



DESIGN AND BUILD OF IASL STAFF HOUSING PROJECT THROUGH CONTRACTOR FINANCING (RE-BID)

Request for Proposal

07 September 2026

Tender no.:	L4-BID NO 043-2026
EOI Registration date	15 September 2026, 23:59Hrs (GMT+5) Via email: azka4513@iasl.aero
Information session details	17 September 2026, 14:00Hrs (GMT+5) Online via Microsoft Teams
Proposal Submission Date	06 October 2026, 23:59Hrs (GMT+5) Email Title: Design and build of IASL Staff Housing Project through contractor financing – (L4-BID NO 043-2026) Via email: proc.proposals@iasl.aero

Island Aviation Services Ltd. is seeking bids for the works/services/project described in this document. Interested bidders are invited to submit their proposals for the supply of the items as instructed in this document. Please ensure that all submissions comply with the instructions. Failure to comply with the instructions may result in disqualification of the bid.

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1. Background

Island Aviation Services Ltd (IASL) is a hundred percent government owned limited liability company established by a presidential decree on 13th of April 2000. The company was initially established as an airline catering for the ever-growing demand for a domestic transport network. During a span of more than twenty-one years, the company has managed to become an established business operating an international airline all while providing a variety of services within the aviation industry.

IASL is the owner and operator of the National Airline of the Maldives, Maldivian, and is a hundred percent government owned limited liability company. The company operates its flights out of its primary hub in Velana International Airport (IATA: MLE; ICAO: VRMM).

IASL's core businesses include.

- Airline Services
- Airport Lounge Services
- Airport Management & Operations
- Engineering & Maintenance Services
- Cargo Services
- Maldivian Holidays
- Maldivian Seaplane Services

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2. Information to Bidders (ITB)

2.1. BID Data

Description	Details
RFP Title	Design and Build of IASL Staff Housing Project through contractor financing (Re-bid)
Requirement	Project Duration: - Design Period: 5 months from the date of contract commencement - Construction Period: Maximum 24 months, commencing upon completion and approval of the design phase Experience: - Bidders who have registered as a contractor under General Building Contractors (GC01) or General Civil Contractors (GC02) at Ministry of Construction and Infrastructure, with the rank of 1 or 2. - Bidder must have completed a housing project valued at a minimum of 300 million Maldivian Rufiyaa, within the last 10 years. Contractor Financing: - Total Project Cost: Contractor to evaluate - Financing method: Contractor to directly finance a minimum of 20% of the total project value.
Provision of Utilities (Water, Electricity)	Contractor has to provide, and bear costs associated.
Bid Number	L4-BID NO 043-2026
Issuing Entity	Island Aviation Services Ltd (IASL), M. Dar Al-Eiman Building, Majeedhee Magu, Male' 20345, Republic of Maldives
EOI Registration Deadline	Date: 15 September 2026 Time: 23:59Hrs (GMT+5) Via email: azka4513@iasl.aero
Information Session	Date: 17 September 2026 Time: 14:00Hrs Location: Online via Microsoft Teams <i>Note: Attendance for this session is mandatory</i>
Pre- Qualification Requirement	Interested bidders must submit minimum one official completion letter by the client proving that Bidder has completed at least 1 project, similar in nature, that equals or exceeds in value of 300,000,000 MVR, in the last 10 years. - The letter must be submitted via email to: proc.proposals@iasl.aero Deadline for letter submission: 23 September 2026, on or before 23:59Hrs (GMT+5).
Contact for Clarifications	Primary: azka4513@iasl.aero CC: mohamed.ziyau@iasl.aero , mohamed.shae@iasl.aero

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Proposal Submission	Date: 06 October 2026 Time: 23:59Hrs (GMT+5) Via email to: proc.proposals@iasl.aero
Proposal Validity Period	Minimum of 120 calendar days from submission deadline
Evaluation Criteria	- Technical: 20% - Financial: 80%
Mandatory Documents	- Certificate of Incorporation/Registration - Company Profile - Tax registration certificate / Tax clearance form - Portfolio with supporting documents - Audited Financials of past two years (2024 and 2025) - Project Methodology - Financial Methodology - Team Qualification details - Implementation Plan - Project Timeline (Gantt Chart) - Completed Bid Forms A–F
Appeals & Complaints	Must be submitted in writing within 5 days of bid opening or award notification.
Additional Notes	- Only one bid per proponent - Late submissions will be disqualified - All communications must be in writing and via email - Bidders must not contact IASL staff outside official channels
Payment Terms	Tax Inclusion: Prices inclusive of all applicable taxes
Clarification deadline	02 October 2026, 14:00Hrs (GMT+5)

