

# Real Estate Development Tender Document

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## 1. Introduction

Greenfield Developments LLC is seeking proposals from qualified contractors for the development of a mixed-use complex located at 123 Prosperity Avenue, Metropolis, FL 33101. This tender document outlines the project requirements, scope of work, and submission guidelines for interested parties.

## 2. Project Overview

Project Name: Metropolis Central Location: 123 Prosperity Avenue, Metropolis, FL 33101 Total Area: 50,000 square meters Proposed Development: Mixed-use complex with residential apartments, office spaces, and retail outlets

The project aims to create a sustainable, modern urban living and working environment that enhances the cityscape of Metropolis while providing high-quality residential and commercial spaces.

## 3. Scope of Work

The successful bidder will be responsible for the following:

- Site preparation and earthwork
- Construction of a 25-story main building and two 10-story auxiliary buildings
- Installation of utilities (water, electricity, gas, telecommunications)
- Interior finishing and fit-out
- Landscaping and exterior works, including a central plaza and green spaces
- Compliance with all local building codes and regulations
- Project management and coordination with relevant authorities
- Quality control and assurance
- Health and safety management

- Handover and commissioning

## 4. Tender Packages

Bidders are invited to submit proposals for one of the following packages:

### 4.1 Package A: Full Development

This package includes the complete scope of work as outlined in Section 3, covering all aspects of the project from site preparation to final handover.

Key Components:

- Complete construction of all structures
- Full interior fit-out
- Comprehensive landscaping
- Installation of all utilities and systems
- Project management for the entire development

Estimated Timeline: 36 months

### 4.2 Package B: Core and Shell Development

This package focuses on the development of the main structure and essential systems, leaving interior fit-out and some finishing works for future completion.

Key Components:

- Site preparation and earthwork
- Construction of the main structure(s)
- Installation of core building systems (HVAC, electrical, plumbing)
- Basic exterior finishing
- Minimal landscaping

Estimated Timeline: 24 months

**Selected Package (A or B):** \_\_\_\_\_

[... Previous sections 5-8 remain unchanged ...]

## 9. Bidder Information Form

Please fill out the following information:

1. Company Name: \_\_\_\_\_

2. Company Address: \_\_\_\_\_

3. Primary Contact Person: Name: \_\_\_\_\_

\_\_\_\_\_ Title:

\_\_\_\_\_ Phone:

\_\_\_\_\_ Email:

\_\_\_\_\_

4. Years of Experience in Real Estate Development: \_\_\_\_\_

5. Number of Similar Projects Completed: \_\_\_\_\_

6. Annual Turnover (Last 3 Years): Year 1: \$\_\_\_\_\_ Year 2:

\$\_\_\_\_\_ Year 3: \$\_\_\_\_\_

7. Proposed Project Timeline: \_\_\_\_\_ months

8. Estimated Total Project Cost: \$\_\_\_\_\_

9. Key Subcontractors (if any): a. \_\_\_\_\_

\_\_\_\_\_ b.

\_\_\_\_\_ c.

\_\_\_\_\_

10. Brief Project Approach (max 500 words):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. Certifications and Accreditations:

\_\_\_\_\_

\_\_\_\_\_

12. References (provide at least two): a. Company:

\_\_\_\_\_ Contact Person:

\_\_\_\_\_ Phone/Email:

\_\_\_\_\_ b. Company:

\_\_\_\_\_ Contact Person:

\_\_\_\_\_ Phone/Email:

\_\_\_\_\_

13. Additional Comments or Information:

\_\_\_\_\_

\_\_\_\_\_

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By submitting this form, I certify that the information provided is true and accurate to the best of my knowledge.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

## **5. Submission Requirements**

Bidders must submit the following documents:

1. Company Profile
  - Legal structure and registration details
  - Financial statements for the past 3 years
  - Relevant experience and completed projects
2. Technical Proposal
  - Detailed methodology and approach
  - Work breakdown structure
  - Project timeline and milestones
  - Quality assurance plan
  - Health and safety plan
3. Financial Proposal
  - Detailed cost breakdown
  - Payment schedule
  - Financial assumptions and exclusions
4. Resource Plan
  - Key personnel and their qualifications
  - Subcontractor information (if applicable)
  - Equipment and machinery to be used
5. Certifications and Compliance
  - Relevant industry certifications
  - Compliance with local regulations and standards
6. Bid Security
  - A bid bond or bank guarantee of 5% of the total bid amount

All submissions must be in English and provided in both hard copy (3 sets) and digital format (USB drive or secure file transfer).

## **6. Evaluation Criteria**

Proposals will be evaluated based on the following criteria:

1. Technical Capability (40%)

- Methodology and approach
  - Project timeline and feasibility
  - Quality of proposed solutions
- 2. Financial Proposal (30%)
  - Total cost
  - Cost breakdown and transparency
  - Value for money
- 3. Experience and Track Record (20%)
  - Relevant project experience
  - Performance on similar projects
  - Client references
- 4. Resource Capability (10%)
  - Qualifications of key personnel
  - Availability of necessary equipment and resources

## **7. Terms and Conditions**

1. Bid Validity: All bids must remain valid for a period of 120 days from the submission deadline.
2. Contract Award: Greenfield Developments LLC reserves the right to award the contract to the bidder whose proposal is deemed most advantageous to the project.
3. Modifications: Any modifications to the tender document will be communicated to all bidders in writing.
4. Site Visit: A mandatory site visit will be conducted on September 15, 2024, at 10:00 AM EST. Attendance is required for all potential bidders.
5. Confidentiality: All information provided in this tender document is confidential and must not be shared with third parties without written consent from Greenfield Developments LLC.
6. Bid Rejection: Greenfield Developments LLC reserves the right to reject any or all bids without providing justification.
7. Conflict of Interest: Bidders must disclose any potential conflicts of interest.
8. Compliance: The successful bidder must comply with all local laws, regulations, and building codes.
9. Insurance: The contractor will be required to maintain appropriate insurance coverage throughout the project duration.
10. Dispute Resolution: Any disputes will be resolved through arbitration in accordance with the American Arbitration Association rules.

## **8. Contact Information**

For inquiries related to this tender, please contact:

Sarah Johnson Procurement Manager Email: [sarah.johnson@greenfielddev.com](mailto:sarah.johnson@greenfielddev.com) Phone: +1 (305) 555-0123

Address: Greenfield Developments LLC 789 Corporate Plaza, Suite 500 Metropolis, FL 33101

All questions must be submitted in writing no later than 14 days before the submission deadline. Responses will be shared with all bidders.

Submission Deadline: October 31, 2024, 5:00 PM EST Submission Address: Greenfield Developments LLC, 789 Corporate Plaza, Suite 500, Metropolis, FL 33101

We look forward to receiving your proposals and thank you for your interest in this project.