

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ



Ministry of Finance
Male', Republic of Maldives

Consultancy for Developing International Port Facilities in the North and South of Maldives
TES/2019/C-13

Clarification 01

1. What, if any, existing information, data, reports, etc. would the Client be able to hand over to the selected Consultant at the commencement of the assignment?

All available information, data and reports including the following will be provided to the selected consultant.

- **Traffic/demand modeling, value proposition and high-level commercial feasibility of a transshipment port together with mixed use development in Ihavandhippolhu atoll in the Maldives – Final Report, 2015**
- **Integrated Master Plan for Ihavan Maldives, 2017**
- **Environmental Impact Assessment - Hithadhoo Regional Port Expansion Project, 2008**
- **Environmental Impact Assessment for the proposed expansion and upgrading of the sheltered berth at Hithadhoo International Port, Hithadhoo, Addu City, Maldives 2016**
- **The Environmental Impact Assessments for Hithadhoo Port mentioned above, were conducted for small scale expansion projects that were planned in 2008 and 2016 but not executed.**

2. Could you share information on the available budget for the study?

- **Budget can't be disclosed**



AMS

3. With a reference to “social and environmental impacts of the project”, please confirm if Social & Environmental Appraisal would be sufficient for this project in order to identify the impacts to be considered for the feasibility study and concept master planning?

- **The consultant’s scope is to assess environmental and social implications of the project. The PPP developer will undertake detailed EIA studies and obtain EIA clearance for the project.**

4. With a reference to “Specialists required” please clarify the geotechnical aspects of the project expected.

- **A geotechnical study needs to be conducted for the selected option based on the outcome of the feasibility study. Please refer to the TOR in the revised RFP.**

5. Please confirm if there are any bathymetric surveys available for the project areas (Ihavandhippolhu, One and a Half Degree Channel, Hithadhoo Port)

- **Basic bathymetric studies were conducted for the EIA for small scale expansion of Hithadhoo Regional Port that were planned in 2008 and 2016. These studies may not be sufficient for the purposes of this consultancy. However, we will share these surveys with the selected consultant.**

6. Could we request for a two week extension to the submission deadline?

- **The deadline has been extended to 19th August 2019, 1300 hrs.**

7. Provide Available bathymetry / topography map of the project area or provide available Admiralty chart of the Project area to scale showing the proposed port locations with depths / soundings.

- **Please refer to the answer for question 5 regarding bathymetry.**
- **All relevant and available maps will be provided to the selected consultant. Admiralty charts of Maldives are available from the market.**

8. Reference to Page 49, Stage 2 (Bullet 1): It is indicated that undertake basic surveys of the locations. Please clarify whether consultant has to identify the basic surveys required or to carry out the basic surveys. If consultant has to carry out the basic surveys –



- a. Query: please indicate what type of surveys is required to be carried out.
- **Under the requirements for basic surveys, the consultant has to undertake bathymetric surveys. Furthermore, in cases where land masses are involved, shoreline and beach profile will be required.**
 - **Once the feasibility study is complete, a geotechnical study needs to be conducted for the selected option.**
9. Reference to Page 49, Stage 2 (Bullet 2): It is indicated that the analysis should consider the design and requirements for infrastructure, superstructure, equipment and facilities at the port(s) –
- b. Query: Is it Consultant's are required to carry out designs or the analysis based on conceptualisation of designs is adequate.
- **Analysis based on conceptualisation of designs is adequate.**
10. Reference to Page 49, Stage 2 (Bullet 10): It is indicated that consultant's shall analyze the social and environmental implications of the port project(s) –
- c. Query: It is presumed that the consultant's scope is to assess environmental and social implications of the project; the PPP developer will undertake detailed EIA studies and obtain EIA clearance for the project following environmental guidelines of Maldives.
- **Yes**
11. Reference to Page 50, Stage 3 (Bullet 3 & 5): It is indicated that the Consultant has to produce tender documents and shall assist client and answer queries from potential bidders during the procurement process and in undertaking pre-bid meetings if requested by the Government –
- d. Query: Based on the scope of work of RFP, it is presumed that the consultant will prepare tentative BOQ and Block cost estimates based conceptual design of facilities and the PPP development partner will do the detailed engineering and produce construction drawings, please clarify.



