



EXECUTIVE SUMMARY

**Project: Acquisition of Land and a Central
Warehousing Facility on Design & Build Basis**

STC Ref. Number: STC/C/GEN/120/14A

Date of Submission of Executive Summary: 23 March 2019

Acquisition of Land and a Central Warehousing Facility on Design & Build Basis

Executive Summary

1. Scope of works

The scope of works of the proposed project shall comprise of the following components at its warehousing facility: -

- (i) Main Warehouse
- (ii) Office Building including staff welfare facilities
- (iii) External Toilet Block
- (iv) Gate Posts (2No.) with boom gate control
- (v) Boundary Walls, Kiosks and Landscaping
- (vi) Access Road and Parking Areas
- (vii) 1A Unoccupied Land
- (viii) Standby Generator Set
- (ix) Flag Posts
- (x) Provisional sum for signage
- (xi) Provisional sum for Fit Out Works for Office Building

The Specifications of the above components are described below:

(i) Main Warehouse

Floor Area of **18,000 sq.m** – 6,000 sq.m for rice storage and 10,000 sq.m for flour storage. Remaining areas for covered canopies for delivery to trucks in both flour and rice storage areas as well as covered bays for offloading of containers during spells of rain.

(ii) Office Building including staff welfare facilities

The office building shall be of 2000sq.m on 3 storeys adjacent to the warehouse to support the 160 employees who will work there.

(iii) External Toilet Block

A separate external toilet block outside of the warehouse for visitors as well as STC manual employees (5 male + 1 female) complete with all wash hand basins and regular water supply shall be provided. Bidder to consider waterless ecological toilet systems.

(iv) Gate Posts (2No.) with boom gate control

Two gate posts complete with boom gate control with telephone connection with main control room of warehouse and Panic button alarm system and

each gate post with one toilet + wash hand basin. High traffic areas near gate posts to be in reinforced concrete floors.

(v) Boundary Walls, Kiosks and Landscaping

A boundary wall in 200mm blockwalls / three kiosks with benches to accommodate at least ten (10) persons each during breaks / Landscaped yard with appropriate endemic and decorative plants.

(vi) Access Road and Parking Areas

- a) The access road shall be designed to RDA norms for Class A roads. In areas of very heavy traffic, bidder to construct reinforced concrete floors.
- b) All areas within yard to be either covered with heavy duty paving blocks or engineered fill with proper compaction and asphalt layers to same standards as RDA grade A roads.
- c) The yard shall accommodate movement of 80 delivery trucks or more daily with a peak of 15 delivery trucks at any time. There must be nearby parking for 20 trucks in waiting at any time.
- d) The yard shall have space to accommodate at least 200 containers stackable on 2 levels. Special area with concrete flooring to be provided.

(vii) 1A Unoccupied Land

The 1A unoccupied land shall be provided preferably in front of the site for future extension of STC activities. At handing over stage, this 1A of land shall be levelled after de-rocking and planted with trees and decorative plants.

(viii) Standby Generator Set

Standby generator set for the warehouse and buildings of capacity 250 kVA complete with automatic change over switch to all essential services which STC shall prioritise in due course. Bidder should allow for fuel capacity of tanks for 72 hours' autonomous operation.

(ix) Flag Posts

3 Nos. 6m high stainless steel flag posts with concrete supports.

(x) Signage

Provisional Sum of Rs 800,000 for signage externally and internally

(xi) Fit-out works for office building

Provisional sum of Rs 10,000,000 for fit-out works for office building.

2. Identification

Project Description:	Acquisition of Land and a Central Warehousing Facility on Design & Build Basis
STC Ref. Number:	STC/C/GEN/120/14A
Budget Estimates:	N/A
VAT Component:	Inclusive of 15% VAT.
Financing:	Local

3. Bid Process

Procuring Entity	: State Trading Corporation (STC)
Method of Procurement	: The STC invited bids on 6 December 2018 from prospective property developers having the necessary experience, expertise and financial resources for the Acquisition of Land and a Central Warehousing Facility on a Design & Build Basis with requirements morefully described in the Invitation to Bid. The Invitation to Bid was advertised in three local newspapers which appeared on 6, 7 and 8 December 2018 and published in the STC's website (www.stcmu.com) on 6 December 2018.
Closing date for submission of proposals	: Closing date was 4 February 2019 at 14.00 hrs (local time) and extended to 18 February 2019 at 14.00 hrs(local time).
Date and place of opening of proposals	: Opening of bids was carried out on 18 February 2019 at 14.00 hrs (local time) at STC Head Office.
Number of proposals received by closing date	: Seven (7) bids were received.
Validity of proposals	: Proposals have to be valid for 120 days, i.e. up to 17 June 2019.

4. Responsiveness of proposals

Name of Bidder	Responsive or not responsive (Yes/No)	Reasons why bids were not responsive
Hyvec Partners Ltd	Yes	
Les Moulins de la Cite Ltee (Option 1)	No	Bidder has not demonstrated that he has the Financial Capacity to execute the project.
Les Moulins de la Cite Ltee (Option 2)	No	Bidder has not demonstrated that he has the Financial Capacity to execute the project
Prime Storage and Warehousing Ltd	No	<ul style="list-style-type: none"> • Bidder has not demonstrated that he has the Financial Capacity to execute the project. • Bid Security expires on 19 May 2019 instead of 17 June 2019
Easy Asian Ltd	No	Bidder has not demonstrated that he has the Financial Capacity to execute the project
GM & Sesar Trading Ltd	No	<ul style="list-style-type: none"> • Bidder has not demonstrated that he has the Financial Capacity to execute the project • His Bid is valid up to 18 February 2019 instead of 17 June 2019
BFSL Trade Development Co Ltd	No	Bidder has omitted paragraph (d) in his Bid Submission Form.
Tayelamay Group Ltd	Yes	

Price Comparison for Proposals that are substantially responsive:

Bidder	Bid Price (inclusive of VAT) MUR
Hyvec Partners Ltd	667,575,000
Tayelamay Group Ltd	854,450,000

Marks & Ranking

Bidder	Financial Score	Pro-rated Technical Score	Final Score	Ranking
Hyvec Partners Ltd	58.87	36.36	95.23	1
Tayelamay Group Ltd	60.00	31.30	91.30	2

5. Recommendation

The contract for the project 'Acquisition of Land and a Central Warehousing Facility on Design and Build Basis' has been recommended for award to the lowest evaluated substantially responsive Bidder, Messrs. Hyvec Partners Ltd for the fixed sum of Rupees six hundred and sixty-seven million five hundred and seventy-five thousand (Rs 667,575,000) inclusive of provisional sums of (i) Rupees ten million (Rs 10,000,000) for fit-out works for office, (ii) Rupees eight hundred thousand (Rs 800,000) for signage and VAT at 15%.