

INVITATION TO BIDS (ITB)

"Lease Of Commercial Space For The Development And Operation Of A Food & Beverage (F&B) Kiosk At Faresmaathodaa Airport"

ITB no: RACL/IUL(PROC)/2026/07

Issued on: August 18, 2026



Contents

Section 1. Letter of Invitation	3
Section 2: Instructions to Proponents	4
A. GENERAL PROVISIONS	4
B. PREPARATION OF BIDS	6
C. SUBMISSION AND OPENING OF BIDS	10
D. EVALUATION AND COMPARISON OF BIDS	11
E. AWARD OF CONTRACT	14
Section 3. Bid Data Sheet	16
Section 4. Evaluation Criteria	17
Section 5. Schedule of Requirements	18
Section 6. Returnable Forms/ Checklist	23
FORM A: BID SUBMISSION FORM	24
FORM B: PROPOSED LEASE	25
FORM C: BID SECURING DECLARATION	26
FORM D: QUALIFICATION FORM	27
Annex 1	1
Annex 2	2



Section 1. Letter of Invitation

Regional Airports Company Limited (RACL) hereby invites you to submit a Bid to this Invitation for Bids (ITB) for the **“Commercial Unit Lease for the provision of F&B Kiosk development from Faresmaathodaa Airport (FMT).”**

This ITB includes the following documents.

- Section 1: Letter of Invitation
- Section 2: Instruction to Proponents
- Section 3: Bid Data Sheet (BDS)
- Section 4: Evaluation Criteria
- Section 5: Schedule of Requirements
- Section 6: Returnable Forms
 - Form A: Bid Submission Form
 - Form B: Proposed lease
 - Form C: Bid Securing Declaration
 - Form D: Qualification Form
- Section 7: Term Sheet
- Annex 1
- Annex 2

If you are interested in submitting a Bid in response to this ITB, please prepare your Bid in accordance with the requirements and procedures set out in this ITB and submit it by the Deadline for Submission of Bids set out in Bid Data Sheet.

RACL looks forward to receiving your Bid and thank you in advance for your interest in RACL procurement opportunities.

Issued by:

Title: General Manager, Procurement

Date: August 18, 2026

Section 2: Instructions to Proponents

A. GENERAL PROVISIONS			
1.	Scope of Work	1.1	Regional Airports Company Limited (RACL) is seeking interested parties for the lease of a unit for the provision of a Food and Beverage (F&B) Kiosk from Faresmaathodaa Airport (FMT).
		1.2	The selected party shall be responsible for development, operation and maintenance of the unit for the duration of the lease term as per the guidelines set forth by RACL. The operation of the unit includes but is not limited to maintenance and managing of seating (if applicable).
		1.3	The Successful Proponent shall, at a minimum, make available the following items: •Bottled drinking water •Tea and coffee •Soft drinks and juices •Light snacks •Packaged confectionery •Freshly prepared light meals or sandwiches
		1.4	Throughout this ITB:
		a)	the term “in writing” means communicated in written form (e.g. by mail, e-mail, fax)
		b)	“Day” means calendar day.
2.	Fraud and Corruption	2.1	RACL requires that staff, as well as proponents/suppliers/contractors, observe the highest standard of ethics during this procurement. In pursuance of this policy, RACL defines • “Corrupt practice” as the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution; and • “Fraudulent practice” as misrepresentation of facts in order to influence a procurement process or the execution of a

			contract to the detriment of RACL and includes collusive practice among proponents (prior to or after Bid submission) designed to establish Bid prices at artificial noncompetitive levels and to deprive RACL of the benefits of free and open competition.
		2.2	In pursuance of this policy, RACL:
		a)	Will reject a Bid if it determines that the proponent has engaged in corrupt or fraudulent practices in competing for the contract in question.
		b)	Will declare a proponent ineligible , either indefinitely or for a stated period of time, to be awarded a contract (from RACL) if it at any time determines that the proponent has engaged in corrupt or fraudulent practices in competing for, or in executing, an RACL contract.
3.	Eligibility	3.1	This Invitation is open to all interested bidders, with a formal intent to enter into an agreement. Individuals submitting Bids shall be at least 18 (Eighteen) years of age on the Bid Opening date.
		3.2	A Proponent should not be suspended, debarred or otherwise identified as ineligible by a state institution . Proponents are required to disclose to RACL whether they are subject to any sanction or suspension imposed by a state institution.
4	Conflict of Interest	4.1	A Proponent shall not have a conflict of interest . Any Proponent found to have a conflict of interest shall be disqualified. A proponent is found to have a conflict of interest for the purpose of this Process if the Proponent;
		a)	Directly or indirectly controls another proponent, or is controlled by or is under common control with another Proponent; or
		b)	Has a relationship with another Proponent, directly or through common third parties, that puts it in a position to influence the Bid of another Proponent, or influence the decisions of the Purchaser regarding this process; or

			c)	Or any of its affiliates participated as a consultant in the preparation of the design or technical specifications of the goods that are the subject of the Bid; or
			d)	Or any of its affiliates has been hired (or is proposed to be hired) by RACL for the Contract implementation; or
			e)	Has a close business or family relationship with a staff of RACL who: (i) are directly or indirectly involved in the preparation of the request for Bid or specifications of the Contract, and/or the Bid evaluation process of such Contract. (ii) would be involved in the implementation or supervision of such Contract. (iii) is a senior management staff of RACL.
		4.2	A firm that is a Proponent shall not participate in more than one Bid. This includes participation as a subcontractor. Such participation shall result in the disqualification of the Bid.	
B. PREPARATION OF BIDS				
5.	Cost of Preparation of Bids	5.1	The Proponent shall bear all costs related to the preparation and/or submission of the Bid, regardless of whether its Bid is selected or not. RACL shall not be responsible or liable for those costs, regardless of the conduct or outcome of the procurement process.	
6.	Language	6.1	The Bid, as well as any and all related correspondence exchanged by the Proponent and RACL, shall be written in the language(s) specified in the BDS.	
7.	Documents Comprising the Bid	7.1	The documents establishing the Eligibility of the Bidder are as follows.	
			a)	Company background/ profile
			b)	Certificate of Business registration/ ID card (If an individual)
			c)	GST registration certificate (if registered for GST)
			d)	Form A: Bid Submission Form
			e)	Form B: Proposed Lease

