



Tennis Association of Maldives (TAM)

Request for Proposal (RFP) for the Provision of

Build, Operate and Transfer (BOT) Services for Tennis Complex
in Hulhumale

Reference Number: 01TAM2021

Announcement Date: 21st December 2021



Letter of Invitation

Build, Operate and Transfer (BOT) Services for Tennis Complex in Hulhumale

Project Details	
Project Name:	Build, Operate and Transfer (BOT) Services for Tennis Complex in Hulhumale
Reference Number:	01TAM2021
Employer Name:	Tennis Association of Maldives (TAM)
Address:	Tennis Association of Maldives National Tennis Centre, Boduthakurufaanu Magu, Male' 20175

1. In collaboration with the Ministry of Youth and Sports, TAM is desirous of constructing a Tennis Complex in Hulhumale. Hence, TAM seeks to gain a more detailed understanding of the local supplier market and range of solutions that may be available.
2. TAM therefore, invites interested and competent Maldivian parties (Individuals or Local Companies) to submit their proposals according to the Request for Proposal (RFP) for "Build, Operate and Transfer (BOT) Services for Tennis Complex in Hulhumale".
3. Eligible Interested parties or individuals are required to register for the tender no later than *10 00 hours local time on 30th December 2021* via email as per the below mailing format:

To: *admin@tennis.mv*
Subject: *EOI for BOT Services for Tennis Complex in Hulhumale*
4. A complete set of the RFP documents will be shared with the parties who have registered for the Bid before the closing time.
5. The RFP comprises the following sections:



- a. Section 1: Information to Bidders
- b. Section 2: Terms of Reference
- c. Section 3: Form of Contract
- d. Section 4: Annexes

6. The table below provides interested parties with the process and the Schedule of Critical Dates.

Schedule of Critical Dates		
Process	Date and Venue	Details of the Process
Closing time for Registering:	10 00 hours local time on Thursday, 30th December 2021	A complete set of the RFP documents will be shared with the parties who have registered for the Bid before the closing time.
Date of Pre-Bid Information Session	10 00 hours local time on Thursday, 6th January 2022	Attendance to the Pre-bid meeting is compulsory. Only the parties who attend the Pre-bid meeting will be allowed to submit Bid for the provisional of the necessary services.
Closing time for Enquiries:	From 6 th January 2022 to 10 00 hours local time on 16th January 2022	Interested parties may obtain further information on request via e-mail as per the below mailing format: To: <i>admin@tennis.mv</i> Subject: <i>Enquiries for BOT Services for Tennis Complex in Hulhumale</i>
Date for Issuance of reply to queries:	Thursday, 20th January 2022	Replies to the enquiries will be issued as an Amendment via e-mail to competing Bidders and will be binding on them.
Date for Bid Submission:	10 00 hours local time on Thursday, 10th February 2022	Any late bids will be rejected and will be returned unopened. TAM will open the Proposals, in the presence of Bidder's designated representative.



7. Interested parties must provide sufficient information indicating that they are qualified to perform the services (brochures, description of similar assignments, experience in similar conditions, availability of appropriate resources, etc) according to the RFP.
8. Furthermore, the following related documents shall be submitted for the bid to be considered sufficiently responsive.
 - a. Company Registration Certificate or National ID card copy in case the Bidder is an Individual
 - b. Audited Financial Statement of the Company for past three years (authorized by a certified audit firm/individual) or Bank statements (original, authorised and sealed by the Bank) for the past 3 years in case the Bidder is an Individual
 - c. Past Experience with supporting documents (Reference letters, Work order/Agreement, Completion Certificates, etc)
 - d. Financial Proposal including but not limited to the following:
 - i. Development cost
 - ii. Proof of financial capacity to complete the project
 - iii. Project Delivery Period
 - iv. Proposed duration of the tenure
 - e. Bid security in original form in the amount of MVR 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand)
9. The proposal must remain valid for a period of 180 days after the scheduled day for submitting of the bids. TAM will make its best effort to complete negotiations within this period.
10. Proposals shall be submitted in a sealed envelope, bearing the following information:
 - a. Name of the project and TAM's Details
 - b. A warning not to open before the Bid Opening Date and Time
 - c. Bidder's Company name and Bidder's Contact details





Section 1

Information to Bidders

1	Introduction
1.1	TAM will select a Developer among the Bidders, from those who submit their proposals for this request, in accordance with the method of selection specified in the RFP.
1.2	The Bidders are invited to submit a proposal according to the Request for Proposal (RFP) for "Build, Operate and Transfer (BOT) Services for Tennis Complex in Hulhumale". The Proposal will be the basis for contract negotiations and ultimately for a signed Contract with the selected Developer.
1.3	TAM is not bound to accept any proposal and reserves the right to accept or reject any Proposal and to terminate the tendering process without awarding a contract at any time prior to Contract award, without thereby incurring any liability to the Bidders.
2	Corrupt and Fraudulent Practices
2.1	<p>It is TAM's policy to require that the Bidders observe the highest standard of ethics during the selection and execution of such contracts. In pursuance of this policy, 'TAM':</p> <ol style="list-style-type: none"> a. Defines, for the purposes of this provision, the terms set forth below as follows: <ol style="list-style-type: none"> I. "Corrupt Practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the selection process or in contract execution: and II. "Fraudulent Practice" means a misrepresentation of facts in order to influence a selection process or the execution of a contract to the detriment of TAM and includes collusive practices among Bidders

	<p>(prior to or after submission of proposals) designed to establish prices at artificial, non-competitive levels and to deprive TAM of the benefits of free and open competition.</p> <p>b. Will reject a proposal for award if it determines that the Bidders recommended for award has engaged in corrupt or fraudulent activities in competing for the contract in question.</p> <p>c. Will terminate the Bidder's contract, if it at any time, determines that corrupt or fraudulent practices were engaged in by representatives of TAM during the selection process of the execution of the contract.</p> <p>d. Will have the right to require that, a provision be included requiring Bidders to permit 'TAM' to inspect their account and records relating to the performance of the contract and to have them audited by auditors appointed by 'TAM'.</p>
2.2	Bidders shall be aware of the provision on fraud and corruption stated in the standard contract.
3	Cost of Bidding
3.1	The Bidders shall bear all costs associated with the preparation and submission of their proposals and contract negotiation.
4	Language of the Bid
4.1	Bidders are requested to submit a Proposal written in English.
4.2	The Proposal, as well as all related correspondence exchanged by the Bidder and 'TAM', shall be written in the language specified in the RFP.
5	Proposal Validity
5.1	The Proposal shall remain valid for a period of 180 days after the Bid Submission date. A proposal valid for a shorter period shall be rejected by 'TAM' as non-responsive.



5.2	'TAM' will make its best effort to complete negotiations within this period. Should the need arise; however, 'TAM' may request to extend the validity period of proposals.
5.3	Applicants who do not agree have the right to refuse to extend the validity of their Proposals.
6	Bid Security and Performance Security
6.1	The Bidder shall furnish as part of their Proposal, a Bid Security in the amount of MVR 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand) in the form of a Guarantee from a reputable Bank or a Financial Institute selected by the Bidder and acceptable to 'TAM'.
6.2	The Bid Security shall be valid for 180 days after the Bid Submission date.
6.3	The bid securities of unsuccessful bidders will be returned as promptly as possible, but not later than 28 days after the expiration of the period of bid validity.
6.4	The Bid Security of the successful bidder will be returned when the bidder has signed the Agreement and furnished the required Performance Security.
6.5	The Bid Security maybe forfeited: <ul style="list-style-type: none"> a. If the bidder withdraws his bid b. In case the successful bidder, if he fails to sign the agreement, or furnish the required Performance Security.
6.6	Any proposal not accompanied by a substantially responsive Bid Security shall be rejected by 'TAM' as non-responsive.
6.7	The required Performance Security for the project is 2% (Two percent) of the Total Development Cost proposed by the Bidder.
7	Documents Comprising the Proposal
7.1	The Proposal shall comprise the following:



	<ul style="list-style-type: none"> a. Letter of Bid b. Company Registration Certificate or National ID card copy in case the Bidder is an Individual c. Audited Financial Statement of the Company for past three years (authorized by a certified audit firm/individual) or Bank statements (original, authorised and sealed by the Bank) for the past 3 years in case the Bidder is an Individual d. Past Experience and Experience in similar conditions with supporting documents (Reference letters, Work order/Agreement, Completion Certificates, etc) which clearly indicates the scope of work, duration, project value, and completion date. e. Financial Proposal including but not limited to the following: <ul style="list-style-type: none"> i. Development cost ii. Proof of financial capacity to complete the project iii. Project Delivery Period iv. Proposed duration of the tenure f. Bid security in original form in the amount of MVR 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand)
7.2	Sufficient details shall be provided to demonstrate the adequacy of the Bidder's proposal to meet the work requirements set forth in the RFP. Material deficiencies in providing the information requested may result in rejection of the Proposal.
8	Currency of Proposal
8.1	The currency of the proposal is to be quoted in Maldivian Rufiyaa (MVR).
9	Clarification and amendment of RFP documents
9.1	<p>During the tender process, interested parties may obtain further information on request via e-mail from 6th January 2022 to 10 00 hours local time on 16th January 2022 as per the below mailing format:</p> <p>To: <i>admin@tennis.mv</i></p> <p>Subject: <i>Enquiries for BOT Services for Tennis Complex in Hulhumale</i></p>



