

**Our Ref.: OMRAN/Supply Chain/ 1254/2023**

**Date: 06<sup>th</sup> November 2023**

**Dear Consultant,**

**Subject: Prequalification for Design and supervision Consultancy services for OMRAN residential projects and Provision of Design and Construction Supervision Consultancy for a 'Residential District' and Wadi Park at Madinat Al Irfan East**

The Tender Committee of Oman Tourism Development Company SAOC (OMRAN) seeks an **Expression of Interest (EOI)** from your company to participate in the above referenced Tender.

## **1. Introduction**

OMRAN is a wholly owned company of the Oman Investment Authority with a mandate to drive the investment, growth, and development of the rapidly growing tourism sector in the Sultanate of Oman. OMRAN was established by Government mandate in 2005 in line with the vision to strengthen and diversify the economy, and we achieve this by growing the capacity, scope, and potential of the tourism sector in Oman. For more information about Omran please visit our website Oman Tourism Development Company (OMRAN Group).

## **2. Project Description**

OMRAN embarked on developing a world class mixed used development in 2011 centered around and anchored by the state-of-the art Oman Convention and Exhibition Centre (OCEC). Spanning an area of circa 1.6 Sq km, the development vision is to create an integrated destination leveraging on the OCEC as the Place where people meet. The main Unique Selling Points (USPs) of the development are the proximity to the New Muscat International Airport, centrality of the location within the Capital Muscat and access to critical mass. The development aspires to provide a space for all, where businesses, tourists, residents, and visitors alike are catered for in one-of-a-kind urban destination that aims to empower businesses, boost the economy, attract investments, enhance lifestyle and enrich the nation. The initial Master planning exercise adopted various principles among which are connectivity, diversity, sustainability, resilience, and technology.

### **Residential District and Wadi Park**

Omran is seeking to appoint consultant for the design and supervision of residential district and wadi park within Irfan East Masterplan. The residential district will include residential units, community services buildings, and a Wadi Park.

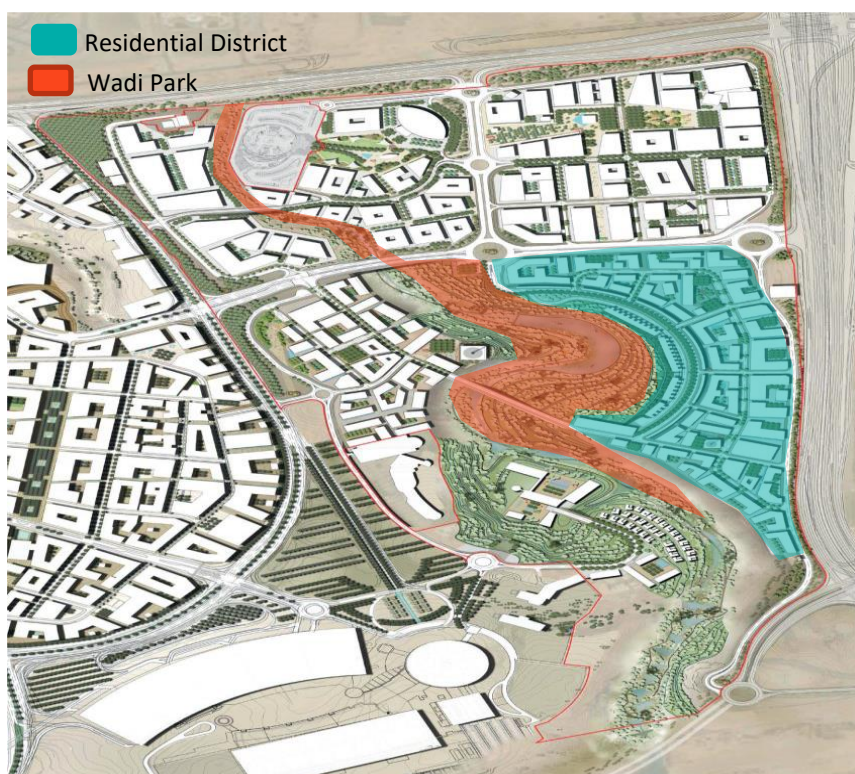


FIGURE 1 RESIDENTIAL DISTRICT AREA WITHIN IRFAN EAST MASTERPLAN

The residential district development covers an approx. area of 165,000 SQM and a wadi park covering an approx. area of 175,600 SQM consisting of around 315 town houses and villas. The total site area is approximately 340,600 SQM.

**Pre-qualification process will be followed for this tender. The list of consultants resulted from the pre-qualification phase will be invited for this tender.**

The Consultant is required to design the residential district master plan, to achieve the targeted number of units shown in the table below. The design should reflect a modern community area yet preserving the identity of the overall Madinat Al Irfan. The design should include communal facilities and amenities and designing the wadi park. Below is a tentative development summary which will be revised during the concept master plan.

Product	Type	Units		GFA/Unit	Total GFA
Townhouse	3Bed	63	20%	160	10,152
Townhouse	4Bed	108	34%	220	23,687
Villa	4Bed	81	26%	280	22,624
Villa	5Bed	57	18%	400	22,624
Grand Villa	6Bed	6	2%	600	3,771
Total		315			82,857

In addition to the residential units detailed in the above table, community facilities will be developed as per estimated areas below.