			f)	Form C: Bid Securing Declaration
			g)	Form D: Qualification form - Refer section 2, clause 9 of this ITB for details.
			h)	Operational plan (Refer section 2, clause 8 of this ITB)
8.	The Operational Plan	8.1	Operational Plan Under this criterion, bidders will be evaluated based on the following: • Staffing Structure • Operating Hours • Time Required to Commence Operations • Machinery and Equipment • Proposed Menu and Pricing • Cleaning Arrangements <i>Please refer to the form provided in Annex 02 for the required submission format.</i>	
9.	Qualification Form	9.1	Financial Resources • Lessee shall provide proof of funds to finance the estimated project cost defined by the lessor under Clause 13 • Financial Resources will be evaluated based on the method of financing proposed and the documents submitted by the Lessee. • Lessees who do not show proof of funds to finance the proposed investment cost shall be disqualified. Financing Method Proposed method(s) of financing the Estimated Project Cost can be equity financing, equity injection, bank finance, external finance such as financier company, lines of credit, tradable bonds, or combination of various financing methods. The Bidder shall specify the proposed method(s) of financing the estimated project cost. The financing may be through one or a combination of the following methods: • Equity Financing by Sole Proprietorship • Equity Financing by a Company • Bank Financing • Equity Injection • External Financing (e.g. financing company, line of credit, tradable bonds, or other financial institutions) Outstanding Payment to Lessor The Bidder/Lessee shall have no outstanding payments, financial obligations, or liabilities due to Regional Airports Company Limited (RACL) at the time of bid submission. The successful Bidder/Lessee shall maintain a clear payment record throughout the lease period.	

			History of Non-Performing Contracts The Bidder shall declare its contract performance history for the past three (3) years by selecting one of the following: • No non-performing contracts during the past three (3) years due to contractor default; or • Has non-performing contracts during the past three (3) years due to contractor default. Where applicable, the Bidder shall provide details of such contracts, including the reasons for the default and any remedial actions taken.	
10.	Bid Security	10.1	A Bid Security, if required by BDS, shall be provided in the amount and form indicated in the BDS. The Bid Security shall be valid for a minimum of twenty-eight (28) days after the final date of validity of the Bid.	
		10.2	The Bid Security shall be included along with the Bid. If Bid Security is required by the ITB but is not found in the Bid, the bid shall be rejected .	
		10.3	If the Bid Security amount or its validity period is found to be less than what is required by RACL, RACL shall reject the Bid.	
		10.4	The Bid Security may be forfeited by RACL, and the Bid rejected , in the event of any, or combination, of the following conditions:	
			a)	If the Bidder withdraws its bid during the period of the Bid Validity specified in the BDS, or;
			b)	In the event the successful Bidder fails:
			i.	to sign the Contract after RACL has issued an award; or
			ii.	to furnish the Performance Security, insurances, or other documents that RACL may require as a condition precedent to the effectiveness of the contract that may be awarded to the Bidder.
11.	Currency	11.1	All prices shall be quoted in the currency or currencies indicated in the BDS. If prices are quoted in a currency not specified in the BDS, the Bid shall be rejected .	
12.	Only One Bid	12.1	The Proponent shall submit only one Bid. Each Bidder will be eligible to submit 1 bid under his/her name (inclusive company). Bidders shall not be allowed to bid for more than 1 plot under one name.	
		12.2	Bids submitted by two (2) or more Proponents shall all be rejected if they are found to have any of the following:	

			a)	they have at least one controlling partner, director or shareholder in common; or
			b)	they have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about, or influence on the Bid of another Proponent regarding this ITB process;
			c)	they are subcontractors to each other's Bid, or a subcontractor to one Bid also submits another Bid under its name as lead Proponent:
13.	Bid Validity Period	13.1	Bids shall remain valid for the period specified in the BDS, commencing on the Deadline for Submission of Bids. A Bid valid for a shorter period shall be rejected by RACL and rendered non-responsive.	
14.	Extension of Bid Validity Period	14.1	In exceptional circumstances, prior to the expiration of the Bid validity period, RACL may request Proponents to extend the period of validity of their Bids. The request and the responses shall be made in writing and shall be considered integral to the Bid.	
		14.2	If the Proponent agrees to extend the validity of its Bid, it shall be done without any change to the original Bid.	
		14.3	The Proponent has the right to refuse to extend the validity of its Bid, in which case, the Bid shall not be further evaluated.	
15.	Clarification of ITB	15.1	Proponents may request clarifications on any of the ITB documents no later than the date indicated in the BDS. Any request for clarification must be sent in writing in the manner indicated in the BDS. If inquiries are sent other than specified channel, even if they are sent to a RACL staff member, RACL shall have no obligation to respond or confirm that the query was officially received.	
		15.2	RACL will provide the responses to clarifications through the method specified in the BDS.	
		15.3	RACL shall endeavor to provide responses to clarifications in an expeditious manner, but any delay in such response shall not cause an obligation on the part of RACL to extend the submission date of	

			the Bids, unless RACL deems that such an extension is justified and necessary.
16.	Amendment of Bids	16.1	At any time prior to the deadline of Bid submission, RACL may, for any reason, modify the ITB in the form of an amendment to the ITB. Amendments will be made available to all prospective proponents.
		16.2	If the amendment is substantial, RACL may extend the Deadline for submission of Bid to give the Proponents reasonable time to incorporate the amendment into their Bids.
17.	Pre-Bid Meeting	17.1	If appropriate, a pre-Bid conference will be conducted at the date, time and location specified in the BDS. All Proponents are encouraged to attend. Non-attendance, however, shall not result in disqualification of an interested Proponent. No verbal statement made during the conference shall modify the terms. and conditions of the ITB, unless specifically incorporated in the Minutes of the Proponent's Conference or issued/posted as an amendment to ITB.

C. SUBMISSION AND OPENING OF BIDS

18.	Submission	18.1	The Proponent shall submit a signed and complete Bid comprising the documents and forms in accordance with the requirements of the BDS. The Bid shall be delivered using the method specified in the BDS.
		18.2	The Bid shall be signed by the Proponent or person(s) duly authorized to commit the Proponent. The authorization shall be communicated through a document evidencing such authorization issued by the legal representative of the proponent, or a Power of Attorney, accompanying the Bid.
19.	Manner of Bid Submission	19.1	Hard copy (manual) submission shall be governed as follows
		a)	The signed Bid shall be marked "Original", and its copies marked "Copy" as appropriate. The number of copies is indicated in the BDS. All copies shall be made from the signed original only. If there are discrepancies between the original and the copies, the original shall prevail.

			b)	All the pages of the Original Bid and Copies of the Bid must be bound together, and all pages must contain the page number and the stamp of the proponent.	
			c)	Bids shall be sealed in an envelope, which shall:	
			i.	Bear the name of the Proponent;	
			ii.	Bear the name of the Bid.	
			If the envelope with the Bid is not sealed and marked as required, RACL shall assume no responsibility for the misplacement, loss, or premature opening of the Bid.		
		19.2	A soft copy of the bid must be submitted in a pen drive to as per the instructions in the BDS.		
20.	Deadline for Submission of Bids and Late Bids	20.1	Complete Bids must be received by RACL in a manner, and no later than the date and time specified in the BDS. RACL shall only recognize the actual date and time that the Bid was received by RACL.		
		20.2	RACL shall reject any Bid that is received after the deadline for the submission of Bids.		
21.	Bid Opening	21.1	RACL will open the Bid in the presence of an ad-hoc committee formed by RACL of at least two (2) members.		
		21.2	The Proponents' names, prices, and any other information that RACL deems relevant will be announced at the Bid opening.		
		21.3	No Bid shall be rejected at the Bid opening stage, except for late submissions, in which case, the Bid shall be returned unopened to the Proponents.		
D. EVALUATION AND COMPARISON OF BIDS					
22.	Confidentiality	22.1	Information relating to the examination, evaluation, and comparison of Bids, and the recommendation of contract award, shall not be disclosed to Proponents or any other persons not officially concerned with the process, even after publication of the contract award.		
		22.2	Any effort by a Proponent or anyone on behalf of the Proponent to influence RACL in the examination, evaluation and comparison of the Bids or contract award decisions may result in the rejection of its Bid		

			and may subsequently be subject to the application of RACL's vendor sanctions procedures.
23.	Evaluation of Bids	23.1	RACL will conduct the evaluation solely based on the Bids received.
		23.2	Evaluation of Bids shall be carried out according to the criteria provided in Section 4. (Evaluation Criteria).
24.	Due Diligence	24.1	RACL reserves the right to undertake a due diligence exercise, aimed at determining to its satisfaction the validity of the information provided by the Proponent. Such exercise shall be fully documented and may include, but need not be limited to, all or any combination of the following:
		a)	Verification of accuracy, correctness and authenticity of information provided by the Proponent;
		b)	Validation of extent of compliance to the ITB requirements and evaluation criteria based on what has so far been found by the evaluation team;
		c)	Inquiry and reference checking with Government entities with jurisdiction on the Proponent, or with previous clients, or any other entity that may have done business with the Proponent;
		d)	Inquiry and reference checking with previous clients on the performance on on-going or completed contracts, including physical inspections of previous work, as deemed necessary;
		e)	Other means that RACL may deem appropriate, at any stage within the selection process, prior to awarding the contract.
25.	Clarification of Bids	25.1	To assist in the examination, evaluation, and comparison of Bids, RACL may, at its discretion, request any Proponent for a clarification of its Bid. This includes asking for a demonstration of the products/services proposed by the proponent.
		25.2	RACL's request for clarification and the response shall be in writing and no change in the prices or substance of the Bid shall be sought, offered, or permitted, except to provide clarification, and confirm the

			correction of any arithmetic errors discovered by RACL in the evaluation of the Bids, in accordance with the ITB.
		25.3	Any unsolicited clarification submitted by a Proponent in respect to its Bid, which is not a response to a request by RACL, shall not be considered during the review and evaluation of the Bids.
26.	Responsiveness of Bids	26.1	RACL's determination of a Bid's responsiveness will be based on the contents of the Bid itself. A substantially responsive Bid is one that conforms to all the terms, conditions, specifications, and other requirements of the ITB without material deviation, reservation, or omission.
		26.2	If a Bid is not substantially responsive, it shall be rejected by RACL and may not subsequently be made responsive by the Proponent by correction of the material deviation, reservation, or omission
27.	Nonconformities, Reparable Errors and Omissions	27.1	Provided that a Bid is substantially responsive, RACL may waive any non-conformities or omissions in the Bid that, in the opinion of RACL, do not constitute a material deviation.
		27.2	RACL may request the Proponent submit the necessary information or documentation, within a reasonable period, to rectify nonmaterial nonconformities or omissions in the Bid related to documentation requirements. Such an omission shall not be related to any aspect of the price of the Bid. Failure of the Proponent to comply with the request may result in the rejection of its Bid.
		27.3	For the Bids that have passed the preliminary examination, RACL shall check and correct arithmetical errors as follows:
		a)	if there is a discrepancy between the unit price and the line item total that is obtained by multiplying the unit price by the quantity, the unit price shall prevail and the line item total shall be corrected, unless in the opinion of RACL there is an obvious misplacement of the decimal point in the unit price; in which case, the line item total as quoted shall govern and the unit price shall be corrected;

			b)	if there is an error in a total corresponding to the addition or subtraction of subtotals, the subtotals shall prevail, and the total shall be corrected; and
			c)	if there is a discrepancy between words and figures, the amount in words shall prevail, unless the amount expressed in words is related to an arithmetic error, in which case the amount in figures shall prevail.
		27.4	If the Proponent does not accept the correction of errors made by RACL, its Bid shall be rejected.	