2.2. Schedule of Events

Event	Time (GMT+5)	Date
IASL issues RFP	-	07 September 2026
EOI (Expression of Interest) Deadline	23:59	15 September 2026
Information Session	14:00	17 September 2026
Pre- Qualification Requirement Deadline: Submission of Minimum one official completion letter by the client proving that Bidder has completed at least 1 project, similar in nature, that equals or exceeds in value of 300,000,000 MVR, in the last 10 years.	23:59	23 September 2026
Deadline for submission of Proposals	23:59	06 October 2026
Estimated Proposal evaluation completion time and IASL notify the winning bidder.	-	25 October 2026

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3. Goods/ Services required

Island Aviation Services Ltd. (IASL) is seeking proposals valid for 120 days from qualified contractors for the Design and build of IASL staff housing project. The project will be financed through contractor financing, and bidders are invited to propose their preferred financing methodology. This RFP outlines the project requirements, submission guidelines, and evaluation criteria.

4. Eligible Bidders

- 4.1 This bid is open for both local and foreign parties who have declared their interest in participating in the bid via email through an EOI (Expression of Interest).
- 4.2 Bidders who participate in this tender will be required to provide evidence of completion for at least 1 project of similar nature exceeding a value of 300 million MVR over the last 10 years. Bidders that do not meet this requirement will be disqualified from participation in this tender.
- 4.3 The bidder shall be a registered business entity, government-owned entity, or sole-proprietor.
- 4.4 Bidder shall be an interested party that has registered through an Expression of Interest (EOI) by email in the stipulated time period.
- 4.5 Bidders must provide a Tax Clearance Certificate along with the proposal.
- 4.6 The bidder shall be eligible under the laws and regulations of the Republic of Maldives and as such shall be operating under commercial law.
- 4.7 The bidder shall have the financial and legal capacity to enter a contract and as such, shall be legally and financially autonomous; and shall not be a dependent entity of IASL.
- 4.8 The bidder shall have the expertise and resources to carry out the work required.
- 4.9 A bidder shall not be insolvent, in receivership, bankrupt or being wound up; its affairs not being administered by a court or a judicial officer for debt / tax obligation or any criminal offence for the past five (5) years, its business activities not being suspended and not the subject of legal proceedings for any of the foregoing.

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5. Guideline for Proposal Submission

a) Compliance Statement

- i. Bidder shall state that the offer is made in accordance with the Request for proposal, sign and submit the Form A (Bid Application Form)
- ii. Bidders who offer additional or alternative conditions shall clearly state those in their proposals.

b) Evaluation of Proposals

Points will be given to proposals as outlined in *Clause 8. Evaluation criteria*. All the proposals will be ranked in descending order based upon total score and the party who scores highest points will be awarded the contract.

c) Language of Proposal

The proposal documents must be in written in English.

d) Clarifications about RFP

Prospective bidders requiring any clarification on the Request for Bids may notify IASL in writing to the addresses mentioned below. All questions and responses will be copied to all parties. (Bidder will not be identified).

Email: azka4513@iasl.aero

Copied to: mohamed.ziyau@iasl.aero and mohamed.shae@iasl.aero

e) Proposal Validity

All Proposals shall be valid for a minimum period of **120 days** from the due date of submission for Proposals.

f) Appeals and Complaints

- i. Regarding conduct of an application
 - Applicants are to file appeals and complaints regarding conduct of an application, in writing, within 5 (Five) days of opening of an application.
- ii. Regarding outcome of an application (an award or decision to award)
 - Applicants are allowed to file appeals and complaints regarding the outcome of an application (an award or decision to award), in writing within 5 (Five) days of receiving the award or rejection letter from IASL.

g) Communications

Except as provided in the preceding section relating to questions about this RFP, Bidders shall not contact any officers, employees, or team members of Client with respect to this RFP. Any oral communication with an 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.