Product	Area (m <sup>2</sup> )
Community retail	3,500
Clubhouse	7,500
Mosque	2,750

**For more details on site location, site boundary, and the existing developments please refer to Appendix -1**

### **3. Tender Process**

The Tender for the Project will include two stages of tendering process as follows:

#### **Phase 1 – (Pre-Qualification Process Stage) (Expression of Interest)**

Companies are requested to acknowledge their understanding of the brief and willingness to participate in the Tender process. The aim of this Pre-Qualification (EOI) process is to ensure that the shortlisted Companies have sufficient knowledge and experience of the local context.

A formal response is required and should include, as a minimum, the following:

- 1- Confirmation from a duly authorized representative of your company of willingness to participate in the Tender and the clear intention to submit a proposal.
- 2- Company Profile, and proposed sub-consultants profiles with details of similar project handled, justifying their capabilities, CVs of key staff, Registration, financial statements, insurance claims history and details of authorized Contact Person(s) and any other details required for the evaluation process
- 3- Compliance confirmation letter to Omran ICV & ESG policies, refer to Appendix B

Expressions of Interest are to be lodged via email in PDF format to Nisreen Al Harthi [nisreen.harthi@omran.om](mailto:nisreen.harthi@omran.om). & [tenders@omran.om](mailto:tenders@omran.om) .The EOI should be submitted by the Closing Date on **14<sup>th</sup> November 2023 at 10.00am, Sultanate of Oman Time.**

#### **Phase 2 – (Request for Proposal/Tender Documentation)**

Following completion of Pre-Qualification process, the formal Tender Documentation will be issued only to interested shortlisted companies. The Tender Documentation will request companies to submit their technical and commercial proposals by a set deadline. In the event of an appointment, the company shall be expected to mobilize/commence the Services following the issuance of a Letter of Award. The Contract will then be prepared and issued for signature.

It is our pleasure to invite your firm to participate in the tendering process for this unique and exciting project.

Please visit OMRAN website at [www.omran.om/tenders](http://www.omran.om/tenders) for further information.

Yours sincerely,

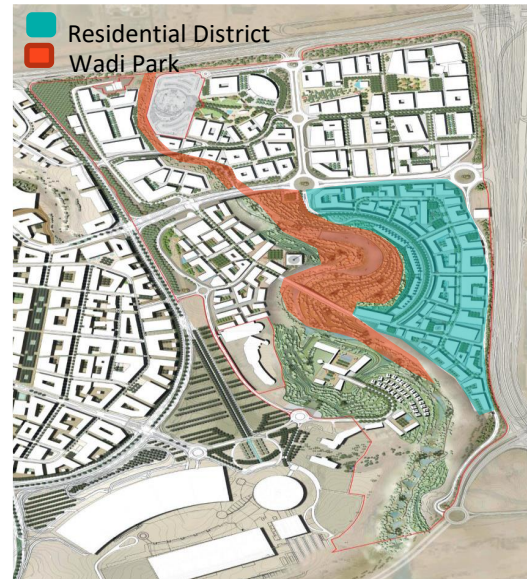
**On behalf of Oman Tourism Development Company SAOC (OMRAN)**



**Ahmed Al Hamdani**  
**Procurement Director – Development**



**Appendix A- Location of Irfan Residential District and previous Masterplan**



A- OCEC B- Energy Centre C- JW Marriott D- Crowne Plaza E- Hotel 3 F- Business Park



## APPENDIX B – ICV COMMITMENT LETTER

Ref: "Tender number"

Date:

For the attention of:

Address:

### Subject: Confirmation Letter on ICV Requirements

Dear Sir,

In reference to Tender number ,,,,,,, we hereby acknowledge and confirm our commitment to meet OMRAN's ICV Requirements described in the Tender Document and as detailed below as part of the Contract execution:

#### Annexure 2 - ICV Mandatory requirements

#	Category	Mandatory Requirements	Comments/Key Performance Indicator	Comments
1	Nationalization per job category:		Headcount of Omani Nationals utilized in the Contract execution in the following categories (Senior Management, Professional, Supervisory and Skilled/Semiskilled) as % of total headcount for the same categories (including Contractors and Third-Party Sub-Contractor).	
	Senior Management	XX%		
	Professional	10 %		
	Supervisory	XX%		
	Skilled/Semiskilled	XX%		
2	Sourcing of Made- in-Oman Goods.	N.A	Expenditure on Made-in-Oman Goods used in execution of Contract sourced from local manufacturer as % of total contract value (including Contractors and Third-Party Sub-Contractor).	
3	Sourcing of Non-Made-in-Oman Goods.	N.A	Expenditure on non-Made-in-Oman Goods used in the execution of the Contract, sourced from Nationally Registered Suppliers as % of total Contract value.	
4	Local sourcing of services	30 %	Expenditure on services used in the execution of the Contract, sourced from Nationally-Registered Suppliers as % of total Contract value.	
5	Local sourcing of SMEs (Riyada Card Holder)	0%	Expenditure on goods and service used in the execution of the Contract, sourced from SMEs (Riyada card holder), as % of total contract value. The SMEs value is part of any of the following:	



			<ul style="list-style-type: none"><li>- Made-in-Oman Goods</li><li>- Non-Made in Oman Goods sourced from Nationally Registered Supplier</li><li>- Services sourced from Nationally Registered Supplier.</li></ul>	
6	Any additional requirements	-	Any additional mandatory requirements identified during the strategy (transfer of knowledge, training SMEs, scholarships, transfer of technology etc.)	Consultant to train minimum six persons during the supervision stage

Your sincerely,

Contractor's Name  
Authorised Signature and Stamp