[Handwritten signature]

- **The TOR states that the consultant shall “Produce tender documents and contracts to engage PPP development partners.” The Tender document presumed here is a final bidding document to be floated to potential bidders on PPP basis. The documents must include a detailed Terms of Reference with all available technical data, site analysis, conceptual designs etc. The PPP development partner will do the detailed engineering and produce construction drawings.**

12. Reference to Page 50, Stage 3 (Bullet 6): It is indicated that the consultant shall assist the government in the evaluation and selection of PPP partners if requested by the Government

–

- e. Query: Please clarify in case the selection process of PPP partner gets delayed, whether the consultant has to work till such time is there any time limit.

- **The consultant shall work till the selection of the PPP partner and contract negotiation is completed and financial closure is achieved.**

13. Reference to Page 52, Key deliverables (Bullet 6): It is indicated that the Consultant shall obtain commitment from various authorities for implementation of the project(s) such as allotment of land, environmental clearances, security of personnel, clearance of goods from ports and transportation to site –

- f. Query: It is presumed that the client / Government will facilitate these activities to PPP developer for implementation of the project and Consultant has no role to play, please clarify.

- **Consultant shall conduct stakeholder meetings to identify and obtain the commitments required from various authorities for the successful implementation of the project(s). The Government will facilitate this process.**

14. In Section IV of the Request of Proposal document, the following services are required during Transaction Advisory Stage:



ML

- Assistance to the Government in reaching potential internationally leading investors for the project if requested by the Government.
- Assistance to the Government in answering queries from potential bidders during the procurement process and in undertaking pre-bid meetings if requested by the Government.
- Assistance to the Government in the evaluation and selection of PPP partners if requested by the Government.
- In Appendix B of the same document, the abovementioned services are required during procurement process and before the Draft Final Report. This implies that procurement process will start before the Final Reporting stage, please clarify.

- **Yes**

15. Please also clarify if completion of Transaction Advisory Stage services will be pre-requisite for Draft Final Report submission. “

- **Yes**

16. Is it true that NO transshipment has occurred in the Maldives? If so, have there been some expressions of interest by the container shipping lines nevertheless?

- **There has been requests for transshipment services but at present there are no facilities to entertain such requests.**
- **There is interest from shipping lines to explore transshipment in Maldives if such facilities are available.**

17. Has any environmental assessment of the potential sites been carried out to date, especially if bunkering is an anticipated activity in the new ports? If so, please share the documents

- **The following environmental assessments were carried out for small scale expansions of Hithadhoo Port that were planned in 2008 and 2016, but not executed.**
- **Environmental Impact Assessment - Hithadhoo Regional Port Expansion Project, 2008**



[Handwritten signature]

- **Environmental Impact Assessment for the proposed expansion and upgrading of the sheltered berth at Hithadhoo International Port, Hithadhoo, Addu City, Maldives 2016**
- **The documents will be shared with the selected consultant.**

18. Which of the following are available for the four proposed sites: geotechnical studies, hydrographic surveys, possible layouts, demand estimates and market conditions, expected financial return and benefits to the Maldives? Please provide all available reports and data. if not, what are the requirements?

- **Basic bathymetric studies were conducted for the EIA for small scale expansion of Hithadhoo Regional Port that were planned in 2008 and 2016 but not executed. These studies may not be sufficient for the purposes of this consultancy. However, we will share these surveys with the selected consultant.**
- **All available information, data and reports including the following will be provided to the selected consultant.**
- **Traffic/demand modeling, value proposition and high-level commercial feasibility of a transshipment port together with mixed use development in Ihavandhippolhu atoll in the Maldives – Final Report, 2015**
- **Integrated Master Plan for ihavan Maldives, 2017**
- **Possible layouts, demand estimates, market conditions, expected financial return and benefits to the Maldives have to be assessed by the consultant**

19. Page 50, stage 3, point 3: proponent is required to prepare tender documents. However, the scope doesn't include detail design. Will the preparation of detail design be included in selected PPP's scope?

- **Yes. The consultant does not have to produce detailed design.**

20. Are there any engineering designs currently available for any of the four sites? If so, please provide any available designs

- **There are no engineering designs currently available.**



[Handwritten signature]

21. Consultancy to develop a detailed Master Plan for Ihavan Integrated Project, was carried out in 2016 by MoED, please share the outcome of the study.

- **The document will be shared with the selected consultant**

22. On Data Sheet, p. 5.2 (a) iii, please kindly confirm that any of the key experts could be designated as a Team Leader, without a specific requirement on the technical profile of the expert.

