



Ministry of Planning and the Economy

INVADER'S BAY DEVELOPMENT

(Design and Build)

REQUEST FOR PROPOSALS (RFP)

1.0 INTRODUCTION AND OBJECTIVES

1.1 INTRODUCTION

The Government of Trinidad and Tobago, through the Ministry of Planning and the Economy (MPE) is inviting expressions of interest for the development of that portion of the Invader's Bay, south of Movietowne. This Request for Proposals (RFP) has been assembled to provide potential developers (hereinafter referred to as the "Developer") with the information to prepare a competitive design and build proposal. This information has been developed by the MPE. The MPE, through the Town and Country Planning Division, will provide direction throughout the development process.

The proposals solicits creative, high quality design and build proposals for the proposed uses, as expressed in the site layout, the architectural and conceptual designs, financing and construction. It is expected that elements of green technology will also be included given our need to prepare for the inevitable impacts of climate change.

1.2 The Ministry of Planning and the Economy

The Ministry of Planning and the Economy is the arm of Government responsible for

- The country's medium and long term economic policy planning
- Development and monitoring
- National human development
- National statistics
- Public sector investment
- Land use planning
- Technical co-operation
- Population planning and development

These functions serve as important instruments of sustainable development policy, resource mobilization, coordinated economic management, national human development and urban and regional development. The Government recognizes the value of long term planning as well as problems created when long term planning is ignored. In order to ensure balanced development and restore lagging areas, care must be taken in the development of new areas. The focus of this government and its agencies is delivery of the product.

2.0 BACKGROUND AND THE NATURE OF THE PROJECT

The development of Invader's Bay, Port of Spain, which is 28 ha (70 acres) in area and located about 1.6km from the downtown area of the city and across from the Hasley Crawford Stadium and the National Sports Complex will be one of the most significant urban development projects to be undertaken in this period.

The Movietowne component of the site already developed includes a wide variety of recreational, entertainment and commercial facilities. Development of this southern site must be complimentary to this existing development while bringing value in money, cultural enhancement and social interaction to the area. The extensive coastline also lends itself to the development of waterfront friendly activities as well as transportation opportunities. The successful completion of this waterfront transformation will entail the following stages:

1. Inception
2. Feasibility
3. Strategy
4. Pre Construction
5. Construction
6. Design Services & Commissioning
7. Completion, Hand Over and Occupation
8. Post Completion Review / Audit

For Trinidad and Tobago this is a "major waterfront transformation" along the line of other signature waterfront developments such as Darling Harbour in Sydney, Baltimore Inner Harbour, the Harbour-front in Toronto, London Docklands and Teleport City in Tokyo. Although the genesis of the projects may vary, the result has generally been bold and dramatic. With the change in the manner in which ports operate and cargo is transported, waterfront property is now more valuable for its residential, retail and recreational function than simply for port activity with heavy industry, docks and fenced off warehouses, as is the case currently in Port of Spain.

Research has shown that the popular and in some cases unprecedented success of waterfront development on a global scale is a tangible sign of the vitality of cities, even in a world

increasingly dominated by suburbs. The development of the Invader's Bay area will definitely benefit the country both during its construction and operational phases, whilst at the same time producing a significant effect on the civic psyche by giving renewed pride to our nation.

It is expected that the project will:

1. Generate both temporary jobs (albeit over several years) during the construction phase and permanent jobs during the operational phase;
2. Add value to the service sector, and contribute to improving the living conditions of the area, and target local companies and subcontractors for the supply of certain components of goods and services;
3. Generate foreign exchange earnings;
4. Facilitate an expansion of the skills base and the extension of services to the country inclusive of a transfer of technology, especially in "green building technologies" and so develop local entrepreneurship and technical skills;
5. Have a demonstrable effect on the other countries in the region, which might follow this example;
6. Transform the capital city's coast line and herald a new age in the development of waterfront urban centres in the region;
7. Boost property values in the area
8. Assist the Government of Trinidad and Tobago in realizing our vision of making this country a world class destination for business and tourism, providing opportunities for greater economic inclusion and facilitating an era of prosperity for all;
9. Ensure synergies with the surrounding development and add vitality to adjacent sites including those in Port of Spain city centre and East Port of Spain;

3.0 IMPLEMENTATION

3.1 TENURE ARRANGEMENT

The proposed Developer will be chosen via this RFP process and shall then enter into a Memorandum of Understanding (MOU) with the Government of Trinidad and Tobago (Ministry of Planning and the Economy) for an agreed lease rate. It is expected that this activity would be finalized within one (1) month of the submission of the said RFP.

