



GUIDANCE NOTES & CONDITIONS – EXPRESSIONS OF INTEREST

OTTAWA CHAMBERS & PARMINTER PLACE; 20 DUDLEY WARD WAY & 20 HOLE IN THE WALL ROAD, GIBRALTAR

1. Expressions of Interest (EOI) are invited for the conversion, fitting out and use of the chambers within Ottawa Chambers and Parminter Place for any purpose compatible with the nature and environment of the said chambers.
2. Applicants are free to submit an EOI for either of Ottawa Chambers or Parminter Place individually, or both jointly.
3. Viewings will be arranged by appointment only and limited to small groups. The chambers have been unused for many years; as such, some areas (including access points) are in a state of disrepair and deterioration. Any individual visiting Ottawa Chambers & Parminter Place will do so at their own risk and should be cautious at all times when visiting.
4. Special attention needs to be paid to health & safety, rockfall mitigation, rock stability, environmental & heritage factors. Any scheme will require approval by the Development and Planning Commission and obtain all necessary permits and licences.
5. The applicant shall be required to complete and submit (together with their proposal) an EOI Cover Sheet (available from LPS), which shall specify the premium sum offered to His Majesty's Government of Gibraltar (HMGoG).
6. As part of their EOI, the applicant shall submit details of the design and specification of the proposal and any other detail(s) that may assist HMGoG in determining their preferred proposal.

7. The successful applicant will be granted licence and authority to enter the site for the purpose of carrying out surveys and investigations in preparing the required Planning Application.

8. All costs in respect of the works required to convert and fit out the chambers and the incorporation of stability or rockfall mitigation measures to meet current Building, Environmental and Health & Safety standards will be to the account of the successful applicant.

9. The cost of connection and bringing services to the site shall be met by the successful applicant who shall be deemed to have carried out all necessary investigations and costings in submitting its EOI.

10. The applicant shall provide an approximation of its estimated cost of the conversion / fit-out works and all associated works. It will also provide with its submission, evidence of its financial capability to carry out and complete the proposal and to pay the premium sum offered. It will also have to confirm the source of such funds.

11. The applicant shall be deemed to have visited the premises and carried out all necessary surveys investigations and inspections and have collected all information required for its submission. There may be asbestos and/or other substances hazardous to health present in components, items, surfaces and materials within the chambers. The applicant will be required to carry out its own surveys and comply with current legislation and regulations dealing with asbestos and hazardous materials/substances.

12. The applicant shall provide details of previous experience, if any, involving similar projects.

13. The applicant shall be considered to have become familiar with all laws and regulations that may affect activities on the site.

14. HMGoG or its agents shall not be responsible nor pay any expense or loss which may be incurred by an applicant in the preparation of any EOI submission.

15. The applicant shall, whether they have inspected Ottawa Chambers & Parminter Place or not, be deemed to have submitted an EOI with full knowledge of the actual state and condition of Ottawa Chambers & Parminter Place in all respects including the position of all boundaries and the state of the tunnels and chambers and no irregularity or discrepancy in relation thereto shall invalidate its EOI or be made the subject of a claim for compensation.

16. The information provided in these Guidance Notes and Conditions is not guaranteed with respect of accuracy, currency, exhaustiveness or completeness and HMGoG (or its agents) accepts no responsibility for the information or interpretations placed on the EOIs submitted by applicants. Applicants should submit their EOI based on their own investigations and determinations.

17. All applicants will be required to give consent to the Royal Gibraltar Police (RGP) to release details of any convictions, if the RGP are requested to do so by HMGoG or any authorised company or agency.

18. On completion of the works to convert the chambers to the satisfaction of HMGoG, HMGoG will grant a full repairing and insuring lease for a term to be determined, having regard to the scale and particulars of the proposals submitted.

19. Expressions of Interest with all accompanying documents and plans clearly marked "OTTAWA CHAMBERS & PARMINTER PLACE EXPRESSIONS OF INTEREST" shall be submitted sealed and addressed to HM Government of Gibraltar and deposited in the Expressions of Interest Box (with a digital version on a USB memory stick inside the envelope) situated at the offices of Land Property Services Limited, Suite 6B (3rd Floor) Leanse Place, 50 Town Range, Gibraltar, to arrive not later than NOON ON FRIDAY 4th AUGUST 2023.

EXPRESSIONS OF INTEREST RECEIVED AFTER THE CLOSING TIME AND DATE MAY NOT
BE ACCEPTED.