

**STRENGTHENING OF LOW-COST HOUSING AND
TERRITORIAL DEVELOPMENT POLICY
(CO-L1018)
PROCUREMENT PLAN**

1. General Information

Country:	Colombia
Borrower:	Colombia
Executing agency:	Ministry of the Environment, Housing, and Territorial Development (MAVDT)
Project name:	Strengthening of low-cost housing and territorial development policy
Project and loan contract numbers:	CO-L1018
Brief description of the project's objectives and components:	The purpose of the project is to improve the quality of life of low-income families through access to better housing and living conditions. The program has four main components: (i) LCH subsidies; (ii) awarding of title to government properties occupied with LCH; (iii) CNI; and (iv) strengthening of the Vice Ministry of Housing and its agencies.
Date of project approval by the Board of Executive Directors:	N/D
Date of signature of the loan contract:	N/D
Estimated date of the final disbursement:	December 2011
Address of the executing agency office responsible for the procurement plan:	Multilateral Bank Group Ministry of the Environment, Housing, and Territorial Development Calle 37 N° 8 - 40 Piso 3°

2. Introduction

Procurements for the proposed program will be carried out in accordance with the *“Policies for the Procurement of Works and Goods Financed by the Inter-American Development Bank” (document GN-2349-7)*, of July 2006; and the *“Policies for the Selection and Contracting of Consultants Financed by the Inter-American Development Bank” (document GN-2350-7)*, of July 2006, and with the provisions established in the loan contract and this procurement plan.

3. Procurement plan

The procurement plan for the **Strengthening of Low-cost Housing and Territorial Development Policy** program covering the first 18 months of project execution has been agreed between the Bank and the MAVDT. The plan, which is summarized in Appendix 1, indicates the procedure to be used for the procurement of goods, the contracting of works or services, and the method of selecting consultants, for each contract or group of contracts. It also indicates cases requiring prequalification; the estimated cost of each contract or group of contracts; the requirement for ex ante or ex post review by the Bank; and estimated dates for the publication of specific procurement notices and completion of

the contracts included in this project. The procurement plan will be updated annually, or when necessary or required by the Bank. The detailed procurement plan is available at:

Ministry of the Environment, Housing, and Territorial Development
Multilateral Bank Group
Calle 37 N° 8 - 40 Piso 3°
Bogota, Colombia

jacastro@minambiente.gov.co

The procurement plan is available on the executing agency's website: www.minambiente.gov.co. The following documents can also be found on the Bank's website: [Project procurement information](#).

3.1 Project procurement

The procurements to be made for the proposed program are described in general below.

Works procurement: The works to be contracted include basic infrastructure (water, sanitation, sewer, etc.) and minor works for a group of pilot municipios.

Procurements of works for the program subject to international competitive bidding (ICB) will be made using the Bank's standard bidding documents (SBDs). Procurement subject to national competitive bidding (NCB) will be undertaken using national bidding documents agreed with the Bank.

Goods procurement: The goods to be procured for this program include computer equipment under component 4. Certain system licenses will also be procured directly.

Goods requiring ICB will be procured using the SBDs issued by the Bank. Procurement subject to NCB will be undertaken using national bidding documents agreed with the Bank.

Procurement of non-consulting services: Some of the program components will require that workshops and seminars be held, as well as the printing of workshop materials. Likewise, interadministrative agreements will be signed with the appropriate agencies for implementation of certain components. For the property titling component, agreements will be signed with IGAC and the Superintendency of Notary and Registry Services; for the subsidies component, agreements will be signed with CAVIS-UT and FONADE.

Agreements with CAVIS-UT and FONADE will be financed with the counterpart resources. Agreements with IGAC and the Superintendency of Notary and Registry Services will be financed with resources from the Bank loan.

The property titling process in Colombia requires the participation of various executing agencies in order to obtain appraisals, maps, and registry information for the properties. IGAC is a public institution dedicated to developing policies and executing the national government's plans in the areas of cartography, agrology, real estate surveys, and

geography, through the production, analysis, and disclosure of real estate register and georeferenced environmental information to support the processes of formalization of ownership and modernization of property titling. Accordingly, in the property titling process, IGAC is responsible for the appraisal and issuance of a certified map of each of the properties for which title will be awarded. IGAC's participation in the property titling process will be formalized through an interinstitutional agreement between IGAC and the MAVDT in order to deliver the corresponding outputs to each of the municipios or districts selected by the MAVDT.

The Superintendency of Notary and Registry Services is responsible for the national registration of properties. For purposes of the property titling process, it records property transfer resolutions and promotes activities related to registration. The MAVDT will sign an interinstitutional agreement with the Superintendency enabling the latter to deliver the corresponding outputs to the selected municipios.