E. AWARD OF CONTRACT

28.	Right to Accept, Reject, Any or All Bids	28.1	RACL reserves the right to accept or reject any Bid, to render any or all the Bids as non-responsive, and to reject all Bids at any time prior to award of contract, without incurring any liability, or obligation to inform the affected Proponent(s) of the grounds for RACL's action. RACL shall not be obliged to award the contract the lowest priced offer.	
29.	Award Criteria/ Condition Precedent	29.1	Prior to the expiration of the period of Bid validity, RACL shall award the contract to the qualified and eligible Proponent. Agreement will be signed upon payment of lease deposit within working 7 days of conditional award.	
30.	Contract Signature	30.1	Within five (5) days from the date of receipt of the Contract, the successful Proponent shall sign and date the Contract and return it to RACL. Failure to do so may constitute sufficient grounds for the annulment of the award, and forfeiture of the Bid Security, if any, and on which event, RACL may award the Contract to the Second highest rated or call for new Bids.	
31.	Performance Security	31.1	Performance security, if required in the BDS, shall be provided in the amount specified in BDS within 5 days from signing of the contract. Where performance security is required, the receipt of the performance security by RACL shall be a condition for rendering the contract effective.	

32.	Liquidated Damages	32.1	If specified in the BDS, RACL shall apply Liquidated Damages for the damage and/or risks caused to RACL resulting from the Contractor's delays or breach of its obligations as per Contract.
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Section 3. Bid Data Sheet

BDS No.	Reference to Section 2.	Data	Specific Instructions/Requirements
1	6	Language of the Bid	English
2	13	Bid Validity Period	180 Calendar days from the date of bid Submission
3	10	Bid Security/Bid Security Validity	The amount of Bid security shall be MVR 5000.00 or equivalent amount in USD. Bid security validity period is 180 days from the deadline for submission of proposals
4	31	Liquidated Damages	The lessee shall pay the rent due with a penalty charge at the rate of 0.05% of the rent per day from the due date onwards until the date of payment.
5	10	Currency of Bid	Maldivian Rufiyaa
6	13	Deadline for submitting requests for clarifications/questions	Date: August 22 nd , 2026 Time: 02:00 p.m.
7	13	Contact Details for submitting clarifications/questions	Nisbah Hassan General Manager, Procurement Department tender@airports.mv
8	13,14	Manner of disseminating supplemental information to the ITB and response/clarifications to queries	Will be emailed to the proponents
9	19	Deadline for Bid Submission	Date: August 26 th , 2026 Time: 03:00 p.m.
10	17,18	Manner of Submitting Bids	1 Hard copy (original) & 1 Soft copy (in a Pen Drive)
11	17,18	Bid Submission Address	Regional Airports Company Limited Hulhule Island, 22000 Maldives
12	20	Date, time and venue for the opening of Bid	Date: August 26 th , 2026 Time: 03:00 p.m. Venue: Regional Airports Company Limited Hulhule Island, 22000 Maldives
13	22	Evaluation Method for the Award of Contract	As per the criteria mentioned in Section 4. Evaluation Criteria
14	1	Duration of the lease/contract	5 years from the date of handover of the unit and space.

Section 4. Evaluation Criteria

1. Preliminary Examination Criteria (Pass/ Fail)

Bids will be examined to determine whether the documents mentioned in Section 2 – Documents comprising the Bid have been fully completed and submitted. Failure to fully complete and submit any of the documents in Section 2, clause 7 of this ITB – Documents comprising the Bid, will make the bid unresponsive, and the bid will be rejected.

2. Eligibility Criteria (Pass/ Fail)

Eligibility will be evaluated on a Pass/Fail basis. **Failure to pass any of the below criteria will make the bidder ineligible, and the bid will be rejected.**

Subject	Criteria	Document Submission Requirement
Eligibility	Bidder is not suspended, debarred, or otherwise identified as non-eligible by the Government of Maldives or any other state institution.	Form A: Bid Submission Form
Conflict of Interest	No conflict of interest in accordance with ITB 4.	Form A: Bid Submission Form

3. Bid Evaluation

Proponents who pass through the preliminary evaluation will be evaluated for technical and financial capability.

Subject	Details	Document Submission Requirement & allocated marks (%)
Technical evaluation	Technical evaluation will be based on the business plan submitted by the proponents: Refer Section 2, clause 7.1 (h) & clause 8.1 of this ITB for details	Operational plan (20%)
Financial Evaluation	The lease rate will be evaluated using the Net Present Value (NPV) of the proposed lease rate by the proponent from Year 1 – 5. - The proponents with the highest NPV will be given the maximum score, whereby points shall be given as prorated basis for other proponents. - NPV will be calculated using discount rate of 10% Refer Section 5, clause 7 Schedule of requirement for details.	Form B: Proposed Lease (80%)

Section 5. Schedule of Requirements

The Proponents shall comply with the following conditions.