- **RFP Page 54, Point 15 states that “One member should be assigned as a team leader. The team leader should have a minimum of 15 years of experience in the field and should have experience in conducting similar consultancies.” Hence it is up to the Consultant to propose the expert who will act as the Team Leader for the assignment with the responsibility to lead the team.**

23. Please confirm that Consultants can add a number of non-key experts to the team identified in the Data Sheet in line with their methodology and the project objective. If confirmed, please clarify whether and how the CVs of the non-key experts will be evaluated.

- **Consultants can add a number of non-key experts to the team identified in the Data Sheet in line with their methodology and the project objectives. However, the CVs of the non-key experts will not be evaluated.**

24. Please clarify if one CV can be presented for more than one key positions.

- **No**

25. What is the source of funding and the estimated budget for the study?



AM

- **Source of funding for this consultancy is from the Government Budget. We are not in a position to reveal the estimated budget.**

26. Further to Section 2, Instructions to Consultants Taxes and Data Sheet, p. 3.7, please confirm that the financial offers will be evaluated exclusive of all applicable direct and indirect local taxes. The amount of local taxes will be confirmed during the contract negotiations and added to the financial offer in the final Contract.

- **Consultants are required to include all indirect taxes in their Financial Proposals.**

Information on taxation in the Maldives can be obtained from MIRA Website http://www.mira.gov.mv/Default_Eng.aspx

27. Pursuant to Data Sheet, p. 4.3, please confirm that the bidders should submit the envelopes with the Technical and Financial proposals in a third outer envelope.

- **Yes**

28. On Data Sheet, p. 5.2 (a) i, please clarify the criterion “experience on projects of similar size”. Please define what is meant by ‘similar size’ here. And what is the estimated size of this project?

- **Experience on projects of similar size refers to the consultant’s experience in consultancy for ports with throughput of 600,000 – 1,000,000 TEUs per annum and 30,000 – 70,000 MT of bunkering facilities.**

29. Given the extensive technical scope of the project and the necessary time to receive the clarifications and reflect them in the bidders’ proposals, we will be very grateful for your consideration of extending the deadline for submission of the proposal by at least Three (3) weeks from the date of receiving clarifications from the client.



A handwritten signature in blue ink, appearing to be 'H.M.', is located in the bottom left corner of the page.

- **The deadline has been extended to 19th August 2019, 1300 hrs.**

30. According to Clause 5 of the Letter of Invitation 'Interested consultants shall be registered to submit the proposals upon submission of a written application to the address in clause 08 of this invitation between 08:30hrs and 13:30hrs Maldives Time on all working days from 23rd June 2019 till 18th July 2019'. Please clarify if the Ministry requires the consultants to use a specific template for this application and confirm whether this registration can be done electronically or all prospective bidders are required to hand in hard copies at the specified address.

- **Refer to Revised RFP**

31. On Data Sheet 3.3 (a), please confirm that there are no shortlisted consultants for this selection process and bidders can associate with non-shortlisted consultants.

- **There are no shortlisted consultants for this selection process**

32. On Data Sheet 3.3 (b), it is our understanding that the duration of the assignment is 7 calendar months but please clarify the total level of effort in person-months expected from the key experts.

- **The timeline is provided in appendix B**

33. We kindly ask the Client to clarify if the soft copy of the Technical Proposal should be submitted via e-mail or delivered on a USB drive (Data Sheet 4.3)

- **USB Drive or CD**

34. On Data Sheet, p. 5.2 (a) i, please clarify the criterion "experience on projects of similar size". What is the estimated size of this project?

- **Experience on projects of similar size refers to the consultant's experience in consultancy for ports with throughput of 600,000 – 1,000,000 TEUs per annum and 30,000 – 70,000 MT of bunkering facilities.**



Handwritten signature in blue ink.

35. On Data Sheet, p. 5.2 (a) iii, please kindly confirm that any of the key experts could be designated as a Team Leader, without a specific requirement on the technical profile of the expert.

- **RFP Page 54, Point 15 states that “One member should be assigned as a team leader. The team leader should have a minimum of 15 years of experience in the field and should have experience in conducting similar consultancies.” Hence it is up to the Consultant to propose the expert who will act as the Team Leader for the assignment with the responsibility to lead the team .**

36. Please confirm that Consultants can add a number of non-key experts to the team identified in the Data Sheet in line with their methodology and the project objective. If confirmed, please clarify whether and how the CVs of the non-key experts will be evaluated.

