

PROCUREMENT PLAN

Basic Data

Project Name: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	
Project Number: 45007-004	Approval Number: 3098/3099/0380
Country: Mongolia	Executing Agency: Ulaanbaatar Municipal Government
Project Financing Amount: US\$ 104,520,000 ADB Financing: US\$ 50,000,000 Cofinancing (ADB Administered): US\$ 3,700,000 Non-ADB Financing: US\$ 50,820,000	Implementing Agency: N/A
	Project Closing Date: 31 December 2019
Date of First Procurement Plan: 15 May 2013	Date of this Procurement Plan: 1 September 2017, Version 3

A. Methods, Thresholds, Review and 18-Month Procurement Plan

1. Procurement and Consulting Methods and Thresholds

Except as the Asian Development Bank (ADB) may otherwise agree, the following process thresholds shall apply to procurement of goods and works.

Procurement of Goods and Works		
Method	Threshold	Comments
International Competitive Bidding for Goods	US\$ 2,000,000 and Above	Prior review
National Competitive Bidding for Goods	Between US\$ 100,001 and US\$ 1,999,999	Prior review
Shopping for Goods	Up to US\$ 100,000	Post review
International Competitive Bidding for Works	US\$ 5,000,000 and Above	Prior review
National Competitive Bidding for Works	Between US\$ 100,001 and US\$ 4,999,999	Prior review, except for BSL09
Shopping for Works	Up to US\$ 100,000	Post review

Consulting Services	
Method	Comments
Quality- and Cost-Based Selection for Consulting Firm	90:10
Quality-Based Selection for Consulting Firm	90:10
Single Source Selection for Consulting Firm	
Individual Consultants Selection for Individual Consultant	

2. Goods and Works Contracts Estimated to Cost \$1 Million or More

The following table lists goods and works contracts for which the procurement activity is either ongoing or expected to commence within the next 18 months.

Package Number	General Description	Estimated Value	Procurement Method	Review (Prior/Post)	Bidding Procedure	Advertisement Date (quarter/year)	Comments
BEC13	Electricity and telecommunication network in Bayankhoshuu subcenter [to be procured using ICB method]	2,518,000.00	NCB	Prior	1S1E	Q3 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Plant Comments: [35/10kV substation 1set; 35kV underground

							power supply cable L=4.3km; 10kV distribution facility-RP 1 set; 10/0.4kV indoor substation 2x630kVa 2 sets; 10kV underground power supply cable L=1.4km; telecom cabling 2.8km; 2 telecom substations]
BHF06	Heating network connection to Bayankhoshuu subcenter	3,600,000.00	NCB	Prior	1S1E	Q3 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works Comments: [Extension of the existing heating network DN700 mm L=3.3km]
BRDH11	Roads, heating network, and associated infrastructure in Bayankhoshuu subcenter (Phase 1)	6,977,000.00	ICB	Prior	1S1E	Q2 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works Comments: [Road B=11.6m L=2.85km; street lighting L=6.19km; drainage L=2.89km; heating pipelines L=5.19km; substation 6 sets; power line relocation L=10.06km; telecom relocation L=2.89km]
BRDH14	Roads, heating network, and associated infrastructure in Bayankhoshuu subcenter (Phase 2)	6,655,000.00	ICB	Prior	1S1E	Q2 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding

							<p>Document: Small Works</p> <p>Comments: [Road B=11.6m B=20m L=3.61km; pipe culvert DN1000mm L=193.08m; street lighting L=7.05km; drainage L=3.65km; drainage canal work L=60.9m; heating pipelines L=2.39km; substation 6 sets; power line relocation L=6.93km; telecom relocation L=3.65km]</p>
BSF05	<p>(2 Lots) Kindergarten and business incubator and vocational training center in Bayankhoshuu subcenter</p> <p>Lot 1: Kindergarten in Bayankhoshuu subcenter</p> <p>Lot 2: Business incubator and vocational training center in Bayankhoshuu subcenter</p>	<p>2,678,000.00</p> <p>1,318,000.00</p> <p>1,360,000.00</p>	NCB	Prior	1S1E	Q2 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>Comments: [Lot 1: kindergarten for 240 children; floor area 1,997sqm; playground 588sqm; Lot 2: BIVT center floor area 2,028sqm; open space 2,678sqm]</p>
BSLS09	(2 Lots) Landscaping in Bayankhoshuu and Selbe subcenters	2,504,000.00	NCB	Post	1S1E	Q3 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>Comments: [Lot 1: landscaping 4.65ha; Lot 2:</p>