1. Project Type	1.1. Lease Of Commercial Space for The Development and Operation of a Food & Beverage (F&B) Kiosk at Faresmaathodaa Airport
2. Scope of Work	2.1. Regional Airports Company Limited (RACL) is seeking interested parties for the lease of a unit for the provision of a Food and Beverage (F&B) Kiosk from Faresmaathodaa Airport (FMT). 2.2. The selected party shall be responsible for development, operation and maintenance of the unit for the duration of the lease term as per the guidelines set forth by RACL. The operation of the unit includes but is not limited to maintenance and managing seating (if applicable). 2.3. The Successful Proponent shall, at a minimum, make available the following items: • Bottled drinking water • Tea and coffee • Soft drinks and juices • Light snacks • Packaged confectionery • Freshly prepared light meals or sandwiches
3. Location	3.1. Faresmaathodaa Airport (FMT)
4. Unit Details & Usage	4.1. Built-Up Space - Unit 1 – 122.17 sq ft (Mandatory) 4.2. Seating Area – 331.96 sq ft (Optional) 4.3. Total Leasable Area – 454.13 sqft – (Including both mandatory and optional) <i>Map attached to Annex 1 of this document</i>
5. Business Model	5.1. Lease Model
6. Lease Term	6.1. The lease period is 05 (Five) years from the date of signing the agreement.
7. Lease Rate	7.1. Minimum acceptable Lease Rate per square feet per month is MVR 11.00 (Maldivian Rufiyaa Eleven) for Year 1, 2, 3, 4 and Year 5 7.2. Proponents are required to propose Lease Rate for Year 1, 2, 3, 4, and 5. 7.3. The Lease Rate proposed by the proponent for each year shall be equal to or higher than the previous rent rate. The proposed lease rate, which is less than the said minimum acceptable lease rate, shall be disqualified. 7.4. During the tenancy period, if the flight movement increases more than 1 flight per day and if the proposed rent rates are below the Rent Rates defined in the table below for each flight movement(s), the proponent shall pay minimum amount defined in the table once the increase of scheduled flight movement is declared by RACL. In this context, increase of scheduled flight movement has been defined if total flight movement increases for continuous 03 months. In such circumstances. RACL will give a 03 months' notice period prior resuming to charge the new rent rate.

		Flight Movements	MVR/ sq ft
		<1 Flight	11
		2 – 3 Flights	22
		4 – 6 Flights	33
		7 – 9 Flights	44
		>10 Flights	55
	7.5. Rent rate proposed by the proponent and defined under 7.5 does not include any utility cost or taxes that may be implied by the Government on a rent rate. 7.6. The Lessee shall be responsible for all utility charges relating to the operation of the kiosk, including but not limited to: Electricity, Water, Sewerage, Internet, Telephone, Waste disposal charges, and Government taxes and fees.		
8. Rent Free Period	8.1. The Proponent will be granted 01-month rent-free period for all the leasable space including both mandatory and optional 8.2. The Rent-Free period defined for Sub-Clause 9.1 is excluding the Grace period defined in Section 5 Clause 9.		
9. Grace Period	9.1. The proponent will be granted a 01-month grace period as a Development Period from the date of unit handover.		
10. Deposit	10.1. The proponent shall be liable to pay 02 months’ rent as security deposit from the first year’s Total rent rate. 10.2. The Security Deposit shall be refundable upon the expiry or termination of the lease, subject to the following conditions: • All outstanding payments have been made; • The leased premises have been reinstated to the required condition, where applicable; and • There is no outstanding damage attributable to the Lessee.		
11.	Qualification, Bidding and Evaluation		
11.1	Eligibility Requirements The Bidder shall: • be registered in the Republic of Maldives; • possess a valid Business Registration; • possess a valid Tax Identification Number (TIN); • have no outstanding dues payable to RACL.		
	Financial Resources • Lessee shall provide proof of funds to finance the estimated project cost defined by the lessor under Clause 13 • Financial Resources will be evaluated based on the method of financing proposed and the documents submitted by the Lessee. • Lessees who do not show proof of funds to finance the proposed investment cost shall be disqualified.		
	Financing Method Proposed method(s) of financing the Estimated Project Cost can be equity financing, equity injection, bank finance, external finance such as financier		

	company, lines of credit, tradable bonds, or combination of various financing methods. The Bidder shall specify the proposed method(s) of financing the estimated project cost. The financing may be through one or a combination of the following methods: Equity Financing by Sole Proprietorship Equity Financing by a Company Bank Financing Equity Injection External Financing (e.g financing company, line of credit, tradable bonds, or other financial institutions)																		
11.2	<u>Evaluation</u> Bid will be evaluated based on the following criteria. <table border="1"> <thead> <tr> <th>Criteria</th><th>Marks allocated (%)</th></tr> </thead> <tbody> <tr> <td>Lease rate</td><td>80%</td></tr> <tr> <td>Operational Plan</td><td>20%</td></tr> </tbody> </table> <u>Lease Rate (80%)</u> - The Proponents propose Lease Rate for Year 1, Year 2, Year 3, Year 4, and Year 5. The Minimum acceptable lease rate per square feet per month is MVR 11.00 (Maldivian Rufiyaa Eleven) for the Year 1, Year 2, Year 3, Year 4, and Year 5. - Lease Rate proposed for each following year shall be equal or higher than the previous year's rent rate. The proposed lease rate, which is less than the said minimum acceptable lease rate shall be disqualified. - During the tenancy period, if the flight movement increases more than 1 flight per day and if the proposed rent rates are below the Rent Rates defined in the table below for each flight movement(s), the proponent shall pay minimum amount defined in the table once the increase of scheduled flight movement is declared by RACL. In this context, increase of scheduled flight movement has been defined if total flight movement increases for continuous 03 months. In such circumstances. RACL will give a 03 months' notice period prior to resuming to charge the new rent. <table border="1"> <thead> <tr> <th>Flight Movements</th><th>MVR/ sq ft</th></tr> </thead> <tbody> <tr> <td>< 1 Flight</td><td>11</td></tr> <tr> <td>2 – 3 Flights</td><td>22</td></tr> <tr> <td>4 – 6 Flights</td><td>33</td></tr> <tr> <td>7 – 9 Flights</td><td>44</td></tr> <tr> <td>> 10 Flights</td><td>55</td></tr> </tbody> </table>	Criteria	Marks allocated (%)	Lease rate	80%	Operational Plan	20%	Flight Movements	MVR/ sq ft	< 1 Flight	11	2 – 3 Flights	22	4 – 6 Flights	33	7 – 9 Flights	44	> 10 Flights	55
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	- Under this Criteria, Lease rate will be evaluated using the Net Present Value (NPV) of the proposed lease rate by the proponent from Year 1 to Year 5. - The proponents with the highest NPV will be given the maximum score for the Lease Rate, whereby points shall be given as prorated for other proponents. - NPV will be calculated with discount rate of 10% <u>Operational Plan (20%)</u> Under this criterion, bidders will be evaluated based on the following: - Staffing Structure - Operating Hours - Time Required to Commence Operations - Machinery and Equipment - Proposed Menu and Pricing - Cleaning Arrangements <i>Please refer to the form provided in Annex 02 for the required submission format.</i>
12.	Bid Security & Bidding Process
12.1	<u>Bid Security</u> - The amount of Bid security shall be MVR 5,000.00 (Maldivian Rufiyaa five Thousand) or equivalent in United States Dollar (USD) - Bid security validity period: 180 (One Hundred and Eighty) days from the deadline for submission of proposal.
12.2	<u>Number of Bid per Proponent</u> Each Bidder will be eligible to submit 1 bid under his/her name (including company)
13.	General Conditions
13.1	<u>Condition Precedent</u> An agreement will be signed upon fulfilment of the following conditions. a) Payment of Lease deposit within working 07 days of conditional award.
13.2	<u>Development period</u> - The operation shall commence on 2nd Month. - For any reason, if the proponent fails to commence the operation on the 2nd Month, an additional 15 days (including public holidays) will be given to commence the operation. However, no changes shall be brought to the Rent-Free Period.

