

Request For Proposal

Song-Do' s 6th, 8th Districts Development Project

This document is a summary version of the “Instructions to Proponents”. Applicants must be fully aware of the “Instruction to Proponents” and must submit the proposal according to the instruction. The “Instructions to Proponent” is available at the Incheon Free Economic Zone Authority website. (korean: <http://www.ifez.go.kr>)(English: <https://www.ifez.go.kr/eng> (IFEZ News))

The Incheon Free Economic Zone Authority (hereinafter referred to as IFEZ) announces the Request for Proposal(hereinafter referred to as RFP) to appoint a developer who will carry out a plan of developing multi-purpose urban facilities including cultural, hospitality, leisure and industrial use that is not only environment-friendly but also of a high quality in the 6th and the 8th districts in Song-Do.

December, 2016

Lee Yung-Guen
Commissioner
Incheon Free Economic Zone Authority

1. Introduction

- Name of Project : Development of the 6th, the 8th districts in Song-do
- Location : Incheon Metropolitan City, Yeon-su Gu, Song-Do Dong the 6th and the 8th districts (please refer to “Site Planning Chart”)

- Total extent : 1,281,078.9m² (changeable by 10% or so depending on the business plan)

2. Schedule (all dates tentative)

- Project Briefing Session
 - Date : 2017. 1. 10 (Tue) 10AM(changeable)
 - Location : Songdo G-tower 3rd floor, Auditorium (changeable)
 - ※ Q&A (the answers for the questions received during 2017.1.11.~2017.1.12. and the answer will be published on 2017.1.20 in the IFEZ website)
- Submission of the Proposal
 - Date : 2017.3.8.(Wed)~10.(Fri) (09:00~15:00) / keep time strictly
 - Location : IFEZ Service Industry Division, Tourism & Leisure Team (Song-do G-Tower 30th Floor)
 - Application should be submitted in person
 - ※ All submitted documents must be sealed with registered stamp and cross stamped each page)
- Proposal Evaluation & Announcement
 - Evaluation : March ~ April 2017 (planned, TBA)
 - Finalist Announcement : April 2017 (planned, TBA)
 - ※ The schedule is subject to change.

3. Qualification & Evaluation Criteria

- Qualification
 - Those who satisfy conditions defined in the “SPECIAL ACT ON DESIGNATION AND MANAGEMENT OF FREE ECONOMIC ZONES” Article 8-3 (Designation of Development Project Operators) and “ENFORCEMENT DECREE OF THE SPECIAL ACT ON DESIGNATION AND MANAGEMENT OF FREE ECONOMIC ZONES” Article 6-5 or who can satisfy those conditions within 90 days from the day the preferred bidder is selected.

- The applicant must submit policy of RFP Application surety Bond (1% of proposed land price)