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h) Information session

Date of Information Session	17 September 2026, 14:00Hrs (GMT+5)
Venue for Information Session	Online Via Microsoft Teams
	<u><i>Attendance for this Information Session is mandatory. Any bidder who fails to participate shall be disqualified from further participation in the RFP process.</i></u>

i) Bid Submission

Date and Time	06 October 2026, 23:59Hrs (GMT+5)
	<i>No submission will be accepted after the mentioned time.</i>
Venue for proposal submission	Via email to proc.proposals@iasl.aero only

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6. General Terms and Conditions

- a) Island Aviation Services Ltd reserves the right to reject a bid in the following circumstances:
 - i. If less than two total bids have been received, IASL reserves the right to continue or reject the evaluation or request for a resubmission.
 - ii. IASL shall evaluate the responsiveness of the bidder based on *Clause 7. Bid Proposal*.
 - iii. If any of the mandatory documents are set out in *Clause 7. Bid Proposal* are not submitted, IASL has the right to reject the bid or request for a resubmission.
- b) Bidders shall be evaluated in accordance with the Party's demonstrated capacity and expertise. The awarding criteria and weightage will be mentioned in *Clause 8. Evaluation criteria*.
- c) Bidders shall bear all costs associated with the preparation and submission of the bid, and IASL will not in any case be responsible or liable for the costs incurred.
- d) The bidder shall be responsible for arranging and securing all financing required for the execution and completion of the project. IASL shall not be required to provide any financial support guarantees or arrangements with regards to the financing of the project with any parties other than the bidder.
- e) All information given in writing or verbally shared with the Bidders in connection with this Request for Bids is to be treated as strictly confidential. The Bidders shall not share or invoke such information to any third party without the prior written approval of IASL. This obligation shall continue after the procurement process has been completed whether the Bidder is successful or not.
- f) All materials submitted in response to the Request for Bid shall become the property of IASL. Bids and supporting materials will not be returned to the Bidder.
- g) All information provided will be subjected to verification by IASL. Submission of incomplete or unsigned forms may result in rejection of the proposal as non-responsive.
- h) IASL will only accept one bid document from every proponent.
- i) To assist in the evaluation and comparison of bids, IASL may, at its discretion, request any bidder for clarification of their proposal. This will be clarified in writing, but no change in substance or price of the bidder will be sought.
- j) IASL will evaluate and compare only those bids determined to be responsive in accordance with *clause 7* and requirements specified in *clause 9*.
- k) IASL will award the contract in writing to the bidder who scores the highest marks in compliance with the evaluation criteria.
- l) Upon receipt of pre-award notice to the successful bidder, IASL will promptly notify the other bidders through email that their bids have been unsuccessful.
- m) Any change to the contents of RFP will be clearly briefed during the information session.
- n) At any time prior to the deadline for submission of Proposals, IASL may amend the RFP documents by issuing an addendum.
- o) Prospective respondents shall be given reasonable time as IASL deems reasonable to take an addendum into account in preparing their proposals by extending the deadline for submission of Proposal.

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7. Bid Proposal (General Compliance and Mandatory Documents)

The responsiveness of the bid to the RFP will be based on how well bidders meet the requirements outlined in this section. Bids which do not meet the mandatory requirements will not be considered for further evaluation.

7.1. General Compliance

Prior to detailed evaluation of the bid, IASL will examine the bid to determine whether it is generally compliant by considering the following below. If a bid is determined to be not meeting any of the following or missing any mandatory documents stated below or is generally non-compliant or is incomplete, the bid will be rejected as generally non-responsive, and will not be considered for further evaluation:

- Bid is properly signed/initialed/stamped as appropriate with due authorizations in accordance with the RFP Document.
- Is responsive to the eligibility criteria (ITB).

7.2. Mandatory Documents

No.	Item	Description	Requirement Level
1	Certificate of Incorporation/Registration	Certified copy of the company / SP (Sole Proprietor) incorporation or registration document.	Mandatory
2	Company Profile	Profile of the Company / SP (Sole Proprietor)	Mandatory
3	Tax clearance form	(GST/WT ETC. if tax applicable)	Mandatory
4	Audited Financials	• Audited financials of past two years (2024 and 2025) • Any Bidder shall be disqualified if its most recent audited financial statements contain a qualified audit opinion, an adverse opinion, a disclaimer of opinion, a going concern qualification (including any material uncertainty related to going concern), or if the Bidder has reported a net loss in the most recent audited financial year.	Mandatory
5	Project methodology	• Detailed approach and methodology for the Design and Build of IASL Staff Housing Project.	Mandatory
6	Financing Methodology	• Proposed financing terms for the project.	Mandatory
7	Team qualification details	• Project Team and Their Qualifications and the relevant experience in the field. • Resumes demonstrating number of experience years	Mandatory

