

Preliminary Market Consultation - PMC

For

Proposals for the use of the existing carpark situated at
Delimara Power Station

Issued by:
Enemalta plc

PMC#: HO/PMC/2004/2022

Issue Date: *26/07/2022*

Response/Submission Date and Time: *02/09/2022 at 11.00 am (CEST)*

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Section A: Instructions

1) Response to this PMC are to be submitted online through the ePPS (electronic Public Procurement System) as per the instructions given in Article 8 of Section B of this document.

All submissions will be dealt with in strictest confidence.

Section B:

General Information

1) Purpose

The purpose of this Preliminary Market Consultation (PMC) is for Enemalta plc to receive proposals or ideas as regards utilisation, development or transformation of an area of circa 4000sqm that is currently used as a carpark by the employees working at the Delimara Power Station (DPS). The intention of Enemalta is to allow interested parties to make use of the area for a period of circa 10 years, however Enemalta is still open to proposals that would require a terms greater or lower than 10 years. Each proposal submitted must however comply with a condition that roughly the same number of car parking spaces will remain available for use amongst other conditions as detailed in Section 3.

This issuance of this PRELIMINARY MARKET CONSULTATION does not constitute a commitment to issue a request for bids, award a contract, or pay any costs incurred in preparation of a response to this RFI.

Any information received in response to this PRELIMINARY MARKET CONSULTATION will assist the Contracting Authority's project team in finalizing the scope of work and requirements which may be used at a future date in the issuance of a call for tenders. Submitting a response to this PRELIMINARY MARKET CONSULTATION is not a guarantee in any way that an Economic Operator will be selected for any subsequent call for tenders, nor does it preclude any Economic Operator from responding to future procurement opportunities.

2) Issuing Office

The issuing office, being Enemalta plc. is the point of contact for this PMC. Please refer any inquiries or request for clarifications to:

Enemalta plc.
Central Administration Building
Church Wharf, Marsa MRS 1571,
Malta.
Telephone: (356) 2298 0738/352/731
E-mail: procurement.em@enemalta.com.mt

Any PRELIMINARY MARKET CONSULTATION addenda/updates will be made available at the through the ePPS.

A site visit will be held on the 10/08/2022 at 10.00 am in order for interested parties to familiarise themselves with the site. The site address is:

**Enemalta PLC.
Delimara Power Station,
Triq il-Power Station,
Marsaxlokk,
MXK1220
Malta**

3) Scope

The DPS has a carpark with an area of circa 4000sqm just outside of the main gates. The carpark presently has space for roughly 143 standard sized cars and is used exclusively by the operators working at the power station. Enemalta plc is seeking interested economic operators to come up with proposals or ideas about how this area can be utilised, developed or transformed. A number of conditions must be met by the proposals submitted. These are:

- The number of car parking spaces must remain roughly the same across the whole area.
- The area also encompasses the main entrance to a large underground tunnel in which there is critical electrical infrastructure, and consequently must be kept free from obstructions at all times in such a way that a fire truck can pass from the road in front of the carpark to inside the tunnel in the shortest time possible.
- There are 132KV cables passing through the area, and no permanent structures should be erected on top of the path that these cables pass so that in the eventuality of needing repair, it could be done without delay. Two examples of how these constraints can be tackled are shown in Section E, figures 1 and 2, however these shall not be deemed as the only solution, or mandatory drawings and the interested economic operators are free to suggest other ways and means.

Enemalta is considering making the area available to the economic operator for a period of circa 10 years however proposals that would entail greater or shorter durations will still be considered and still encouraged to be submitted. The successful economic operator will be solely responsible for any and all permits related to the project.

4) Information Requested from Economic Operators

Economic Operators are to respond to the questions listed in Section D. Economic Operators are encouraged to recommend changes to the project if it is determined, based on their experience, that there is a better approach. The Contracting Authority is seeking best practices in this area.

5) Economic Operators Presentations

The Contracting Authority may request Economic Operators to provide a presentation on the information provided in response to this PMC. All costs associated by such presentations will be borne by the Economic Operator.

6) Confidentiality and PRELIMINARY MARKET CONSULTATION Ownership

This PRELIMINARY MARKET CONSULTATION is both confidential and proprietary to the Contracting Authority and the Contracting Authority reserves the right to recall the PRELIMINARY MARKET CONSULTATION in its entirety or in part. Economic Operators agree that they will not duplicate, distribute or otherwise disseminate or make available this document or the information contained in it without the express written consent of the Contracting Authority.

