

NATIONAL AFFORDABLE HOUSING PROGRAM (NAHP)

LOAN No. IBRD 8717-ID

Procurement Plan

Version No.: 2

Date: June 9, 2017

I. General Information

1. Project information:

- a. Country: Indonesia
- b. Recipient: Republic of Indonesia
- c. Project Name: **National Affordable Housing Program (NAHP)**
- d. Project Implementing Agency (PIA):
 - (i) Directorate General of Housing Finance, Ministry of Public Works and Housing (MPWH)
 - (ii) Directorate General of Housing Provision, Ministry of Public Works and Housing (MPWH)

2. Bank's No Objection Date of the Procurement Plan:

- a. Original : February 7, 2017
- b. Version 2 : June 14, 2017
- c. Version ... : ...

3. Date of General Procurement Notice: July 11, 2017

4. Period covered by this procurement plan: Effectiveness – Loan Closing (*estimated March 2021*)

II. Types of Contract, Bank's Review Requirements and Applied Methods

A. Works, Goods and Non-Consulting Services

1. **Prior Review Threshold:** Procurement Decisions subject to Prior Review by the Bank as stated in Appendix 1 to the Guidelines for Procurement:

Ref. No.	Procurement Method	Procurement Method Threshold	Bank's Review Requirement
1.	International Competitive Bidding (Works)	≥ \$25 million	Procurement of goods and works are not envisaged under the project
2.	National Competitive Bidding (Works)	\$200k - \$25 million	
3.	Shopping for Works	< \$200k	

4.	International Competitive Bidding (Goods)	≥\$2 million	
5.	National Competitive Bidding (Goods)	\$100k - \$2 million	
6.	Shopping for Goods	<100k	
7.	International Competitive Bidding (Non-Consultant Service)	≥\$10 million	Each contract shall be subject to Bank's prior review.
8.	National Competitive Bidding (Non-Consultant Service)	\$100k - \$10 million	Each contract ≥ \$2 million equivalent shall be subject to Bank's prior review. All other contracts subject to post review.
9.	Shopping for Non-Consulting Service	<\$100,000	No prior review (only post review).
10.	Direct Contracting	N/A	Justification shall be provided when submit procurement plan.

1. Pre-qualification: -N/A-

2. Proposed Procedures for Program Components:

Component 1: Mortgage-Linked Down Payment Assistance (BP2BT)

Component 2: Home Improvement Assistance

Component 3: Technical Assistance for Housing Policy Reform

3. Reference to (if any) Project Operational/Procurement Manual: Project Operations Manual of NAHP

4. Any Other Special Procurement Arrangements: -N/A-

5. Summary of the Procurement Packages planned during the first 18 months after project effectiveness (including those that are subject to retroactive financing and advanced procurement)

1	2	3	4	5	6	7
Ref. No.	Description	Estimated Cost (US\$ million)	Packages	Domestic Preference (yes/no)	Review by Bank (Prior / Post)	Comments
1.	Summary of the NCB (Non-consulting Services)	2.280	1	No	Prior	FMS 1
		1.306	1	No	Post	FMS 2

B. Selection of Consultants

- 1. Prior Review Threshold:** Selection decisions subject to prior review by Bank as stated in Appendix 1 to the Guidelines for Selection and Employment of Consultants:

Ref. No.	Selection Method	Selection Method Threshold	Bank's Prior Review Requirement
1.	Competitive Method (Firms) QCBS, QBS, LCS, FBS	≥\$300,000	Each contract ≥ \$1,000,000 equivalent shall be subject to Bank's prior review. All other contracts subject to post review.
2.	Competitive Methods (Firms) QCS	<\$300,000	Each contract ≥ \$1,000,000 equivalent shall be subject to Bank's prior review. All other contracts subject to post review.
3.	Individual Consultant	Competitive Selection by comparing at least three CVs	Each contract ≥ \$0.3 million equivalent and specific position as indicated in the procurement plan shall be subject to Bank's prior review
4.	Single Source (Firms and Individual)	N/A	Justification shall be provided when submit procurement plan.

- 2. Short list comprising entirely of national consultants:** Short list of consultants for services (firms), estimated to cost less than \$ 400,000 equivalent per contract, may comprise entirely of national consultants in accordance with the provisions of paragraph 2.7 of the Consultant Guidelines.