	RACL reserves the right to cancel the agreement if the Lessee fails to start operation by the fourth month from the date of signing of the agreement.
14. Operational Requirements	The Successful Proponent shall: - Operate during the minimum operating hours prescribed by RACL. - Ensure adequate staffing throughout operational hours. - Maintain a clean and hygienic environment. - Comply with all airport safety and security procedures. - Ensure all employees possess airport access permits where applicable. - Comply with all food safety regulations.
15. Performance Monitoring	RACL reserves the right to monitor the performance of the kiosk throughout the lease period. Failure to maintain agreed operating hours, maintain acceptable hygiene standards, comply with airport operational requirements, or provide satisfactory customer service may constitute grounds for corrective action or termination in accordance with the Lease Agreement.



Section 6. Returnable Forms/ Checklist

This form serves as a checklist for preparation of your Bid. Please complete the Returnable Bidding Forms in accordance with the instructions in the forms and return them as part of your Bid submission. **No alteration to the format of RACL forms shall be permitted and no substitution shall be accepted. Any alteration to these forms will lead to rejection of the bid.**

Have you duly completed all the Returnable Bidding Forms?	Please tick (to be filled by the bidder)	Reference to page number in Bid (to be filled by the bidder)
1. Company Background/ Profile		
2. Certificate of Business Registration		
3. GST registration certificate (if registered for GST)		
4. Form A: Bid Submission Form		
5. Form B: Proposed Lease		
6. Form C: Bid Securing Declaration		
7. Form D: Qualification Form		
8. Operational Plan		
9. Bid Security		



FORM A: BID SUBMISSION FORM

Name of Bidder			
Registration No		Registered Address	
Bidder's Authorized Representative Information		Contact Person that RACL may contact for requests for clarifications during Bid Evaluation	
Name:		Name:	
Title:		Title:	
Contact numbers:		Contact numbers:	
Email:		Email:	

We, the undersigned, offer to **Lease of Commercial Space for The Development and Operation of a Food & Beverage (F&B) Kiosk at Faresmaathodaa Airport** in accordance with your Invitation to Bid No. **RACL/IUL(PROC)/2026/07**. We hereby submit our Bid.

I/We undertake, if our Bid is accepted, to develop & operate the F&B Kiosk on the (space provided) in accordance with the relevant laws and regulations.

We hereby declare that our firm,

- has not been suspended, debarred, sanctioned, or otherwise identified as ineligible by any state institution in the Republic of Maldives
- Have no conflict of interest in accordance with ITB clause 4.

I/ We declare that all the information and statements made in this Bid are true and we accept that any misinterpretation or misrepresentation contained in this Bid may lead to our disqualification and/or sanctioning by RACL.

I/ We offer to carry out this work in conformity with the Bidding documents, and in accordance with the Schedule of Requirements (Section 5) of this ITB.

Our Bid shall be valid and remain binding upon us for the period specified in the Bid Data Sheet.

I/ We understand and recognize that you are not bound to accept any Bid you receive.

I/ We submit the following documents with this bid submission form.

- Company Background/ Profile
- Certificate of Business Registration
- GST registration certificate (if registered for GST)
- Operational Plan
- Bid Security

I, the undersigned, certify that I am duly authorized by [Insert Name of Bidder] to sign this Bid and bind it should RACL accept this Bid.

Name		Title	
Signature		Corporate Seal	
Date			

FORM B: PROPOSED LEASE

The proponents shall propose a Lease rate for years 1, 2, 3, 4 & 5. Refer Section 5: Schedule of requirements, Clause 7 for details.

Year	Total sq ft	Lease rate per sq ft (in MVR)	Total Lease per Month (in MVR)
Year 1	454.13		
Year 2	454.13		
Year 3	454.13		
Year 4	454.13		
Year 5	454.13		

Total Lease for the 5-year period (in MVR)	
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FORM C: BID SECURING DECLARATION

Date:

Invitation to Bid Number: **RACL/IUL(PROC)/2026/07**

To: Regional Airports Company Limited

We, the undersigned, declare that:

We understand that, according to your conditions, Bids must be supported by a Bid-Securing Declaration.

