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Addendum No (2)
Tender No. (2/SP /2025)
Project Management and Supervision of Infrastructure Works
&
Detailed Design for The Village
Funded by the U.A.E GRANT

Dear Sirs,

You are kindly requested to download addendum No (2) from the official website of (MOTA) (www.mota.gov.jo) which includes:

- 1- Answers for request of clarifications received by the tenderers for the subject tender (14 pages).
- 2- Delete pages no. (10,11,13,59) from RFP and replace it with pages no. (10-MOD,11- MOD,13-MOD,59-MOD).
- 3- Delete bid bond form at page no. (64) and replace it with bid bond form page no.(64-MOD).
- 4- Attached table of area for the village.

• **This Addendum shall be Considered an integral part of Documents.**

Best Regards,

Chairman of Special Procurement Committee
Secretary General of the Ministry of Tourism and Antiquities
Prof. Fadi Abdullah Bala'awi

Project Management and supervision of infrastructure works

&

Detailed design for the village

Tenderers Inquiries and Clarification

This addendum is considered part of the tender documents of the tender No (2/SP/2025)

This addendum shall be read as integral part of the tender document.

Q.1- With reference to the tender no.(2/SP/2025) for the Project Management and Supervision of Infrastructure Works and Detailed Design for The Village, specially to item no (5) in the invitation documents, we respectfully submit this request for your kind consideration

The current wording of item no.5 state: " Joint Venture Between Local Jordanian Consultants and UAE Consultants: A Joint Venture between local Jordanian consultants classified First Grade "A" in the above-mentioned classifications and UAE consultants qualified and registered with UAE government agencies in one or more of the classifications mentioned above."

with reference to the item No.5 we kindly request the ministry of tourism and antiquities to consider modifying the clause to become (Joint Venture Between Local Jordanian Consultants and UAE Consultants: A Joint Venture between local Jordanian consultants classified First Grade "A" in one or more of the classifications mentioned above, and UAE consultants qualified and registered with UAE government agencies in the remaining classifications, such the joint venture collectivity meets all required classifications.).

A.1- Please abide what was mentioned in tender invitation.

Q.2- With reference to the (Tender Invitation No. 2/SP/2025), **Project Management of Infrastructure Works in Baptism Zone & Details Design for the Villages**, classification of eligible consultants ("5 – JV Venture between Local Jordanian Consultants and UAE consultants")- Please clarify the following doubts:

- a. The Local Jordanian Consultants classified First Grade "A" in the above-mentioned classifications.
Please advise if the local Jordanian Consultant can be classified for two of the listed classifications not all (Buildings, roads, Water & Sewage Works) UAE consultants qualified and registered with UAE government agencies in one or more of the classifications mentioned above.
- b. Please note UAE consultants grading is not matching with Jordan applicable classifications (there is no classification named grade A) for UAE consultants.it is usually classified in Dubai based on the number of floors.

A.2- a. Not acceptable, Please abide what was mentioned in tender invitation.

A.2-b. UAE consultant must be registered with the UAE agencies in accordance with their established procedures, as mentioned in tender invitation.



Q.3- Could you kindly consider extending the tender submission deadline for at least 3 weeks to allow sufficient time for forming the Joint Venture, issuing the bid bond, and considering the upcoming Eid holiday? In line with this, we also request an extension of the deadlines for purchasing the tender documents and for submitting clarification inquiries.

A.3- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no. (1)

Q.4- Please note that we intend to form a Joint Venture to fulfill the classifications required in the tender documents. However, at present, we hold only one of the required classifications. Kindly advise if we are eligible to purchase the tender documents at this stage. Additionally, once the JV is formed, please confirm whether the other parties in the JV are also required to purchase the tender documents.

A.4- Please abide what was mentioned in tender invitation, and RFP documents.

Q.5- With reference to RFP , page 6, point 3 "Joint Venture and Sub-Consultancy," particularly clause 3.2 and point 5, we kindly request clarification on the following:

- a. Is the inclusion of two local Jordanian consultants mandatory when forming a JV with a UAE consultant, as indicated in this section?
- b. Would it be acceptable to form a JV where the Jordanian consultant holds one of the required classifications, and the UAE consultant holds the remaining required classifications?

A.5-a. Please abide what was mentioned in tender invitation, and RFP documents.

A.5-b. Please abide what was mentioned in tender invitation, and RFP documents.

Q.6- Could you please confirm whether the lead party in the Joint Venture must hold the classification in Buildings?

A.6- please abide to documents tender page no. (7).

Q.7- We would kindly request to extend the submission deadline for (21) days due to the upcoming Eid Al-Adha Holiday and to provide us with more time to analyze the RFP and prepare a more responsive proposal.

A.7- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no.(1).

Q.8- In Section 1.Information and Instructions to Tenderers ,page no.3,point 1.2 ,mentioned to the ministry of public housing and works is the employer ,Please advise if the employer MPHW or Ministry of tourism and antiquities .