9.2	Any additional documentation issued by 'TAM' during the tender process shall be deemed to form part of this RFP and shall supersede any part of the RFP where indicated.
9.3	The 'TAM' may also exercise the option to extend the tendering period and/or postpone the proposal submission date in the event that subsequent documentation is issued.
10	Submission, Receipt and Opening of Proposal
10.1	The Proposal Submission and Opening shall take place at: Venue: <i>Tennis Association of Maldives, National Tennis Centre, Boduthakurufaanu Magu, Male' 20175</i> Time: <i>10 00 hours local time</i> Date: <i>Thursday, 10th February 2021</i>
10.2	Proposals shall be submitted in a sealed envelope, bearing the following information: <ul style="list-style-type: none"> a. Name of the project b. A warning not to open before the Bid Opening Date and Time c. TAM's address d. Bidder's Company name or Bidder's Contact details
10.3	'TAM' will open the Proposals, in the presence of Bidder's designated representative.
10.4	Any late bids will be rejected and will be returned unopened.
11	Confidentiality
11.1	Persons obtaining or receiving this Invitation and any other documents issued in relation to this Invitation may use the documents only for the purpose of preparing the Proposal. Such Intellectual Property Rights as may exist in this Invitation and any other documents provided to the Bidders by or on behalf of 'TAM' in connection with the Tender process are owned by (and will remain the property of) 'TAM' except to the extent expressly provided otherwise.



11.2	Upon submission, all Proposals become the property of the 'TAM. The Bidder will retain all ownership rights in any Intellectual Property Rights contained in the Proposal. However, each Bidder, by submission of their Proposal, is deemed to have granted a license to 'TAM' to reproduce the whole, or any portion of their Proposal for the purposes of enabling the organization to evaluate their Proposal.							
11.3	<p>Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the Bidders who submitted the proposals or to other persons not officially concerned with the process, until the award of contract is notified to the successful Developer.</p> <p>'TAM' will not disclose the information contained in a Proposal, except:</p> <ol style="list-style-type: none"> a. to external consultants and advisers of 'TAM' engaged to assist with the Tender process; b. to other government departments or organizations in connection with the subject matter of the Tender process; or c. general information from Interested parties required to be disclosed by government policy. 							
12	Evaluation Criteria							
12.1	<p>The number of points to be awarded to each of the evaluation criteria for the Proposals are as follows:</p> <table border="1" data-bbox="276 1473 1396 2018"> <thead> <tr> <th data-bbox="276 1473 1182 1554">Description</th> <th data-bbox="1182 1473 1396 1554">Points Allocated</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1554 1182 1845"> Financial Capability: <ol style="list-style-type: none"> a. Evaluation will depend on the Bidder's Financial Strength and Financial Performance. b. Bidders who cannot provide Financial Capability to complete the project shall be disqualified. </td> <td data-bbox="1182 1554 1396 1845" style="text-align: center; vertical-align: middle;">55</td> </tr> <tr> <td data-bbox="276 1845 1182 2018"> Project Experience: <ol style="list-style-type: none"> a. Evaluation will be based on the Bidder's number of years of Experience in development and operation of projects, the </td> <td data-bbox="1182 1845 1396 2018" style="text-align: center; vertical-align: middle;">20</td> </tr> </tbody> </table>		Description	Points Allocated	Financial Capability: <ol style="list-style-type: none"> a. Evaluation will depend on the Bidder's Financial Strength and Financial Performance. b. Bidders who cannot provide Financial Capability to complete the project shall be disqualified. 	55	Project Experience: <ol style="list-style-type: none"> a. Evaluation will be based on the Bidder's number of years of Experience in development and operation of projects, the 	20
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	scale of such operations, the number of completed projects and the project values of those projects.	
	<p>Similar Project Experience:</p> <p>a. Evaluation will be based on the Bidder's Experience in development of projects with similar scope. Similar scope is defined as Sports Infrastructure Projects, Stadiums, Sports fields, Tennis courts, etc.</p> <p>b. Special consideration is given to Bidder's with prior experience in developing Tennis courts.</p>	10
	<p>Proposed duration of tenure:</p> <p>a. The highest points in this category shall be awarded on the lowest proposed delivery period and the lowest proposed duration for the tenure.</p> <p>b. Maximum construction period is 24 months from the date of signing of the contract.</p> <p>c. The maximum allowable durations of the tenure is 25 years.</p>	15
12.2	'TAM' may in its absolute discretion reject any Proposal that in its opinion is unacceptable.	



