**Invitation to International Works Tender** **# ITB-GEO-003911**

**Construction of 21 Individual Houses for IDP Families in Tbilisi and Mtskheta-Mtianeti, Kvemo Kartli and Shida Kartli Regions**

**Date:** April 8, 2022

**To:** International and Local companies legally registered in Georgia

**Subject of the tender:** Construction of 21 Individual Houses for IDP Families in Tbilisi and Mtskheta-Mtianeti, Kvemo Kartli and Shida Kartli Regions

**Deadline of Bid submission:** April 29, 2022, at 18:00 Tbilisi Time

**General Introduction**

*The Danish Refugee Council assists refugees and internally displaced persons across the globe: we provide emergency aid, fight for their rights, and strengthen their opportunity for a brighter future. We work in conflict-affected areas, along the displacement routes, and in the countries where refugees settle. In cooperation with local communities, we strive for responsible and sustainable solutions. We work toward successful integration and – whenever possible – for the fulfilment of the wish to return home.*

*The Danish Refugee Council was founded in Denmark in 1956 and has since grown to become an international humanitarian organization with more than 7,000 staff and 8,000 volunteers. Our vision is a dignified life for all displaced.* *All our efforts are based on our value compass: humanity, respect, independence and neutrality, participation, and honesty and transparency.*

Since 1999, programmes in Georgia are designed through a “protection lens”, ensuring that all activities integrate protection principles. As such, we will continue to work on expanding our knowledge and ensure durable solutions are provided to IDPs, returnees and host communities, and as well as make IDPs, returnees, host communities and persons in a refugee-like situation aware of and actively claim their rights, through legal assistance and awareness raising.

Over the last 20 years, DRC has successfully responded not only the short-term shocks with quick impact interventions, but also addressed medium-term socio-economic aspects of the fragile situation. While displacement of people is the main reason for DRC to initiate assistance, the target group involves not only refugees, internally displaced persons, but also vulnerable individuals, local organisations and government institutions that bear responsibility and play an important role in building sustainable initiatives for creating opportunities and preventing negative impacts of forced displacement.

DRC’s main donors through 2020 are the Norwegian Ministry of Foreign Affairs, the European Union, GiZ and the German Bank of Reconstruction and Development KfW (Kreditanstalt für Wiederaufbau).

The programmes mainly focus on the following core sectors of intervention in line with DRC mandate to provide durable solutions to displaced populations of concern:

* Shelter and small-scale infrastructure (construction and rehabilitations work);
* Livelihoods (self-reliance, small-business and SME development, work placement etc.);
* Access to education and community services;
* Access to rights and basic freedoms/protection (legal aid assistance);
* Capacity-building and technical assistance to the duty bearers at central and regional level

For more information about the DRC operation in Georgia visit our online platforms:

<https://drc.ngo/where-we-work/europe/georgia>

fb.com/drcsouthcaucasus

**Project Introduction**

In February 2019, the Danish Refugee Council (DRC) in the South Caucasus launched a 30-month project named “Economic Participation, Housing and Social Infrastructure for IDPs and Host Communities” to be implemented over the years 2019-2021. The project is financially supported by the German Government through KFW - German bank of Reconstruction and Development under the Georgian-German Financial cooperation.

The project spans across the core strategic interventions of DRC in Georgia such as livelihood, shelter, education, and support to community services, creating synergies with other projects implemented by DRC in the country.

The overall **goal of the project** is to address the critical protection issues pertaining to IDP integration in Georgia, in terms of access to social services and education, the enjoyment of livelihood opportunities, and provision of adequate durable housing solutions for IDPs, thus making a sound contribution to IDP integration in the country.

With the aim of addressing the gaps faced by IDPs in compact settlements, in mixed communities of underserved rural areas of West and East Georgia accommodating up to 50% of total registered IDP population of Georgia, the project targeted locations are the following: **Samegrelo, Imereti, Shida and Kvemo Kartli regions of Georgia.** The key partner of the project is Ministry of Internally Displaced Persons from the Occupied Territories, Labour, Health and Social Affairs of Georgia (MoILSHA) and its LEPL IDP, Eco-migrants and Livelihood Support Agency.

