of its EOI. The request for clarification and the response shall be in writing via email and no change in substance of the EOI shall be sought, offered or permitted.

4.2 STO will examine the EOI to determine whether it is complete, whether any computational errors have been made, whether the documents have been properly signed, and whether the EOI is generally in order.

4.3 Prior to the detailed evaluation, STO will determine the substantial responsiveness of each EOI through preliminary examination of documents submitted. A substantially responsive offer is one which conforms to

all the terms and conditions of the EOI. STO reserves the right to waive minor deviations if they do not affect the capability of an applicant to perform the work.

- 4.4 An EOI determined as not substantially responsive will be rejected by STO.
- 4.5 This EOI does not entail any commitment on the part of STO, either financial or otherwise. STO reserves the right to accept or reject any EOI without incurring any obligation to inform the affected applicant/s of the grounds.
- 4.6 Shortlisted parties will be contacted by STO and requested to submit a detailed proposal.

## 5. Criteria for Shortlisting EOI

- 5.1 Parties who have completed at least one (1) similar project of value USD 2 (two million) and above in the past 5 years.
- 5.2 Similar nature of project: Successful completion of steel structure multi story warehouse projects.
- 5.3 Past experience will be validated by reference letter/completion certificates or any documentation in the name of the Companies/Government Entities/Institutions/Commission etc. (any legal or government entity) which proves bidders' engagement in the proposed similar nature of project, as per Annex 2 (EOI Submission Form).
- 5.4 To assist in the assessment and eligibility of the applicant, STO may, at STO's discretion, ask any proponent to submit any documents (including and not limited to some mandatory documents) for clarification and verification.
- 5.5 The applicant's financial strength will be assessed based on their financial statements and related documents.

## 6. Notices

- 6.1 This Invitation for an EOI does not constitute a solicitation. STO reserves the right to change or cancel the requirement at any time during the EOI Process. Thus, submitting a reply to this Invitation for an EOI does not automatically guarantee that the party will be considered for the Tender Process. STO undertakes to maintain confidentiality and protect information contained in the bidding documents to be used for any other purpose other than for this Bid.

**ANNEX 2 - EOI SUBMISSION FORM**

**DEVELOPMENT OF A MULTI-STORY STEEL STRUCTURED WAREHOUSE BUILDING AT HULHUMALE'**

**PHASE 1**

**1. Background**

1.1 Contact Details

<b>Name</b>	
<b>Physical address</b>	
<b>Mailing address</b>	
<b>Telephone</b>	
<b>Fax</b>	
<b>e-mail</b>	
<b>Website</b>	

1.2 Legal Registration (if any)

Place of registration & registration No.	Date of incorporation	Shareholders

**2 Experience**

2.1 Details of similar development projects above USD 2 million completed in the last 5 years

Country	Project Name	Client	Role	Project Value (US\$)	Project start date	Planned Completion date	Actual Completion date

## 2.2 Details of any ongoing works

Country	Project Name	Role	Project Value (MVR / US\$)	Client	Planned Completion date

## 2.3 Details of affiliated Parties for previous projects

#	Name of Party	Project name and location	Scope of Party	Years of experience in field
1				
2				
3				

## 3 Certification

I, the undersigned, warrant that the information provided in this form is correct and, in the event of changes, details will be provided as soon as possible:

Name:

Title / Designate:

Signature:

Date:

Company Seal / Stamp:

## ANNEX 3 - PROJECT BRIEF

### DEVELOPMENT OF STEEL STRUCTURE MULTI STORY WAREHOUSE AT HULHUMALE

#### INTRODUCTION

State Trading Organization Plc. (STO), based in the Maldives', established in 1964 with the primary aim of serving as a central purchasing organization to uplift living standards and foster national development. Over the years, STO has evolved from being a sole importer to one of the leading enterprises and public listed companies in the Maldives, engaged in both the domestic market and the international platform. For more information, please visit our website [www.sto.mv](http://www.sto.mv)

STO aims to enhance its storage capabilities to meet expanding market demands through this project. This project brief aims to attract qualified contractors for the steel structure multi-story warehouse project by providing an overview of project expectations.

#### PROJECT DESCRIPTION

##### General Scope

The project encompasses the design and construction of a seven-story warehouse facility. The facility will adhere to international and local standards and regulations, ensuring operational efficiency, safety, and environmental sustainability.

##### Objectives

- **Storage Capacity:** Utilize a multi-story design to maximize vertical space and open interior concept with minimal columns or obstructions.
- **Accessibility:** Facilitate quick storage and retrieval of goods.
- **Safety Standards:** Incorporate robust fire prevention, suppression systems, and security measures.
- **Environmental Sustainability:** Integrate eco-friendly and green design elements.
- **Operational Flexibility:** Design adaptable storage solutions for diverse goods.
- **Compliance & Regulations:** Meet local, national, and international regulatory standards.