Section 2

Terms of Reference (TOR)

1	Background
1.1	Hulhumale is the first large scaled reclamation project undertaken in the Maldives. Housing Development Corporation Limited (HDC), a 100 percent state-owned enterprise, is the master developer of Hulhumalé, with the mandate of undertaking housing, commercial, industrial and key economic developments, creating opportunities for better homes, health, employment and education.
2	Project Introduction
2.1	'TAM' intends to develop the Hulhumale Tennis complex and complete 05 tennis court as per the specifications, standards, design and details set out and approved by 'TAM' through a Build, Operate and Transfer Agreement.
2.2	'TAM' has been availed Land for the project by the Ministry of Youth and Sports. The site is situated in Phase 1 of Hulhumale.
2.3	After completion of the Tennis Complex; <ul style="list-style-type: none"> a. Developer must handover the areas to 'TAM' as per Annex 4.1. b. Developer should follow detailed instruction from 'TAM' on construction of the following: <ul style="list-style-type: none"> i. Tennis courts ii. Fencing of the courts iii. Lighting systems for the tennis courts iv. Paint system to be used on the surface of the tennis courts v. Centre posts and tennis nets vi. Roofing of two tennis courts vii. Any other items that may be included to complete the tennis courts to the specifications to be set out by 'TAM'.



2.4	<p>It is responsibility of the Developer to provide the following:</p> <ul style="list-style-type: none"> a. Parking facilities shown in the drawing and is responsible for the smooth operation of the parking facility as agreed by both parties (in a separate addendum to the original agreement) during the tenure of the lease. b. 'TAM' also expects the Developer to be responsible for all areas that will be handed to third parties like rental stores, restaurant, gym or any other areas that are not handed over to 'TAM' for its use. c. Maintenance of the whole complex with the exception of areas allocated to 'TAM' shall be the responsibility of the Developer. d. Developer shall assess the following: <ul style="list-style-type: none"> i. General requirements for the interior such as flooring and walling for the other areas allocated to the Developer. ii. Requirements for parking areas, and the number of parking spaces required as well as the type of vehicles which will be parked within the space allocated. iii. Landscaping and driveways, type of fencing, parking places, flower-bed and other plantations etc. 			
2.5	<p>Developer shall pay MVR 50,000/- per month to 'TAM' as a rental fee during the tenure of the agreement starting from the day of hand over of land allocated to 'TAM'. Refer Annex 4.2.</p>			
2.6	<p>The maximum allowable duration of the agreement is 25 years for the Developer to recover the investment.</p>			
3	Area Allocation			
	Description	Free	Allocated to Developer & TAM	Allocated to Developer
3.1	Ground Level	760.0 sq.m	432.0 sq.m	4165.0 sq.m
	First Level		4315.0 sq.m	982.0 sq.m
	Second Level		884.00 sq.m	892.0 sq.m



4	Annexes
4.1	Area Allocation Layout- attached
4.2	Location and Site Plan- attached
4.3	Detail Architectural and Engineering Drawings- Documents shall be handed over at the Pre-Bid Meeting
4.4	Specifications- Documents shall be handed over at the Pre-Bid Meeting



Section 3

Form of Contract

Document shall be handed over in the Pre-Bid Information Session.