Economic Operators shall not include or reference this PRELIMINARY MARKET CONSULTATION in any publicity without prior written approval from the Contracting Authority, which, if granted, shall be granted by the Contracting Authority. Economic Operators accept all of the foregoing terms and conditions without exception. All responses to the PRELIMINARY MARKET CONSULTATION will become the property of the Contracting Authority and will not be returned.

7) Disclosure of Proposal Contents

Cost and price information provided in information proposals *together with any financial or budget information* will be held in confidence and will not be revealed or discussed with competitors, except to the extent required by law.

All other material submitted becomes the property of the Contracting Authority and may be returned only at the Contracting Authority's option. Information proposals submitted to the Contracting Authority may be reviewed and evaluated by any person other than competing Economic Operators at the discretion of the Contracting Authority.

The Contracting Authority has the right to use any or all ideas presented in any reply to the RFI.

Where confidential or proprietary information is required, or should the Economic Operator deem it necessary to submit such matter, mark each page/section in large bold type **(PROPRIETARY INFORMATION)**.

If any response to the Preliminary Market Consultation contains a trade secret or confidential commercial/proprietary information, one should include with the response a separate signed written statement to that effect.

8) Submission Instructions

The Contracting Authority is using the electronic public procurement system for its solicitations. In order to receive and submit a response to this PMC, Economic Operators must register through www.etenders.gov.mt.

This Request for Proposals may be found through typing the **PMC# reference number (HO/PMC/2004/2022)** in the 'Search' tab.

Important: Economic Operators should contact the Contracting Authority if they are unable to register correctly, or if they experience difficulty in uploading/downloading documents from the ePPS.

Economic Operators may upload a single electronic file or if uploading multiple electronic files, they may upload one zipped folder containing those files. Current upload file size limit is 100MB. If the submission was submitted properly, an Economic Operator will receive an automated acknowledgement that the proposal has been successfully uploaded.

Section C

1) Description of the Contracting Authority and Background information

Established in 1977, Enemalta is the leading energy services provider in the Maltese Islands, entrusted with the distribution of electricity, and the development of the national electricity distribution network.

The Company aims to offer reliable services to its customers, whilst developing efficient electricity infrastructure to provide for the nation's energy requirements.

In recent years, the Company launched unprecedented investments to transform its electricity generation infrastructure, reinforce the distribution network, consolidate the quality of its services and achieve long-term financial sustainability.

As a result of this transformation, Enemalta is now producing electricity through an efficient and environment-friendly mix comprising new gas-fired plants, imported electricity through the Malta-Italy Interconnector and grid-connected renewable energy sources.

At the same time, it is also engaged in an ongoing investment in the maintenance and reinforcement of the national electricity network, to increase grid redundancy and flexibility across the Maltese Islands. The Company adopts continued improvement programmes at all technical and administrative levels to constantly augment the quality of its services, to increase the efficiency of its operations and to consolidate the skills and capabilities of its employees.

Through these efforts, Enemalta seeks to achieve its strategic objectives whilst fulfilling its main mission statement; to provide cleaner, safer and sustainable energy solutions, whilst striving to meet and exceed customers' expectations by empowering its employees and providing them with development opportunities.

2) General objectives and strategic planning of the Contracting Authority relating to this Preliminary Market Consultation (PMC)

Enemalta is seeking interested economic operators to develop the carpark site shown in Section E figure 3 in such a way that, whilst keeping the same number of present car parking slots, will generate a revenue stream. The proposal must at least meet the conditions mentioned in Section 3 – Scope.

Section D

Details of information requested

1) General Economic Operator Information

The Contracting Authority is asking interested Economic Operators to submit a response containing, at a minimum, the following information:

1. Description of the reason for your interest in possibly developing the area.
2. Brief history of your firm.
3. Brief description of past experience engaged in similar projects.
4. Your best conservative estimate of return to Enemalta if you are eventually awarded the right to go ahead with proposal following the competitive process.
5. Your best estimated time frame for completing the project.
6. Company brochure/literature if available.
7. Sketches and detailed drawings showing how the constraints described will be met and how the area will be developed.

2) Specific Project Overview

Enemalta's primary objectives for this project are the following:

1. Maximise the number of parking spaces available to employees
2. Meet the constraints for the tunnel entrance
3. Meet the constraints for the cable path remaining free from permanent obstructions
4. Maximise the return for Enemalta
5. Projects that blend and complement the area

3) Questions

The Contracting Authority requests that Economic Operators answer the following questions in their response to this PMC:

1. From your past experience, and from the information available in this document, do you think that the Contracting Authority has managed to identify all necessary information for the economic operators to be able to submit a proposal for this project? If not, please provide information on other necessary components.
2. Provide a list of potential problems/risks that the Contracting Authority may encounter during this project.
3. Provide any ideas or suggestions about how such problems/risks should be addressed in a procurement solicitation.

