

Notice on the Implementation Plan and Submission of Evaluation Documents for Construction Management Services

Pursuant to Article 39 of the Construction Technology Promotion Act, Articles 55 and 57 of the Enforcement Decree of the same Act, and Article 28 of the Enforcement Rule of the same Act, the following is hereby announced regarding the implementation plan for the “Construction Management Services, including Acting on Behalf of the Supervising Authority, for the Expansion of the Songdo Public Sewage Treatment Facility (Phase 3)” and the submission of PQ Evaluation Documents and Statements of Qualifications (SOQs) for the selection of a construction engineering business entity eligible to participate in the bidding.

October 12, 2026

Commissioner, Incheon Free Economic Zone Authority

1. Implementation Plan for Construction Management Services

Service Name	Construction Management Services, including Acting on Behalf of the Supervising Authority, for the Expansion of the Songdo Public Sewage Treatment Facility (Phase 3)
Location	13-8, Songdo-dong, Yeonsu-gu, Incheon (within the site of the Songdo Public Sewage Treatment Facility)
Project Scope	- Construction of a new sewage treatment facility: 50,000 m³ /day (fully underground) - Sewage Transfer Pumping Station: 15,000 m³ /day - Construction of new influent pipelines: L = 4.0 km - Site area: 22,000 m² - Development of a community-friendly space above the facility
Service Fee	KRW 13,774,200,000 (including VAT and professional liability insurance premiums)
Service Period	47 months from the commencement date

Implementing Authority	Incheon Free Economic Zone Authority
Scope of Services	Construction management services, including acting on behalf of the supervising authority, for construction (civil engineering, mechanical engineering, architecture, landscape architecture), electrical engineering, information and communications, and firefighting works
Tentative Schedule	Prequalification (PQ): In October 2026 Technical Personnel Evaluation (SOQ): In October 2026 Price Bidding: In October 2026

※ The project scope, service fee, service period, bidding schedule, and other details are subject to change depending on circumstances of the Incheon Free Economic Zone Authority.

2. Bidding and Contracting Method

- a. Open competitive bidding (price bidding following the evaluation of the Prequalification (PQ) and Statement of Qualifications (SOQ))
- b. Services subject to electronic bidding, lump-sum bidding, continuing expenditure projects, and international bidding
- c. Services subject to the Integrity Pact
- d. Services subject to professional liability insurance (mutual aid) coverage and the payment of a defect guarantee deposit

※ The successful bidder for this service shall, pursuant to Article 34 (Liability for Damages and Defect Guarantees by Construction Engineering Business Entities) of the Construction Technology Promotion Act, submit to the Incheon Free Economic Zone Authority a professional liability insurance certificate or mutual aid certificate and pay the defect guarantee deposit.

3. Eligibility for Participation in the Bidding

Bidders shall, as of the deadline for bid registration, not be subject to any restriction on eligibility to participate in bidding as an ineligible bidder under Article 31 (Restriction on Eligibility to Participate in Bidding for Ineligible Bidders) of the Act on Contracts to Which a Local Government Is a Party, and shall meet the eligibility requirements prescribed in Article 13 of the Enforcement Decree and Article 14 of the Enforcement Rule of the same Act, as well as all of the

following qualification requirements:

a. Construction (Civil Engineering, Mechanical Engineering, Architecture, and Landscape Architecture)

An entity registered, pursuant to Article 26 of the Construction Technology Promotion Act and Article 44 of the Enforcement Decree of the same Act, as either: Comprehensive Construction Engineering Business, or Construction Engineering Business for Design and Project Management (General or Construction Management).

b. Electrical Engineering

An entity registered as a Comprehensive Supervision Business for Electric Power Facilities, pursuant to Article 14 of the Electrical Technology Management Act and Article 27 of the Enforcement Decree of the same Act.

※ Pursuant to Article 2 of the Addenda to the Electrical Technology Management Act, this project is not subject to the separate contracting requirement for design and construction supervision services under Article 14-3 of the same Act.

c. Information and Communications

An entity that has filed a report as an Engineering Business (Information and Communications) pursuant to Article 21 of the Engineering Technology Promotion Act, or an entity registered as an Office of Professional Engineers (Information and Communications) pursuant to Article 6 of the Professional Engineers Act.

d. Firefighting

An entity registered as a Specialized Firefighting Construction Supervision Business (supervision of firefighting facility construction for all specified firefighting facilities) pursuant to Article 4 of the Firefighting System Installation Business Act and Article 2 of the Enforcement Decree of the same Act.