	<p>Lot 1: Landscaping in Bayankhoshuu subcenter</p> <p>Lot 2: Landscaping in Selbe subcenter</p>	<p>1,337,000.00</p> <p>1,167,000.00</p>					landscaping 3.01 ha including for both - road and square, natural stone pavement, rubber playground pavement, eco-tile pavement, solar battery for lighting, eco-toilet, children's park, planting]
SBR08	Construction work of three bridges (with 60, 30, and 24 meters) in Selbe subcenter	1,640,000.00	NCB	Prior	1S1E	Q1 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>Comments: [Bridge 60m, 30m, and 24m]</p>
SEC13	Electricity and telecommunication network in Selbe subcenter [to procured using ICB method]	2,000,000.00	NCB	Prior	1S1E	Q3 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Plant</p> <p>Comments: [35/10kV substation 1 set; 35kV underground power supply cable L=1.9km; 10kV distribution facility-RP 1 set; 10/0.4kV indoor substation 2x630kWa 2 sets; 10kV underground power supply cable L=1.4km; telecom cabling 1.7km; 2 telecom substations]</p>
SHF06	Design, supply, and installation of heating plant in Selbe	7,958,000.00	ICB	Prior	1S1E	Q3 / 2016	<p>Prequalification of Bidders: N</p> <p>Domestic</p>

	subcenter						<p>Preference Applicable: N</p> <p>Bidding Document: Plant</p> <p>Comments: [25.2MW CFBC-type boiler (3 boilers)]</p>
SRDH11	Roads, heating network, and associated infrastructure in Selbe subcenter (Phase 1)	8,057,000.00	ICB	Prior	1S1E	Q2 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>Comments: [Road B=11.6m L=3.625km; box culvert 1.2m x 1.5m L=52.74m; street lighting L=4.18km; drainage L=3.75km; embankment slope fixing 0.82km; heating pipelines L=4.51km; substation 8 sets; power line relocation L=7.85km; telecom cable relocation L=3.75km]</p>
SRDH14	Roads, heating network, and associated infrastructure in Selbe subcenter (Phase 2)	6,984,000.00	ICB	Prior	1S1E	Q2 / 2017	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>Comments: [Road B=11.6m L=1.92km; box culvert 1.2m x 1.5m L=41m; street lighting L=1.87km; drainage L=1.89km; drainage canal work pipe culvert L=50m; heating pipelines L=5.46km; substation 6</p>

							sets; power line relocation L=2.84km; telecom relocation L=1.89km]
SSF05	(2 Lots) Kindergarten and business incubator and vocational training center in Selbe subcenter	2,644,000.00	NCB	Prior	1S1E	Q3 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works Comments: [Lot 1: kindergarten for 240 children; floor area 1,997sqm; playground 506sqm; Lot 2: BIVT center floor area 2,028sqm; open space 2,344sqm]
	Lot 1: Kindergarten in Selbe subcenter	1,339,000.00					
	Lot 2: Business incubator and vocational training center in Selbe subcenter	1,305,000.00					

3. Consulting Services Contracts Estimated to Cost \$100,000 or More

The following table lists consulting services contracts for which the recruitment activity is either ongoing or expected to commence within the next 18 months.

Package Number	General Description	Estimated Value	Recruitment Method	Review (Prior/Post)	Advertisement Date (quarter/year)	Type of Proposal	Comments
CSOI	Improved Operations and Management of Service Providers, and Institutional and Regulatory Reform	500,000.00	QCBS	Prior	Q2 / 2016	STP	Assignment: International Quality-Cost Ratio: 90:10 Comments: 90:10 based on original FAM

4. Goods and Works Contracts Estimated to Cost Less than \$1 Million and Consulting Services Contracts Less than \$100,000 (Smaller Value Contracts)

The following table lists smaller-value goods, works and consulting services contracts for which the activity is either ongoing or expected to commence within the next 18 months.

Goods and Works								
Package Number	General Description	Estimated Value	Number of Contracts	Procurement Method	Review (Prior/Post)	Bidding Procedure	Advertisement Date (quarter/year)	Comments
PP01	Detailed design and construction of affordable housing pilot project in Selbe subcenter	600,000.00	1	NCB	Prior	1S1E	Q2 / 2017	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works

Consulting Services								
Package Number	General Description	Estimated Value	Number of Contracts	Recruitment Method	Review (Prior/Post)	Advertisement Date (quarter/year)	Type of Proposal	Comments
CSBHF06A	Detailed design of extension of existing heating network	65,000.00	1	SSS	Prior	Q3 / 2017	BTP	Assignment: National

B. Indicative List of Packages Required Under the Project

The following table provides an indicative list of goods, works and consulting services contracts over the life of the project, other than those mentioned in previous sections (i.e., those expected beyond the current period).

Goods and Works							
Package Number	General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Procurement Method	Review (Prior/Post)	Bidding Procedure	Comments
BFKA	Furniture and kitchen appliances for Bayankhoshuu kindergarten	50,000.00	1	SHOPPING	Post		
SFKA	Furniture and kitchen appliances for Selbe kindergarten	50,000.00	1	SHOPPING	Post		

Consulting Services							
Package Number	General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Recruitment Method	Review (Prior/Post)	Type of Proposal	Comments
None							

C. List of Awarded and On-going, and Completed Contracts

The following tables list the awarded and on-going contracts, and completed contracts.

1. Awarded and Ongoing Contracts

Goods and Works							
Package Number	General Description	Estimated Value	Awarded Contract Value	Procurement Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract Award	Comments
WWOI	Design, Engineering, Supply, and Installation of Pump Equipment, SCADA System, Construction and Commissioning of Pumping Stations and Water Treatment Plant	3,700,000.00	3,370,000.00	ICB	Q1 / 2016	03-OCT-16	

Consulting Services							
Package Number	General Description	Estimated Value	Awarded Contract Value	Recruitment Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract Award	Comments
CS1/CSDD	Detailed Engineering, Tendering and Construction Supervision Consulting Services	4,187,700.00	4,024,241.00	QCBS	Q2 / 2014	02-JUN-15	
CS2/CSPM	Program Management Support Services	1,250,000.00	1,196,033.00	QCBS	Q1 / 2014	17-AUG-15	
CS3/CSCE	Community Engagement and Small and Medium Enterprises Development Consulting Services	700,000.00	699,936.00	QCBS	Q1 / 2014	03-JUL-15	
CS4/CSSD	Improved Urban Planning and Subcenter Development Consulting Services	800,000.00	799,990.00	QCBS	Q2 / 2014	08-SEP-15	
ICS1-3	3 International Consultants	125,000.00	124,074.00	ICS	Q1 / 2015	10-SEP-15	
ICS4-9	6 National Consultants	37,000.00	35,493.00	ICS	Q1 / 2015	10-SEP-15	

D. Non-ADB Financing

The following table lists goods, works and consulting services contracts over the life of the project, financed by Non-ADB sources.

Goods and Works				
General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Procurement Method	Comments
BCM01: Sewage collector main in Bayankhoshuu subcenter	1,440,577.00	1	NCB	EIB-financed [L=4116m, DI pipes D450mm and D500mm]
BCM02: Works of sewage collector main in Bayankhoshuu subcenter	1,170,000.00	1	NCB	EIB-financed [L=2250m, DI pipes D600mm]
BSDF07: (2 Lots) Flood protection and embankment (combined for culverts and embankment Bayankhoshuu and Selbe subcenters)	1,719,000.00	2	NCB	EIB-financed [Lot 1: open channel L=23.km; Lot 2: open channel L=2.1km, culvert L=500m]
BSPE01: Water supply and sewage pipes in Bayankhoshuu and Selbe subcenters (Phase 1)	1,831,000.00	1	NCB	EIB-financed [steel pipe DN200mm-250mm and SRTP DN160mm-315mm L=11.07km; DI pipe DN200mm-250mm L=18.55km]
BSWR10: (2 Lots) Construction of water reservoirs and supply pipes in Bayankhoshuu and Selbe subcenters	4,422,000.00	2	NCB	EIB-financed [Lot 1: water reservoir V=1000m3, 2 pump stations, 3.3 km pipeline (SRTP 2xDN200mm L=1854.5m DN250 L=1483.5m; Lot 2: water reservoir V=1000m3, 1 pump station, 3.1 km pipeline (SRTP 2xDN200mm L=1620m DN250mm L=1527m)]
SCM03: Sewage collector main in Selbe subcenter	1,048,407.00	1	NCB	EIB-financed [L=2183m; DI pipes D400mm]
WSC16: Water supply and sewage connections in Bayankhoshuu and Selbe subcenters	4,000,000.00	1	NCB	EIB-financed
WSNR17A: Extension of wastewater collector main from 100ail area to Bayanburd and extension of water supply main from North East water reservoir to Tasgan water reservoir	3,090,417.00	1	NCB	EIB-financed [supply and installation work including DI pipes DN600mm L=1685m; HDPE pipe DN900mm L=4010m]
WSNR17B: Extension of water supply main from Tasgan water reservoir to Western area water reservoir	2,633,333.00	1	NCB	EIB-financed [supply and installation work including HDPE pipes DN600mm L=7012m]
WSNR17C: Rehabilitation of sewerage network from school 14 to the central connector on the main road	230,833.00	1	NCB	EIB-financed [rehabilitation work of sewerage pipeline DI pipe DN400mm L=540m]
WWTPR01: Rehabilitation of the central wastewater treatment plant	3,187,500.00	1	NCB	EIB-financed [rehabilitation of aeration tanks; precast repair of 20 corridors of 5 aeration tanks; improvement of the concrete structure of 5 aeration tanks; and improvement of the air blowers, network and pumps, and renewal of the reservoir]

Consulting Services				
General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Recruitment Method	Comments
None				

E. National Competitive Bidding

A. Regulation and Reference Documents

1. The procedures to be followed for national competitive bidding shall be those set forth in the Public Procurement Law of

Mongolia of 1 December 2005, effective 1 February 2006, as amended in February 2007; July 2009; and February, June and December 2011 (hereinafter referred to as PPLM), with the clarifications and modifications described in the following paragraphs required for compliance with the provisions of the ADB Procurement Guidelines.