A.8- The Ministry of Public Housing and Works is the “Employer”.

Q.9- In Page 39,Sub-Clause 7.2.2 (The rate of the financing charges referred to in this Sub-Clause shall be 5% per annum calculated as simple interest),Please clarify

A.9- Please abide to tender documents.

Q.10- Please advise the duration of the defect’s notification

A.10- the duration of the defect’s notification is (730) days.

Q.11- Please Extend the deadline three weeks

A.11- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no (1)

12.Q - بخصوص كفالة دخول العطاء سيتم الإعتماد على النموذج المرفق في وثائق العطاء باللغة العربية , لكن هل يجوز معادلة قيمة الكفالة بالدينار الأردني أم تقديمها بالدولار؟

12.A - يلغى نموذج تأمين دخول العطاء المرفق في وثائق العطاء ويستبدل بالنموذج المرفق في الملحق رقم (2) والالتزام بتقديم قيمة كفالة دخول العطاء بالدولار.

13. Q - يرجى التوضيح waste water treatment plant in Zone A وجود BDZ Design guideline نذكر في

ماذا إذا كان مطلوب الإستشاري إعداد التصاميم التفصيلية للمحطة.

13.A -إعداد التصاميم التفصيلية للمحطة خارج نطاق العمل المطلوب من الاستشاري.

14. Q -هل سيتم تزويد الإستشاري بتقرير فحص التربة للقرية؟

14. A - من واجبات الاستشاري في هذه المرحلة إعداد وتقديم فحص التربة للقرية.

15.Q -هل المشروع معفي من ضريبة المبيعات ؟

15. A .الالتزام بما ورد في وثيقة العطاء صفحة رقم (MOD-11) و صفحة رقم (33).

Q.16- With reference to the above-mentioned project/subject we kindly request to extend the submission deadline for (21) days due to the Eid Al-Adha Holiday. This extension will allow us to further refine our proposal and ensure it is as comprehensive and competitive as possible.

A.16- Extension the deadline of submission date to be on 08/07/2025 , as mentioned in addendum no.(1).

Q.17- Kindly confirm whether the design services are intended to include infrastructure design elements (such as roads, water, wastewater networks) beyond the Village buildings and their immediate pathways or landscaping areas.

A.17- The consultant is requested to develop the infrastructure plans for the village to connect it with the infrastructure of the entire site.

Q.18- In Financial Form (4), the required experience for Site Engineers—both Civil (Buildings) and Electrical is stated as 10 years. However, Appendix 6 indicates a requirement of approximately 15 years. Kindly confirm the minimum number of years of experience required for these positions.

A.18 -The experience required for Site Engineers—both Civil (Buildings) and Electrical is 10 years, as mentioned in page (59-MOD).

Q.19- In the BDZ Design Guidelines, the total areas indicated in Figures 23, 25, and 27 do not sum up to the total area shown in Figure 28. Kindly advise on which figures represent the correct areas to be considered within the scope of work for this project.

A.19- The consultant is required to submit his proposal based on the table of areas provided in the RFP document and attached again to this addendum.

Q.20- Regarding point 3.3 on page 7, which states that “joint ventures or the formation of sub-consultancies to perform the Services are subject to the Employer’s approval prior to submission of the Proposal”, the Consultant assumes that JVs shall be mentioned within the technical proposal and an initial JV agreement signed between parties will be included within the technical proposal, kindly confirm.

A.20- The consultant shall submit initial JV agreement signed between parties within technical proposal, and there is no need for prior approval from the Employer.

Q.21- Technical Form (4): Work Schedule and Planning for Design Deliverables refers to a total of 220 calendar days, while Section 6 (Particular Conditions), point 1.1.24 indicates that the duration for design services is 8 months, which translates to approximately 240 calendar days. Please advise on the intended duration of the design services.

A.21- Work Schedule and Planning for Design Deliverables is 220 calendar days

Q.22-The RFP states that “UAE companies or JV containing 51% UAE partner shall be given 10% preferential scoring consideration”, kindly advise on the criteria of how the Consultant shall show the percentage of the Emirati partnership within his proposal to be able to gain the 10% extra scoring?

A.22- In case of the JV the Consultant shall show the percentage of the Emirati partnership in the agreements, for UAE companies shall submit company registration documents.

Q.23- The Consultant understands that the requested supervision scope covers the infrastructure works which its design is already prepared (ring) and the supervision of the village (buildings) with its associated infrastructure works, please confirm. If yes, kindly confirm if the duration of 26 months covers the full mentioned works.

A.23- Time for Completion is 220 days for Design Services, and 24 Months for Project Management & Supervision Services, except the project manager and HO support (26) months, and there is no supervision of the village (buildings) in this stage.

Q.24- Given that not all clients issue performance certificates due to confidentiality, kindly accept providing Letters of Award or Contracts as an alternative evidence of experience. Please confirm.

A.24- Please abide to documents requirements, where the tenderer shall provide an performance certificates from the owner or employer, as mentioned in page no.(12).

Q.25- Kindly accept providing evidences in their original language whether Arabic or English, as translation by an official entity will take time. Please confirm?

A.25- Providing evidences in their original language whether Arabic or English is confirmed.

Q.26- Kindly confirm Defects Liability Period (DLP) duration.



A.26- Defects Liability Period is (730) days

Q.27- Kindly confirm the exact area (in square meters) to be surveyed under the Consultant's scope.

A.27- The area of the village is (110) dunum.

Q.28- Kindly advise if the Consultant shall provide resumes for the infrastructure design team within the technical proposal.

A.28- yes, the Consultant shall provide resumes for the infrastructure design team within the technical proposal for the evaluation process.

Q.29- Kindly note that social security statement is a confidential document, therefore, kindly accept not including it with the Consultant's proposal.

A.29- The consultant is only required to provide a social security registration statement.

Q.30- Regarding the membership of team with JEA, please note that supervision team is usually not permanent staff for the Consultant and are usually assigned upon project, therefore, they will be registered with JEA upon project award and commencement of supervision works. Based on this, the JEA list which will be provided by the Consultant within the proposal will only include names of the proposed design team. Kindly confirm.

A.30-JEA registration for the supervision team can be done upon project award and commencement of supervision works.

Q.31- Kindly note that since the bid bond amount is requested to be in USD, the bank usually prefers to issue it in English, therefore, please provide us with an English template for the bid bond.

A.31- Refer to question answer no. (12).

Q.32- We kindly request acceptance of having the Construction PM/RE provide TOEFL/PMP certificate after award of the project, due to time limitation, in case the proposed personnel do not already have such certificates.

A.32- Compliance with providing a TOEFL certificate, as required in the documents, does not necessarily mean that it must be valid. It is worth noting that a PMP certificate was not requested.

Q.33- Reference to the site visit conducted in 03.06.2025, it was confirmed by the Client representative that project's components will be modified, kindly provide us with the updated Statement of Work and BUA reflecting the same.

A.33- The consultant is required to submit his proposal based on the table of areas provided in the RFP document and attached again to this addendum.



Q.34- Kindly advise if the masterplan proposed within the RFP is frozen or does the Consultant have the option to modify during the design stages to take into consideration all elements within the site.

A.34- The consultant is required to develop the detailed drawings for the components within his scope of work.

Q.35- Kindly confirm required number of financial statements (i.e. 3 or 5 years).

A.35 – financial statements not Required, based on page no.(11-MOD).

Q.36- We kindly request an extension of at least 2 weeks to the submission deadline for the Consultant to be able to submit comprehensive technical & financial proposals.

A.36- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no.(1).

Q.37- We kindly request your consideration to extend the tender submission deadline by at least three weeks. This additional time is necessary to ensure we can thoroughly fulfill all tender requirements and JV requirements, especially given the limited working days during the recent Eid holiday period.

A.37- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no.(1).

Q.38- The JV Agreement template provided in the RFP appears to be missing certain elements explicitly required under Clause 3.3, such as the percentage participation of each JV member. Kindly confirm whether we are permitted to amend the provided template to incorporate the missing items in accordance with the clause requirements.

A.38- The consultant can only be modified by adding the name of each party in the JV and the percentage of each party.

Q.39- With reference to Clause 3.3 on page 7 of the RFP, which states that the JV is subject to Employer approval prior to proposal submission, kindly advise the contact person and email to send the preliminary JV agreement for approval. Clarification on the process and specific requirements for obtaining such approval.

A.39-Refer to question answer no. (20).

Q.40- With reference to Technical Form (1) – Technical Submission Form, the proposal validity period is stated as 90 days. However, this contradicts the validity period mentioned in the Invitation Letter, which specifies 180 days. Kindly confirm which validity period shall prevail.

A.40- The proposal validity period is 180 days

Q.41- We have noticed a discrepancy between the duration stated in Technical Form (4), which mentions 220 calendar days, and Section 6 – Particular Conditions, Clause 1.1.24, which states that the design duration is 8 months. Kindly clarify which duration should be considered as the official timeline for the design phase.

A.41- Refer to question answer no. (21).

Q.42- With reference to Clause 1.5 on page 8 of the RFP, which requires the Tenderer to enter the reference number of each issued addendum in the proposal, kindly clarify where exactly this information should be included — whether in a specific form, cover letter, or another section of the proposal.

A.42- Any cover letter that shows the recipient's name and signature.

Q.43- Please confirm the total plot area allocated for the village.

A.43- Refer to question answer no. (27).

Q.44- We have noted a discrepancy between the village components and areas mentioned in the BDZ Design Guidelines and those stated in the UNSCO Impact Assessment – Annex 4 – Masterplan Area. Kindly advise which document should be considered as the reference for our proposal.

A.44- the table of areas provided in the RFP document and attached again to this addendum.

Q.45- It is stated, “*The areas and sizes of the Village components are currently under review by the Employer.....*” In this regard, could you please advise if there has been any progress and whether updated information is available? This information is important to ensure the accuracy of both our pricing and technical proposal.

A.45- Refer to question answer no. (33).

Q.46- Can you provide us with the allocated construction budget for the village?

A.46- Please abide with tender documents page (51).

Q.47- Could you please confirm whether the Village (Zone B) requires detailed infrastructure design as part of the design scope of work?

A.47- Yes, the consultant is requested to develop the infrastructure plans for the village to connect it with the infrastructure of the entire site.

Q.48- Could you please clarify which area is covered under the project management and supervision of the infrastructure works during the specified duration?

A.48 -The scope of work for the project management and supervision covers the infrastructure work for the entire site in addition to design the village.

Q.49- Could you please confirm whether the supervision of the infrastructure works of the Village is included within the scope of this contract, or if it will be subject to a separate agreement?

A.49- It is out of the scope of this contract.

Q.50- Regarding the DLP period;

A. Could you please confirm the duration of the Defects Liability Period (DLP)?

B. Additionally, kindly confirm whether the requirement is for three senior inspection engineers to conduct at least one regular site visit per month during the DLP.

C. Lastly, please confirm whether the scope of services and pricing for the supervision phase should include the DLP period and related activities.

A.50-A. Refer to question answer no (10).

A.50.B- Please abide to tender documents, as mentioned in page no. (48).

A.50-C- Please abide to tender documents, as mentioned in page no. (46).

Q.51- With reference to the requirement regarding the TOEFL level for the Project Manager in both design and supervision phases, we would like to highlight that obtaining the required TOEFL certification involves a formal exam process, which typically takes at least one month. In light of this, we kindly request your consideration to allow us to submit a formal commitment instead, confirming that the proposed Project Manager for both design and supervision will obtain the required TOEFL level in case of award.

A.51- Compliance with providing a TOEFL certificate, as required in the documents, does not necessarily mean that it must be valid.

Q.52- With reference to Financial Form (2) – Price Breakdown for Design Services, Breakdown No. 2, Please confirm the breakdown is requested by the buildings as listed below (extracted from Design Guidelines)

A.52- The consultant is required to submit to financial form for the components listed in the table of areas attached.

No.	Components
1	parking vip
2	amphitheater
3	look out
4	1km trail
5	3km trail
6	5km trail
7	welcome court
8	connecting courts to village
9	bethany plaza
10	musuem garden
11	plaza pond
12	amphitheater pond
13	administration building
14	information center
15	medical unit/pharmacy
16	day care/nursary
17	museum
18	museum shops
19	grocery shop
20	biblical shops
21	souvenir shops
22	food shops
23	library
24	coffee shops
25	ice cream shop
26	major resturant (152 tables)
27	bazaar
28	atm machines zone
29	plaza resturant (170 table)
30	ticket booth
31	boutique hotel (60 key)
32	master hotel (300 key)
33	rest rooms
34	gazebo stops

Q.53-As per our understanding, the client will provide available geotechnical data, therefore, the geotechnical scope is limited to reviewing all existing geotechnical data available, and after the review, we will determine if any additional investigations are needed. if so, the geotechnical team is expected to prepare a detailed scope for these additional investigations, and the cost of such investigations will be paid directly by the Client. Please confirm.

A.53- The consultant is required to perform all tasks required in the RFP and related studies and investigations whether mentioned or not in the RFP. The cost of the studies and investigations must be included in his price.

Q.54-Please confirm the Consultant's understanding: the ESIA study is already conducted and approved for the project, and the scope of work is to only comply with the study.

A.54- Confirmed, the ESIA study is conducted and approved for the project.

Q.55- Please confirm that full design of wet services (Storm water, sewerage, main irrigation, firefighting and water) for the village zone are part of the consultant's scope of work.

A.55- Confirmed, The Consultant is required to study the infrastructure design for the entire site and ensure that the infrastructure for the village connects with the infrastructure of the entire site.

Q.56-Please confirm availability of wet services tie-in connection points at the village zone boundary limit. Otherwise, please advise

A.56- The Consultant is required to study the infrastructure design for the entire site and ensure that the infrastructure for the village connects with the infrastructure of the entire site.

Q.57- Please confirm that hydrology study is not part of the consultant's scope of work.

A.57- Confirmed, the hydrology study is not part of the consultant's scope of work.

Q.58-Please confirm design of utility structures (pond, tanks, pumping stations) are not part of the consultant's scope of work.

A.58- Confirmed, utility structures (pond, tanks, pumping stations) is not part of the consultant's scope of work.

Q.59-Please confirm that Sewage /Water treatment plant are not part of the consultant's scope of work.

A.59- Confirmed, the Sewage /Water treatment plant are not part of the consultant's scope of work.

Q.60-Is signage and wayfinding required for both masterplan and building's interior/ exterior?

A.60- Yes, the design aims to build a turn key solution to tenants.

Q.61-Please confirm the following:

• Page 11, Clause 2.3 – Evaluation of Financial Proposal:

a. The tender implemented by UAE companies will be tax and fees exempt, including income taxes and national shareholding.

b. The tender implemented by Jordanian companies will be tax and fee exempt, excluding income tax.



• Page 13, Clause 2.4 – Selection Criteria: “(B) Third bullet: “10 Marks shall be added to the financial Mark in case of engagement of Emirates consultant as part of a Joint Venture with not less than 51% share of the design fees.”

a. Confirm whether the above clause also applies to a UAE company (Form 3), where the tender is implemented solely by a UAE company (without a JV with a Jordanian company), as stated in Clause

2.3(a).

b. Confirm whether this 10-mark addition applies to the Project Management and Supervision package as well.

A.61-a. Confirmed.

A.61-b. Refer to page no.(13- MOD).

Q.62-Our understanding is that Design scope of work includes the Concept Design all the way to Tender documents. Please advise if otherwise.

A.62- Confirmed, the Design scope of work includes the Concept Design all the way to Tender documents.

Q.63-Our understanding is that the back of house (underground floor) for Phase 1 and 2 is excluded from our scope of work. If included, please advise the total area to be covered under the Consultant’s Design.

A.63- Confirmed, the back of house (underground floor) for Phase 1 and 2 is excluded from the scope of work.

Q.64-Please confirm that Soil Investigation & Topographic survey are excluded from the Consultant’s scope of work and shall be provided by a sub-contractor assigned by the Client.

A.64-The Consultant is required to conduct soil investigation and topographic survey.

additionally, refer to question answer no. (53).

Q.65-Following the site visit, kindly confirm that the following components are excluded from the Consultant’s scope of work:

- Amphitheater
- Boutique Hotel
- Main Hotel

A.65-The amphitheater (theater), main hotel and the museum are excluded from the Consultant’s scope of work. The Boutique Hotel is within the scope of work.

Q.67-We kindly request an extension of two weeks from the date of receiving the responses to our queries. These responses are essential to ensure accurate, comprehensive, and competitive pricing for the scope of work.

A.67- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no. (1).

Q.68-Referring to Page No. 61 of the RFP, which states:

“For Engineers, the Consultant must submit the following for all engineers: Item 2 – Social Security statement,”

we kindly request your clarification on the following points:



a. please confirm if this requirement applies to both the Design Team staff and the Supervision Team staff ?

b. Kindly note that the Supervision Team staff will be hired specifically for this project. Accordingly, once the project is awarded, we will ensure to provide you with the Social Security statements for the hired supervision team members and as requested.

A.68-a. Yes, requirement applies to both the design team staff and the supervision team staff.

A.68-b. Requirement applies to both the Design Team staff and the Supervision Team staff, once the project is awarded.

Q.69-Regarding the Financial Proposal section on page 13, which states: “10 Marks shall be added to the financial Mark in case of engagement of Emirates consultant as part of a joint venture with not less than 51% share of the design fees”, could you please clarify whether the 10 marks will be added to the Financial Proposal score *before* applying the 30% weighting, or *after* the score has been weighted by 30%?

A.69- the 10 marks will be added to the Financial Proposal score after the score has been weighted by 30%.

Q.70-With regard to proof of English proficiency, would it be acceptable to submit a CEFR test result issued by <https://www.efset.org/cefr/> as valid documentation?

A.70- Please abide tender document page no. (57) and refer to question answer no.(32).

Q.71-In light of the Project’s requirements, we kindly request your approval to include the position of Document Controller/Administrator to manage and oversee all project-related documentation.

A.71-Please abide what mentioned in tender documents.

Q.72- Following our Site Visit, we understand that the following components within Zone B are excluded from our Scope of Work:

- Museum
- Hotel
- Theater

Kindly confirm whether this understanding is correct.

A.72- Refer to question answer no. (65).

Q.73-We understand that the building areas are currently being revised and that updated figures may be provided to the awarded bidder. We would appreciate your confirmation on this, as our cost estimate is being prepared based on the current scope and available area data.

A.73- Refer to question answer no. (33).



Q.74- We note in the RFP is that the Project Manager for both the Design and Supervision Phases must provide proof of English language proficiency at Level IV. In cases where the proposed Project Manager is currently registered for the required exam or holds a previously expired Level IV certificate, could you please confirm whether such cases will be deemed acceptable?

A.74- Refer to question answer (32).

Q.75- On page 10 of the RFP, under section 1.2 “Submission, Receipt and Opening of Proposals”, it is stated that Technical and Financial Proposals must be prepared in indelible ink. Could you please clarify whether this requirement implies that the forms must be completed by hand, or if typed submissions printed with indelible ink are acceptable?

A.75- Both options are acceptable, with the emphasis on not retyping the tender document.

Q.76- On page 10 of the RFP, it is stated that the Financial Proposal must include all taxes, duties, fees, levies, and other charges. However, on page 11, it is mentioned that the Project will be exempt from taxes and fees, including income tax and national shareholding, if the bidder is a UAE company, and that tax exemptions also apply if the bidder is a Jordanian company. Could you please clarify which of these statements takes precedence?

A.76- Delete page no.(10) and refer to page no.(10-MOD,11-MOD).

Q.77- Does the 8-month design duration include the time allocated for review and approval by the Client, Employer, Funder, or other relevant third parties, or are these periods excluded from the 8-month duration?

A.77- The design duration is (220) days inclusive of review and approval days by the Employer

Q.78- We have noticed that the Tender Guarantee Form is provided in Arabic. Could you please confirm if this is intentional, or if it was an oversight, given that the bid language is English?

A.78- Refer to question answer no.(12).

Q.79- Could you please share the Technical and Financial Forms in editable formats (Word, Excel) for the sections running from page 16 to 34 of the RFP?

A.79- There is no need, abide tender documents.

Q.80- To allow us sufficient time to develop a fully responsive and compliant proposal, we would appreciate your consideration of a 3-week extension to the submission deadline.

A.80- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no.(1).

Q.81- Reference to point 3.3 page 7 of the TOR, please advise with the means of obtaining the Employer’s approval of joint ventures or formation of sub-consultancy prior to submission of proposal.

A.81- Refer to question answer no. (20).

Q.82-Reference to “Consultant Firm Experience”, please confirm that the two supervision projects are related to infrastructure projects?

A.82- Confirm, the supervision projects are related to infrastructure projects, as mentioned in page no (12).

Q.83-Reference to Financial Form 4 page 31 of the TOR, and referring to the monthly rates indicated for the Newly graduate engineers, Technicians and Workers, please advise if these rates include the direct and indirect expenses (i.e., social security, vacations, OH and Profit).

A.83- These rates include the direct and indirect expenses.

Q.84-Reference to Appendix 6 qualification of Resident Engineer / Project Manager and Design Project Manager, please consider submitting the proof of Level IV English upon project award and not at the stage of proposal submission due to time needed for the exams. In case required as a must in the proposal submission, what would be the acceptable duration of certificate duration (i.e., within the last 5 years despite its validity).

A.84- Refer to question answer no. (32).

Q.85-We kindly request a three weeks extension for both the queries deadline and the proposal submission deadline, in order to allow sufficient time for the preparation of a comprehensive technical and financial proposal that fully aligns with the requirements outlined in the tender documents.

A.85- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no. (1).

Q.86-With reference to the above-mentioned tender and the submission requirements stating that the proposal must be delivered to the ADFD offices in Abu Dhabi, we would like to highlight a concern.

Due to the current regional instability, the flight arrangements are uncertain and frequently changing which are beyond our control. We are now facing a serious challenge in securing timely and reliable shipment.

In light of this, we kindly suggest another alternative for the proposal submission. Where each bidder shall submit the Technical and Financial Proposal, in two separate password protected PDFs, via two separate emails. While arranging for the original bid bond to be hand-delivered to either the Ministry of Tourism and Antiquities (MOTA) or the UAE Embassy.

A.86- Please abide to tender invitation.

Q.87- With reference to the above-mentioned project/subject and in the light of the ongoing political escalation in the region, several Emirates and Jordanian airlines have canceled flights until 22,23 June. This unstable situation would certainly jeopardize the on-time submission of our proposal. Based on the above, we kindly appreciate your attention and understanding of the following: - Consideration of an extension of (14) days of the tender submission deadline; and - Consideration for an alternative submission method; exploring the option of hardcopy submission at the premises of the Ministry of Tourism and Antiquities?

A.86- Extension the deadline of submission date to be on 08/07/2025, as mentioned in addendum no. (1)

and for an alternative submission method please abide to tender invitation.

Q.87- Regarding the subject tender, we understand that the detailed design and other related works (e.g. geotechnical investigations) for amphitheater and amphitheater pond, museum and museum shops and garden, Plaza Pond, and Master Hotel are not included in the tenderer scope of work, kindly confirm.

A.87-Confirmed, the detailed design and other related works (e.g. geotechnical investigations) for amphitheater and amphitheater pond, museum and museum shops and garden, Plaza Pond, and Master Hotel are not included in the tenderer scope of work.

Q.88- In order to proceed with the issuance, the bank has requested the Bid Bond Form in English. We would therefore appreciate it if you could kindly provide us with the English version of the Bid Bond Form at your earliest convenience to facilitate the process.

A.88-Refer to question answer no (12).

Q.89- Regarding the BDZ Design Guidelines Document, kindly confirm that the village buildings design must have the Green LEED Certification, if confirmed kindly add a provisional sum for the issuance of the Green LEED Certificate

A.89- Consultant is required to design one component of the village in compliance with Silver LEED Certification. The selection of the component from the village will be done in coordination with the Employer.



- 1.1.2 The price of all services shall be inclusive of all costs incurred by the Consultant and his employees including but not limited to transportation, communication, accommodation, etc.
- 1.1.3 The price of all services should be expressed in United States Dollar (USD), and for the design services shall be on a fixed lump sum basis.
- 1.1.4 Terms of Payment shall be in accordance with those stipulated in the Agreement including those stipulated in Appendix (3) of Section 7 of Part II of this RFP.
- 1.2 Submission, Receipt and Opening of Proposals
 - 1.2.1 The original proposal, including both the technical and financial proposals, shall be prepared in indelible ink and shall not contain any interlineations or overwriting.
 - 1.2.2 An authorized representative of the tenderer shall initial all pages of the proposal, as confirmed by a written power of attorney submitted with the proposal.
 - 1.2.3 Proposals shall be submitted in one original hard copy, two duplicate hard copies, and one soft copy. In the event of any discrepancies between the original hard copy and the other copies, the original hard copy shall prevail.
 - 1.2.4 The original and all copies of the technical proposal shall be enclosed in a sealed envelope labeled "TECHNICAL PROPOSAL." Similarly, copies of the financial proposal shall be placed in a separate sealed envelope marked with the warning: "DO NOT OPEN WITH THE TECHNICAL PROPOSAL." Both envelopes shall then be enclosed in an outer sealed envelope, which shall be clearly labeled with the project name and the submission address as specified in the Invitation.
 - 1.2.5 The completed technical and financial proposals shall be submitted to the address specified in the Invitation before the submission deadline stated therein, subject to any extensions granted in accordance with this RFP. Proposals received after the deadline may be returned unopened.

2. Evaluation

2.1 General

From the opening of the Proposals until the signing of the Agreement, the Tenderers shall respond in writing to any queries raised by the Employer.

2.2 Evaluation of Technical Proposal

Technical Proposals shall be evaluated based on their responsiveness to the requirements of this RFP, the Tenderer's technical capability, project understanding, the qualifications of the Tenderer and any proposed sub-consultants, and other evaluation criteria, including but not limited to prior experience in the region and the appropriate use of materials and plant sourced from Jordan. Any proposal that is not substantially responsive to the RFP may be rejected. For purposes of this determination, a substantially responsive proposal is one that conforms to all terms, conditions and specifications of the RFP without material deviations, objections or reservations.

2.3 Evaluation of Financial Proposal

Financial Proposals are assessed for completeness and accuracy. The Employer will verify if financial proposals are complete, meaning they have priced all items from the corresponding technical proposals. If any items are unpriced, the items shall be deemed included in the bid price. Computational errors will be corrected. The evaluation will also consider the payment terms and schedule proposed by the tenderer.

Applicants are advised that funding shall be from the Abu Dhabi Fund for Development. It is a criterion of the Funder that when evaluating tender returns: -

- a) UAE companies, or joint venture companies containing a 51% UAE partner, shall be given a 10% preferential discretionary scoring consideration.
- b) UAE companies in Joint Venture with other UAE companies and other Jordanian
- c) JV companies where the UAE companies' joint venture shares total 51% or more, shall be given a 10% preferential discretionary scoring consideration.
- d) The tender implemented by UAE companies will be taxes and fees exempted, including income taxes and national shareholding.
- e) The tender implemented by Jordanian companies will be taxes and fees exempted, excluding income tax.
- f) c & d above shall be reflected to applicant prices in pricing schedules.

- ❖ Project Understanding and Methodology: (20 marks)
- ❖ The minimum passing mark is 70% of the total score of 100 points.

(B) Financial Proposal (30% of the total weight):

- Marks for technical proposal = (mark for tenderer/highest mark for tenderers) *70%
- Marks for financial proposal = (lowest corrected financial proposal/ tenderer corrected price of the financial proposal) *30%
- 10 Marks shall be added to the financial Mark in case of engagement of Emirates consultant as part of a joint venture with not less than 51%.

(C) Overall Evaluation Result: (Marks for technical proposal + Marks for financial proposal)

3. Negotiation

Negotiations may be conducted with the objective to finalize all aspects of the agreement. These negotiations may encompass discussions on the technical proposal, including the proposed methodology, work plan, staffing, and any suggestions by the tenderer to enhance the scope of services. Both parties will define the final scope of services, staffing arrangements, activity timelines, logistics, and reporting requirements. The approved work plan and scope of services will be incorporated into the "Description of Services" and form an integral part of the contract. Emphasis will be placed on optimizing the scope of work within the available budget and identifying the Employer's required inputs for successful project implementation.

