

THE GOVERNMENT OF MALTA

CALL FOR EXPRESSION OF IDEAS AND PROPOSALS

An opportunity for entities/persons interested in coming up with ideas and proposed uses of the Valletta Market.



1.0 Introduction

The Government of Malta deems the restoration and restructuring of the Valletta Market, as part and parcel of the Master Plan for the regeneration of Valletta and its environs. The high value-added provided by design needs to be explored and maximised in view of the benefits these can generate both in terms of the stimulus of local talent, the attraction value for international talent and investment and the effect on improved marketability of the various aspects of our tourism product.

1.2 Brief History

The covered market in Valletta was built in the 1860s and is a gem of British Colonial construction which has been largely neglected for many years. Although a few small businesses are still active within the complex, the place is far from being a hub of activity. And with the exception of the odd tourist, wanderer or passer-by, few are those who venture inside to admire the beauty of the ironwork and the uniqueness of this space. Found in a prime location in Merchants Street, the covered market – known as Is-Suq tal-Belt – is almost shielded from view during the day by the competing outdoor market stalls.

The covered market was the first building to be constructed entirely out of metal in Malta. Projected in 1845, the market was to be situated on the vacated site of the old prison in Valletta. The market was to cost £3,934, and it would incorporate both cast and wrought iron, specifically: 180 lineal feet of cast iron columns and girders, and 21,900 square feet of cast and wrought iron for the roofing. Works on the construction were shelved for a number of years, only to be taken up in 1858 by Governor John Gaspard Le Merchant. Hector Zimelli, who became Superintendent in 1855, was charged with the design of the covered market. The iron for the covered market was imported from Emmerson and Murgatroyd – an engineering firm from Stockport, England. The timber roofing of the market and the iron works were in turn supervised by William Scamp (1801-1872) and Charles Barry (1795-1860). The structure was completed, however, under the direction of Emanuele Luigi Galizia (1830-1906), the architect responsible for the design of the Addolorata and Ta' Braxia cemeteries. The final construction included 153 stalls and 65 cellars, as well as a central glazed skylight.

Today the covered market has a simple rectangular plan, with masonry walls and arches, making up all three of the distinct levels of the building, while the upper superstructure, constructed with pre-fabricated wrought and cast iron, serves as a lightweight canopy, protecting the interior from the elements. The iron columns are lightly decorated with discrete column caps, reminiscent of the Corinthian order; some of these columns were the first examples to be cast in the new dock yard foundry. The whole structure was then roofed using a technique, known as roof cladding, involving the use of red deal boards covered with torba and deffun. This was one of the first of its kind in Malta.

The market did suffer some damage during World War II, it was however subsequently repaired. The interior of the covered market was then modified in the second half of last century. Numerous additions were made in 1970, when two floors of food shops were built as well as a pair of escalators; however, the original internal structures were retained.

In 2008 the Malta Environment and Planning Authority listed the covered market as a Grade 1 Scheduled building.

2.0 Purpose – Conservation and Regeneration of the Valletta Market

2.1 The purpose of this Call is to cultivate innovative ideas on a non-committal basis for proposals for the conservation, regeneration and restructuring of the Valletta Market which are technically feasible, financially viable and environmentally sustainable. The shortlisted proposals would then be integrated within the master plan for Valletta and its environs.

2.2 Proponents are to present a Concept Idea/proposal detailing the ways in which the Valletta Market can be re-established, giving particular importance to design and detailing the ways in which the property can be managed and utilised.

2.3 Ideas and proposals on design and the proposed uses of the property are to be in keeping and sympathetic with the historical character of the site, taking into consideration Valletta's credentials as a World Heritage Site as well as Valletta's bid to host the European Capital of Culture in 2018.

2.4 Proponents are to encourage innovative socially and economically viable projects that may continue to enhance the locality of Valletta and its environs.

2.5 Proponents are to develop operate and manage in a way that ensures that successful proponents and the Government are satisfied with the level and quality of the services and facilities provided to acceptable local regulatory and international standards and to assist the enhancement of the Maltese economy.

2.6 Due consideration will be given to proposals which endorse the use of environmental friendly measures.

3.0 Submission Requirements

3.1 Interested parties are to provide the following:

- a) Background information on the proponent including relevant experience and technical capabilities in the proposed activities to be carried out and other related activities;
- b) Ideas and proposals on design and proposed uses contributing to the achievement of the objectives set out in 2.2 and 2.3, including the timetable for implementation, operation and management of the proposal. The submission must be at a level of detail deemed appropriate to enable preliminary consideration.

3.3 The Government of Malta reserves the right to reject, at its sole and absolute discretion, any or all proposals submitted and will not be bound to give reasons for rejecting them. In this regard, the Government shall not be liable to make good for any damages and expenses incurred by interested parties. The Government, moreover, is entitled to reject any proposal not accompanied by the required documentation, or which is incomplete.

3.4 The Government also reserves the right, at its sole and absolute discretion, to alter this Call, to issue a fresh call and to seek the services of other service providers/natural persons/companies or to stop the process completely, and will not be bound to give reasons thereof. In this regard, the Government shall not be liable to make good for any damages suffered and expenses incurred by interested parties.