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		Education certificates demonstrating qualifications achieved	
8	Relevant Experience	- Bidder must have completed at least 1 project, similar in nature, that equals or exceeds in value of 300,000,000 MVR, in the last 10 years. Bids that do not meet this requirement will not be evaluated. - Portfolio and supporting documents demonstrating experience in projects of similar scope and value. - If past experiences are not accompanied by an official letter of completion by the client, the bidder will not be given further marks for this category. - If the value of the project is not included in the reference letter for the project, the reference letter may be supplemented by supporting documents such as the Letter of Award/Notification of Award or the Contract/Agreement to provide the value of the project.	Mandatory
9	Project Timeline	Gantt chart detailing timeline	Mandatory
10	Implementation Plan	The bidder shall provide a comprehensive roadmap for executing the project with detailed objectives.	Mandatory
11	Bid Forms (Form A-F)	Bid Forms, signed by duly authorized personnel	Mandatory

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8. Evaluation Criteria

IASL intends to apply the following criteria for the selection of proposals. Proposals will be assessed based on the scores obtained for said criteria at the percentages given, with the highest total scoring party being the winner.

8.1. Technical Scoring (20%)

For the technically compliant RFPs, a technical score will be based on the below criteria. The total score for the Technical Evaluation for each bidder shall be the sum of the category scores.

Technical Scoring (20%)		
Criteria	Weight	Details
Specific experience in similar projects	20	Based on the total accumulated value of projects similar in nature completed in the last 10 years. Score = (Particular bidders total accumulated value of projects completed / Highest total accumulated value of projects completed among the bids received) × 20

8.1.1 Specific experience in similar projects (20%)

Experience will be counted as successfully completed reference letters backed up by clients.

All projects submitted as past experience must:

- Be similar in nature to the purpose of this particular project.
- Have been successfully completed within the last 10 years.
- Documents such as Letters of Award, Notification of Award or Agreement/Contract Copies will only be used for clarification purposes and/or as supporting documents to the client's letter of recommendation/completion. Such documents shall not be considered for qualification under this category in isolation.
- Experience (projects) simply stated in tabular or other format, i.e. not backed by the client's certification, will not be considered as valid submissions under this category.
- It is up to the sole discretion of the Employer to determine the similarity in nature of the bidder's experience to the current scope of work. The score awarded by IASL after this review shall be final and shall not be contested.
- IASL reserves the right to not consider those bids that do not fulfil the requirements stated above under this clause for further evaluation.

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8.2. Financial Scoring (80%)

A financial score will be given for each category stated below. The total score for the Financial Evaluation for each bidder shall be the sum of the category scores.

Financial Scoring (80%)		
Criteria	Weight	Details
Total Project Cost	50	Total cost of the project including design, build stages, financing costs, and all applicable taxes. The bid proposing the lowest project cost will receive the maximum score of fifty (50), and points will be allocated to other bids according to the formula: $[(\text{Lowest Project Cost} / \text{Cost of the bid under consideration}) \times 50]$
Financial Capacity – Financing Experience	20	Demonstrated experience in arranging contractor financing for completed projects in the last 10 years, evidenced by client letters of financing arrangement stating the amount of financing arranged. The bidder evidencing the highest total amount of financing arranged will receive the maximum score of twenty (20), and points will be allocated to other bids according to the formula: $[(\text{Bidder's total evidenced financing amount} / \text{Highest total evidenced financing amount}) \times 20]$
Financial Capacity – Financial Ratios	10	Assessment of the bidder's financial health based on the audited financial statements submitted as part of the mandatory documents. Five ratios are scored at two (2) points each: Revenue growth, Gross profit margin, Current ratio, Return on equity and Gearing ratio. Scoring bands per ratio are set out in Clause 8.2.2.

8.2.1 Financial Capacity – Financing Experience (20%)

The Financial Capacity criterion carries a combined weight of thirty (30) points, of which twenty (20) points are allocated to financing experience. To qualify for marks under this sub-criterion, bidders must submit:

- ☐ A client letter of financing arrangement for each project claimed, issued and signed by the client (employer) of that project;
- ☐ The letter must state the amount of financing arranged by the bidder for that project;
- ☐ Financing arranged, as stated in the client's letter of financing arrangement, will be counted toward the bidder's total under this sub-criterion;

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- ☐ Financing experience simply stated in tabular or other format, i.e. not backed by the client's letter of financing arrangement, will not be considered as a valid submission under this sub-criterion;
- ☐ The relevant financing arrangement document (such as the loan agreement or facility letter) shall be provided as a supporting document to the client's letter; such supporting documents may be used for clarification purposes but shall not be considered for qualification in isolation.

