

TERMS OF REFERENCE (TOR) & INVITATION TO TENDER (ITT)

NAGASHO PROJECT — REHABILITATION OF AFGOI MEAT MARKET

Reference No:	iRise/PROC/TOR/2026/005
Contract Package:	Rehabilitation and Modernization of the Afgoi Central Meat Market
Location:	Afgoi District, Lower Shabelle, South West State, Somalia
Date of Issue:	7-Sept-2026
Closing Date:	20-Sept-2026
Procurement Method:	Competitive Bidding

1. Project Background & Objective

Under the NAGASHO Project, District Administration, is upgrading critical public market infrastructure to strengthen regional food security, enhance hygienic standards, and stimulate local municipal commerce. The Afgoi Meat Market serves as a crucial trading hub but currently suffers from severely deteriorated drainage, compromised sanitary conditions, damaged timber roofing, and inadequate waste disposal facilities.

The primary objective of this assignment is to procure an accredited, legally registered, and technically experienced engineering contractor to execute complete rehabilitation and modernization works. The intervention encompasses civil, structural, sanitary, cold chain, and elevated water supply infrastructure as detailed in the technical specifications and approved Bill of Quantities (BoQ).

2. Scope of Works

The selected contractor shall furnish all labor, materials, equipment, supervision, transport, and testing to deliver:

- **Butcher Shops & Workstations:** Careful dismantling and removal of deteriorated CHS rails and hooks; supply and installation of 135 m² of 2.5 cm thick polished white granite countertops over 5 cm reinforced screed; construction of 32 No. plastered concrete block kerb/plinth beams (150–200 mm high); fabrication and installation of heavy-duty galvanized steel sheet doors with secure hasp-and-staple locking; rehabilitation and oil-painting of 6 No. double-leaf metal mesh security doors; installation of 140.8 mL 3-inch GI CHS Heavy (Class C, Red Mark) hanging rails with 10x10 cm steel anchor plates; supply of 200 No. Grade 304 stainless steel meat hooks; and installation of 20 No. stainless steel washbasins with complete water and drainage connections.
- **Flooring, Wall & Channel Tiling:** Laying 250 m² of 20x20 cm heavy-duty anti-slip floor tiles laid to falls across all market halls; 88 m² of 25x40 cm smooth-glazed ceramic tiles inside effluent drainage channels; and 600 m² of 25x40 cm ceramic wall and butcher table tiles including surface preparation, screeding, plastic spacers, and water-resistant grouting.
- **Roof Structure & Protective Security Screening:** Complete dismantling of the damaged timber roof structure with salvage of sound timber; installation of 450 m² of 28-Gauge first-class CGI roof sheets (Bacweyne) with 200 mm overlap on 80x40 mm purlins and 150x50 mm timber trusses/rafters (minimum 3.5 m clear tie-beam height); installation of 200x20 mm fascia boards and rainwater gutters; and fabrication/installation of 122 m² mild steel expanded metal mesh screens between top of walls and roof trusses with two coats of anti-corrosive paint.
- **Sanitary Drainage & Waste Management:** Clearing, desilting, and regrading existing drainage channels to eliminate standing wastewater; laying 50 mm heavy-duty PVC waste lines from wall sinks to a main 110 mm PVC sewer collector laid at a minimum gradient of 1:50; installation of heavy-duty wall brackets and cleanouts discharging into external grease traps and inspection chambers.