4) Response Format

Responses are to be straightforward, clear, concise and specific to the information requested. In order for submissions to be considered complete, Economic Operators must provide all the requested information mentioned in this document as well as any other comments, observations or suggestions which potentially may assist the Contracting Authority in the Preliminary Market Consultation stage.

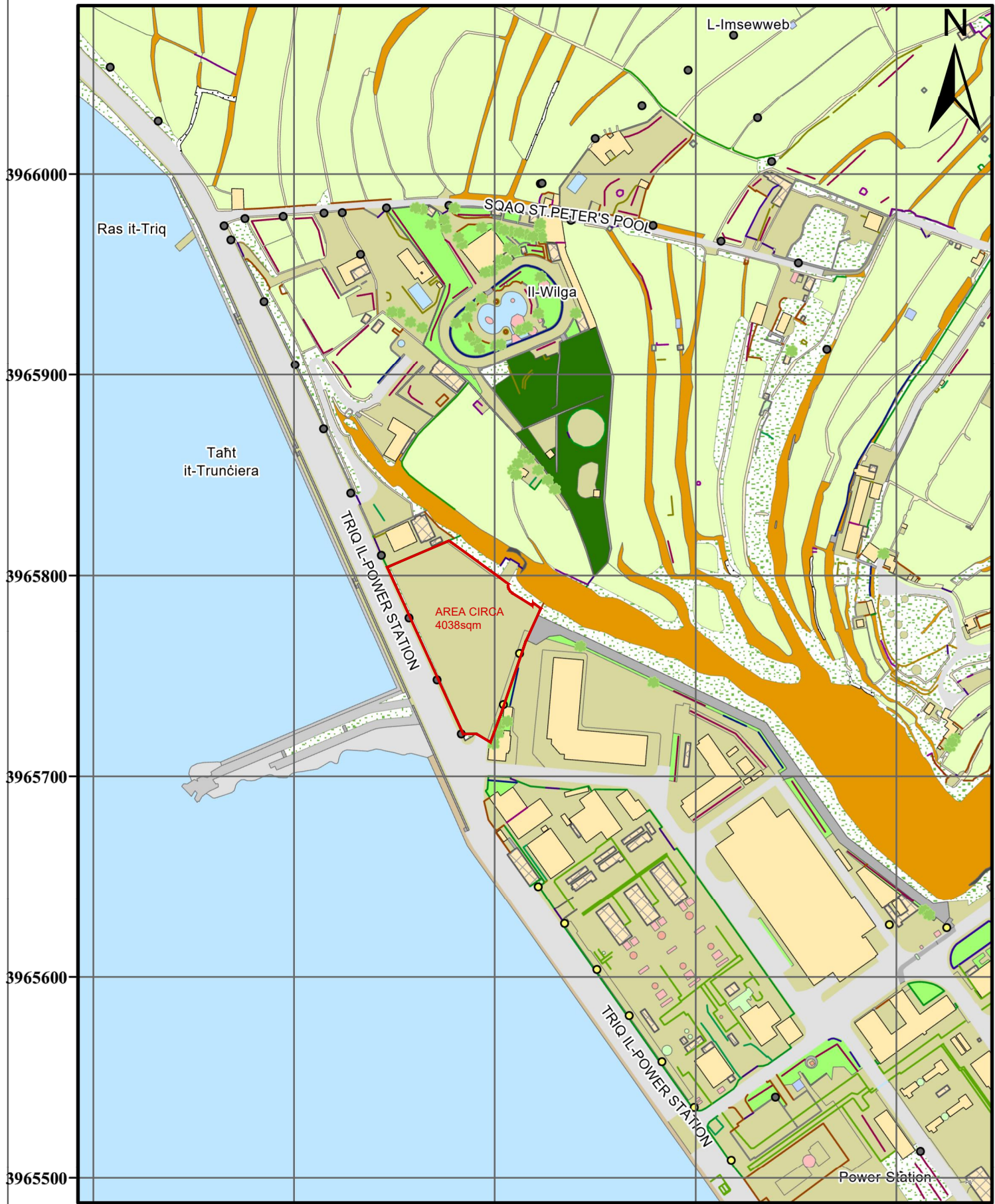
Section E

Additional Information

Figure 1 – Option 1 path

Figure 2 – Option 2 path

Figure 3 – Carpark Site Plan



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0 25 50 100 150 200 250 Meters **1:2,500** Date Printed: 22/07/2022

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