The formula used for the computation of the score is as follows:

Financing Experience Score = (Particular bidder's total evidenced amount of financing arranged ÷ Highest total evidenced amount among the bids received) × 20

8.2.2 Financial Capacity – Financial ratios (10%)

The remaining ten (10) points under the Financial Capacity criterion are allocated to an assessment of the bidder's financial health, based on the audited financial statements submitted as part of the mandatory documents. Each of the five ratios below carries a maximum of two (2) points. Ratios shall be computed for each of the two most recent audited financial years and averaged, except Revenue growth, which shall be computed as the change between the two most recent audited financial years. Where a group submits consolidated statements, the ratios of the bidding entity shall be used. Where a bidder's total equity is negative, zero points shall be awarded for Return on equity and Gearing ratio.

Ratio	Definition	Scoring (max 2 points each)
Revenue growth	(Latest year revenue – Prior year revenue) ÷ Prior year revenue	≥ 10% = 2 points; > 0% to < 10% = 1 point; ≤ 0% = 0 points
Gross profit margin	Gross profit ÷ Revenue	≥ 15% = 2 points; > 0% to < 15% = 1 point; ≤ 0% = 0 points
Current ratio	Current assets ÷ Current liabilities	≥ 1.5 = 2 points; 1.0 to < 1.5 = 1 point; < 1.0 = 0 points
Return on equity	Net profit after tax ÷ Total equity	≥ 15% = 2 points; > 0% to < 15% = 1 point; ≤ 0% = 0 points
Gearing ratio	Total interest-bearing debt ÷ Total equity	≤ 1.0 = 2 points; > 1.0 to 1.5 = 1 point; > 1.5 = 0 points

Where the submitted audited financial statements are incomplete, such that a ratio cannot be computed, zero points shall be awarded for the affected ratio(s). IASL reserves the right to seek

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clarification on the audited figures; however, no change in the substance of the submitted financial statements will be accepted.

8.3. Combined Scoring (100%)

For each bidder, the score received for the Technical Scoring and the Financial Scoring shall be added together to get the Combined Score using the respective formulas as stated below to determine the highest scored bidder for the respective project.

#	Formula	Score
Combined Score	(Technical Score calculated using the formula) + (Financial Score calculated using the formula)	Max 100

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9. EMPLOYER REQUIREMENTS

9.1. Background and Purpose

Island Aviation Services Limited (IASL) intends to develop a staff housing project as part of its strategic initiative to provide suitable, practical, and cost-effective housing solutions for its employees. The project is aimed at enhancing employee welfare, supporting staff retention, and contributing to long-term organizational stability through the delivery of a sustainable and well-structured housing facility. The purpose of this Request for Proposal is to invite qualified design and build contractors to submit proposals for the complete design, financing, construction, testing, commissioning, and handover of the staff housing project in accordance with IASL's requirements, applicable regulations, and industry standards.

9.2. Scope of Work:

1. General Description

Island Aviation Services Limited (IASL) intends to develop a staff housing facility under a design and build contract on Lot No. 23231, with a total land area of 1,934.18 sqm (20,819.32 sqft).

The Contractor shall provide all labor, materials, plant, equipment, supervision, and services necessary for the complete execution, testing, commissioning, and handover of the Works in accordance with the Contract Documents.

While the scope of work and the design documents have been detailed to the highest practical extent, Contractor must ensure the proposal includes all the incidental, additional, and obvious works that will be required to bring the planned infrastructure to full operational capacity.

The Contractor shall be fully responsible for the complete design, approvals, construction, testing, commissioning, and handover of the project in compliance with all applicable laws and regulations, including but not limited to HDC, URA, STELCO, and MWSC guidelines.

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2. PROJECT DURATION

Design Period: **5 months** from the date of contract commencement

Construction Period: **Maximum 24 months**, commencing upon completion and approval of the design phase