3.5 The Government reserves the right to vary proposals. Any costs or expenses incurred and correlated for such variations shall not be imputed to the Government.

4.0 Submissions of Proposals deadline and Analysis Procedure

4.1 This Call is being issued as part of the research that is being conducted by the Government in order to be able to identify ways and ideas for the regeneration and conservation of the Valletta Market. This is to be treated solely as exploratory research and should not be regarded as a call for tender.

4.2 All proposals received shall be considered upon their overall sustainability.

4.3 Submissions delivered are to have all the necessary documentation required for this Call for Proposals, including the completed as per Annex I – Call for Proposals Form, and must consist of one original hard copy and a soft copy on DVD / CD-ROM. Each submission must be sealed in an envelope marked Private and Confidential – Proposals for the Regeneration of the Valletta Market, Valletta. Submissions are to be physically delivered to the **Government Property Department, Auberge de Baviere, St Sebastian Street, Valletta VLT 2000, Malta.**

4.4 The closing date for the submission of this Call is the **14th April 2014 at 1200 hours (noon – Central European Time)**. Each submission must be sealed in an envelope marked Private and Confidential – Proposals for the Regeneration of the Valletta Market, Valletta.

4.5 Submissions delivered are to have all the necessary documentation required for this Call. All submissions will be acknowledged in writing.

All submissions will be dealt with in strictest confidence.

4.6 Enquiries or requests for clarifications relative to this document or to any aspect of the project are to be received by **24th March 2014 at 1200 hours** (noon – Central European Time) and addressed to Notary Anthony Hili on the following email address: anthony.a.hili@gov.mt

Replies to clarifications will be circulated to all proponents in possession of the Call by e-mail by **1st April , 2014 at 1200 hours** (noon – Central European Time).

Replies to all questions raised shall be viewable on the following website <http://www.gpd.gov.mt>.

This is to be treated solely as exploratory research and should not be regarded as a call for tender.

5.0 Personal Data of Proponents

5.1 All personal data of proponents presented together with the proposals shall be utilized by the Government for the scope of considering the proposals and for all other ancillary purposes relating to this Call.

6.0 Intellectual Property Rights

6.1 All Proposals shall be the original works of the interested parties and shall not include any materials that may infringe intellectual property rights pertaining to third parties;

6.2 In presenting the proposal, the interested parties shall be deemed to have granted to the Government a right to freely transfer exclusive, perpetual, world-wide, royalty free and irrevocable license to use, adapt and modify the ideas contained therein for all purposes in connection with the area. Where interested parties are required by Government to enter into an agreement conferring

such a right, this shall be requested forthwith by the Government and entered into with immediate effect by the interested party.

6.3 All interested parties are to indemnify the Government against costs, claims and requests of any nature arising from or by reason of any infringement or alleged infringement of the rights contained in this sub-heading.

7.0 Jurisdiction Clause

7.1 The interpretation and implementation of this document is subject to the laws of Malta.

7.2 This document shall be construed, governed and enforced in all respects in accordance with the laws of Malta as in force from time to time.

7.3 The Government and Interested Parties shall attempt to settle any claim, dispute or controversy arising out of or in connection with this document, including without limitation any controversy regarding the interpretation of this document, through consultation and negotiation in good faith. Where any such claim, dispute or controversy cannot be settled amicably by the Government and Interested Parties, such claim, dispute or controversy shall be referred to the Courts of Malta which shall have exclusive jurisdiction.

8.0 Disclaimer

8.1 All information contained in this document is for reference of interested parties only. This document does not constitute a warranty, statement or representation, expressed, implied or imputed by the Government as to the accuracy, reliability or completeness of the facts contained therein.

8.2 The Government does not accept liability to any interested party in respect of damages, costs or claims caused by the use of or reliance on the information contained in this document.

8.3 No information contained in this document or in the replies to clarifications should be relied upon by interested parties as a representation, statement or warranty as to the intentions, policy or action of the Government in future. Such information is to be utilized by interested parties to set up their own judgment independently.

8.4 The submission of the proposal shall be taken as an acceptance by the interested party of the terms and conditions set out in the present document. Interested parties are required to ascertain, verify and certify independently the accuracy, completeness or validity of the information contained herein and are required to make their own assessment of technical feasibility and financial viability of their projects.

8.5 Each interested party shall be solely responsible for the fees, costs and expenses incurred in participating in this Call, and the Government will under no circumstances be liable for any such fee, costs, expenses, loss or damage whatsoever arising out of or in connection with the submission process.

8.6 The Government reserves the right to change, alter, amend, vary all and any information, terms and conditions of this present document and this without incurring any form of liability whatsoever from any third party that may have expressed an interest in the present process or any interested party.

Annex I – Call for Expression of Ideas Form,

This form is to be completed and submitted together with the documents requested in 3.1

CONTACT DETAILS

Name			
Address			
Telephone		Fax	
E-mail			
Website			

CONTACT PERSON FOR THIS PROPOSAL

Name			
ID Number/Passport Number			
Designation			
Telephone		Fax	
Mobile		E-mail	

DECLARATION

I declare that to the best of my knowledge and belief, the confirmations, undertakings and the information provided with this Form are a true and accurate representation of circumstances.

Signature			
Name			
Designation		Date	