※ Pursuant to Article 58 of the Enforcement Decree of the Construction Technology Promotion Act, an entity that has participated in the relevant construction project (where a joint contract was concluded through a design-build turnkey bidding method, each member of the joint venture) and its affiliated companies shall not be eligible to participate in the bidding.

4. Joint Contracting

- a. Bidders may participate either independently or as a joint venture under a joint performance arrangement, a separate performance arrangement, or a mixed arrangement. In the case of a mixed arrangement, a member participating under the joint performance arrangement may not participate under the separate performance arrangement.
- b. A joint venture shall consist of no more than seven companies, including the lead company (the company with the highest equity participation ratio), and each member shall have a minimum equity participation ratio of 5%. However, under a separate performance arrangement, the equity participation ratio shall be identical to the service participation ratio (division ratio) for each scope of services.
- c. The participation ratios under the separate performance arrangement shall be as follows:

Total	Construction (Civil Engineering, Architecture, Landscape Architecture, Mechanical Engineering)	Electrical Engineering	Information and Communica tions	Firefighting	Rem arks
100%	80.25%	17.37%	1.82%	0.56%	

※ The above ratios are subject to change depending on circumstances and may differ from the actual breakdown of service costs.

- d. The lead member of the joint venture shall be the company with the highest equity participation ratio in the case of a joint performance arrangement, a company in the civil engineering field in the case of a separate performance arrangement, and the company with the highest equity participation ratio among the members in the civil engineering field in the case of a mixed arrangement.
- e. As of the date of this notice, the Lead Construction Management Engineer shall be employed by the lead company.
- f. In the case of participation as a joint venture, a Joint Venture Agreement shall be prepared and submitted as an attachment to the PQ Evaluation

Documents. The Joint Venture Agreement shall specify each member's percentage of the total service fee by scope of services.

- g. Where a bidder voluntarily forms a joint venture with a local company whose principal place of business (head office) is located in Incheon Metropolitan City as of the date of this notice, points based on the local company participation ratio shall be awarded in accordance with the Detailed Criteria for Qualification Review of Technical and Academic Research Services under Chapter 2-2 of the Criteria for Determining Successful Bidders in Local Government Bidding.

Local Company Participation Ratio	30% or more	Less than 30% but 20% or more
Points	3 points	1 point

- h. Other matters shall be governed by the Guidelines for the Operation of Joint Contracts under Chapter 6 of the Guidelines for the Execution of Local Government Bidding and Contracts.

5. Submission of PQ Evaluation Documents

- a. Distribution of Evaluation Criteria and Preparation Guidelines

- 1) Bid Notice on Korea ON-line E-Procurement System (KONEPS)
(<https://www.g2b.go.kr>)
- 2) Incheon Free Economic Zone Authority (IFEZ) website
(<https://www.ifez.go.kr>)

- b. Registration for Participation and Submission of Evaluation Documents

- 1) Date and Time: Wed, Oct 28, 2026 (2:00 ~ 3:00 PM)
 ※ The submission deadline shall be strictly observed. Evaluation documents will not be accepted after the deadline. The time of arrival at the submission location shall be deemed the time of submission.
- 2) Submission Location: Songdo Infrastructure Division, Songdo Development Bureau, Incheon Free Economic Zone Authority ☎ +82-32-453-7563
 175, Artcenter-daero, Yeonsu-gu, Incheon (Songdo-dong)
- 3) Documents to Be Submitted