3. SCOPE OF SERVICES

3.1 Design Services

- The design shall target a mid-market residential standard, incorporating durable, functional, and aesthetically appealing materials, finishes, and fixtures of good commercial quality. The design shall neither be based on minimum code-compliance standards nor luxury or premium-grade specifications, unless specifically approved by IASL.
- Coordination with all relevant authorities for approvals (including HDC and utilities)
- Development of Architectural, Structural, and Services designs, (MEP, HVAC, Firefighting, CCTV, IT access control, Multimedia, Garbage disposal etc.)
- Comprehensive 3D visualizations, renderings, and walkthroughs of the proposed development at all key design stages.
- Geotechnical investigation including SPT and other necessary testing, with foundation and geotechnical design (including ground improvement, piling, and soil stabilization works where required) based on the investigation findings.
- Preparation of detailed material, finish, and fixture schedules for all architectural, structural, and MEP elements.
- Energy-efficient design considerations, including optimization of building orientation, façade design, lighting, ventilation, and utility consumption.
- Preparation and submission of all authority approval documents and coordination required to obtain statutory approvals.
- Value engineering and constructability reviews throughout the design phase to optimize lifecycle cost, maintainability, and operational efficiency.
- Development of BIM models (if required by IASL) and coordination of all disciplines to eliminate design conflicts prior to construction.

3.2 Construction Works

- Execution of all civil, structural, architectural, and MEP works required for the complete construction of the staff housing facility in accordance with the approved design, specifications, authority approvals, and contract requirements.
- Procurement, supply, installation, testing, and commissioning of all building materials, equipment, fixtures, fittings, and systems necessary for a fully functional and habitable development.
- Installation, testing, and commissioning of all building services, including MEP, HVAC, firefighting and fire alarm systems, CCTV, ICT, access control, multimedia systems, waste management systems, air-conditioning units, sanitary fixtures, and full-height wall tiling in toilets and wet areas.

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- Provision and installation of electrical, water supply, sewerage, drainage, and other required utility service connections, including meters, applications, approvals, fees, testing, and coordination with the relevant utility providers and authorities.
- Implementation of quality control, health and safety, environmental protection, site security, temporary works, and construction management procedures throughout the construction period.
- Carrying out all inspections, tests, commissioning activities, authority clearances, defect rectification, final cleaning, and documentation required prior to handover.
- Project completion and handover to IASL in accordance with the contract requirements, including as-built drawings, operation and maintenance manuals, warranties, test certificates, and other required handover documents.

4. BUILDING REQUIREMENTS AND FUNCTIONAL LAYOUT

Please note that these are targeted requirements and are subject to change during the design stage as per site conditions and evolving client needs.

4.1 Basement Level

- Dedicated parking area
- MEP/service rooms and ancillary spaces as required

4.2 Ground Floor

- Main residential lobby with controlled access
- Commercial spaces
- Minimum one unit allocated for a convenience/grocery store
- Supporting/service areas as required

4.3 First Floor

- Fully allocated for commercial spaces
- Supporting/service areas as required

4.4 Second Floor to Fourteenth Floor

- Residential floors shall be planned in compliance with applicable HDC guidelines and other relevant authority requirements.
- The preferred apartment mix shall include:
 - 30% - 2-bedroom units, with a target area of approximately 750 sqft per unit.
 - 60% - 3-bedroom units, with a target area of approximately 1,000 sqft per unit.
 - 10% - 3+1-bedroom units, with a target area of approximately 1,300 sqft per unit.
- Layouts shall be efficient, practical, and suitable for residential use, with clear circulation and effective use of available floor area.

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4.5 Terrace Floor

- The terrace floor shall be designed to include suitable recreation facilities for tenants and a dedicated children's play area, with appropriate safety measures, durable outdoor finishes, shaded/rest areas where feasible, proper lighting, drainage, and access control in accordance with applicable authority requirements.

5. VERTICAL TRANSPORTATION

- Provide three (3) high-speed passenger lifts, each with a minimum capacity of fifteen (15) persons and suitable internal car dimensions to support daily residential use, accessibility requirements, and efficient vertical circulation for the full building height.
- Provide one (1) high-capacity service/fireman lift suitable for stretcher access, furniture movement, maintenance operations, emergency response, and service requirements, with minimum car dimensions and load capacity to comply with applicable codes, fire safety requirements, and authority approvals.
- All lifts shall include automatic rescue devices, emergency communication systems, standby power compatibility, fire-rated lift lobbies where required, and all associated control panels, shaft works, machine-room or machine-room-less systems, testing, commissioning, certification, and handover documentation.

6. GENERAL REQUIREMENTS

- The design shall maximize the effective use of the available plot area within applicable regulatory limits.
- The development shall include appropriate fire safety, life safety, and accessibility provisions in accordance with applicable codes and authority requirements.
- Utilities and building services shall be properly integrated into the overall design to support safe, reliable, and efficient operation.
- Materials, systems, and layouts shall consider durability, maintainability, and operational efficiency throughout the building lifecycle.