Developers are required to clearly indicate what proportion of the seventy (70) acre Invader's Bay property would be required for the projects.

3.2 STATUS OF APPROVALS

The reclamation license and the approval for the subdivision to create the parcel of land for commercial and recreational uses have all been granted. The Head Lease for the lands rest with

the State. The lands are therefore development ready. Any other approvals for construction of buildings or installation of infrastructure on the site will be the responsibility of the Developer/s.

3.3 DEVELOPMENT PROCESS

Notwithstanding the guidelines provided by this RFP, it is desirable that the structure plan and proposal for site specific development be agreed at an early stage with the Town and Country Planning Division prior to submission of final plans. An Intersectoral Committee made up of the various regulatory agencies and chaired by the Town and Country Planning Division will be set up to review the proposals, agree in principle on the structure plan and work with the Developer/s to ensure the approval process moves forward smoothly. This preliminary approval will be accepted by financial institutions and support the financing of the project since it indicates that the proposed development is acceptable in principle and consultations with the regulatory agencies is ongoing. The Developer will also be mandated to showcase the use of green technology in the Caribbean context and to ensure that designs take into consideration designing for earthquake and hurricane hazards. With respect to the operationalization of the project it is expected that the Developer will provide a preliminary marketing plan that would demonstrate an understanding of the development/business' target market, including the tenant or customer profile and ensure synergies with the surrounding development and add vitality to adjacent sites including those in Port of Spain.

3.4 PHASING

Given the size and nature of the project, it is advisable that the said scheme be planned in phases. Phased development does not preclude, that works may be carried out concurrently.

3.5 PROJECT ASSESSMENT

Whilst there is no prescribed format, Developer must submit "Design and Build Proposals" which at a minimum address the requirements listed below. Proposals will be scored using the "Invader's Bay Development Matrix and Criteria Description". The Developer/s will be required to provide a business plan illustrating the Developer's track record and how the financing of the project is proposed to be undertaken. If government input is expected at any stage, the level of input is to be clearly identified. In addition the concept for the development and how it is proposed to attract investment both local and foreign and the challenges for doing this must be included in the justification of the project.

3.6 FINANCIAL REQUIREMENTS

The Developer is to provide:

1. A preliminary budget estimate for the design presented
2. An identification of the source of any required equity or other information providing evidence of financial capabilities. If financing has to be sourced from an external source, the Developer MUST submit a letter of guarantee from the financier as well as a profile of the financier. Failure to comply with this requirement will result in disqualification
3. A timetable that includes financing and duration of construction
4. A summary of the overall economic impact to the Invader's Bay development in terms of construction value, business start up costs, number of employees and similar economic and social indicators

Through this RFP, the MPE seeks to obtain from interested Developers:

1. A rational and comprehensive guide for the Invader's Bay area which shall foster sustainable economic growth, and encourage compatible and high quality land development
2. The promotion of sustainable development measures that will utilize green buildings, aesthetically pleasing design standards and land use combinations
3. A realistic execution strategy
4. A successful Private Finance Initiative where the Government and by extension the nation benefits

It is expected that submissions will be on par with current global standards for similar type projects and thus catapult Trinidad and Tobago further towards our goal of leapfrogging development and ushering in an era of prosperity for all.

August 2011

MINISTRY OF PLANNING AND THE ECONOMY

SEND PROPOSALS TO:

**Permanent Secretary
Ministry of Planning and the Economy
Level 14
Eric Williams Finance Building
Independence Square
Port of Spain**

DEADLINE FOR SUBMISSION: Tuesday October 4, 2011 at 4pm