Financial discussions will also take place. Any technical modifications agreed upon during negotiations may result in adjustments to the service costs.

Prior to negotiations, the Employer requires confirmation of the availability of the proposed key professional staff as specified. Substitutions will not be permitted unless unavoidable due to selection process delays or critical project requirements. If any key staff members are found to be unavailable as committed, the tenderer may face disqualification.

The negotiation process will conclude with a review and initialing of the draft contract by both the Employer and the tenderer. If negotiations are deemed unsuccessful at any stage, the Employer reserves the right to terminate discussions with the current tenderer and may initiate negotiations with an alternative tenderer.

- Excellent technical and management skills

☒ If the Key Personnel experience and/or qualifications do not comply with the stated minimum requirements, then the offer will be marked as non-responsive and will not be considered further.

❖ **Technical Personnel must include:**

Tenderers should note that the listed years of experience below represent the minimum requirement. Tenderers are encouraged to consider staff with higher experience where applicable.

- **Site Civil Engineer:**
 - One engineer with a university degree in civil engineering (Buildings).
 - General experience around (10) years in implementation or supervision of projects or both in similar projects.
- **Site Electrical Engineer:**
 - One engineer with a university degree in electrical engineering.
 - General experience around (10) years in implementation or supervision of projects or both in similar projects.
- **Quantity Surveyor:**
 - One engineer with a university degree in civil engineering.
 - General experience around (15) years in implementation or supervision of projects or both in similar project.
- **Land surveyor:**
 - One surveyor with an intermediate university college in land surveying.
 - General experience around (15) years in the field of supervision or implementation of projects similar to this project.
- **Construction Supervisor:**
 - One position holding college.
 - General experience around (15) years in the field of supervision or implementation of buildings projects.
- **Materials Engineer:**
 - One civil engineer with a university degree in civil engineering.
 - General experience around (15) years, including (10) years in infrastructure projects and similar roads, engineering laboratory work and material properties.

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BID SECURITY

Beneficiary:

Date:

[Insert date of issue]

BID SECURITY No.:

[Insert guarantee reference number]

Guarantor: [Insert name and address of place of issue, unless indicated in the letterhead]

We have been informed that [Insert name and address of the bidder, which in the case of a joint venture shall be the name and address of the joint venture] (hereinafter called "the Applicant") has submitted or will submit to the Beneficiary its bid (hereinafter called "the Bid") for

Waiving all objections and defences, we, as Guarantor, hereby irrevocably and independently undertake to pay the Beneficiary any sum or sums not exceeding in total an amount of [Insert guarantee amount and currency in words and figures] upon receipt by us of the Beneficiary's first demand, supported by the Beneficiary's statement, whether in the demand itself or a separate signed document accompanying or identifying the demand, stating that either the Applicant:

- (a) Has withdrawn its Bid during the period of bid validity set forth in the Applicant's Bid Submission Form (the Bid Validity Period); or
- (b) Having been notified of the acceptance of its Bid by the Beneficiary during the Bid Validity Period, (i) has failed to sign the contract agreement, or (ii) has failed to furnish the performance security, in accordance with the Instructions to Bidders ("ITB") of the Beneficiary's bidding document.

This guarantee shall expire not later than [Insert expiry date]¹.

By this date we must have received any claims for payment by letter or encoded telecommunication.


It is understood that you will return this guarantee to us on expiry or after payment of the total amount to be claimed hereunder.

This guarantee is governed by the laws of Jordan.

Place, date

Guarantor's authorized signature(s)

Baptism Development Zone							
No.	Category	Footprint Area	No. of Floors	Built-up Area (Sq.m)	Landscape Area	Area Per Unit	Heights (meters)
Zone A- Farms and Camps							
Zone B- Village and Infrastructure							
1	Welcoming Court				5,000		
2	Connecting Courts of the village						
3	Bethany Plaza				5,000		
4	Pickup-Dropoff Area				1,000		
5	Administration	750	1	750			4
6	BDZ Visitors Center	200	1	200		50\unit	4
7	Medical Unit	150	1	150		150	4
8	DayCare\ Nursery	200	1	200		200	4
9	Retail Shop 01	200	1	200		50\unit	4
10	Food Shops	600	1	600		50	4
						50	4
						50	4
						50	4
						50	4
11	Coffee Shops	200	1	200		50\unit	5
						50\unit	5
						50\unit	4
						50\unit	5
14	Services Mix	400	1	400		50	3
						50	3
						50	3
						50	3
						50	3
						50	3
15	Pub	300	1	300		300	4
	Bazaar	1,700	1	1,700			4
							4
							4
							4
							4



BETHANY
BEYOND
THE JORDAN

