**REQUEST FOR EXPRESSIONS OF INTEREST**

**(CONSULTANT SERVICES – SELECTION OF FIRMS)**

**Country**: Kyrgyz Republic

**Name of Project**: The Shariah-compliant Affordable Housing Financing Project

**Name of Sector**: Housing and Urban Development

**Consulting services**: Project Management Consulting

**Mode of Financing**: Instalment Sale

**Financing No**. KGZ-1028

1. The Kyrgyz Republic has received financing from the Islamic Development Bank (IsDB) toward the cost of the Shariah-Compliant Affordable Housing Finance Project and intends to apply part of the proceeds for consulting services to engage a Project Management Consultant (PMC)
2. The services include project management support for the implementation of a large-scale affordable housing development, including coordination of construction and financing components, procurement support, safeguards compliance, stakeholder engagement, and capacity building. The project covers the construction of 1,425 housing units in Sokuluk District through a lease-to-own mechanism under Islamic financing. The PMC will support the State Mortgage Company (SMC) over the estimated 48-month duration of the assignment.
3. The consultant will support the client with implementation planning, procurement of works and goods, oversight of contractors in coordination with the Engineering Technical Consultant (ETC), quality assurance, environmental and social safeguards, financial and technical reporting, and knowledge transfer. The consultant must propose a qualified team and deployment schedule that aligns with the phasing of construction and project milestones.
4. The consulting services will also include the development of a Contract Management Plan (CMP), a Project Implementation Manual (PIM), monitoring of affordability targets, support in the implementation of Shariah-compliant financial products, and submission of structured reports as per IsDB requirements. The assignment is expected to begin in Q4 2025.
5. The detailed Terms of Reference (TOR) for the assignment are available at the address below or upon request by email.
6. The State Mortgage Company of the Kyrgyz Republic now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the services. Interested Consultants must provide information demonstrating that they are qualified to perform the services (brochures, description of similar assignments, experience in similar conditions, availability of appropriate skills among staff, etc.).
7. The shortlisting criteria are:

Technical competence: (Experience in projects of this kind over the past 10 years), including:

* Experience in project management and construction oversight for large-scale residential or housing developments.
* Experience with donor-funded or multilateral development bank-financed projects.
* Familiarity with Shariah-compliant finance instruments.
* Experience working with housing finance institutions and public agencies.

Experience in IFI/MDB-financed project implementation support over the past 10 years.  
Regional experience in Central Asia or countries with similar operating environments.

1. Key Experts will not be evaluated at the shortlisting stage.
2. The attention of interested Consultants is drawn to Paragraphs 1.12.1 and 1.12.2 of the Guidelines for Procurement of Consultancy Services under Islamic Development Bank Project Financing, April 2019, revised in February 2023 (the “Procurement Guidelines”), setting forth IsDB’s policy on conflict of interest, available at <https://www.isdb.org/project-procurement/documents>.
3. Consultants may associate with other firms to enhance their qualifications, but should clearly indicate whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.
4. A consultant will be selected in accordance with the Quality and Cost-based Selection (QCBS) method through a shortlist of firms from IsDB Member Countries set out in the Procurement Guidelines.
5. Interested consultants may obtain further information at the address below during office hours 09:00 to 18:00 hours (Bishkek time).
6. Expressions of interest must be delivered in a written form to the address below (in person, by courier such as DHL, or by e-mail) by the 4th of July, 2025.

**State Mortgage Company**

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