- **Finishing & Masonry Works:** Surface preparation, hacking, and application of 100 m² of 15–20 mm cement-sand plaster (mix ratio 1:4) with 7-day water curing; and application of three coats of premium silk vinyl emulsion paint across 800 m² of walls, columns, and structural beams.
- **Cold Storage Facilities:** Construction of a three-sided protective housing booth using 150 mm solid concrete blocks with sloped GI cover roof; smooth plastering and ceramic tiling with a 150 mm rear ventilation gap; surface-mounted 13A IP65 weatherproof twin sockets with 2.5 mm 3-core copper wiring; 16A automatic voltage surge protector (fridge guard); and supply/installation of 2 No. 350L sliding glass-top chest freezers.
- **Elevated Water Tank & Distribution Network:** Excavation and casting of C25 reinforced concrete footings (1.536 m³), short columns (1.872 m³), and slab (1.25 m³); exterior plastering (32.4 m²) and acrylic painting (32.4 m²); installation of a 4.0 m³ heavy-duty fiberglass water tank; and complete external UPVC distribution pipework (2", 1.5", 1") with 25 mm high-pressure Pegler gate valves.

3. Compliance & Evaluation Framework

NAGASHO Project implements a rigorous, transparent three-stage evaluation methodology. Tenderers must satisfy all mandatory Stage 1 administrative criteria to qualify for technical scoring. Submissions failing any Stage 1 item will be disqualified immediately.

Stage 1: Mandatory Administrative Compliance (Pass / Fail)

- **Valid Business Registration License:** Issued by the Ministry of Commerce and Industry, Federal Government of Somalia.
- **Valid Registration Certificate from Federal Ministry of Public Works:** Issued by the Federal Ministry of Public Works, Reconstruction and Housing (Civil/Building Category).
- **Valid Tax Compliance Certificate:** Official certificate from the Federal Ministry of Finance valid for Quarter 3, 2026.
- **Priced & Stamped Bill of Quantities (BoQ):** Fully completed and mathematically verified BoQ with rates against all items.

Note: This will be pass/Fail criteria. Bids were checked against the administrative criteria indicated in the TOR. Only bidders that met all the administrative criteria will pass and be considered for further evaluation.

Stage 2: Technical Evaluation Criteria (80% Total)

Technical proposals will be evaluated against a 80% threshold. Tenderers must achieve a minimum score of 60 Marks out of 80 to proceed to financial evaluation:

Evaluation Category	Technical Verification Requirements	Max Score
1. Past Performance & Experience	Submission of Three (3) contracts from different organizations from the past five years (Starting from 2021 to 2026) for rehabilitation or new construction projects of a similar nature and scale. Each contract must include a clear description of the project and be fully signed and stamped on by all relevant parties from INGO, UN. ○ Contracts or Purchase Orders should not be older than 5 years (from 2021 to 2026). Any contract or Purchase Order older than 5 years will not be considered. ○ Each contract should be 30,000 USD, any contract below 30, 000 will not be consider, each contract will be 10 Marks Note - Organization has the right to undertake due diligence to verify the references before award.	30%
2. Key Personnel & Equipment Fleet	• Civil/Structural Engineer: Degree in Civil Engineering with ≥ 5 years of construction/structural supervision experience. • Electrical/Plumbing Engineer: Degree in Electrical/Sanitary Engineering with ≥ 5 years MEP experience. (Each 5 marks) • Essential Equipment list-each equipment 1 Marks	15%
3. Financial Strength & Cashflow	Submission of an official original bank statement covering July 2021 to July 2026 demonstrating consistent cash turnover, liquidity, and project financial management capacity.	10%

4. Work Plan & Execution Methodology	Detailed Critical Path Method (CPM) / Gantt chart work schedule showing sequence of activities, task dependencies, resource allocations, material procurement lead-times, and project milestone handovers.	15%
5. EHS, Waste & Sustainability Policy	Company policy covering Environmental, Health & Safety (EHS), hazardous market waste handling, offal containment, demolition safety, and worker PPE compliance.	10%

Stage 3: Commercial & Financial Evaluation (20%)

Technically qualified bids will be evaluated financially. The lowest evaluated responsive commercial offer will receive the maximum score of 20%. Other bids will be scored proportionally using the standard formula:

$$\text{Financial Score}^1 = (\text{Lowest Evaluated Bid Price} / \text{Bidder's Evaluated Price}) \times 20\%$$