Procurement of consulting services: Consulting services for the project include the contracting of consulting firms and individual consultants to complete the following work: consolidation and upgrading of information systems, assistance for municipios in the strengthening of territorial development policies, prefeasibility studies for CNI and urban renewal projects and programs; training for municipios in property titling and the new LCH policy and coordination unit.

Four specialists will be hired by direct contracting for the coordination unit. Direct contracting is justified mainly due to the institutional advantages set out in the Bank's policies (GS-403). Direct contracting will be used in the case of specialists who have provided satisfactory support for the current housing program that is to be strengthened by this operation.

The consulting firms to be hired for the project will be selected using the standard request for proposals (RFP) issued by the Bank, or an RFP satisfactory to the Bank in cases where the standard RFP is not applicable. Individual consultants will be selected bearing in mind the provisions established in chapter V of the policy in document GN-2350-7.

Short lists of consultants for consulting services estimated to cost less than US\$350,000 equivalent per contract may consist entirely of national firms.

Operating expenses: The program will not finance any operating expenses.

Advance contracting and retroactive financing: In principle, Colombia has requested that the Bank recognize expenses chargeable to the loan for up to US\$10,000,000 that were incurred during the 18 months prior to approval of the loan and correspond to the allocation of subsidies. The country has also requested recognition of up to US\$5,000,000 chargeable to the local counterpart. Recognition of those expenses is recommended to the extent that compliance with procedures that are substantially equivalent to the Bank's procedures has been demonstrated.

3.2 Bank review of procurement decisions

The following contracts will be subject to ex ante review by the Bank in accordance with Appendix 1 of the policies for the procurement of works and goods and the selection of consultants, respectively:

- a) Works contracts with an estimated total cost of US\$5 million equivalent or more.
- b) Goods contracts with an estimated total cost of US\$250,000 equivalent or more.
- c) Contracts for non-consulting services with an estimated total cost of US\$250,000 equivalent or more.
- d) All direct contracting.
- e) Contracts for consulting services with firms with an estimated total cost of US\$200,000 equivalent or more.
- f) Contracts with individual consultants with an estimated total cost of US\$50,000 equivalent or more.
- g) All single-source selection of consulting firms.
- h) The first two processes of each modality for the procurement of works, goods, services, individual consultants, and consulting firms.
- i) The terms of reference for all procurements.

Other contracts will be subject to ex post review by the Bank, in accordance with aforementioned Appendix 1 of the policies.

3.3 Domestic preference

Bids offering goods originating in the borrower's country will receive a 15% price preference in contracts requiring international competitive bidding, as established in Appendix 2 of the procurement policies.

3.4 Threshold amounts

In accordance with the Bank's procurement policies, the threshold amounts for the different types of procurements are as follows:

Item	ICB	NCB	PC
Works	More than US\$5 million	Between US\$350,000 and US\$5 million	Less than US\$350,000
Goods	More than US\$250,000	Between US\$50,000 and US\$250,000	Less than US\$50,000
Consulting assignment (national firms only) less than US\$350,000			

APPENDIX 1 PROCUREMENT PLAN

Country:	Colombia
Borrower:	Colombia
Executing agency:	Ministry of the Environment, Housing, and Territorial Development (MAVDT)
Project name:	Strengthening of Low-cost Housing and Territorial Development Policy
Project and loan contract numbers:	CO-L1018
Brief description of the project's objectives and components:	The purpose of the project is to improve the quality of life of low-income families through access to better housing and living conditions. The program has four main components: (i) LCH subsidies; (ii) awarding of title to government properties occupied with LCH; (iii) CNI; and (iv) strengthening of the Vice Ministry of Housing and its agencies.
Date of project approval by the Board of Executive Directors:	N/D
Date of signature of the loan contract:	N/D
Estimated date of the final disbursement:	December 2011
Address of the executing agency office responsible for the procurement plan:	Multilateral Bank Group Ministry of the Environment, Housing, and Territorial Development Calle 37 N° 8 - 40 Piso 3°

STRENGTHENING OF LOW-COST HOUSING AND TERRITORIAL DEVELOPMENT POLICY (CO-L1018)

