



# Brief of Tender No.(01- 2021/2022)

License for the planning, development, completion, operation, maintenance, utilisation and investment of Sheikh Jaber Al-Ahmad Al-Sabah Causeway sites comprising of North and South Islands and North and South Banks

**Announcement to Tender No. (01 – 2021/2022)  
License for the planning, development, completion, operation,  
maintenance, utilisation and investment of Sheikh/ Jaber Al Ahmad  
Al-Sabah Causeway sites comprising of North and South Islands and  
North and South Banks**

The Council of Ministers General Secretariat (CMGS) announces the issuance of Tender No. (01 – 2021/2022) regarding, License for the planning, development, completion, operation, maintenance, utilisation and investment of Sheikh/ Jaber Al- Ahmad Al-Sabah Causeway sites comprising of North and South Islands and North and South Banks for the benefit of the Public Authority for Roads & Land Transportation (PART) with respect to the specifications and general conditions contained within the tender documents, to be obtained from the (CMGS) – Seif Palace – Gate No.4, during the official working days.

Tender Issuance	Site Visit	Pre-tender Meeting	Tender Submission Deadline	non-refundable fee
Sunday 26/9/2021	Sunday 24/10/2021 Tel: 67000835	Tuesday 26/10/2021 Meeting hall, Contracts and Procurement Department (CMGS) 12:00 pm	Thursday 17/3/2022 12:00 pm Seif Palace - Gate no. 4	5,000/- KD

- Site visit attendees shall be limited to companies that have purchased the tender, providing the relevant evidence.
- Pre-tender meeting attendees of each company shall not exceed (3) authorized representatives, of which Civil IDs are to be sent via e-mail referencing the company name and contact information. To: [JCIP@cmgsfa.gov.kw](mailto:JCIP@cmgsfa.gov.kw) by Sunday, 24/10/2021 at 10:00 am latest.
- The Bid Security in the amount of (700,000 KD) shall be submitted in the name of Council of Ministers General Secretariat, and it shall be valid for period of no less than (180) days from the last date of the Tender Submission Deadline.

- Companies wishing to purchase the tender documents must submit the following:
  1. A valid certificate from the Public Authority for Civil Information.
  2. A valid certificate of National Labor Ratio.
  3. An authorization letter and a copy of the Civil ID of the company's representative to purchase the tender documents.
  4. If the company is:
    - Listed on the Boursa Kuwait or owned at least 50% by the Government of Kuwait, it shall submit a registration certificate from the Ministry of Commerce & Industry and the Kuwait Chamber of Commerce & Industry.
    - Registered with the Kuwait Direct Investment Promotion Authority (KDIPA), it shall submit the investment license issued by the Authority.

For more information, please visit the following website:

<https://www.cmgs.gov.kw/Practices>

For further inquiries contact the following:

Tel.: 1800008 Ext. 2116

E-mail :[JCIP@cmgsfa.gov.kw](mailto:JCIP@cmgsfa.gov.kw)

 The project aims to make available to the private sector four sites located along the (36) kilometers Jaber Al-Ahmad Causeway – spanning across the Kuwait Bay, linking Kuwait city with the Subiya region:

 **First Site: South Bank located at the departure of the Causeway, Shuwaikh area**

 **Second Site: South Island, Kuwait Bay**

 **Third Site: North Island, Kuwait Bay**

 **Fourth Site: North Bank at the arrival of the Causeway, Subiya region**

 **Investment Duration: (35) years**

- The land area available for investment across the four sites is approximately one million square meters .
- The successful company participating in this tender shall undertake the design, financing, execution of the infrastructure and the facilities across all sites, including the operation and management for a duration of (35) years .
- The development of the sites translates into providing distinctive activities including retail, hospitality, health, wellness, food & beverages, cafes, serviced apartments and other activities, utilizing areas on each of the four sites .



- In compliance with the Municipal Council decree issued for the project defining the components, land use and percentages, and allowed heights on each site .
- The project's objective upon completion is to transform into an attraction both locally and regionally featuring entertainment, social, cultural and sports venues, achieving viable financial returns to the Investor and the Government.

- **The Bidder has to be a Kuwaiti Company, listed on the Boursa Kuwait or owned at least 50% by the Kuwaiti Government, registered with the Ministry of Commerce and Industry and the Chamber of Commerce and Industry in Kuwait .**
- **A foreign company may also act as a Bidder provided it is registered with the Kuwait Direct Investment Promotion Authority under the provisions of Article 12 of Law 116 of 2013 and the parent company is listed on the stock exchange of its country of incorporation .**
- **The Bidder can also be a Consortium of companies in accordance with the conditions of the Tender Documents .**
- **The Bidder shall demonstrate its experience in developing, managing or operating mixed use real estate developments and the completion of at least one similar comparable development not less than fifty thousand square meters during the last seven years .**

- **In terms of the financial eligibility criteria, the Bidder must have an average annual turnover of not less than five million Kuwait dinars or its equivalent in foreign currency over the past three financial years. The net worth of the Bidder at the close of audited financial year preceding the tender submission should not be less than three million Kuwait Dinars, or equivalent in foreign currency. In case the Bidder is a consortium, the lead member shall meet the above financial eligibility criteria .**

- **The tender shall be awarded to the bidder offering the highest Net Present Value, in accordance with all the technical specifications and conditions in the Tender Documents (achieving a Technical Score of not less than 75%).**

- **The technical evaluation is based on several criteria parameters most important of which are the quality of the concept master plan and concept design for the four sites and the experience of the firms and entities associated with the Bidder to undertake the design, execution (EPC), operation, and maintenance (FM) and other works for the project further detailed in the Tender Documents, which can be purchased as described in the tender announcement .**