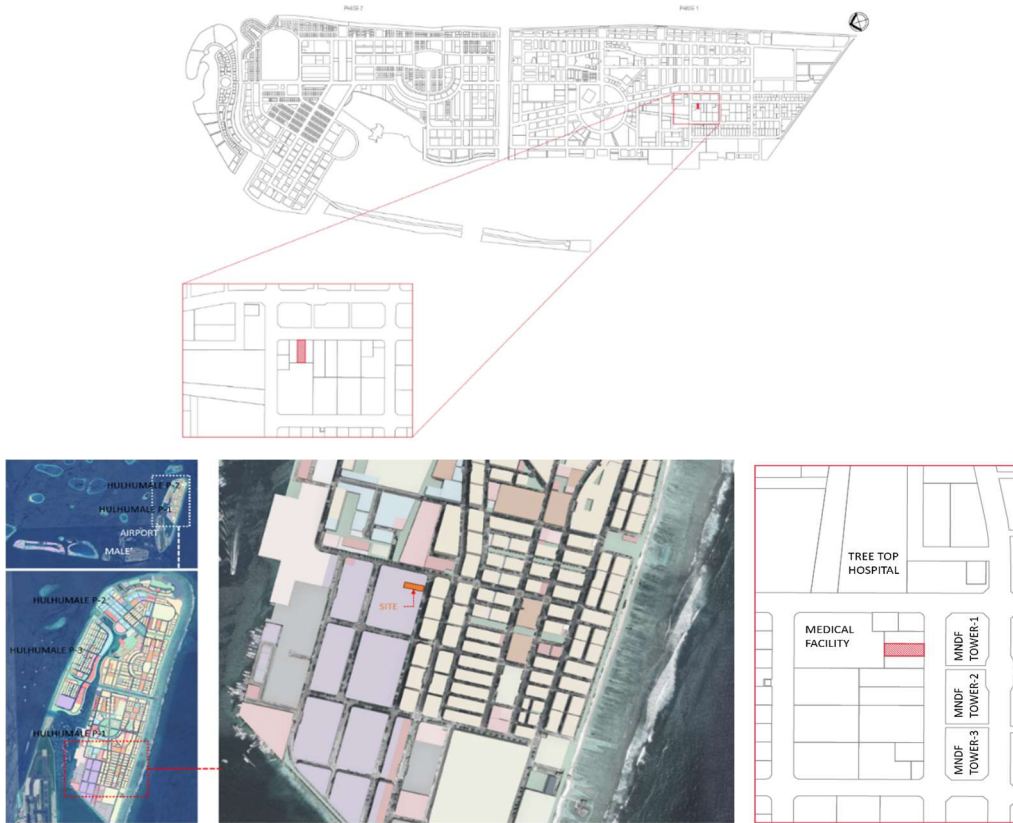
## DEVELOPMENT INFORMATION

<b>Plot Area</b>	472.12 sqm (5,081 sqft)
<b>Total Building height:</b>	25 meters (an additional 4m for lift machine rooms)
<b>Total number of floors:</b>	7 floors excluding basement
<b>Type of structure:</b>	Steel and concrete
<b>Floor height:</b>	Refer to building program (section 5)

