

PRE-APPLICATION MEETING

Reconstruction of the Ministry of Lands and Natural Resources Headquarters

Prequalification Stage

Monday, 12 October 2026 | 10:00 am
MoLNR Conference Room, George Pompidou Area, Port Vila

Reference: VU-MLNR-539669-CW-RFB



Purpose of Today's Meeting

Today is about qualification — not bid pricing or detailed tender requirements.

1 Understand the opportunity

High-level scope, contract structure and expected programme.

2 Understand prequalification

Eligibility, financial capacity, relevant experience and key activities.

3 Confirm the process

Application forms, clarifications, submission arrangements and next steps.

Detailed RFB matters — final drawings, specifications, pricing, securities and tender-stage requirements — will be addressed at the RFB stage.

Procurement Structure & Key Dates

STAGE 1 — NOW

PREQUALIFICATION

Applications assessed only against the published qualification criteria. All Applicants that substantially meet or exceed the requirements will be prequalified.

STAGE 2 — LATER

REQUEST FOR BIDS

Single-stage, one-envelope RFB issued only to prequalified or conditionally prequalified Applicants. Expected issue: February 2027.

12 OCT

Pre-Application Meeting

30 OCT

Applications due 10:00 am

FEB 2027

RFB expected to be issued

The Works — High-Level Scope

One integrated, resilient and energy-efficient headquarters at George Pompidou, Port Vila

UP TO

≈ 2,000 m²

Purpose-built accommodation for public services, Ministry leadership, corporate and IT functions, Lands / Valuation / Registry / Survey / enforcement, records, meetings and staff facilities.

Core technical scope

- Cyclone- and seismic-resilient structural, architectural and envelope works
- Integrated MEP / HVAC / plumbing / fire and life-safety systems
- ICT, data, telecommunications, security and server-room infrastructure
- Access, parking, drainage, and landscaping
- Testing, commissioning, training, handover and defects correction

One Contract — Two Separable Portions

Applicants are assessed for the complete potential scope of both portions.

Separable Portion 1 — Core Headquarters

≈ 1,500 m² gross floor area
Core operational headquarters and primary building/service infrastructure

Separable Portion 2 — Additional Accommodation

≈ 500 m² gross floor area
Additional departmental accommodation and extensions/connections to primary systems

Important: The project budget is USD 6 million. These are separable contractual portions, not separate buildings or phases. One Contractor will deliver both under a single contract.

Qualification Framework

Evaluation will use only the criteria and requirements stated in Section III of the PQD.

Eligibility Nationality and eligibility No conflict of interest Bank eligibility State-owned entity requirements	Past Performance Contract non-performance Pending litigation Litigation history ES and SEA/SH declarations	Financial Capacity USD 1.0m construction cash flow Sound financial position USD 3.8m minimum average annual construction turnover	Experience 5 years general construction Comparable contract experience Key construction activities ES management experience
--	--	---	---

There is no scoring/ranking presentation at this stage: Applicants must substantially meet or exceed the published qualification requirements.

Experience Requirements — What Matters Most

Comparable construction & contract management experience

Either

1 × similar contract ≥ USD 3.8m
OR 2 × similar contracts ≥ USD 1.5m each, combined ≥ USD 3.8m

Similarity includes multidisciplinary public / institutional / commercial building work in a Pacific or comparable island environment, resilient structural/envelope works, and ES/OHS management.

Key activities to demonstrate

- 1 Structural & architectural / weather-tight resilient envelope
- 2 Integrated building services
- 3 Specialist systems — e.g. renewable energy, ICT, telecoms, security
- 4 External works — access, parking, drainage, wastewater or utilities
- 5 Testing, commissioning & handover

Specialized Subcontractors may support Activities 2 and 3 only. The Applicant/JV retains overall integration and contract-management responsibility.

Joint Ventures & Specialized Subcontractors

JV

Maximum of two (2) members

All members are jointly and severally liable. One JV member must satisfy the specific contract-experience alternative and lead the JV's works and contract management.

Specialized subcontracting

Permitted support

Activity 2

Mechanical / electrical / plumbing / HVAC / fire & life safety

Activity 3

Renewable energy / ICT / telecoms / security / server-room systems

Not transferable

The Applicant/JV must retain overall construction, integration and contract-management responsibility. Activity 1 and overall testing / commissioning / handover capability remain with the Applicant/JV.

A firm may participate individually, as a JV member, or as a subcontractor subject to the PQD rules on participation and bidding.

Preparing & Submitting the Application

Use the prescribed forms in Section IV and provide the supporting evidence required by Sections III and IV.

Language	English
Copies	1 original + 3 hard copies
Submission	By mail or hand only — no electronic submission
Deadline	30 October 2026, 10:00 am (Vanuatu time)
Delivery	VARS PMU, Resource Centre, George Pompidou Area, Port Vila
Late applications	Returned unopened

Clarifications, Updates & Meeting Record

All procurement communications must follow the formal channels in the PQD.

Clarification requests

Submit questions in writing to:
spo@vars.vu
cc: pm@vars.vu, cm@vars.vu

Requests must be received no later than 14 days before the application deadline.

Official updates

Clarification responses and any Addenda will be published on the MoLNR website and communicated in writing as required. Applicants should check regularly.

Today’s meeting

Minutes will record questions and responses without identifying the source. Any change to the PQD arising from this meeting can only be made through a formal Addendum.

Non-attendance at this meeting is not a cause for disqualification.

What Will Be Addressed at the RFB Stage

The PQ stage establishes capability. The later RFB will establish the detailed bid and contract requirements.

- Final drawings, specifications and schedules
- Final room-by-room boundary / measured quantities
- Detailed pricing and contractual arrangements for each separable portion
- Access, working hours, site boundaries and utility interfaces
- Bid Security / Bid-Securing Declaration, as applicable
- Performance Security and ES Performance Security, as applicable
- Code of Conduct and ES management strategies / implementation plans
- Detailed tender submission and evaluation requirements

Please keep today's questions focused on the Prequalification Document and qualification requirements.

QUESTIONS & CLARIFICATIONS

Thank you

Please raise any questions relating to the prequalification requirements, application forms, eligibility, financial capacity, experience criteria or submission process.

Formal procurement contact
Senior Procurement and Operations Officer, VARS PMU
spo@vars.vu | cc: pm@vars.vu, cm@vars.vu

Application deadline: 30 October 2026 | 10:00 am Vanuatu time