- a) Official letter submitting the PQ evaluation documents
- b) One copy each of documents certifying eligibility to participate in the bidding:
 - Copy of the certificate of corporate registration and the business registration certificate
 - Certificate of registration for a construction engineering business and an engineering business entity
 - Copy of the registration booklet for the service provider
 - Seal Use Declaration (with the designated seal) and certificate of seal impression
 - ※ The representative of each participating company shall register for participation in person when submitting the evaluation documents and shall present an identification document. If a representative participates through an authorized agent, the agent shall submit a Power of Attorney, Certificate of Employment, identification document, and certificate of the designated seal.
- c) One copy of the Joint Venture Agreement
- d) Two copies of the PQ evaluation documents (one original and one duplicate, including one USB flash drive)
- e) One copy of the Self-Evaluation Form (one additional unbound copy shall be submitted separately)
- f) One copy for verification of the ratio of the combined career experience period of the five personnel subject to evaluation—one Lead Construction Management Engineer and four discipline-specific Construction Management Engineers (one senior-level civil engineer, one intermediate-level civil engineer, one intermediate-level safety management engineer, and one senior-level mechanical engineer)—to the combined total career experience period of all five personnel.
- ※ This document is required for evaluation pursuant to [Table 1] of the Detailed Criteria for Qualification Review of Technical and Academic Research Services under Chapter 2-2 of the Criteria for Determining Successful Bidders in Local Government Bidding.

4) Method of Submission: In-person submission by the lead company through an official letter.

✖ Submission by mail, facsimile, courier, or other delivery services is not permitted.

c. Submission of Statement of Qualifications (SOQ)

1) Detailed information will be provided separately only to companies that receive a score of 87.5 points or higher in the Prequalification (PQ) evaluation.

2) Statement of Qualifications (SOQ): 15 copies

(one original copy bearing the company name and 14 copies without the company name)

6. Selection of Qualified Bidders

a. Based on the results of the Prequalification (PQ) evaluation, companies receiving a score of 87.5 points or higher shall be selected as eligible to submit the Statement of Qualifications (SOQ). Following the evaluation of the Statement of Qualifications (SOQ), companies receiving a score of 87.5 points or higher shall be selected as qualified bidders. However, if only one company is finally selected based on the results of the Prequalification evaluation, the bidding process shall be re-announced.

b. The total score of the evaluation shall be individually notified to each relevant construction engineering business entity. If a bidder has an objection to the evaluation results, it may file a written objection pursuant to Article 34 of the Act on Contracts to Which a Local Government Is a Party. However, no objection may be filed against the evaluation item “Project Execution Plan and Methodology of Construction Management Engineers” among the Statement of Qualifications (SOQ) criteria.

c. The date and time of bidding shall be separately notified only to the selected companies, and the determination of the successful bidder shall be made in accordance with the relevant laws and regulations.

d. If, during the evaluation or bidding process, any resident personnel subject to evaluation in the PQ Evaluation Documents (the Lead Construction

Management Engineer or a discipline-specific Construction Management Engineer) participates as personnel subject to evaluation for a project of another implementing authority and is selected as the successful bidder before the bidding date for this project, resulting in duplicate assignment, such personnel shall not be eligible to participate in the bidding.

- ※ If such a company participates in the bidding and is subsequently determined to be the successful bidder and enters into a contract, the selection of the successful bidder and the contract shall be cancelled.

7. Qualification Review and Determination of the Successful Bidder

- a. Pursuant to Article 42 of the Enforcement Decree of the Act on Contracts to Which a Local Government Is a Party and [Table 1] <1. Evaluation Criteria for Technical Services Subject to P.Q. with an Estimated Price of KRW 1 Billion or More> of the Detailed Criteria for Qualification Review of Technical and Academic Research Services under Chapter 2-2 of the Criteria for Determining Successful Bidders in Local Government Bidding (Ministry of the Interior and Safety Directive), bidders shall be reviewed in order, starting with the bidder that submitted the lowest bid below the estimated price. The bidder receiving a comprehensive score of 92 points or higher shall be determined as the successful bidder.

※ Comprehensive Score (100 points) = Performance Capability for the Relevant Service (64 points) + Experience Evaluation of the Project Manager and Discipline-Specific Lead Engineers for the Relevant Service (1 point) + Local Company Participation (3 points) + Financial Condition (2 points) + Bid Price (30 points) + Availability of Technical Personnel (△10 points) + Compliance with Contractual Order (△1.0 point)

- b. For the purpose of evaluating the “Experience of the Project Manager and Discipline-Specific Lead Engineers for the Relevant Service” under the “Performance Capability for the Relevant Service” criterion in the qualification review, each participating bidder shall separately submit the ratio of the combined career experience of the Project Manager and Discipline-Specific Lead Engineers to the combined total career experience period.

