

Ref: Omran-Supplychain-872-2024

Date: 04th July 2024

Subject: Expression of Interest (EOI) to participate in the Pre-Qualification Process for the Main Construction Works consisting of Four Seasons Development and other future medium to large scale developments.

The Tender Committee of Oman Tourism Development Company SAOC (**Omran**) are pleased to be seeking for Expressions of Interest (EOI's) to participate in the Pre-Qualification Process for the main construction works consisting of the following Four Seasons Development and other medium to large scale developments:

Introduction

Omran drives the investment, growth and development of the rapidly growing tourism sector in the Sultanate of Oman. We are the master developer of major tourism, heritage and urban developments, delivering some of nation's most iconic projects. We create new destinations and unique experiences that benefit the social and economic growth of the Sultanate. 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. Please visit Omran website at www.omran.om for further information.

Project Description

Four Seasons Development

The development and construction of a mix use development in a unique waterfront location in Muscat governorate / Al Bustan area, the development will consist of 200 keys luxury 5-star hotel, 91 Branded luxury apartments, F&B outlets, High end products retail outlets. the development will also include the renovation for the oldest & largest marina (name of the Marina Bander A'Rawdha) in the Sultanate of Oman, including the Ancillary utility buildings. All within a total built area of circa 180,000sqm. The hotel and branded residences will be operated by the international well-known operator (Four Seasons Group).

The project development will be expected for the duration of around 4-5 years including enabling work package and 2 construction phases.

The hotel opening (first guest) is targeted for early Q4 2027.

Future medium to large scale Development

Omran plans to undertake several master development projects in the near future. These projects will include mixed-use developments, new single-asset developments, and the refurbishment and expansion of existing operational assets.

Pre-Qualification Requirements:

All Interested Tenderers willing to participate and proceed with other tendering process must demonstrate their capabilities to deliver the above-mentioned project by providing detailed Request For Information (RFI) on the following:

1. Company Profile:
 - Company history and core business areas.
 - Organizational structure and management team.
 - Company legal status.

2. Relevant Experience:
 - Details of similar projects completed in the past 5-10 years.
 - References from previous clients and track records.
 - Track records in the region of the recent projects completed and currently under construction with detailed references to contact.

3. Technical Capability:
 - Description of technical expertise and resources.
 - Project and Construction management approach and team.
 - Project and construction methodology including project plan and duration to complete the project.
 - Any proposal for JV or Consortium to be provided in more details

4. Financial Stability:
 - Audited financial statements for the past three years.
 - Financial capacity to undertake the project.
 - Mala'a Report for the local companies published by Oman Credit & Financial Information Center.

5. Quality and Safety Standards:
 - Quality assurance and control measures.
 - Safety management practices and certifications.

6. Compliance and Certifications:
 - Relevant industry certifications (e.g., ISO certifications).
 - Compliance with local and international standards.

7. A signed Confirmation Letter for the full Compliance with In-Country Value requirements in the Tendering Process and Contract Implementation.

8. Provide valid company registration documentations showing the grading and classification (only Excellent Grade companies are accepted to participate).

9. Electronic Registration in Omran Database system through the registration with Joint Suppliers Registration System (JSRS) website prior to making any submissions to OMRAN. www.businessgateways.com.

10. Written confirmation responding to the Expression of Interest (EOI)

Evaluation Criteria

All participating Tenderers will be technically evaluated and qualified for the next process of tendering as per the evaluation criteria outlined in the schedule below:

Sr. No	Criteria Description	Scoring (%)
1.	Company Profile including Company Legal Status	20%
2.	Relevant Experience specific to the projects scope and size including project key team	30%
3.	Financial Standing and capabilities	30%
4.	Electronic Registration in Omran Database system through the website should be fully completed with the required documentation and approved.	5%
5.	Provide valid company registration documentations showing the grading and classification (only Excellent Grade companies are accepted to participate).	5%
6.	In-Country Value - Compliance with In-Country Value requirements	5%
7.	Track records in the region of the recent projects completed and currently under construction with detailed references to contact.	5%
Cut off Score (Minimum to prequalified for next stage)		70% out of 100%

All Participating Tenderers to be aware that the submission of an EOI and RFI for the Pre-Qualification does not guarantee inclusion in the tender process. All submissions will be evaluated based on the criteria outlined above, and only shortlisted Tenderers will be invited to participate in the subsequent stages of the tender process.

We look forward to receiving your Response to the Expression of Interest (EOI) in your company letter head signed by authorized person. (EOI Template is attached)


The response to the EOI should include the full package of this RFI for the Pre-Qualification and to the possibility of collaborating on this exciting project and future projects.

The submission of Expressions of Interest to be lodged via email in PDF format to tenders@omran.om **no later than 10:00AM on July 18, 2024**. For any clarifications, please contact the following:

- Reem Al Hashmi (Reem.hashmi@omran.om)

Yours sincerely

On behalf of Oman Tourism Development Company SAOC (Omran)


PP/ Salam Al Tobi
Head of Supply Chain