The project prioritises a multi-sectoral response and falls into the three distinct components:

1. Improved access to Community-based Social and Educational Services through IDP Empowerment and Participation;
2. Economic Integration;
3. Alternative Durable Housing Solutions (DHS) for IDPs.

Currently, the Danish Refugee Council (DRC) in Georgia requests from interested construction companies the submission of price bids within the aforementioned KfW-funded project for the Construction of 21 Individual Houses for IDP Families in Tbilisi, Mtskheta-Mtianeti, Kvemo Kartli and Shida Kartli Regions in **3 Lots.** **Construction companies are not limited to submit bids for #1, for #2 , for #3 or for all lots.**

**LOT #1-8 houses**

|  |  |  |  |
| --- | --- | --- | --- |
| **#** | **Cadastral Code** | **Location** | **House Size (m2)** |
| 1 | 72.08.04.208 | Mtskheta | 8X8 |
| 2 | 72.11.03.236 | Mtskheta | 8X8 |
| 3 | 72.16.10.420 | Mtskheta | 8X10 |
| 4 | 72.09.22.034 | Mtskheta | 8X10 |
| 5 | 83.04.08.660  | Marneuli | 8X8 |
| 6 | 81.04.09.428 | Gardabani | 8X8 |
| 7 | 81.11.09.901 | Gardabani | 8X8 |
| 8 | 66.51.07.009 | Gori | 8X8 |

**LOT #2-8 houses**

|  |  |  |  |
| --- | --- | --- | --- |
| **#** | **Cadastral Code** | **Location** | **House Size (m2)** |
| 1 | 72.04.18.511 | Mtskheta | 8X8 |
| 2 | 72.04.09.461 | Mtskheta | 8X8 |
| 3 | 72.04.15.145 | Mtskheta | 8X8 |
| 4 | 72.03.18.005 | Mtskheta | 8X8 |
| 5 | 71.64.90.591 | Dusheti | 8X8 |
| 6 | 74.03.11.599  | Kazbegi | 8X8 |
| 7 | 73.05.29.475 | Tianeti | 8X8 |
| 8 | 71.64.70.365 | Dusheti | 8X10 |

**LOT#3 – 5 houses**

|  |  |  |  |
| --- | --- | --- | --- |
| **#** | **Cadastral Code** | **Location** | **House Size (m2)** |
| 1 |  81.08.06.437 | Tbilisi | 8X8 |
| 2 | 01.72.14.036.795 | Tbilisi | 8X8 |
| 3 | 72.13.09.048 | Tbilisi | 8X10 |
| 4 | 01.72.14.094.165 | Tbilisi | 8X8 |
| 5 | 72.16.23.040 | Tbilisi | 9X11 |

The map of locations per Lots is attached to the tender package – Annex 5.

**Tender Guidelines**

The Works (Construction) Tender package as attached consists of 8 sections and constitutes the basis for the selection of a successful bidder:

**Section 1**- Instructions to Bidders (ITB)

**Section 2**- Bidding Data

**Section 3**- Conditions of Contract

**Section 4**- Contract Data

**Section 5**- Standard Forms

**Section 6**- Construction Specifications (attached separately to tender dossier)

**Section 7**- Drawings (Architectural and Construction projects is attached separately to tender dossier)

**Section 8**- Bill of Quantities (attached separately to tender dossier)

***Important Note for submission of Bids to DRC:***

**In accordance with the provided Tender Guidelines, the following documents must be submitted to DRC:**

1. The attached **Works (Construction) Tender Forms** must be completed and submitted in accordance with the instructions outlined in the Tender package (**Section 5**, Standard Form A Contractor’s bid and Standard Form B Qualification Information). **Submission of full set of Works (Construction) Tender Form is required.**
2. For any other **mandatory** documents required to be completed and submitted by bidders in addition to Works (Construction) Tender Forms, please refer to **Section 2**, **BIDDING DATA (Clause 9.0)**

The Bid must be submitted in 2 sealed inner envelopes marked as ORIGINAL and COPIES (one original and one copy) and those two inner envelopes will be put in one outer envelope as per the Article 14 of Tender Form. All envelopes must show the title of the company (Name, Address) submitting the bid, and the Tender Invitation Number: **ITB-GEO-003911**

Due to Covid-19 pandemic, it is acceptable to receive the whole tender packages from bidders on electronic mail: **tender.geo@drc.ngo** . Please indicate the following title in the subject line of the email:ITB-GEO-003911 - Construction of 21 individual houses for IDP families.