- **Consultants can add a number of non-key experts to the team identified in the Data Sheet in line with their methodology and the project objectives. However, the CVs of the non-key experts will not be evaluated.**

37. Please kindly confirm which local indirect taxes should be estimated and added to the total contract value.

Goods and Service Tax shall be included, Consultants are required to include all indirect taxes in their Financial Proposals.

- **Information on taxation in the Maldives can be obtained from MIRA Website http://www.mira.gov.mv/Default_Eng.aspx**

38. According to the TOR, during Stage 2: Feasibility and Project Formulation, the consultant is expected to produce 3D rendering of the port(s) with videos and images to be



MS

presented to policy makers and investors. Please clarify the expected level of details to be provided in these renderings/videos.

- **High level 3D rendering**

39. According to the TOR, during Stage 2: Feasibility and Project Formulation, the consultant is expected to produce basic conceptual master plan(s) for the port(s) and integrated facilities/developments for the chosen options. Please clarify what aspects should be included in the master plan(s).

- **The Conceptual Master Plan(s) for the port(s) and integrated facilities/developments should cover the following at the macro level:**

- **Structure Plan**
- **Concept Plan**
- **Broad Land Use Plan**
- **Zoning Plan**
- **Industrial land uses**
- **Commercial land uses**
- **Residential land uses**
- **Public facilities**
- **Phasing**
- **Road Network**
- **Transportation**
- **Infrastructure Plan**
- **Port Machinery and Equipment Plan**
- **Other relevant details**

40. We kindly ask the client to provide us with any hydrographic surveys of the North and South areas of Maldives.

- **Basic bathymetric studies were conducted for the EIA for small scale expansion of Hithadhoo Regional Port that were planned in 2008 and 2016, but not executed. These studies may not be sufficient for the purposes of this consultancy. However, we will share these surveys with the selected consultant.**



41. We kindly ask the Client to provide us with any prior studies and reports regarding port constructions and navigation in Ihavandhippolhu, Hithadhoo, and One and a Half Degree Channel, such as wave and current analyses, geotechnical studies etc.

- **All available information, data and reports including the following will be provided to the selected consultant.**
- **Traffic/demand modeling, value proposition and high-level commercial feasibility of a transshipment port together with mixed use development in Ihavandhippolhu atoll in the Maldives – Final Report, 2015**
- **Integrated Master Plan for Ihavan Maldives, 2017**
- **Environmental Impact Assessment - Hithadhoo Regional Port Expansion Project, 2008**
- **Environmental Impact Assessment for the proposed expansion and upgrading of the sheltered berth at Hithadhoo International Port, Hithadhoo, Addu City, Maldives 2016**
- **The Environmental Impact Assessments for Hithadhoo Port mentioned above, were conducted for small scale expansion projects that were planned in 2008 and 2016 but not executed.**

42. Please kindly clarify if the consultants are expected to coordinate their actions or have any communication at all with the firm in charge of the international port development in the Greater Male' area (Gulhifalhu).

- **As mentioned in the TOR, for the consultant's works, the consultant has to take into account the other port projects (including Gulhifalhu Port Project) in Maldives and consultants are expected to obtain the necessary information. The Government will facilitate wherever necessary.**

43. Please kindly confirm that the Government of Maldives is funding entirely this project and there is no donor funding envisioned for its implementation.



- **Source of funding for this consultancy is from the Government Budget**

44. Please confirm the envisioned overall duration of the project in calendar months.

- **The timeline is in Appendix B of RFP**

45. Please clarify if the project timeline and scope include negotiations with the selected PPP partner(s) and assistance throughout the full cycle of the transaction process till financial closure.

- **Yes.**

46. We kindly ask the client to clarify if they already have preferred methods and equipment in mind to build the port(s), so that they have a minimal impact on global warming and align with government's strategy to protect Maldives from rising sea levels.

- **Consultant should recommend best methods, practices and equipment to achieve the objectives of the Government.**

47. In order to provide sufficient time for receiving the clarifications and reflecting them in the bidders' responses as well as the need to deliver hard copies, we would be very grateful for your consideration of extending the current deadline by three weeks from the date of receiving the clarifications.

- **The deadline has been extended to 19th August 2019, 1300 hrs.**



Handwritten signature