- c. Under [Table 1] <1. Evaluation Criteria for Technical Services Subject to P.Q. with an Estimated Price of KRW 1 Billion or More>, the “Financial Condition” criterion shall be evaluated by incorporating the financial condition score into the P.Q. score, thereby awarding the full points allocated to this criterion.
- d. If two or more bidders submit the same lowest bid price, the bidder with the highest score in the Statement of Qualifications (SOQ) Evaluation shall be determined as the successful bidder. If the Statement of Qualifications (SOQ) Evaluation scores are also identical, the successful bidder shall be determined by drawing lots.

8. Other Matters

- a. Bidders shall familiarize themselves in advance with all matters necessary for the submission of the PQ Evaluation Documents, including the Guidelines for the Execution of Local Government Bidding and Contracts (Ministry of the Interior and Safety Directive), the Criteria for Determining Successful Bidders in Local Government Bidding (Ministry of the Interior and Safety Directive), the Terms of Reference for this service, the Detailed Evaluation Criteria for Prequalification, and the Preparation Guidelines, and shall participate in the bidding accordingly. Any responsibility arising from failure to familiarize themselves with such matters shall rest with the bidder.
- b. The contents of the submitted evaluation documents may not be modified unless requested by the Incheon Free Economic Zone Authority and shall be deemed part of the contract terms upon execution of the contract. Therefore, bidders shall exercise due care in preparing the documents. If any false information is discovered, the relevant measures shall be taken in accordance with the applicable regulations.
- c. Any item for which supporting documentation is required but such documentation has not been attached shall be deemed invalid, and the submission of additional documents shall not be permitted.
- d. No separate payment shall be made for any costs incurred in preparing

the Prequalification (PQ) Evaluation Documents and Statement of Qualifications (SOQ), and the submitted documents shall not be returned.

- e. In the event of any matter or term not specified in this notice or the evaluation criteria, or in the event of any difference of interpretation, the authoritative interpretation of the Incheon Free Economic Zone Authority shall prevail.
- f. All documents prepared and submitted in connection with this service shall be prepared based on the status as of the date of this notice.
- g. This service is subject to the Integrity Pact. All companies participating in the bidding shall be deemed to have submitted an Integrity Pact Compliance Pledge, and the company selected as the successful bidder shall submit the Integrity Pact Compliance Pledge upon execution of the contract.
- h. In order to promote the local economy of Incheon, bidders are encouraged, pursuant to the Ordinance on the Promotion of the Revitalization of the Local Construction Industry and Protection of Subcontractors of Incheon Metropolitan City, to ensure that the proportion of subcontracting to local companies in Incheon is 70% or more. Pursuant to the same Ordinance, bidders shall submit a Plan for Win-Win Cooperation with Subcontractors to the implementing authority.
- i. If any employee of Incheon Metropolitan City makes an improper request, such as a demand for money, valuables, or entertainment, in connection with this bidding, please report the matter through the Civil Complaints – Public Officials’ Corruption Reporting (Help-Line) service on the Incheon Metropolitan City website.
- j. Pursuant to Article 8 of the Special Provisions of the Enforcement Decree of the Act on Contracts to Which the State Is a Party in Specific Procurement, the language to be used shall be Korean.
- k. Where necessary, bidders may be required to submit additional certificates or supporting documents issued by relevant institutions, such as institutions responsible for managing service performance records. The service fee, service period, scheduled bidding date, and other details of this project are

subject to change depending on circumstances of the Incheon Free Economic Zone Authority.

- l. If there are any changes or supplementary provisions to the evaluation criteria, guidelines, or other relevant documents for this service, such information will be posted on the Incheon Free Economic Zone Authority website (<https://www.ifez.go.kr/intro.do>). No objection may be raised against any disadvantage resulting from failure to check the website.
- m. For further inquiries, please contact us by e-mail at ydk910919@korea.kr.
- n. The English version is provided for reference only and shall not have legal effect. In case of any discrepancy, the Korean version shall prevail.