

Friday, 19 October 2018

EXPRESSION OF INTEREST LEASE OF OFFICE SPACE – EOI/03/2018

Responses to Requests for Clarification

1. In the section regarding documentation to be submitted, Clause 3.3.1, there is no item (vi). Can you please confirm if there is any missing text or instruction from the EOI which should be called 3.3.1(vi)?

This is a numbering typo in the document, there is no item (vi).

2. In the schedule of rates, Schedule A, items 1.3 and 1.6 include the following text which is not included in item 1.9: “Where such fee shall be based on actual costs plus management fee, details of the formula shall be appended to this Schedule” Has this text been omitted in error from 1.9, or is there a special condition of the final term of the contract which would not allow service charge rates to be based on “cost – plus margin” formula?

The missing text indicated in Schedule A, Items 1.3 and 1.6 also applies for item 1.9.

3. In section 5.1.5 it is stated that the MFSA is registered under Article 12 and is locally VAT exempt without credit. Hence it is understood that:
 - a. Invoices issued to the MFSA will be issued at 0% VAT, due to the MFSA being registered under Article 12; and

The MFSA does not pay VAT on leased premises. Hence the understanding of point (a) is correct.

- b. VAT amounts refundable to the VAT Department, if any, arising out of the undertaking of this lease shall be borne by the Proponent.

This needs to be clarified further. We are not understanding this statement.

4. In Clause 4.5.1 it is stated that ‘The agreement shall bind the successful proponent to enter into the lease agreement with the Authority for the lease of such premises as provided for in this EOI.....’. May I kindly ask you to clarify this statement?

In simple terms, this means that a formal leasing agreement shall eventually be signed between the MFSA and the successful bidder.

5. Sections 3.3 and 5.0 clearly stipulate what the proponent is to submit with his/her offer. Considering that the premises we intend to offer forms part of a larger office complex development will the Authority be willing to entertain discussions on other

guidelines arising from the design / inherent status of the building irrespective of whether these are contemplated in the EOI or not.

At this stage the Authority will be considering every option submitted.

6. Clause 1.2.1 clearly stipulates the minimum area required. Will the Authority consider the possibility of additional area favourably?

At this stage the Authority will be considering every option submitted.

7. On page 25, para 1, last sentence the following is stated 'We offer to provide, in accordance with the terms of the EOI and the conditions and time limits laid down'. May I kindly ask you to clarify this statement?

In simple terms it means that bidders are expected to submit an offer which is in accordance with the terms and conditions of the Expression of Interest Document and within the timeframes set out in the document. Late submissions shall not be accepted.

8. Please clarify whether the 45W/sqm non-essential load is required to supply an HVAC load or a general purpose office load.

The Contracting Authority would like to clarify that different electrical loading shall be required for different services as follows:

65 W/sqM to cater for AC (electrical loading assuming an AC COP of 3)

10W/sqM for ventilation

80W/sqM for general office use.

The general office use will cover lighting, one PC per 6sqm, a communal kitchen, and split AC Units for data rooms, the server loads, the printers and others.

9. Can you please elaborate on the term "two, independent, Fibre optic cable supplies"? (Eg separate FO core in the same cable but same service provider, separate FO cable but same service provider, separate service provider altogether, separate service provider and separate origin of service and separate containment system, etc.)

Separate fibre cables from different POP sites/exchanges from the same provider which at the moment is GO. Geographical route must be as diverse as possible (e.g. entry into the building from different physical location).

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