Section 4

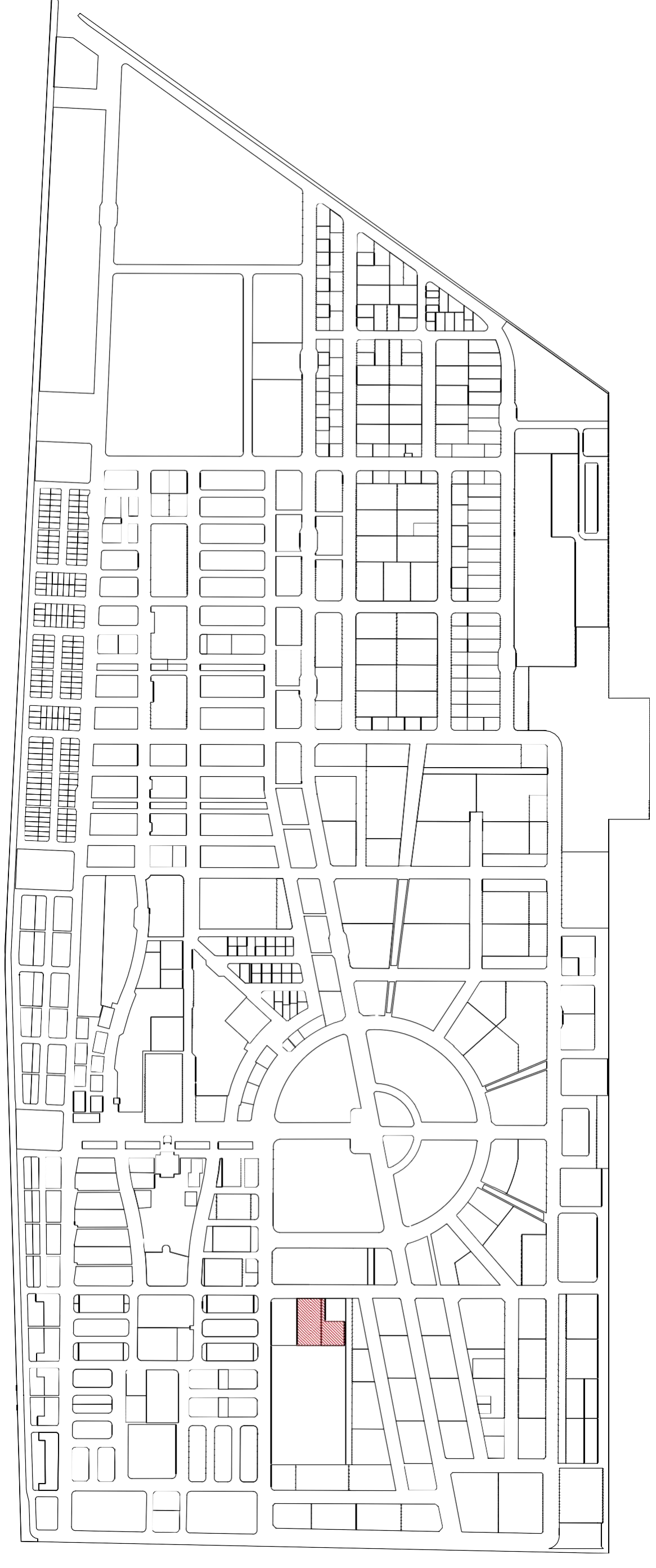
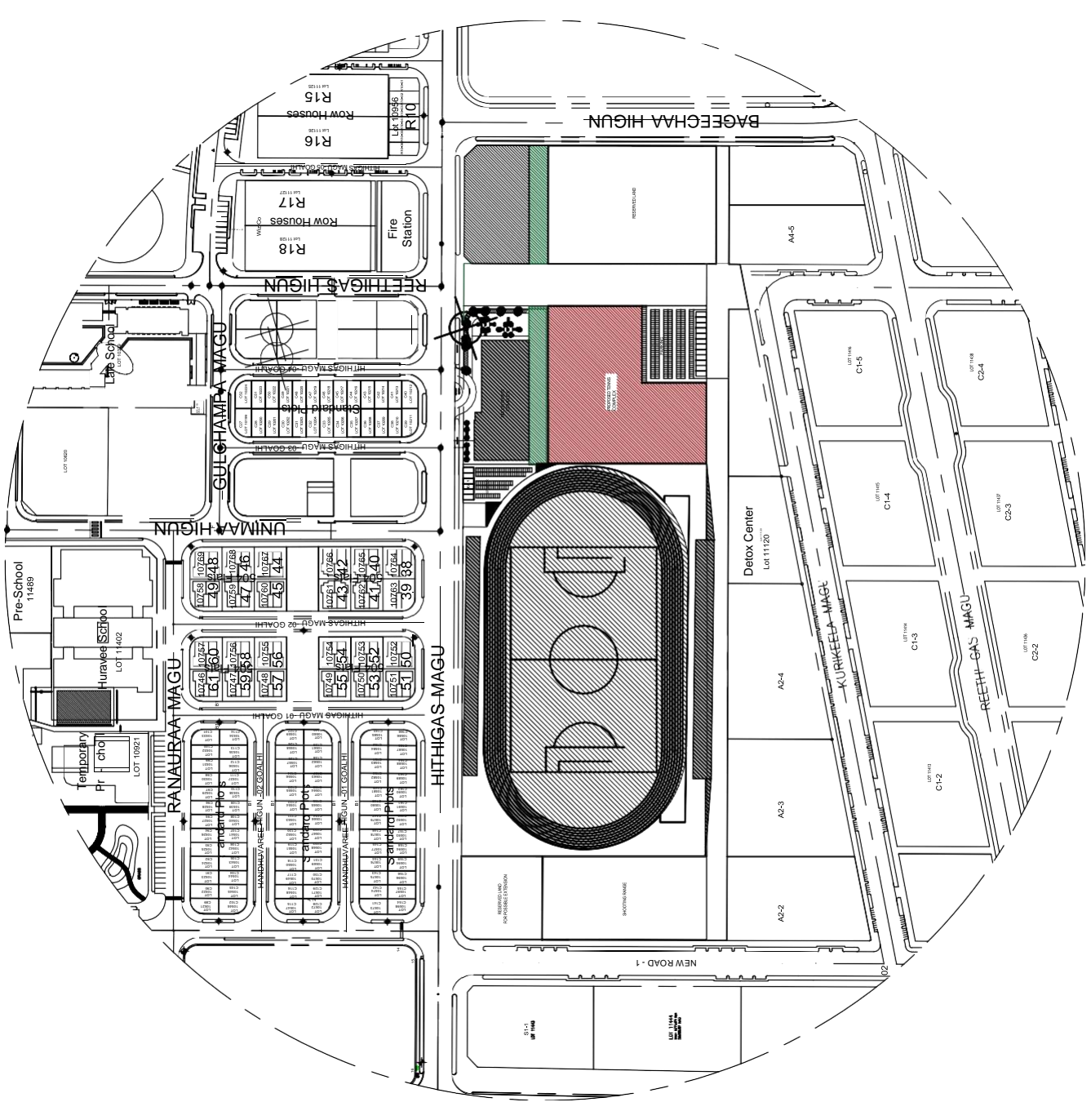
Annexes