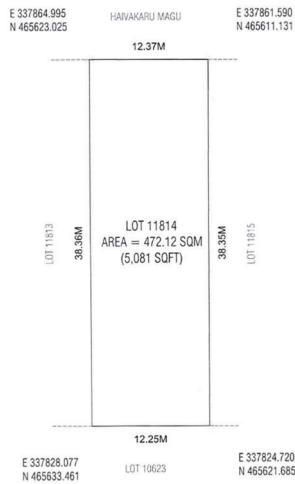


## PROJECT SITE

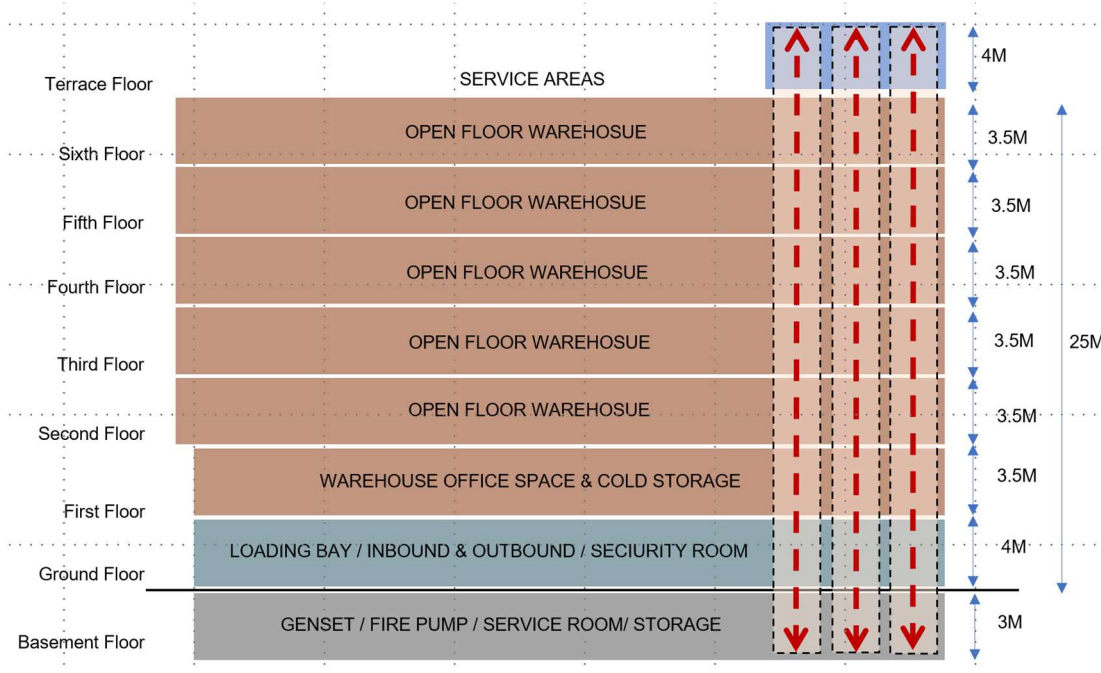
The proposed warehouse site is located in Hulhumale' Phase 1 near MNDF three towers, facing to Haivakaru Magu.



## Plot Dimensions



**BUILDING PROGRAM**



<b>Basement</b>	Genset Room	All generator sets and relevant components should be allocated in this area.
	Fire Pump Room	A designated room to house the fire pump and its associated components.
	Vertical Circulation	The circulation path should be facilitated by staircases, elevators/ramps to ensure efficient access and mobility within the building.
	Services Room	All service-related work will be carried out in these rooms. The spaces allocated should be equipped with air-conditioning, firefighting systems, electrical, water meters, and backup generators.

	Storage Room	Storage room for facilities management team. Dedicated storage areas with appropriate services installed will be allocated on each floor.
<b>Ground Floor</b>	Loading and Unloading Area	A dedicated loading and unloading area will be provided on the ground floor. This area should have direct access to the service elevator and be equipped with fire-rated doors and firefighting system.
	Inbound and Outbound Zone	A designated area in the warehouse targeted for order pickups, organized either by product type, order priority or shipping destination.
	Services Room	Room assigned for all utility meters.
	Common Toilet	Toilet located on the ground floor designated for operational staff.
	Security/ Guard room	Security/ guard room to be assigned from ground floor in a location which ensures the visibility of main entrance and key access points.
	Vertical circulation	Cargo lift access
	<b>First Floor</b>	Warehouse office
Cold storage		Remaining area after assigning office space to be assigned as cold storage.
Vertical Circulation		Cargo lift access.
Services Room		Assigned for electrical BD, network, ICT related.
Common Toilets		Separate male, female toilet to be assigned for office staff

<b>Second to Sixth floor</b>	Open Floor Warehouse areas	Open floor warehouse spaces with minimal column obstructions.
	Vertical Circulation	Cargo lift access.
	Services Room	Assigned for electrical BD, network, ICT related.
<b>Terrace</b>	Service area	AC and cold storage/ rooms outdoor units.
	Vertical Circulation	Cargo lift access.
	Services Room	Lift room.

## STRUCTURAL AND BUILDING SERVICE SCOPE

Comprehensive design guideline, including standards and specific brand details for materials and systems, will be provided during the Request for Proposal (RFP) process.

### Structural Scope

- **Main Structure:** Steel frame with masonry solid block walls/ composite panels/ sandwich panels/ fiberglass reinforced panels (FRP).
- **Foundation:** Concrete raft foundation with thermal expansion joints.
- **Exterior – Façade:** Fire-rated, waterproof aluminum cladding with an industrial aesthetic.

### Building Services

- **Drainage System:** Separate soil and waste pipes connecting to the MWSC sewer line.
- **Water Supply System:** MWSC-supplied, with booster pumps and dedicated meters.
- **Rainwater Harvesting:** Integrated system for toilet flush tanks.
- **Fire Alarm and Detection:** NFPA-72 and MNDF guidelines compliant system.
- **Fire Fighting System:** NFPA-72 and MNDF guidelines compliant system.
- **Emergency Power:** Genset with 25% power reserve.
- **Transformer setup:** Based on electrical requirement of the facility.
- **Solar PV System:** Battery-backed solar panels.
- **Lighting System:** Smart, energy-efficient lighting with emergency backup.
- **HVAC System:** VRF/VRV system for optimal indoor conditions.

- **Mechanical Ventilation:** For basement, staircases, and other critical areas.
- **IT and Security Systems:** Card access, CCTV, and fiber-optic/ Wi-Fi networks.
- **Vertical Circulation:** Efficient lift systems for passenger and cargo transport.
- **Building Management System:** Centralized control of mechanical and electrical systems.