We accept that we will automatically be suspended from being eligible for bidding in any contract with Regional Airports Company Limited for the period of 1 year starting on the date that we receive a notification from Regional Airports Company Limited, if we are in breach of our obligations under the bid conditions, because we

- (a) have withdrawn our Bid during the period of bid validity specified in the Letter of Bid; or
- (b) having been notified of the acceptance of our Bid by Regional Airports Company Limited during the period of bid validity,
 - (i) fail or refuse to execute the Contract, if required; or
 - (ii) fail or refuse to furnish the Performance Security, in accordance with the ITB.

We understand that this Bid-Securing Declaration shall expire if we are not the successful Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) 28 days after the expiration of our Bid.

Signature:

In the Capacity of:

Name:

Duly authorized to sign the
bid for and on behalf of:

Date: day of,

Corporate Seal:

FORM D: QUALIFICATION FORM

1. Financial Capacity

Proponents shall provide proof of funds to finance the proposed investment. Financial resources will be evaluated based on the method of Financing proposed by proponents as per section 2 clause 9 of this ITB.

Tick	
	Financial Bid
	- Equity Financing – Sole Proprietorship
	- Equity Financing – Company
	- Bank Financing
	- Equity Injection
	- External Financing

2. Outstanding Payment to Lessor

Tick	
	No outstanding payment
	Have an outstanding amount

Please mention the outstanding amount.

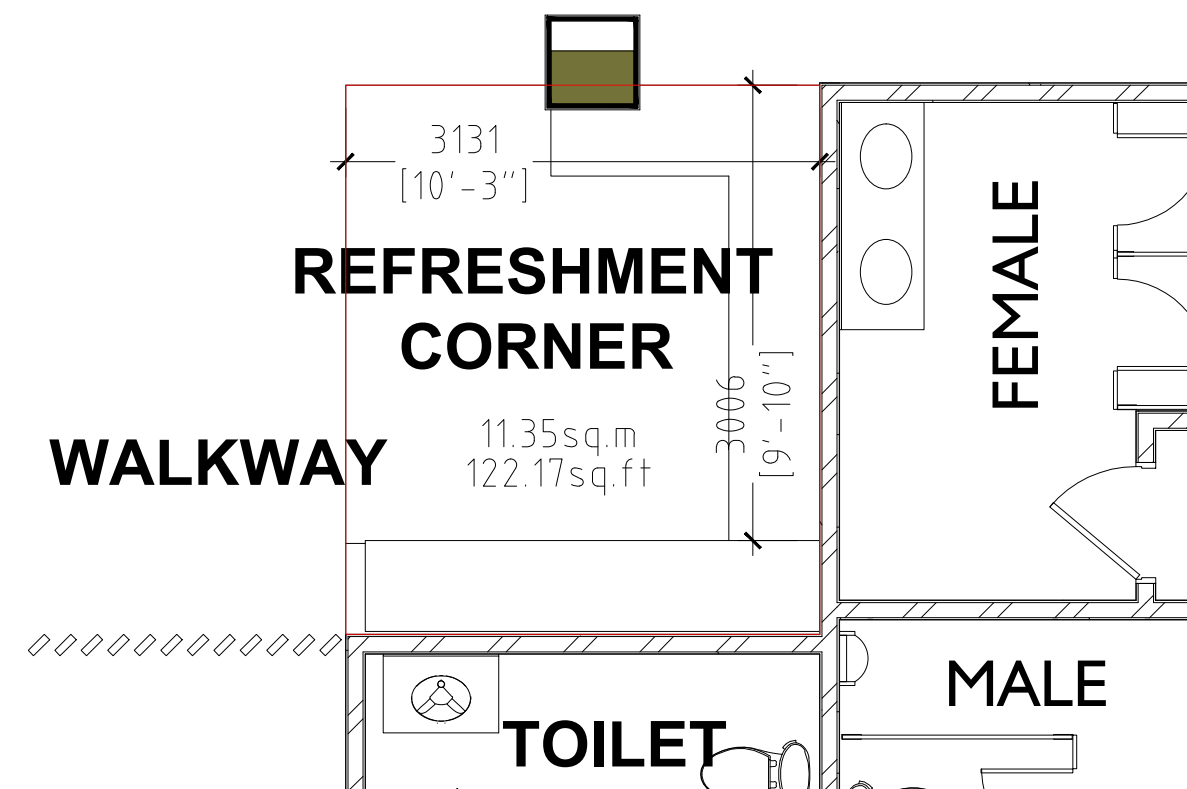
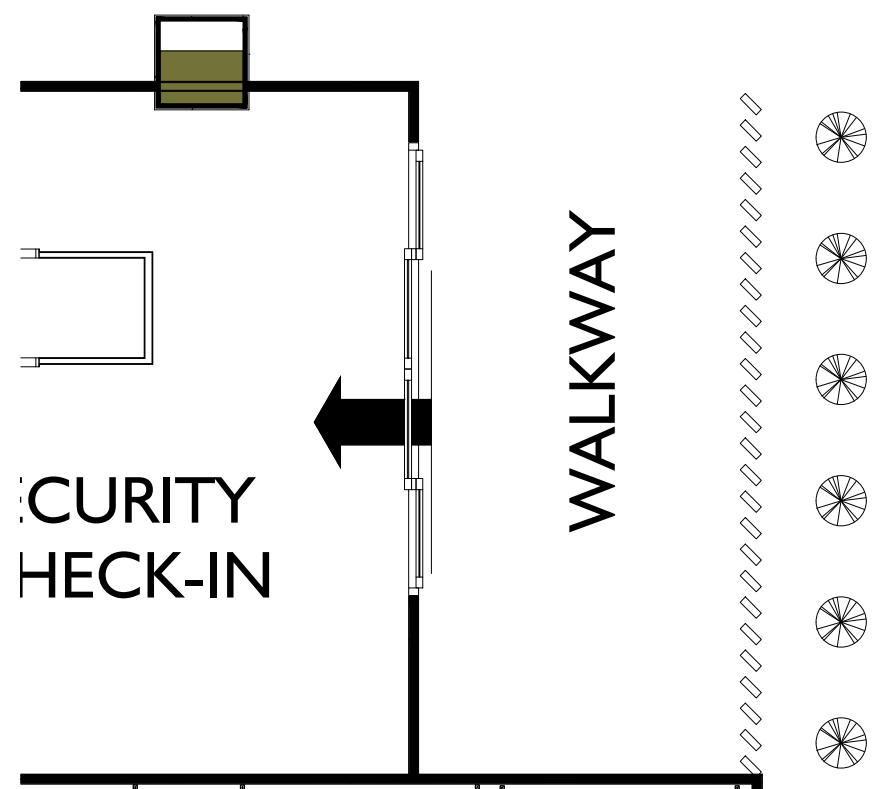
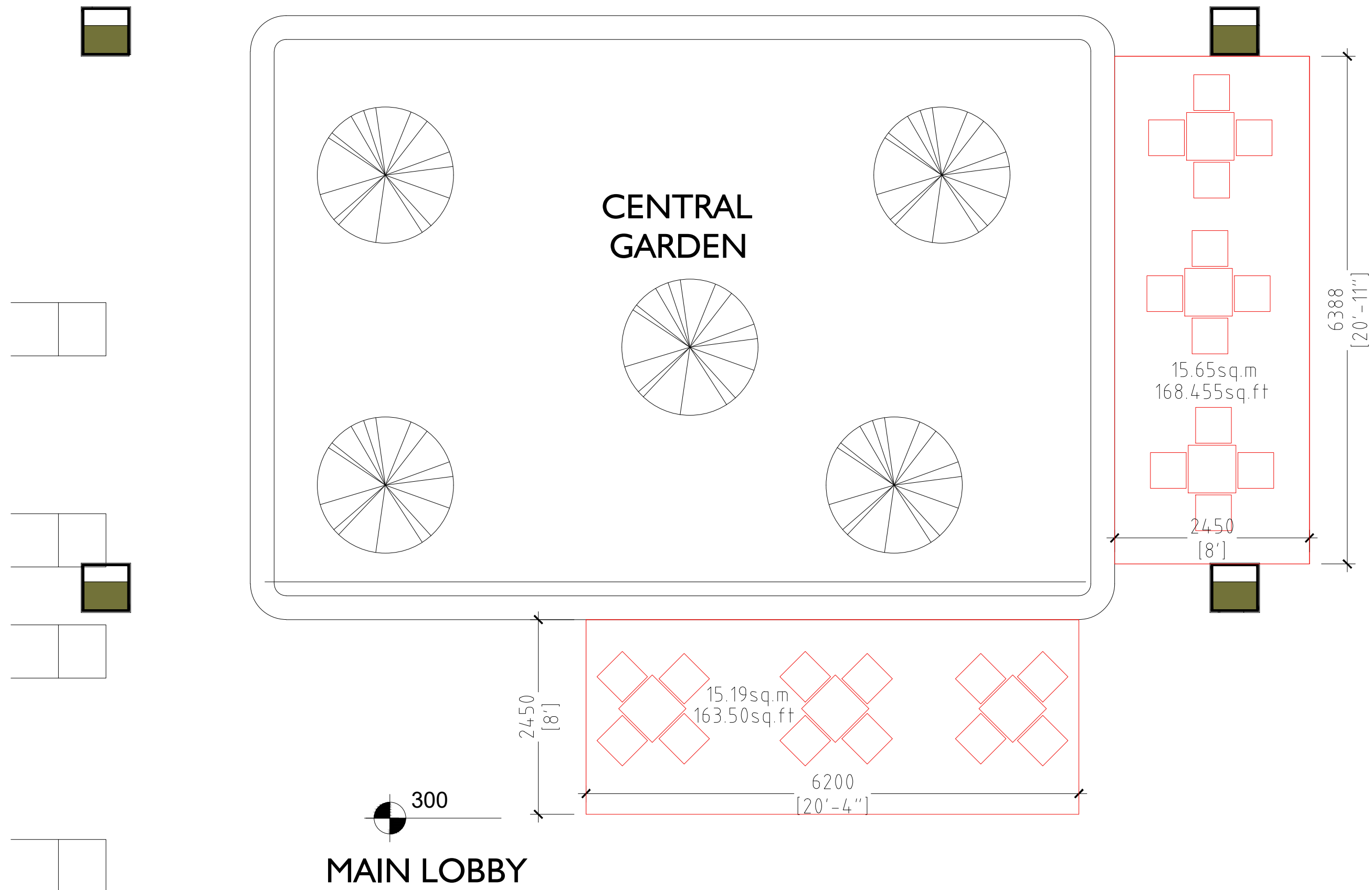
.....