4.1 Area Allocation Layout

(Refer to Next Page)



SECTION 4
ANNEX4.1

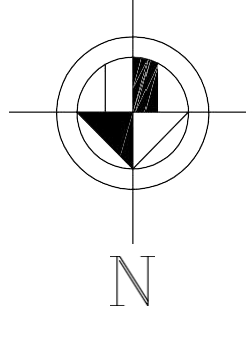


AMENDMENTS :	
Date	Description
PROJECT: HULHUMALE TENNIS COMPLEX	
CLIENT: CLIENTNAME	
Contents: LOCATION PLAN	
Scale : AS GIVEN	
Architect:	ARCHITECT
Engineer:	ASHRAF HAMEED
Drawn by:	MN Proj. No. DT-XX/2014
	MAY 2021 Dwg No. 01/Sheets
Design 2000 Pte. Ltd. Architects, Engineers and Planners First Floor, H.Munooq, Vitol Magu, Malé 20017, Maldives. Tel: 3317966, Fax: 3317962, email: mail@design2000.com.mv	

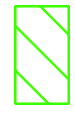
4.2 Location and Site Plan

(Refer to Next Page)

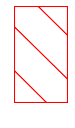




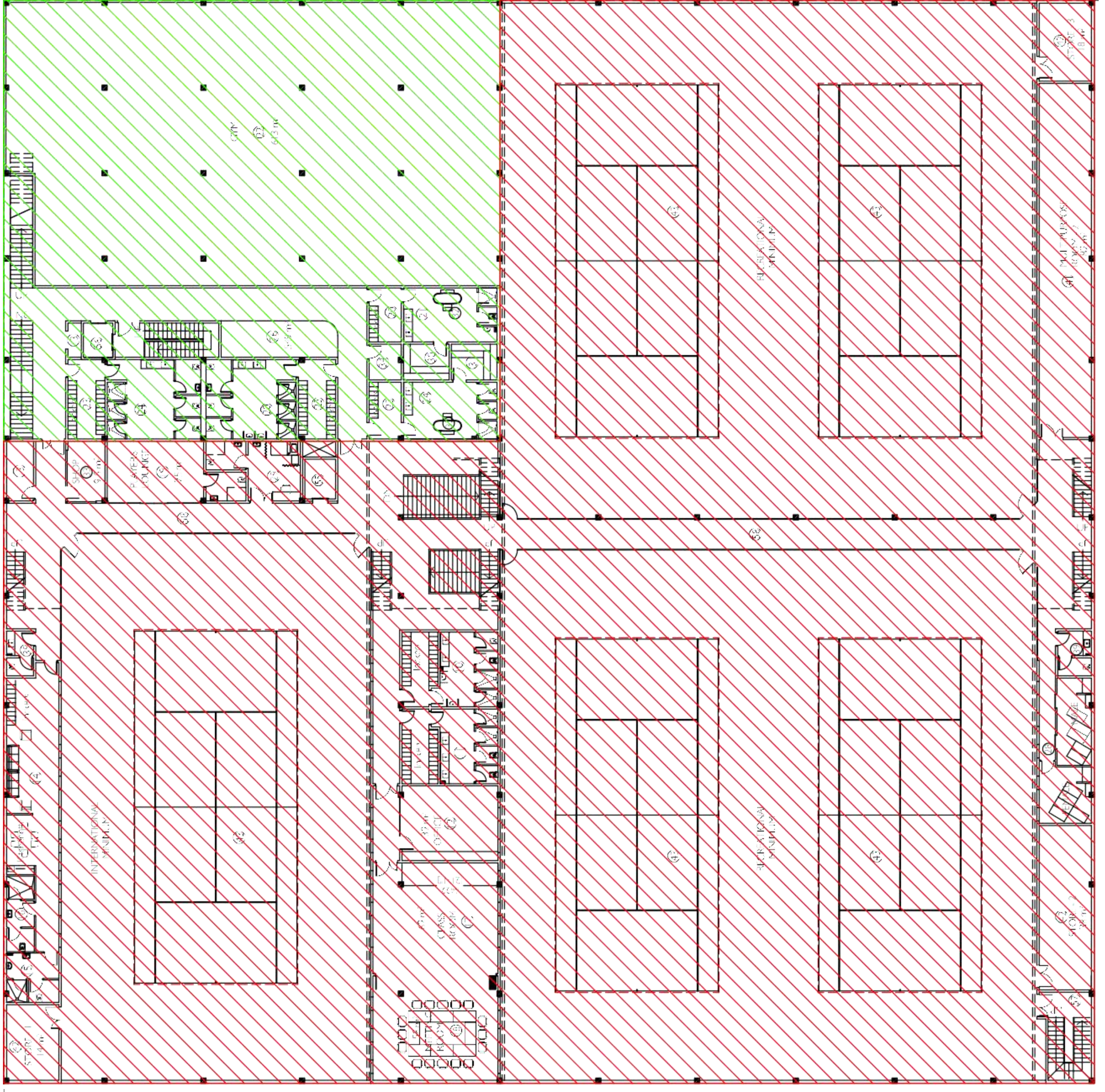
- ① TENNIS PLAYERS TOILETS & SHOWER (MALE)
- ② TENNIS PLAYERS TOILETS & SHOWER (FEMALE)
- ③ OFFICE / RECEPTION
- ④ CLEANERS STORE
- ⑤ COACHERS LOUNGE & LOCKER
- ⑥ COACHERS TOILET & SHOWER (MALE)
- ⑦ COACHERS TOILET & SHOWER (FEMALE)
- ⑧ CLASS ROOM
- ⑨ MEETING ROOM
- ⑩ PLAYER'S LOUNGE
- ⑪ MALE LOCKERS (104 UNITS)
- ⑫ MALE TOILET
- ⑬ GYM
- ⑭ FEMALE LOCKERS (104 UNITS)
- ⑮ FEMALE TOILET
- ⑯ COMPLEX RECEPTION
- ⑰ PRAYING ROOM
- ⑱ FIRST AID ROOM
- ⑲ STEAM ROOM (MALE)
- ⑳ STEAM ROOM (FEMALE)
- ㉑ ICF BATH-
- ㉒ SHOP
- ㉓ STEAM GENERATOR
- ㉔ RESTAURANT
- ㉕ PUBLIC TOILET (MALE / FEMALE)
- ㉖ STORE - 1, 2 & 3
- ㉗ TENNIS COURT
- ㉘ LIFT
- ㉙ SERVICE / GYM / RESTAURANT LIFT
- ㉚ FIRE ESCAPE STAIR (EXIT ONLY)
- ㉛ VAN KWAY



