

PROCUREMENT PLAN

Basic Data

Project Name: Ulaanbaatar Green Affordable Housing and Resilient Urban Renewal Sector Project		
Project Number: 49169-002		Approval Number: 3694/3695/0594/8348/0595
Country: Mongolia		Executing Agency: Capital City Housing Corporation, Ulaanbaatar Municipal Government
Project Financing Amount: US\$ 570,100,000 ADB Financing: US\$ 80,000,000 Cofinancing (ADB Administered): US\$ 148,000,000 Non-ADB Financing: US\$ 342,100,000		Implementing Agency: DBM Asset Management SC LLC, Development Bank of Mongolia Project Closing Date: 30 June 2027
Date of First Procurement Plan: 24 August 2018		Date of this Procurement Plan: 11 January 2024, Version 8
Advance Contracting: No	Related to COVID-19 response efforts: No	Use of e-procurement (e-GP): Yes (partial) https://www.tender.gov.mn

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\$ 1,500,000 and Above	Prior review
National Competitive Bidding for Goods	Between US\$ 100,001 and US\$ 1,499,999	Prior review for the first NCB goods package; post-review thereafter
Shopping for Goods	Up to US\$ 100,000	Post review
International Competitive Bidding for Works	US\$ 10,001,000 and Above	Prior review
National Competitive Bidding for Works	Between US\$ 100,001 and US\$ 10,000,000	Prior review for the first NCB civil works package; post-review thereafter
Shopping for Works	Up to US\$ 100,000	Post review
Community Participation in Procurement for Works	Up to US\$ 200,000	Prior review
Procurement in Loans to Financial Intermediaries for Works	Between US\$ 5,000,000 and US\$ 10,000,000	commercial practice and private sector as per agreed selection procedures.

Consulting Services	
Method	Comments
Quality- and Cost-Based Selection for Consulting Firm	Prior review; 90:10 quality-cost ratio
Quality-Based Selection for Consulting Firm	Prior review
Consultant's Qualification Selection for Consulting Firm	Prior review. For smaller contracts \$200,000 and below

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
BYW.CW3	Construction of 150 and 70 Social housing units in B-13/1 Bayankhoshuu subcenter	7,300,000.00	NCB	Post	1S1E	Q4 / 2023	Prequalification of Bidders: N
							Domestic Preference Applicable: N
							Bidding Document: Small Works
	Lot 1: 80 Social Housing units	3,750,000.00					e-GP: No
	Lot 2: 70 Social housing units	3,550,000.00					Covid-19 Response? No
BYW.CW4	Construction of 76 Social housing units in B-13/2 in Bayankhoshuu Subcenter	4,100,000.00	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N
							Domestic Preference Applicable: N
							Bidding Document: Small Works
							e-GP: No
							Covid-19 Response? No
SHD.CW2 -001	Urban facilities, Secondary networks in Sharkhad Subcenter	1,070,000.00	NCB	Post	1S1E	Q3 / 2023	Prequalification of Bidders: N
							Domestic Preference Applicable: N
							Bidding Document: Small Works
							e-GP: No
							Covid-19 Response? No
SHD.CW3	Construction of 152 Social housing units in S27-2 in Sharkhad Subcenter	8,500,000.00	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N
							Domestic Preference

	<p>Lot 1: Construction of 76 Social housing in S27-2 in Sharkhad Subcenter</p> <p>Lot 2: Construction of 76 Social housing in S27-2 in Sharkhad Subcenter</p>	<p>4,300,000.00</p> <p>4,200,000.00</p>					<p>Applicable: N</p> <p>Bidding Document: Small Works</p> <p>e-GP: No</p> <p>Covid-19 Response? No</p>
SHD.CW5	Power supply work for 1st circuit in Sharkhad sub-center	1,800,000.00	NCB	Post	1S1E	Q2 / 2023	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>e-GP: No</p> <p>Covid-19 Response? No</p>
SHD.CW6	Construction of 76 Social housing units in S27-2 with secondary networks, road and landscaping in Sharkhad Subcenter	4,300,000.00	NCB	Post	1S1E	Q1 / 2024	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p> <p>e-GP: No</p> <p>Covid-19 Response? No</p>
SMCC	Construction of Smart Monitoring Center/SCADA building	3,000,000.00	NCB	Prior	1S1E	Q2 / 2024	<p>Prequalification of Bidders: N</p> <p>Domestic Preference Applicable: N</p> <p>Bidding Document: Small Works</p>

							e-GP: No Covid-19 Response? No
SPV.CW2	Detailed engineering design and construction of solar PV and Building Energy Performance Monitoring system B15, B13/1, B13/2, S27-5 and S27-2 sites	2,000,000.00	NCB	Prior	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No