PERIOD COVERED BY THIS PROCUREMENT PLAN: 1 JANUARY 2008 TO 30 JUNE 2009

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
I	Low-cost housing subsidies									
	Non-consulting services									
1	Interadministrative agreement CAVIS-UT	20,100		Agreement	Ex ante	0%	100%	48	I Sem. 2008	II Sem. 2010
2	Interadministrative agreement FONADE	10,200		Agreement	Ex ante	0%	100%	48	I Sem. 2008	II Sem. 2011
II	Titling of government properties LCH									
	Non-consulting services									
1	Interadministrative agreement IGAC valuation	12,500		Agreement	Ex ante	100%	0%	48	I Sem. 2008	II Sem. 2010
2	Interadministrative agreement - notary services	5,900		Agreement	Ex ante	100%	0%	48	I Sem. 2008	II Sem. 2010
	Goods									
3	Procurement of office equipment	200		NCB	Ex post	100%	0%	3	I Sem. 2008	I Sem. 2008
	Consulting services									
4	Support group (10 specialists in titling/coordination)	360	IC	DC	Ex post	0%	100%	12	I Sem. 2008	II Sem. 2008
5	Support group (10 specialists in titling/coordination)	360	IC	DC	Ex post	0%	100%	12	I Sem. 2009	II Sem. 2009
III	DDT and CNI institutional strengthening									
	Works									
1	Neighborhood improvement 1	635		NCB	Ex ante	100%	0%	10	II Sem. 2008	I Sem. 2009
2	Neighborhood improvement 2	764		NCB	Ex ante	100%	0%	15	II Sem. 2008	II Sem. 2009
3	Neighborhood improvement 3	764		NCB	Ex post	100%	0%	15	I Sem. 2009	I Sem. 2010

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
4	Neighborhood improvement 4	1,116		NCB	Ex post	100%	0%	18	I Sem. 2009	II Sem. 2010
5	Neighborhood improvement 5	1,288		NCB	Ex post	100%	0%	19	I Sem. 2009	II Sem. 2010
6	Neighborhood improvement 6	1,459		NCB	Ex post	100%	0%	19	I Sem. 2009	II Sem. 2010
7	Urban renewal	3,400	F	NCB		0%	100%	20	I Sem. 2009	II Sem. 2010
	Consulting services									
8	Prefeasibility studies urban renewal pilot projects (2 projects)	429	CF	QCBS	Ex ante	100%	0%	9	I Sem. 2008	II Sem. 2008
9	Prefeasibility studies urban renewal pilot projects (3 projects)	429	CF	QCBS	Ex ante	100%	0%	9	I Sem. 2009	II Sem. 2009
10	Prefeasibility studies new CNI projects (2 projects)	343	CF	QCBS	Ex ante	100%	0%	8	I Sem. 2008	II Sem. 2008
11	Prefeasibility studies new CNI projects (2 projects)	343	CF	QCBS	Ex ante	100%	0%	8	I Sem. 2009	II Sem. 2009
12	Study and work on the status of CNI neighborhoods with a view to formulating CNI policy	215	CF	QCBS	Ex ante	100%	0%	12	II Sem. 2008	I Sem. 2009
13	Study and work on the status of CNI neighborhoods with a view to formulating urban renewal policy	215	CF	QCBS	Ex ante	100%	0%	12	II Sem. 2008	I Sem. 2009
14	Specialist in coordination systems – CNI information system	64	IC	NICQ		0%	100%	25	I Sem. 2008	II Sem. 2010
15	Specialist in coordination systems – urban renewal information system	64	IC	NICQ		0%	100%	25	I Sem. 2008	II Sem. 2010

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
16	Technical assistance for creating municipal files for 70 municipios. Technical assistance to help 4 municipios develop LUPs. Ten (10) consultants.	309	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
17	Technical assistance for creating municipal files for 70 municipios. Technical assistance to help 4 municipios develop LUPs. Ten (10) consultants.	309	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
18	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex ante	100%	0%	7	I Sem. 2008	II Sem. 2008
19	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex ante	100%	0%	7	I Sem. 2008	II Sem. 2008
20	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex post	100%	0%	7	I Sem. 2008	II Sem. 2008
21	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex post	100%	0%	7	I Sem. 2008	II Sem. 2008
22	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex post	100%	0%	7	I Sem. 2009	II Sem. 2009
23	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex post	100%	0%	7	I Sem. 2009	II Sem. 2009
24	LUP monitoring and evaluation documents for 10 municipios	43	IC	NICQ	Ex post	100%	0%	7	I Sem. 2009	II Sem. 2009

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
25	Document on technical assistance for 30 municipios in soil management instruments. Three (3) consultants.	106	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
26	Document on technical assistance for 40 municipios in soil management instruments. Three (3) consultants.	106	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
27	Three (3) regulatory documents for development of regulations to Law 388. Three (3) consultants.	106	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
28	Four (4) regulatory documents for development of regulations to Law 388. Three (3) consultants.	106	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
29	Technical document with the progress and scope of technical assistance for territorial entities on the formulation and adoption of partial plans. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
30	Technical document with the progress and scope of technical assistance for territorial entities on the formulation and adoption of partial plans. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
31	Technical document with the scope of technical assistance for municipios in public space projects. Support for the DDT in monitoring 2 public space projects. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
32	Technical document with the scope of technical assistance for municipios in public space projects. Support for the DDT in monitoring 2 public space projects. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
33	Four (4) professionals to support the DDT in 2 pilot CNI projects and the CNI program. Four (4) consultants.	124	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
34	Four (4) professionals to support the DDT in 2 pilot CNI projects and the CNI program. Four (4) consultants.	124	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
35	Technical document on monitoring of technical assistance for 4 municipal entities in urban renewal. Monitoring of formulation of 2 urban renewal projects in the preinvestment phase. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
36	Technical document on monitoring of technical assistance for 3 municipal entities in urban renewal. Monitoring of formulation of 2 urban renewal projects in the preinvestment phase. Two (2) consultants.	62	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
37	Specialist in strategic and financial planning	41	IC	NICQ	Ex ante	100%	0%	12	I Sem. 2008	I Sem. 2009
	Non-consulting services									
38	Administrative assistant 1	31	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
39	Administrative assistant 2	31	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
40	Administrative assistant 3	31	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
41	1 legal assistant for contract monitoring	124	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
42	1 legal assistant for contract monitoring	124	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
43	Printing of guides, pamphlets, etc. – 25,000 copies	33	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
44	Printing of guides, pamphlets, etc. – 27,000 copies	34	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
45	450 relocations of expert equipment, technical assistance	137	IC	NICQ		0%	100%	12	I Sem. 2008	II Sem. 2008
46	450 relocations of expert equipment, technical assistance	136	IC	NICQ		0%	100%	12	I Sem. 2009	II Sem. 2009
47	1 technical support expert in GIS	77	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010

Ref. No.	Component/Subcomponent Category and description of the procurement contract	Estimated cost of procurement (in US\$ thousands)	Firm/ Individual	Procurement method 2	Review (ex ante or ex post)	Source of financing and percentage		Duration of the contract (months)	Estimated dates	
						IDB %	Local %		Start of contract	Completion of contract
48	1 technical support expert in GIS	77	IC	NICQ		0%	100%	36	I Sem. 2008	II Sem. 2010
49	Purchase of 6 computers and 2 software packages	34	IC	NICQ		0%	100%	5	I Sem. 2008	II Sem. 2008
4.2	Information systems									
	Goods									
13	Hardware for technological strengthening of the VVDT	312.6	F	ICB	Ex ante	100%	0%	8	I Sem. 2008	II Sem. 2009
14	Licenses to strengthen and upgrade the database manager	232.0	F	NCB	Ex ante	100%	0%	18	I Sem. 2008	I Sem. 2009
15	Licenses consolidation of tracking system	7.1	F	PC	Ex post	100%	0%	2	I Sem. 2008	I Sem. 2008
16	GIS licenses, technological strengthening of the VVDT	48.0	F	PC	Ex post	100%	0%	2	I Sem. 2008	I Sem. 2008
	Non-consulting services									
17	Training in development tools and databases	96.0	F	NCB	Ex ante	100%	0%	18	I Sem. 2008	I Sem. 2008
	Consulting services									
18	Development of a support system for management of the titling process	72.0	CF	QCBS	Ex ante	100%	0%	8	I Sem. 2008	II Sem. 2008
19	Development of a support system for management of the CNI process	57.0	CF	QCBS	Ex ante	100%	0%	8	I Sem. 2008	II Sem. 2008
20	Consolidation of the intermediate LCH subsidy management system and Connectivity Agenda (contracting of six engineers)*	259.2	IC	NICQ		0%	100%	24	I Sem. 2008	II Sem. 2009

[illegible]

**STRENGTHENING OF LOW-COST HOUSING AND
TERRITORIAL DEVELOPMENT POLICY**

PROJECT NUMBERS: CO-L1018 AND LOAN CONTRACT: N/D

PERIOD COVERED BY THIS PROCUREMENT PLAN:
FROM 1 JANUARY 2008 TO 30 JUNE 2009¹

**CAPACITY OF THE EXECUTING AGENCY
AND SUPERVISION OF PROCUREMENT BY THE BANK**

Assessment of the executing agency's capacity to administer procurement

The MAVDT through the Multilateral Bank Group will be responsible for carrying out project procurements. Having assessed the capacity of the executing agency to carry out the procurement actions, the Bank rates the overall risk to the project arising from the administration of procurement as average.

Frequency of procurement supervision

In addition to ex ante reviews, the Bank will conduct ex post reviews of procurement annually during each management mission. The frequency of ex post reviews and the thresholds established for the ex ante review of contracts are consistent with the assessment made of the executing agency's capacity. These thresholds and the frequency of ex post reviews may be adjusted in the process of updating and revising the procurement plan, depending on the performance of the executing agency and the progress made in adopting the corrective measures described.

¹ Assuming the program starts in January 2008.