

APPROVED

By the Order of the Ministry of Finance of the
Kyrgyz Republic dated "18" December 2017

No. 29-II

By the Order of the State Enterprise "Issyk-Kul"
Hotel - Shopping Complex" under the Property
Management Department of the President and the
Government of the Kyrgyz Republic dated
"8" January 2018 No. II-3

INVITATION TO TENDER

for the public-private partnership project "Reconstruction of the "Issyk-Kul" hotel-shopping complex in
the city of Bishkek"

Public partner: SE "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the
President and the Government of the Kyrgyz Republic

The State Enterprise "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic invites all interested persons to participate in the tender for the public-private partnership project "Reconstruction of the "Issyk-Kul" hotel-shopping complex in the city of Bishkek" (hereinafter referred to as the "PPP Project").

The present Invitation to tender (hereinafter referred to as the "Invitation") describes the general provisions of participation in the tender; more detailed information is provided in the Tender Rules and Tender documentation for this PPP Project hosted on the official websites of the Property Management Department of the President and the Government of the Kyrgyz Republic (www.ud.gov.kg), the Ministry of economy of the Kyrgyz Republic (www.mineconom.gov.kg). The capitalized words and expressions used in the text of this Invitation shall have the meaning described in the section "Terms and Definitions" of the Tender Rules.

1.	GENERAL PROVISIONS	
1.1.	Legislation	The present Invitation was prepared in accordance with the Law of the Kyrgyz Republic "On public-private partnership" dated February 22, 2012 No. 7 (as amended on June 22, 2016) and the Procedure for holding the tender for public-private partnership projects approved by the order of the Ministry of economy of the Kyrgyz Republic dated March 7, 2013, No. 52.
1.2.	Public partner	The State Enterprise "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic 720040, Chui Avenue, room 419. Telephone: 996 312 621723, +996 558 183 535, +996 555 773 678. Web site of the Founder: www.ud.gov.kg
1.3.	The Public partner's decision to initiate the PPP Project	The Order of the State Enterprise "Issyk-Kul" Hotel - Shopping Complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic dated "24" April 2017 No. II-17 "On the reconstruction of the "Issyk-Kul" hotel-shopping complex in the city of Bishkek".
1.4.	Brief information about the PPP Project	The State Enterprise «Issyk-Kul» hotel-shopping complex» under the Property Management Department of the President and the Government of the Kyrgyz Republic has intention to reconstruct the "Issyk-Kul" hotel-shopping complex with additional construction of new complexes for protocol and ceremonial servicing official visits, meetings and receptions of the foreign delegations of official and state level and providing hotel and other related services by attracting private investments within the framework of public private partnership. It is expected that the private partner through direct investment and attracting borrowed financial resources will reconstruct existing building of the "Issyk-Kul" hotel-shopping complex and implement the construction of additional facilities for

		<p>servicing official visits, meetings and receptions of foreign delegations and providing hotel services complying with the relevant international standards.</p> <p>More detailed information about the PPP Project is available in the Tender documentation.</p>
1.5.	The tender Commission	<p>The Tender Commission was formed and approved according to the order of the State Enterprise «Issyk-Kul» hotel-shopping complex» under the Property Management Department of the President and the Government of the Kyrgyz Republic dated "18" December 2017 No.29-П in order to carry out tender for the PPP project.</p> <p>Address of the Tender Committee: The State Enterprise "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic 720040, Chui Avenue, room 419. Telephone: 996 312 621723, +996 558 183 535, +996 555 773 678; e-mail: gtkissykkul@mail.ru</p>
1.6.	Tender Rules and Tender documentation	<p>The tender shall be carried out in accordance with the Tender Rules (stipulating tender procedures) and the Tender documentation (stipulating information about the PPP Project, state support to be provided to the private partner, risk allocation terms and conditions, proposed financial arrangements and draft PPP Agreement) approved by the order of the State Enterprise «Issyk-Kul» hotel-shopping complex» under the Property Management Department of the President and the Government of the Kyrgyz Republic dated "4" August 2017 No.П-18 and the order of the Ministry of Finance of the Kyrgyz Republic dated "21" September 2017 No.126-П.</p> <p>The Tender Rules and the Tender documentation shall be posted on the official web sites of the Property Management Department of the President (www.ud.gov.kg) and the Government of the Kyrgyz Republic (www.mineconom.gov.kg) and the Ministry of economy of the Kyrgyz Republic (www.mineconom.gov.kg) on the date of publication of this Invitation.</p>
1.7.	Subject matter of the tender/subject matter and validity period of the PPP Agreement	<p>The subject matter of the tender is the selection of the private partner to conclude the PPP Agreement for the reconstruction of the "Issyk-Kul" hotel-shopping complex.</p> <p>The PPP Agreement validity period shall be determined according to the tender outcome, but not more than 40 (forty) years, depending on the</p>