4. Milestone-Based Payment Installation Schedule

In accordance with project financial guidelines, disbursements shall be strictly output-based upon verified completion and formal engineering certification of physical works across three (3) payment milestones:

Payment Stage	Share (%)	Certified Physical Deliverables & Verification	Release Timing
Payment 1: Milestone 1	50% of Contract	• Complete dismantling of old roof structure and salvage of sound timber. • Fabrication and erection of new 150x50mm timber trusses, purlins, and 28-gauge CGI roofing sheets complete with rainwater gutters. • Construction of elevated water tank reinforced concrete substructure, columns, and slab (C25 ready mix). • Execution of masonry wall plastering (15–20mm) and protective metal mesh screens. • Casting of countertop concrete kerb/plinth beams.	Upon 100% completion & engineer certification of Milestone 1 works
Payment 2: Milestone 2	40% of Contract	• Complete installation of 20x20cm anti-slip floor tiles, drainage channel tiles, and wall/table tiles (938 m² total). • Installation of 2.5cm polished white granite countertops across all 32 butcher	Upon 100% completion of all site works & Substantial

¹ Financial assessment should not be significantly lower than 15% for the threshold

		shops. • Erection of 3" GI CHS hanging rails with 200 stainless steel hooks and 20 wall washbasins. • Installation of 4m ³ fiberglass water tank and UPVC distribution network. • Delivery and installation of 2 No. 350L freezers, protective masonry booth, and IP65 electrical connections. • Three coats of silk vinyl paint and full site clean-up. • Issuance of Substantial Completion & Handover Certificate.	Handover of milestone 2
Payment 3: Retention Release	10% Retention	• Successful lapse of the mandatory 3-Month Defects Liability Period (DLP). • Complete rectification of all punch-list/snag items (leakage, plumbing, tiling grout, structural adjustments) at contractor's expense. • Issuance of Final Acceptance Certificate signed by Supervising Engineer and Client.	Upon conclusion of 3-month DLP & Final Acceptance milestone 3

5. Contract Terms & Compliance Conditions

- **All-Inclusive Pricing:** Prices quoted in the BOQ must be comprehensive and include all associated costs, materials, labor, centering, shuttering, scaffolding, vibration, curing, transport to Afgoi, security, and statutory taxes. NAGASHO will cover only the contracted sum; additional claims for price escalation or omitted preliminaries will not be entertained.
- **Liquidated Damages / Delay Penalties:** Late completion without an approved written time extension will incur a penalty of 0.1% per calendar day of delay, up to a maximum cap of 10% of the total contract value. Reaching the 10% limit results in automatic termination for contractor default.
- **Defects Liability & Warranty Period:** A mandatory 3-month Defects Liability Period (DLP) applies from the date of Substantial Handover. The contractor remains contractually obligated to rectify all defects, leaks, settlements, or equipment failures during this period prior to the 10% retention release.
- **Site Safety, Insurance & Third-Party Liability:** The contractor is solely responsible for ensuring site safety, providing adequate Personal Protective Equipment (PPE) to all workers, and securing comprehensive insurance coverage for personnel, equipment, and third-party liabilities throughout the execution window.
- **Governing Legislation:** This contract is governed by Somalia's National Procurement Act and applicable public procurement legislation of the Federal Government of Somalia.

6. Tenderer Declaration

We, the Tenderer, confirm that our tender dossier contains all required administrative, technical, and commercial documentation:

Authorized Representative Declaration:

We confirm that we have thoroughly examined the tender documents, site conditions in Afgoi, and technical specifications. We hereby agree to abide by all the terms, conditions, and payment provisions stipulated in these Terms of Reference.

Name: _____

Title: _____

Signature: _____

Date: _____

Official Stamp:

How to Apply

Interested firms/consultants are invited to submit their applications to procurement@irisehub.so and cc to ali@irisehub.so with the subject line: “EOI – Rehabilitation of Afgoi Meat Market by **20 September 2026**.”