7. DELIVERABLES

- Complete design submission packages at all required design stages, including architectural, structural, MEP, specialist systems, material/finish schedules, specifications, calculations, and supporting documents required for review and approval.
- All statutory approvals, permits, clearances, utility approvals, completion certificates, and other authority documentation required for the design, construction, commissioning, occupation, and handover of the project.
- Complete as-built drawings for all disciplines, accurately reflecting the final constructed works and submitted in both editable and PDF formats.
- Operation and maintenance manuals for all building systems, equipment, fixtures, finishes, and installed services, including maintenance schedules, supplier details, warranties, and spare parts information where applicable.
- Testing, commissioning, inspection, and certification reports for all civil, structural, architectural, MEP, firefighting, fire alarm, lift, ICT, access control, CCTV, HVAC, plumbing, drainage, and other installed systems.

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- Final handover package, including defect rectification records, warranties, guarantees, training records, asset registers, recommended spare parts lists, and any other documentation required by IASL for operation and maintenance of the facility.

9.3. Financing Methodology

Bidders are required to propose their preferred financing methodology for the project as per the guidelines in this RFP.

Note: Further details of the project will be provided during the Information Session.

9.4. Responsibilities of IASL:

- **The Employer entity shall provide the following facilities for the Contractors:**
 - a) Issuance of access permits necessary for activities of the Contractors at the work site.
 - b) Access to its relevant offices and departments and full cooperation related to the project work.

9.5. Duration of the Services:

- The delivery of the services must strictly follow the timeline detailed in the scope of work.
- IASL reserves the right to extend the contract duration, if necessary, subject to mutual agreement with the Vendor.
- The Vendor is expected to deliver the services efficiently and without interruption, suspension, or delay from the Effective Date.
- IASL's official working days are from **Sunday to Thursday**, and working hours are from **08:00 to 15:00** (Maldives Time, GMT+5). All coordination and support activities should align with this schedule unless otherwise agreed.

9.6. Pricing, currency, and payments to the Vendor:

Pricing

- Currency: Maldivian Rufiyaa (MVR)
- Any associated fees, taxes, or third-party charges.
- All proposed prices must be expressed as numerical values with clear monetary amounts.
- Pricing shall be firm, final, and clearly stated without ambiguity. No price variation will be accepted after contract signed without strong and undeniable rationale.
- The Vendor shall bear any risks associated with currency exchange rate fluctuations. Pricing must account for such variations where applicable.
- Taxes must be clearly indicated or itemized separately in the pricing schedule.

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10. Bid Forms A-F

Form A - Bid application form

Description of Work:	Design and Build of IASL Staff Housing Project through contractor financing
Bid to:	
Address:	

Having reviewed the Request for Proposal (RFP), including the terms of reference, technical specifications, and submission requirements for Design and build of IASL staff housing project through contractor financing, I/we, the undersigned, hereby submit our proposal in full compliance with the stated terms and conditions.

We propose to deliver the above scope of work at a total cost of:

MVR: (inclusive of all applicable taxes)

We undertake, if our proposal is accepted, to commence work in accordance with the agreed timeline and to fulfill all contractual obligations as outlined in the RFP.

We agree that this proposal shall remain valid and binding for a period of 120 days from the date of submission and may be accepted at any time before the expiration of that period.

We acknowledge that Island Aviation Services Ltd is not bound to accept the lowest or any proposal received. Unless and until a formal agreement is reached, this proposal, together with written acceptance, shall constitute a binding contract between us.

Name of Authorized Signatory	
Designation	
Company Name	
Signature	
Date	

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Form B - Related Party Disclosure

Island Aviation Services Limited
M. Dar Al-Eiman Building,
Majeedhee Magu,
Male' 20345,
Republic of Maldives

[Date]

Dear Sir/ Madam,

Project: DESIGN AND BUILD OF IASL STAFF HOUSING PROJECT THROUGH CONTRACTOR FINANCING

Subject: Related Party Disclosure

With the exception of the below specified, I hereby declare that we, the party is in no way, shape or form related to Island Aviation; created either through an employer-employee agency relationship between employees or directors of Island Aviation or by way of ownership of Island Aviation Services Ltd.