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
ENVI.EXM	Environmental external monitoring	200,000.00	CQS	Prior	Q4 / 2023	BTP	Assignment: National e-GP: No Covid-19 Response? No

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
BYW.CW2-002	Secondary and Tertiary Roads and	700,000.00	1	NCB	Post	1S1E	Q4 / 2023	Prequalification of Bidders: N

	Landscaping in Bayankhoshuu subcenter							Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
BYW.CW3-001	Construction of urban facilities and secondary networks in B-13/1 and B-13/2 in Bayankhoshuu Subcenter	800,000.00	1	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
BYW.CW3-002	Secondary and Tertiary roads and, landscaping in B-13/1 in Bayankhoshuu Subcenter	550,000.00	1	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
BYW.CW4-001	Secondary and Tertiary roads and, landscaping in B-13/2 in Bayankhoshuu Subcenter	275,000.00	1	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19

								Response? No
CSA.CE	Community Engagement Packages for Public Spaces, Landscaping, and Complementary Labor Force	200,000.00	8	SHOPPING	Post		Q2 / 2024	e-GP: No Covid-19 Response? No
GRE.CW1	Construction of Green houses in Bayankhoshuu and Sharkhad sub-center Lot 1: Construction of Green houses in Bayankhoshuu sub-center Lot 2: Construction of Green houses in Sharkhad sub-center	500,000.00 300,000.00 200,000.00	2	NCB	Post	1S1E	Q2 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
SBE.CW2	Urban Facilities, Secondary and Tertiary Roads, Networks and Parks in Selbe	490,000.00	1	NCB	Post	1S1E	Q3 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
SHD.CW2-002	Secondary and Tertiary Roads and Landscaping in Sharkhad Subcenter	650,000.00	1	NCB	Post	1S1E	Q4 / 2023	Prequalification of Bidders: N Domestic Preference Applicable: N

								Bidding Document: Small Works e-GP: No Covid-19 Response? No
SHD.CW2-003	Upgrading the capacity of the offsite main sewage pipeline in Sharkhad subcenter	85,000.00	1	SHOPPING	Prior		Q1 / 2024	e-GP: No Covid-19 Response? No Comments: Comments: Direct contracting will be in accordance with Procurement regulations for ADB borrowers and State-owned enterprises
SHD.CW6-001	Construction of urban facilities and secondary networks in S27-2 Sharkhad Subcenter	800,000.00	1	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
SHD.CW6-002	Construction of secondary networks, roads and landscaping in S27-2 Sharkhad Subcenter	550,000.00	1	NCB	Post	1S1E	Q1 / 2024	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No

None							
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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
BYW.CW1	Construction of 110 Social Housing in Bayankhoshuu Subcenter	7,500,000.00	7,082,646.01	NCB	Q4 / 2022		IDS 0003 and 0004 e-GP: No
SHD.CW1	Construction of 110 Social Housing in Sharkhad Subcenter	5,670,000.00	5,665,769.65	NCB	Q1 / 2023	21-JUL-23	IDS 0006 e-GP: No
BYW.CW2-001	Urban facilities, Secondary networks	824,000.00	530,730.96	NCB	Q4 / 2022	28-JUL-23	IDS 0005 e-GP: No

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
EFDP	Eco-District Feasibility, Development, Detailed Design and Supervision (Cire Subprojects) and Policy Reform Support	6,400,000.00	5,797,000.00	QCBS	Q2 / 2019	30-MAR-20	\$1,730,000 PCSS 0002 (L3695)/\$3,451,473 G22153 (G0594)
REXM	Resettlement external monitoring	200,000.00	117,502.83	CQS	Q2 / 2022	14-DEC-22	PCSS 0003 (L3695) e-GP: No
PIMS	Project Implementation and Management Support	4,130,000.00	4,301,685.25	QCBS	Q1 / 2019	22-JAN-20	PCSS 0001 (L3695)
SGF	Sustainable Green Finance Support	2,000,000.00	2,127,781.87	QCBS	Q1 / 2019	27-FEB-20	G21611

D. 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.