- 3. Any Other Special Selection Arrangements:** -N/A-

- 4. Summary of Consultancy Assignments with Selection Methods and Time Schedule during the first 18 months after project effectiveness** (including those that are subject to retroactive financing and advanced procurement)

1	2	3	4	5	6	7
Ref. No.	Description of Assignments	Type of Assignments	Estimated Cost (US\$ million)	Packages/ Positions	Review by Bank (Prior / Post)	Comments
1.	Summary of number of contracts that will be let under QCBS	(Time-Based)	8.633	3	Prior	BP2BT NMC, HREIS, PAHP
		(Time-Based/ Lump-Sum)	6.693	10	Post	BP2BT IT, Ex-In CR, PCC, RSFS, BPS OV '18, RSPD,

1	2	3	4	5	6	7
Ref. No.	Description of Assignments	Type of Assignments	Estimated Cost (US\$ million)	Packages/ Positions	Review by Bank (Prior / Post)	Comments
						Reg HF, Perumnas, LGCB
2.	Summary of number of contracts that will be let under CQS	(Time-Based/ Lump-Sum)	0.488	2	Post	SIRUS, BSPS OV '17
3.	Summary of number of individual consultant contracts that will be let under competitive selection	(Time-Based /Lump-Sum)	17.676	6,867	Post	BSPS Facilitators, Advisory for TA

PROCUREMENT PLAN Indonesia : National Affordable Housing Program

General Information
Country: Indonesia **Bank / Approval Date of the Original Procurement Plan:** 2018-05-16
Revised Plan Date(s): (comma delineated, leave blank if none) 2018-05-18
Project ID: P154948 **GPN Date:**
Project Name: National Affordable Housing Program
Loan / Credit No.: IBRD / 87170
Executing Agency(ies): Directorate General of Housing Provision

WORKS																												
Activity Reference No./ Description	Loan / Credit No.	Component	Review Type	Method	Market Approach	Procurement Process	Prequalification (Y/N)	Estimated Amount (US\$)	Actual Amount (US\$)	Process Status	Draft Pre-qualification Documents		Prequalification Evaluation Report		Draft Bidding Document / Justification		Specific Procurement Notice / Invitation		Bidding Documents as Issued		Proposal Submission / Opening / Minutes		Bid Evaluation Report and Recommendation for Award		Signed Contract		Contract Completion	
											Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual

GOODS																												
Activity Reference No./ Description	Loan / Credit No.	Component	Review Type	Method	Market Approach	Procurement Process	Prequalification (Y/N)	Estimated Amount (US\$)	Actual Amount (US\$)	Process Status	Draft Pre-qualification Documents		Prequalification Evaluation Report		Draft Bidding Document / Justification		Specific Procurement Notice / Invitation		Bidding Documents as Issued		Proposal Submission / Opening / Minutes		Bid Evaluation Report and Recommendation for Award		Signed Contract		Contract Completion	
											Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual

NON CONSULTING SERVICES																												
Activity Reference No./ Description	Loan / Credit No.	Component	Review Type	Method	Market Approach	Procurement Process	Prequalification (Y/N)	Estimated Amount (US\$)	Actual Amount (US\$)	Process Status	Draft Pre-qualification Documents		Prequalification Evaluation Report		Draft Bidding Document / Justification		Specific Procurement Notice / Invitation		Bidding Documents as Issued		Proposal Submission / Opening / Minutes		Bid Evaluation Report and Recommendation for Award		Signed Contract		Contract Completion	
											Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual
IDDHP-61846-NC-RFB / BSPS Facilitation Management Service Region II FY 2017/2018 (Jasa Manajemen Pendampingan BSPS TA 2017/2018 Wilayah II)	BRD / 87170	Component 2: Home Improvement Assistance (Bantuan Stimulan Perumahan Swadaya/BSPS)	Post	Request for Bids	Open - National	Single Stage - One Envelope		1,306,770.00	0.00	Pending Implementation					2017-08-11		2017-08-16					2017-09-27		2017-10-27		2017-12-01		2018-08-28
IDDHP-61844-NC-RFB / BSPS Facilitation Management Service Region I FY 2017/2018 (Jasa Manajemen Pendampingan BSPS TA 2017/2018 Wilayah I)	BRD / 87170	Component 2: Home Improvement Assistance (Bantuan Stimulan Perumahan Swadaya/BSPS)	Prior	Request for Bids	Open - National	Single Stage - One Envelope		2,280,450.00	0.00	Pending Implementation					2017-08-11		2017-08-16					2017-09-27		2017-10-27		2017-12-01		2018-08-28

CONSULTING FIRMS																											
Activity Reference No./ Description	Loan / Credit No.	Component	Review Type	Method	Market Approach	Contract Type	Estimated Amount (US\$)	Actual Amount (US\$)	Process Status	Terms of Reference		Expression of Interest Notice		Short List and Draft Request for Proposals		Request for Proposals as Issued		Opening of Technical Proposals / Minutes		Evaluation of Technical Proposal		Combined Evaluation Report and Draft Negotiated Contract		Signed Contract		Contract Completion	
										Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual

INDIVIDUAL CONSULTANTS																							
Activity Reference No./ Description	Loan / Credit No.	Component	Review Type	Method	Market Approach	Contract Type	Estimated Amount (US\$)	Actual Amount (US\$)	Process Status	Terms of Reference		Invitation to Identified/Selected Consultant		Draft Negotiated Contract		Signed Contract		Contract Completion					
										Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual				