

Number: 06-474  
Podgorica, 3 March 2011

Pursuant to Decision of the Board of Directors No. 01-2949/12 of 17 December 2010, "THE MONTENEGRIN FUND FOR SOLIDARITY HOUSING DEVELOPMENT" LLC Podgorica hereby announces

## **PUBLIC INVITATION**

### **for participation in the public tender for pre-qualification of bidders for construction and financing of residential buildings**

Pre-qualification for the purpose of selection of eligible bidders by lots:

Lot I: Construction and financing of residential/commercial buildings on the urban parcel consisting of cadastral parcels 1453/3 and 1453/19 and parts of cadastral parcels 1453/1 and 1453/4 Bijelo Polje, block 5, within DUP "Nikoljac" in Bijelo Polje. Conceptual Design is given within tender documentation.

Lot II: Construction and financing of residential buildings on urban parcels A8, A9 and A10 KO Novi Bar, DUP "Topolica-Bjelisi" as amended, in Bar. Conceptual Design is given within tender documentation.

Estimated value of the procurement amounts to EUR 16,300,000.00 (VAT included) or by lots:

Lot I: EUR 6,800,000.00

Lot II: EUR 9,500,000.00

Funds to finance construction of the buildings concerned shall be provided by bidders. Payment under the Contract concluded with the first ranked bidder will be made upon the completion of entire works and obtaining of certificate of occupancy after the performed technical acceptance, from the funds generated from the sale of constructed housing units of the building concerned.

#### Eligibility of bidders:

For the purpose of determining legal status, business and financial competence and professional and technical qualifications, bidders shall submit the following documents:

#### FOR LEGAL STATUS:

- Proof of registration,
- Proof that a legal person has no criminal record kept by the competent court,
- Proof of fulfilled obligations relating to the payment of contributions and payment of taxes,
- Proof that a legal person is not bankrupt or being wound up.

#### FOR BUSINESS COMPETENCE:

- Proof that a legal person has independently constructed at least two similar buildings (both by size and value) in the past three years,
- Authorizations and licenses for performing construction works issued by the competent authority.

#### FOR FINANCIAL COMPETENCE:

- Proof that payments to the bidder are not suspended,
- Proof of the achieved average annual turnover for the past three years of the minimum amount of EUR 20,000,000.00

- Statement or a Letter of Intent from a Bank, stating that it will support the bidder with a credit in the amount of not less than EUR 3,000,000.00 for Lot I and EUR 5,000,000.00 for Lot II.

FOR PROFESSIONAL QUALIFICATIONS:

- List of personnel that are to be engaged on carrying out the specified work, along with their qualifications and authorizations.

FOR TECHNICAL QUALIFICATIONS:

- List of mechanization, equipment and technical means that are to be used for the construction.

Proofs are submitted as original documents or their certified copy and shall be dated within 6 months prior to the date of invitation announcement.

In the event of joint application, all the above-mentioned proofs and information for the eligibility assessment shall be submitted for each member of the group of applicants.

Qualification Criteria

Qualification of bidders is determined according to the principle "Qualified / Not Qualified" on the basis of the necessary minimum of qualification requirements.

Time and place for applying for pre-qualification:

Applicants interested in pre-qualification shall submit to the Contracting Authority an application, clearly marked: "Application for pre-qualification of bidders for the construction of residential buildings".

Interested applicants or their authorized representatives may take over tender documentation in the premises of the Montenegrin Fund for Solidarity Housing Development each working day from 9 a.m. to 3 p.m. beginning on 2 March 2011 to 29 March 2011.

For the purchase of tender documentation, an applicant shall make a payment amounting to EUR 100.00 to the account of the Montenegrin Fund for Solidarity Housing Development No. 530-12829-35 with NLB Montenegrobank (prequalification documents).

Time and place for the submission of applications:

Applicants shall submit their applications each working day from 9 a.m. to 3 p.m. up to 29 March 2011 until 2 p.m. by the direct submission to the archive office of the Montenegrin Fund for Solidarity Housing Development. Applications submitted after the indicated deadline, as well as the incomplete ones, shall not be considered.

Time and place for opening of applications:

Public opening will be held immediately upon the expiry of time for the submission of applications (29 March 2011 at 2.30 p.m.), in the premises of the Montenegrin Fund.

Language of applications:

All documents of an applicant shall be submitted in the official language of Montenegro. Beside applications presented in other languages, a certified translation to the official language shall be submitted too.

Deadline for decision making:

Participants of public tender will be informed of its outcome not later than 60 days from the day of opening of applications.

Contact phones: 020 6210133, 020 620 365

#### Additional information

Invitation to the submission of bids will be sent only to the qualified bidders.

Criterion for the selection of the most favorable bid shall be the lowest price offered.

Expected period for the invitation to the submission of bids is May 2001.

Contracting authority reserves the right to carry out the works concerned according to the dynamics that will subsequently be defined with the selected bidder, depending on the degree of readiness of the project documentation.

In addition to the application, all bidders shall submit a guarantee for their bid in the amount of 2% of the estimated value.

The first ranked bidder shall submit a performance guarantee in the amount of 5% of the contract value.