***When e-submission of the bids and BoQs please note that no e-mails be opened until the Tender Opening date.***

The deadline for receipt of the bid is April 29th, 2022 18:00pm Tbilisi Time at the following address: DRC head office - 37D Chavchavadze Avenue, Block III, Floor I, Tbilisi, Georgia.

*Any Bid received by the DRC after the deadline prescribed in Clause 15 will be returned unopened to the Bidder.*

**Bid Evaluation Criteria**

**The Evaluation of submitted Bids will be held in three phases:**

1. **Administrative Evaluation:**
* All requested mandatory documents are provided **(See Tender Package, Section 2 BIDDING DATA Clause 9, Point 2**); **Section 5 Standard Form A Contractor’s bid and Standard form B Qualification requirement** is filled precisely, accurately and as per the instructions given in the Tender package. Tender submission rules are observed and followed as per the Section 1 Instruction to Bidder (ITB)
* All additionally required documents are provided as outlined in the Tender package (Section 2, **BIDDING DATA, Clause 9)**

***Only Successful bidders after Administrative Evaluation will be proceeded for technical and financial evaluation****.*

1. **Technical Evaluation criteria:**
* Technical proposal: timeframe (Annex 3) – 30%
* Technical Resource availability (machinery - it is ESSENTIAL at a minimum to provide the machinery and equipment (***owned, leased (from whom) or to be purchased (from whom)***), stated in the Tender Package Section 2 BIDDING DATA Clause 2.2C, materials, human resources, technical key staff, management - please provide the complete list of all machineries and equipment for performing the construction activities and complete list of the staff with the indication of their positions in the Standard Form B Qualification Information Section 1.3 and 1.4 of the Tender Package File) – 35%
* Proved Relevant performance of company in construction/renovation activity last 3 years (2019, 2020, 2021). This explicitly requires 2 dated letters of recommendations issued over the past three years, and a full list of projects/construction works (Standard Form B Qualification Information Section 1.2 of the Tender Package File) financed by the national or international donors and implemented by the company over the past three years to demonstrate quality. DRC might require the visit of the listed sites -35%

The technical evaluation will be performed for each criteria based on the 10-point rating system where 10 means significantly above requirements and 1 – does not meet requirement. The bidders need to have a minimum of average 5 to pass the technical evaluation.

**3**. **Financial Evaluation Criteria**

**Bill of Quantities – signed and stamped Bill of Quantities as per attached Section 8 form.**

The Bidders that passed to the Financial Evaluation stage will be asked **in addition** to the requirement procedures of submission of bids as per the **Section 1** Instruction to Bidders (ITB), to submit to **tender.geo@drc.ngo** the electronic versions of BoQs in excel format **during 24 hours after tender opening date.**

**Please take thorough attention to already incorporated formulas in the attached BoQ forms and if some mechanical errors are discovered by bidder, please highlight, correct and comment before submission.**

**A Final Decision will be taken based on the results of administrative, technical & financial evaluations, following the principle of Best Value for Money while considering the above coefficients as well.**

***NB. Bidders should fill the ENGLISH version of Tender Forms provided in the Tender package solely in ENGLISH. Extracts from the National Agency of Public Register, Revenue Services and Bank Declarations can be provided in Georgian language.***

Any questions in relation to the present Invitation to Works Tender shall be filled in the attached Tender Q&A form (Annex 4) and sent back to following e-mail address: **levan.khvichia@drc.ngo**

**before April 20th, 2022**. Please indicate in the Subject field of the e-mail following: “Question on Tender #ITB-GEO-003911- Construction off 21 individual houses for IDP families”.