		implementation of the PPP Project stages.
1.8.	Tender stages	The first stage – pre-qualification of the tenderers. The second stage - selection of the successful tenderer. The third stage – conclusion of the PPP Agreement.
2.	TENDER PRE-QUALIFICATION STAGE	
2.1.	Right to submit application for participation in the tender ("Application for pre-qualification")	Any of the following persons may submit an application for pre-qualification: <ul style="list-style-type: none"> a. an individual entrepreneur or legal entity registered according to the legislation of the Kyrgyz Republic; b. a legal entity registered according to the legislation of a foreign state
2.2.	Qualification requirements to the tenderers at the pre-qualification stage	In order to pass the pre-qualification the tenderer must comply with the following qualification requirements: <ul style="list-style-type: none"> a. must be registered as a legal entity or an individual entrepreneur; b. must not be in the process of liquidation and/or bankruptcy; c. must have no tax arrears to the budget of the KR and mandatory insurance payments to the Social fund of the KR and/or similar debts in the country of registration or location of a foreign legal entity under the laws of a foreign state; d. must have experience in implementation of the investment projects, including in the sphere of hotel business (desirable); e. must have experience in hotel business operation and management (desirable); f. must have a minimum Net asset value in the amount of 15 000 000 US dollars (fifteen million United States dollars) as of the end of the previous financial year; g. not to be affiliated with another Tenderer, i.e. have no the right to directly or indirectly determine decisions or exert influence on the decisions made by the other Tenderer, including whether in contract (including oral contract) or other transaction, and also must not be recognized as its official, shareholder/participant; h. must not be object of criminal investigation related to fraud, corruption, collusion, or money-laundering as of the date of submission of the Application for pre-qualification and for the last three (3) years prior to the submission of the Application for pre-qualification; i. must not be entered in the list of state sanctions of

		<p>theMultilateral Development Bank, which is a party to the Agreement for Mutual Enforcement of Debarment Decisions dated April 9, 2010(www.crossdebarment.org)or must not be included in any sanctions list adopted by the UN Security Council or by its Committees, or by any other recognized international sanctions lists; must not be involved in any other way in activity (directly or through any subsidiary company), which does not comply with the sanctions adopted by the UN Security Council or by its Committees or national sanctions in the KR.</p> <p>j. must have uncommitted investable funds in the bank accounts with financial and credit institutions in the amount of at least 2,5 million United States dollars, which cannot be used by the Tendererbefore conclusion of the PPP Agreement</p> <p>In order to confirm compliance withthe above-listedqualification requirements, the Tenderersmust submit documents specified in the Tender Rules.</p> <p>If the Persons Concerned or the Tenderers have questions regarding the above-listed qualifications and/or provided documents, they may send written inquiries starting from the date of the invitation publication, but not later than 15 (fifteen) calendar days before the deadline for submission of the Applications for pre-qualification specified in paragraph 2.3 ofthis Invitation. The Tender Committee shall send written explanations to all the Tenderers without specifying the inquirer within 5 (five) calendar days from the date of receipt of the written inquiry.</p>
2.3.	Procedure, place and deadline for submission of the Applications for pre-qualification	<p>The procedures for submission of the application for pre-qualification, as well as the requirements to the form and content of the Application for pre-qualificationare stipulated by the Tender Rules.</p> <p>An envelope with the letter to the Application for pre-qualification, the Application for pre-qualification and annexed documents shall be submitted to the Tender Committee viamessenger or by mail via courier service from 10:00 to 16:00 daily on working days (from Monday to Friday) Bishkek time.</p> <p>The applicationsfor pre-qualificationshall be submitted at the following address: The State Enterprise "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic720040, Chui Avenue, room 419. Telephone: 996 312 62 1723, +996 558 183 535, +996 555 773 678; web-site of the</p>