B. Procurement Procedures

1. Eligibility [Recommended standard provision]

2. The eligibility of bidders shall be as defined under section I of the Procurement Guidelines; accordingly, no bidder or potential bidder should be declared ineligible for reasons other than those provided in section I of the Guidelines, **as amended from time to time**.

3. Government-owned enterprises in Mongolia shall be eligible for projects only if they can establish that they: (i) are legally and financially autonomous; (ii) operate under the principles of commercial law; and (iii) are not dependent agencies of the Borrower, Beneficiary, Recipient Executing Agency and/or the Implementing Agency.

2. Participation of Foreign Bidders

4. International bidders from eligible countries of ADB shall be allowed to participate in local procurement and may not be denied participation due to nationality.

3. Preferences

5. No domestic preference shall be given for domestic bidders and for domestically manufactured goods.

4. Prequalification and Registration

6. Prequalification is discouraged for procurement contracts using NCB. When used, particularly for works contracts, an individual prequalification exercise is acceptable for each contract as is the use of a registration system (or approved standing list) of contractors based on criteria such as experience, financial capacity, and technical capacity. Foreign bidders from eligible countries must, however, be allowed to register and to bid without unreasonable cost or additional requirements.

5. Rejection of All Bids and Rebidding

7. All bids shall not be rejected or new bids invited without ADB's prior written concurrence.

8. No bid shall be rejected merely on the basis of a comparison with the estimated cost or budget ceiling without ADB's prior written concurrence (with specific reference to Article 30 of the PPLM).

C. Bidding Documents

6. Use of Bidding Documents

9. National Standard Bidding Documents Goods and Works that have been approved for procurement in ADB-financed projects shall be used.

7. Language

10. Bidding documents may be prepared in other languages, but a copy of the bidding documents must be made available in English and submitted to ADB for review.

8. Bid Validity

11. Bidders shall be requested to extend the validity of their bids only under exceptional circumstances and the Executing or Implementing Agency, as the case may be, shall communicate such request for extension to all bidders before the date of expiry of their bids. When the procurement is subject to ADB's prior review, the Executing or

Implementing Agency, as the case may be, shall obtain in a timely manner the prior written concurrence of ADB for the extension of the bid validity period.

9. Bid Evaluation

12. Evaluation and qualification criteria, and submission requirements, to be used in each bidding activity shall be clearly specified in the bidding documents. The evaluation of bids shall be done in strict adherence to the criteria specified in the bidding documents.

13. Negotiations with bidders shall not be undertaken before award of contract, except as provided in Paragraph 2.63 of ADB's Procurement Guidelines A bidder shall not be required, as a condition for award, to undertake obligations not specified in the bidding documents or otherwise to modify its bid as originally submitted.

14. At the same time that notification on award of contract is given to the successful bidder, the results of the bid evaluation shall be posted on a well-known freely accessible website (namely Mongolia's Ministry of Finance e-procurement website: www.e-procurement.mn) identifying the bid and lot numbers and providing information on the: (i) name of each bidder that submitted a bid; (ii) bid prices as read out at bid opening; (iii) names of bidders whose bids were rejected and the reasons for their rejection; and (iv) name of the winning bidder, and the price it offered, as well as the duration and summary scope of the contract awarded. The Executing Agency or Implementing Agency, as the case may be, shall respond in writing to unsuccessful bidders who seek explanations on the grounds on which their bids were not selected.

10. ADB Policy Clauses

15. A provision shall be included in all NCB works and goods contracts financed by ADB requiring suppliers and contractors to permit ADB to inspect their accounts and records and other documents relating to the bid submission and the performance of the contract, and to have them audited by auditors appointed by ADB.

16. A provision shall be included in all bidding documents for NCB works and goods contracts financed by ADB stating that the Borrower shall reject a proposal for award if it determines that the bidder recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive or obstructive practices in competing for the contract in question.

17. A provision shall be included in all bidding documents for NCB works and goods contracts financed by ADB stating that ADB will declare a firm or individual ineligible, either indefinitely or for a stated period, to be awarded a contract financed by ADB, if it at any time determines that the firm or individual has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive or obstructive practices or any integrity violation in competing for, or in executing, ADB-financed contract.