SPACE FOR DEVELOPER (982 SQ.M)

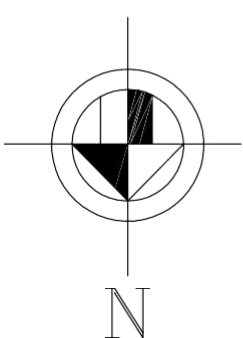


SPACE FOR TAM (4315 SQ.M)

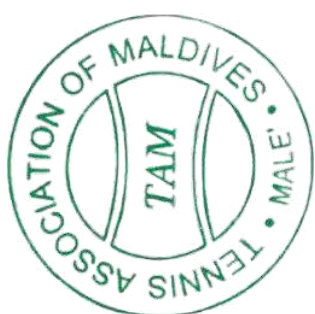


1ST LEVEL FLOOR PLAN
SCALE 1:200

AMENDMENTS:	
Date	Description
PROJECT: HULHUMALE TENNIS COMPLEX	
CLIENT: CLIENTNAME	
Contents: FIRST LEVEL FLOOR PLAN	
Scale: AS GIVEN	
Architect:	ARCHITECT
Engineer:	ASHRAF HAMEED
Drawn by:	M/N
Proj. No.:	DT-XX/2014
Date:	MAY 2021
Draw No.:	04A
Sheets:	04A
Design 2000 Pre. Ltd. Architects, Engineers and Planners First Floor, Al-Hurudiga, Wadi Muga, P.O. Box 20017, Ad-Dammam, Eastern Province, Kingdom of Saudi Arabia Tel: +966 3 860 0000 Fax: +966 3 860 0000 Email: info@design2000.com.sa	



