

Roads and Transport Authority

Request for Proposal for

**Leasing of Shops 7 in New Sabkha Multi-
Storey car park.**

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1 RETAIL UNIT DETAILS

Building



Location	Sabkha, Adjacent to Baniyas rd
Building	New Sabkha RTA Car park building
Space for lease	Shop 7
Area of the shop	Approximately 2173.52 sqft
Current status	Vacant
Electricity power	52.10 kw

Location map:



2 CONTRACT AND GRACE PERIOD

- Contract period: 3 years
- Grace period: 2 months

3 GENERAL CONDITIONS

3.1 Permitted activities

- Readymade food items
- Refreshments
- Fashion Accessories
- Apparel
- Mobile phones & Electronic Gadgets

- Souvenirs
 - Financial Services
 - Household supplies
 - Other services; Travel agency, Healthcare services, beauty care etc.
- By submitting a bid, the company confirms receipt of all bid documents and templates from RTA and agrees that no changes or amendments would be done/allowed during the course of auction/awarding process
 - The Bidder shall be responsible for proper waste management, keeping the shop clean at all times during working hours.
 - The Bidder shall provide for necessary firefighting equipment at the shops to ensure safety of the visitors.
 - The Bidder shall acquire and submit to RTA all relevant permissions required from different Government Agencies such as: Dubai Municipality, Department of Economic Development, Civil Defense Department, Dubai Police, etc. prior to operation.
 - The contract value shall exclude all electricity consumption charges throughout the contract period and tenant shall provide a separate meter the load is limited as shown in table.
 - Tenderer should provide approval from Economic department before starting the work.
 - No Promotional materials or billboards on the exterior of the stalls or in the surrounding area of the shops/offices, only with the consent of the concerned department.
 - The tenderer shall submit the list of types of goods to be sold or services to be provided to the concerned department for approval before they exercise the sales/operations activity.
 - Any tenderer who wins the bid shall waive the right of assignment of a contract for non-wholly or in part in any case circumstances.
 - Bidder shall maintain the leased premises as handed over. Interior or exterior modifications are requiring a written approval provided by the concerned department of the authority
 - The exploitation of the surrounding area of the shops and offices is not allowed, ensuring that the development of any additional electric or artistic objects are only implemented prior approvals while compliant to Dubai and Federal environmental, health and safety laws and regulations. Violations will be imposed on the offense in accordance with the terms of violations of the RTA.
 - Comply with the health and safety instructions and orders followed by Dubai Government and/or federal government Departments.
 - Maintain the shop in a well-maintained manner during the leasing period and not to keep any facility unmaintained. The shop to be handed over by the end of the contract as per the schedule and standards of handover.
 - The Roads & Transport Authority has the Rights to terminate the contract for the following reasons:

- a. In case of failure by the contractor/company to maintain safety, health, hygiene, public image and service quality requirements.
- b. RTA will in case of minor violations notify the contractor who is expected to rectify the issue within 24 hours unless otherwise stated by the RTA formal communication, failure to rectify a violation within the specified time and scope could result in penalties to be imposed by the RTA.
- c. RTA has the right to terminate the contract without specifying the reasons

The awarded company will get the termination letter from the RTA with no less than fourteen (14) days' notice for cancellation, termination or alteration of Contract.

3.2 Threshold conditions

- Winner should submit a copy of Current registered Trade License, Certificate of Incorporation or Initial Trade Name Approval within 2 working days after approval.
- Winner should submit copies of identification (Passport & Emirates ID) of the business owners/shareholders along with the above-mentioned documents

4 EVALAUTION OF THE BIDS & FINANCIAL TERMS

- The winner shall be the bidder who offers the highest auction amount, which is termed as key money
- In addition to the auction amount, the winner shall pay a rent of AED 595,544.48 per year; AED 1,786,633.44 for the contract period (3 years)
- The rent is payable in 4 equal yearly installments, for the contract term by the way of post-dated cheques upon signing of the agreement.
- The auction amount (key money) shall be paid in 1 cheque upon signing of the agreement
- The winner must pay 10% of the value of the contract as a refundable security deposit to RTA