		Founder www.ud.gov.kge-mail: gtkissykkul@mail.ru.
2.4.	Place, date and time of opening of envelopes with the Applications for pre-qualification	The Tender Committee shall carry out opening of envelopes with the Applications for pre-qualification at the address of the Tender Committee specified in paragraph 1.5 of this Invitation on the date of deadline for submission of the Applications for pre-qualification.
2.5.	Timeframes for evaluation of the Tenderers' Applications for pre-qualification at the pre-qualification stage	The Tender Committee shall evaluate the Tenderers' Applications for pre-qualification within 15 (fifteen) calendar days from the date of deadline for submission of the Applications for pre-qualification. After considering the Applications for pre-qualification the Tender Committee shall draw up a Protocol on the results of the pre-qualification of the Tenderers specifying names of the Tenderers who passed or failed pre-qualification according to article 3.6 of the Tender Rules. The Tender Committee shall on or before the next calendar day from the date of signing the Protocol on the results of the pre-qualification of the Tenderers by the members of the Tender Committee send to the pre-qualified Tenderers a copy of this protocol and invitation to submit tender proposals to participate in the Successful Tenderer selection stage. The Tender Committee shall on or before the next calendar day from the date of signing the Protocol on the results of the pre-qualification of the Tenderers by the members of the Tender Committee send the protocol to the disqualified Tenderers.
3.	WINNER SELECTION PHASE	
3.1.	Inquiries by the pre-qualified tenderers. Conference/meeting for the pre-qualified tenderers. Additions/amendments to the draft PPP Agreement.	<p>Pre-qualified tenderers may send their questions regarding the Tender Rules and/or Tender documentation (as well as regarding the draft PPP Agreement annexed to the Tender documentation) within 10 (ten) calendar days from the date of the Protocol on the prequalification results. Within 20 (twenty) calendar days from the date of the Protocol on the prequalification results the Tender Committee shall send answers to questions, without specifying the name of inquirer.</p> <p>Within 25 (twenty five) calendar days from the date of the Protocol on the prequalification results the Tender Committee shall organize a conference/meeting for the pre-qualified Tenderers in order to discuss their questions and comments regarding the Tender Rules and/or the Tender documentation (including the draft PPP Agreement). Potential field visits to examine the existing facilities.</p> <p>Within 15 (fifteen) calendar days from the date of the</p>

		<p>Protocol on the prequalification results the pre-qualified Tenderers shall either (a) submit their additions/changes in the format of amendments (MS Word document) to the draft PPP Agreement and comments in the document margins justifying the relevant changes; or (b) confirm in writing that they ask not to make any changes to the draft PPP Agreement. The Tender Committee may make changes to the draft PPP Agreement, if it deems they to be justified and will obtain the approval of the Ministry of finance in respect of changes in accordance with the legislation of Kyrgyz Republic. In such a case, the Tender Committee shall publish on the websites of the Property Management Department of the President and the Government of the Kyrgyz Republic and the Ministry of economy of the Kyrgyz Republic the amended version of the draft PPP Agreement not later than 5 (five) calendar days before the deadline for submission of the Tender proposals so that the Tenderers can submit their tender proposals on the basis of the amended version of the draft PPP Agreement.</p>
3.2.	<p>Procedure, place and deadline for the submission of tender proposals to participate in the successful tenderer selection stage (date and time of the beginning and expiry of this period)</p>	<p>The prequalified tenderers shall submit to the Tender Committee the tender proposal consisting of the technical proposal and the financial proposal in accordance with the requirements laid down in the Tender Rules and Tender documentation.</p> <p>Submission of the envelope with tender proposal shall be carried out by messenger or by mail via courier service to the address of the Tender Committee specified in paragraph 1.5 of this Invitation, from 10:00 to 16:00 daily on working days (from Monday to Friday), Bishkek time.</p> <p>Deadline for submission: 40 (forty) calendar days from the date of the Tender Committee's Protocol on the pre-qualification results.</p>
3.3.	<p>Successful tenderer selection procedure</p>	<p>The Tender Committee shall evaluate all tender proposals within 60 (sixty) calendar days from the date of receipt of the last tender proposal. The tender proposal evaluation procedure is stipulated by the Tender Rules and Tender documentation.</p>
3.4.	<p>Deadline for signing the Protocol on the tender results by the Tender Committee members</p>	<p>Protocol on the tender results shall be prepared and shall be signed by the members of the Tender Committee within three (3) calendar days from the date of holding appropriate meeting on the evaluation of the Tenderers' technical and financial proposals.</p>
3.5.	<p>Procedure and timeframes for publication of the announcement about the tender results</p>	<p>Within 5 (five) working days after preparing and signing the Protocol on the tender results by the Tender Committee members, the Tender Committee shall publish the announcement about tender results</p>

		according to the procedure stipulated by the Tender Rules.
4.	STAGE OF THE AGREEMENT CONCLUSION	
4.1.	Procedure for signing the PPP Agreement (in case of selection of the Successful Tenderer)	The State Enterprise "Issyk-Kul" hotel-shopping complex" under the Property Management Department of the President and the Government of the Kyrgyz Republic shall sign the PPP Agreement(s) with the Successful Tender(s) within 60 (sixty) calendar days from the date of the publication of the announcement about the tender results. In case of the Successful Tenderer(s)' failure to sign the PPP Agreement within the above-specified period, the Tender Committee shall be entitled to take a decision on the disqualification of the Successful Tenderer(s) and to appoint the next tenderer as the Successful Tenderer. Procedure and deadline for conclusion of the PPP Agreement with such person are stipulated by the Tender Rules.