○ Evaluation Criteria

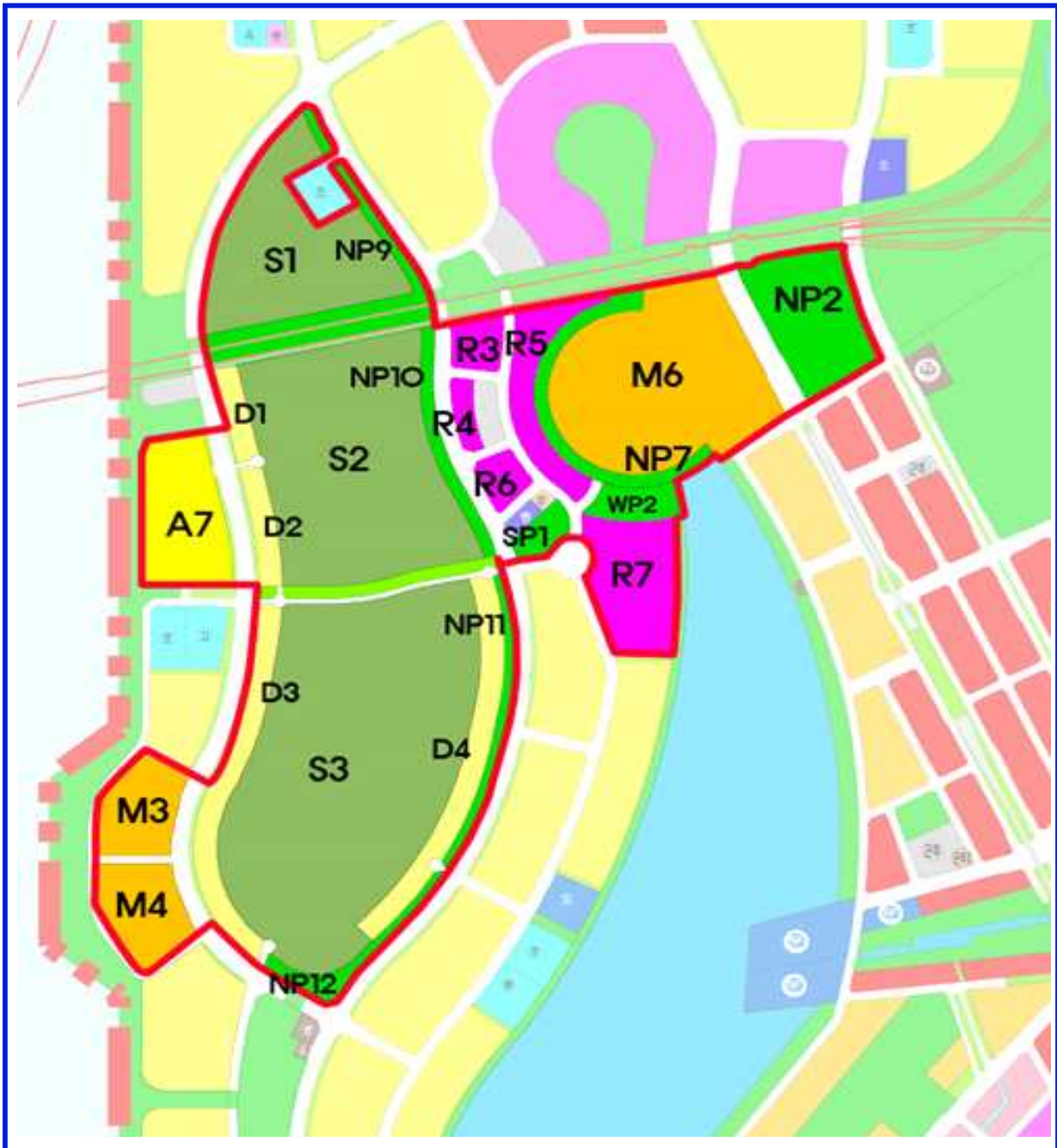
- Evaluated by the evaluation committee.
- Evaluation of the applicant (company or organization) (50%)
Evaluation of the business plan (50%)
- Detailed evaluation criteria will follow the “Instruction to Proponent” for the 6th, the 8th districts development in Song-do.

4. Miscellaneous

- The applicants are advised to refer to the “Instruction to Proponents” and submit the proposal according to the instruction. “Instruction to Proponent” is available in the Incheon Free Economic Zone Authority website.(www.ifez.go.kr)
- The submitted document will not be returned. The applicant will be responsible for all the costs involved in the process of the RFP submission.
- The copyright of all submitted documents will belong to IFEZ. The applicants will be responsible for the results of using any material or new technology concerning the third party’s patent, utility model right, design right, and trade mark right which are protected by law.
- If any falsity or fraud is found in the documents including the application, IFEZ can invalidate the RFP or cancel the selection of the preferred bidder.
- The Commissioner for IFEZ is able to request additional documents necessary for the evaluation. However, the applicant cannot submit any additional document for his own needs.
- If you have further questions please contact IFEZ Service Industry Division, Tourism & Leisure Team(032-453-7344).

Attached

Song-do Site Planning Chart



Category	Site	Usage Of Land				
	Total	Commercial	Sports	Mixed Use	Independent Housing	Apartment
Area	1,281,078.9m ²	131,067.4m ² (R3~R7)	717,402.5m ² (S1~S3)	249,221.2m ² (M3, M4, M6)	120,251m ² (D1~D4)	63,136.8m ² (A7)