3. History of non-performing contracts

Tick	
	No non-performing contracts during the past 3 years due to contractor default.
	Has non-performing contracts during the past 3 years due to contractor default.

List the non-performing contracts below.

Year	Non-performed contract	Name of client	Reason for non-performance	Contract value



Annex 2

دستورالعمل های اجرایی و روش های اجرایی

در صورتی که دستورالعمل های اجرایی و روش های اجرایی در دسترس نباشد، باید در صورت امکان، دستورالعمل های اجرایی و روش های اجرایی را تهیه و به دسترس قرار دهد.

.....

در صورتی که دستورالعمل های اجرایی و روش های اجرایی در دسترس نباشد، باید در صورت امکان، دستورالعمل های اجرایی و روش های اجرایی را تهیه و به دسترس قرار دهد.

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.....

مَنْزِلُ رَجُلٍ دَسَّاسٍ لَا يَخْفَى عَنْهُ شَيْءٌ وَهُوَ يَكْتُمُ رَأْيَهُ عَنْ رَأْيِ رَجُلٍ مَسْكُونٍ :

This image shows a full page of primary-ruled paper. It features ten sets of horizontal dashed lines, each set consisting of three parallel lines. These lines are evenly spaced vertically across the entire page, providing a guide for handwriting practice. The background is white, and there are no margins or other markings present.[illegible][illegible]