Name of the Related Party	Designation of the Related Party	Relationship

Yours sincerely,

[Name of signatory]

[Title]

Note:

1. Related parties for this purpose include:

1.1. Employees or directors of the Company

1.2. Close family members of any employee/ director of the Company. Close family members here refer to spouse, including former spouse relatives, which comprise: siblings, cousins, uncles and aunts, nephews and nieces, lineal ancestors (presumably, it means parents, grandparents and other ancestors of direct lineage), lineal descendants (children, grandchildren and other direct descendants).

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Form C: General Information (Business profile/Work profile)

Bidder Information

Company Name	
Registered Address	
Postal Address	
Telephone Number	
Email Address	
Website (if any)	

Legal Status of the Company

Legal Status	▪ Sole Proprietorship [] ▪ Partnership [] ▪ LLC [] ▪ Corporation [] ▪ Other:
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Registration Details

Business Registration Number	
Date of Registration	
Country of Registration	

Contact Person

Full Name	
Designation	
Phone Number	
Email Address	

Declaration

I hereby declare that the information provided above is true and correct to the best of my knowledge.

Name: _____

Designation: _____

Date: _____

Authorized Signature: _____

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Form D: Experience Records

List of all completed Contracts/Projects executed during the last 10 years.

Name of the Project with nature of work	Total Value	Contract Start	Contract Completion	Client's Name

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Form E: Litigation/ Arbitration

SI	Contract identification and matter in dispute	Value of pending claim in MVR or any other
	Contract name: Name of Employer: Address of Employer: Matter in dispute: Total value of the Contract:	

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Form F: Declaration on Ethical Conduct and Fraud and Corruption

We the undersigned confirm in the preparation of our Bid that:

- Neither we, nor any of our employees, associates, agents, shareholders, consultants, partners or their relatives or associates have any relationship that could be regarded as a conflict of interest as set out in the Bidding Documents.
- Should we become aware of the potential for such a conflict, will report it immediately to ISLAND AVIATION SERVICES LTD.
- That neither we, nor any of our employees, associates, agents, shareholders, partners, consultants or their relatives or associates have entered into corrupt, fraudulent, coercive or collusive practices in respect of our bid or proposal.
- We understand our obligation to allow ISLAND AVIATION SERVICES LTD to inspect all records relating to the preparation of our bid and any contract that may result from such, irrespective of if we are awarded a contract or not.
- That no payments in connection with this procurement exercise have been made by us or our associates, agents, shareholders, partners or their relatives or associates to any of the staff, associates, consultants, employees or relatives of such who are involved with the procurement process on behalf of ISLAND AVIATION SERVICES LTD, Client or Employer.

Authorized Signature: _____

Name and Title of Signatory: _____

Name of Bidder: _____

Address: _____

Phone Number: _____

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11. Submission Checklist

This checklist is to help bidders ensure full compliance with the RFP requirements issued by Island Aviation Services Ltd.

General Requirements

- ☐ Proposal written in English
- ☐ Proposal validity: Minimum 120 days from submission deadline
- ☐ All documents signed/stamped and authorized as required

Mandatory Documents

- ☐ Certificate of Incorporation/Registration (Certified copy)
- ☐ Tax Clearance Certificate (GST/WT ETC. if tax applicable)
- ☐ Company Profile
- ☐ Project Timeline (Gantt Chart)
- ☐ Completed Bid Forms A–F
- ☐ Compliance Statement (Offer made in accordance with RFP)
- ☐ Signed Declaration (Conflict of interest, ethical conduct)
- ☐ Project methodology
- ☐ Team qualification details
- ☐ Relevant experience / portfolio

Financial Documents

- ☐ Audited Financials of the past two years (2024 and 2025)
- ☐ Financing Methodology

Technical Documents

- ☐ Implementation Plan

Submission Details

- ☐ EOI Registration Deadline: 15 September 2026, 23:59Hrs
- ☐ Pre-Qualification Experience Letter Submission Deadline: 23 September 2026, 23:59Hrs
- ☐ Via Email: proc.proposals@iasl.aero only
- ☐ Proposal Submission Deadline: 06 October 2026, 23:59Hrs,
- ☐ Via Email: proc.proposals@iasl.aero only
- ☐ Late submissions will be disqualified

Additional Notes

- ☐ Ensure one bid per proponent
- ☐ All communications via official email channels only
- ☐ Appeals/complaints within 5 days of bid opening or award notification

Note: Failure to submit any of the mandatory documents may result in disqualification. Ensure all documents are signed, complete, and submitted before the deadline.

For clarifications, contact via mail:

To: azka4513@iasl.aero

CC: mohamed.ziyau@iasl.aero , mohamed.shae@iasl.aero