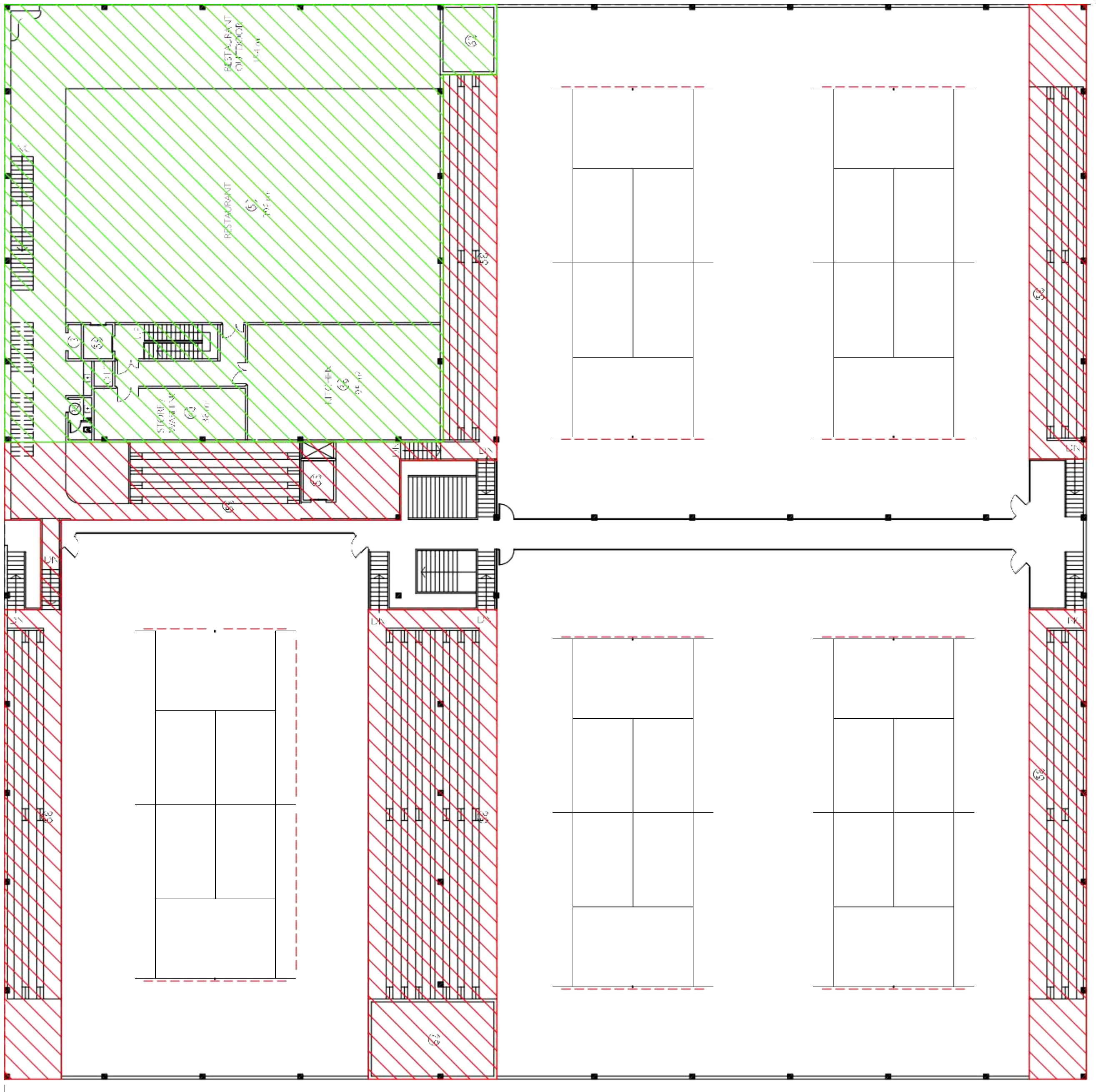
- ⑤⑤ LIFT
- ⑤⑥ SERVICE / GYM / RESTAURANT LIFT
- ⑤⑦ VIEWING LEVEL - 1
- ⑤⑧ VIEWING LEVEL - 2
- ⑤⑨ AC / WATER HEATER SERVICES
- ⑤⑩ KITCHEN
- ⑤⑪ TOILET
- ⑤⑫ KITCHEN SERVICES
- ⑤⑬ CLEANERS STORE



SPACE FOR DEVELOPER (892 SQ.M)



SPACE FOR TAM (884 SQ.M)



SECOND LEVEL FLOOR PLAN

SCALE 1:200

AMENDMENTS:	
Date	Description
PROJECT: HULHUMALE TENNIS COMPLEX	
CLIENT: CLIENTNAME	
Contents: SECOND LEVEL FLOOR PLAN	
Scale: AS GIVEN	
Architect:	ARCHITECT
Engineer:	ASHRAF HAMEED
Drawn by:	M/N Proj. No. DT-XX/2014
Date:	MAY 2021 Dwg No. 05A/Sheets
Design 2000 Pte. Ltd. Architects, Engineers and Planners First Floor, #4, Hurdooza, Veluri Paga, Malé 20017 Maldives. Tel: 3377966, Fax: 3377967, Email: info@design2000.com.mv	