

## INVITATION FOR TENDERS (IFT)

**REPUBLIC OF TÜRKİYE**  
**Governorship of Istanbul**  
**Istanbul Project Coordination Unit**  
**Istanbul Seismic Risk Mitigation and Emergency Preparedness Project (ISMEP)**

**“CONTRACT PACKAGE FOR RECONSTRUCTION WORK OF EDUCATIONAL BUILDINGS”**  
**(SFD-WBξ-WORKS-· 1)**

1. The Government of Türkiye has received an additional loan Saudi Fund for Development (SFD) and intends to use this loan for reconstruction of Public Buildings covering Hospitals, Schools and Administrative Buildings in Istanbul.
2. Republic of Türkiye, Governorship of Istanbul, Istanbul Project Coordination Unit (IPCU) now invites the Tenderers to submit sealed tenders under National Competitive Tendering (NCT) in accordance with the Guidelines for the Procurement of Goods and Contracting for the Execution of the Works (First Edition 2011) for the Reconstruction Work of Educational Buildings in lump sum bases under the scope of contract package given below.

**Construction Contract Id. No – (SFD-WBξ-WORKS-· 1)**

Lump Sum Turnkey Reconstruction works of the following 2 Educational Buildings shall be realized in Istanbul.

SFD-WBξ-WORKS-· 1			
No	City	District	Name - Address of the Building
1	İstanbul	Sarıyer	<b>Zübeyde Hanım İlkokulu ve Ortaokulu</b> İstanbul İli, Sarıyer İlçesi, Ptt Evleri Mah. Okul Yolu Sok. No. 18
2	İstanbul	Sarıyer	<b>Sarıyer Rumeli Feneri İlkokulu</b> İstanbul İli, Sarıyer İlçesi, Rumelifeneri, Okul Cad. No: 1, 34450.

3. Minimum qualification criteria valid for contract package are given below:
  1. Minimum average annual turnover in construction work of 100,000,000 TL calculated as the average of total certified payments certified by Certified (Sworn-in) Public Accountant and received for construction works in progress or completed, within 2021, 2022 and 2023 years, for which the annual turnovers for corresponding years should be brought to 2024 basis by using Ministry of Environment and Urban Planning certificate coefficients. (Since the coefficients published starting from 2022 are announced quarterly, invoices for 2022 and 2023 will be classified based on the effective date specified in the notification and multiplied by the coefficient for the relevant period.) Annual turnovers shall be verified by the documents (invoices and progress payment certificates signed by Certified Public Accountant should be added) certified by Certified (Sworn-in) Public Accountant or Tax Authority. If the Tenderer

has been awarded or has an on-going contract for a construction contract with IPCU for which the provisional acceptance has not yet been issued, the sum of such contract prices must be subtracted from the sum of annual turnover in construction work. As a result of this reduction, if the average annual turnover amount has become less than the requested minimum average annual turnover amount above, the Tenderer cannot be qualified. In case the Tenderer performing such contract (s) within the structure of a joint venture for IPCU, the financial value of said contract should be taken as the proportionate amount of the partnership share of the Tenderer in such Joint Venture. As a result of this reduction, if the average annual turnover amount has become less than the requested minimum average annual turnover amount above, the Tenderer cannot be qualified. In order for the submitted housing sales invoices to be accepted as construction turnover; It must be supported by a "Building Usage Certificate". House sales invoices without a "Building Usage Certificate" will not be evaluated.

- II. Successful experience performed in accordance with the contract and its technical specifications for public or private sector either in Türkiye or abroad as a prime contractor, or a joint venture partner, within last 5 (five) years (2019-2020-2021-2022-2023) of having satisfactorily completed works of similar nature and complexity as follows; Construction of a new building with a total closed construction area of 17,000 m<sup>2</sup> (calculated as sum of closed construction area) under one contract. Successful completion of the works should be evidenced by the work completion certificates (for a natural person, or a legal entity other than a public authority or organizations in public capacity taken from relevant institution or organization. If the construction area is located within the municipal borders or adjacent area, the certificates must be approved by the relevant municipality otherwise certificates must be approved by the relevant Provincial Directorate of Environment and Urban Planning). Works completion certificates taken up to the tender submission date will also be accepted. Work status certificates will not be accepted.
- III. The Tenderer must demonstrate and prove at a minimum 70,000,000 TL available cash credit line in a bank. In case the Tenderer has been awarded or has an on-going contract for a construction contract with IPCU for which the provisional acceptance has not yet been issued, the Tenderer must have a line of cash credit in the total sum of requested lines of bank cash credit at the tendering time of such contracts plus the requested amount as minimum financial requirement by this Tender. In case the Tenderer performing such contract (s) within the structure of a joint venture for IPCU, the financial value of said contract should be taken as the proportionate amount of the partnership share of the Tenderer in such Joint Venture.
- IV. In the form of Joint Ventures, The Tenderer shall submit The Joint Venture Declaration and meet the qualification criteria as well as other documentation and conditions given by the Invitation for Tenders. For a Joint Venture to be qualified; Leading Partner (Partner in Charge) shall meet at least 50% of the minimum criteria specified in Items I, II, and III specified above, while the each of the other partners shall meet at least 20% of the minimum criteria specified in Item I, II, and

III above. However, all partners must satisfy collectively % 100 of each qualification criteria.

- V. The Tenderer shall provide required number of key personnel with appropriate experience and all necessary equipments for the satisfactory completion of the Works.
- VI. The Tenderer shall provide accurate information on any current or past litigation or arbitration resulting from contracts completed, terminated, or under execution by him over the past 5 (five) years.
- VII. In the form of Joint Ventures, The Joint Venture Declaration and other documentation given by the Invitation for Tenders.
- ξ. Interested Tenderers may obtain further information and review the tendering documents at the address of IPCU given below between the working hours of 09:00-17:00. The Tenderers may purchase the tendering documents regarding to this package at the same address by a written application and upon payment of a non-refundable fee of 1000 Turkish Liras. Document sales will also be made digitally for those who wish. Interested tenderers shall deposit aforementioned non-refundable fee to the IPCU's account: **IBAN-NO: TR31 0001 0001 0000 0000 0000 0000 0000 0000 0000** at Vakıfbank, Mercan Branch/İstanbul/Türkiye together with the Contract Identification No of **SFD-WBξ-WORKS-01**. The purchasing application shall be made by a letter for which a sample is given at the web site of IPCU and the payment shall not be refunded for any reason.
- ο. Tenders shall be valid for a period of 90 calendar days after Tender opening and accompanied by a Bank security of minimum 2% of the tender amount in tender price currency for tender package and shall be delivered to the address given below on or before **0th of June, 2024 at 18:00 hrs. local time**. Electronic tenders are not allowed.
- τ. Tenders will be opened at the same time and hours given above in the presence of the representative of the tenderers who wish to attend.
- υ. Late tenders will be rejected and returned unopened to the tenderers.

Republic of Türkiye  
Governorship of Istanbul  
Istanbul Project Coordination Unit (IPCU)  
Kısıklı Mah. Alemdağ Yan Yolu Cad. No: 7 Üsküdar/İSTANBUL  
Phone : +(90) (216) 00000000  
Fax : +(90) (216) 2200480  
E-mail : info@ipkb.gov.tr  
Web : [www.ipkb.gov.tr](http://www.ipkb.gov.tr)