Preliminary Market Consultation [PMC]

For

Open storage facilities

Contracting Authority: Issued by: Heritage Malta

PMC File Number: HM28/02/2017

Issue Date: 30th June 2017

Response/Submission Date and Time: 24th July 2017  10:00am CEST
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Section A: Instructions

The purpose of this Preliminary Market Consultation (PMC) is for the design and build of an open storage facility for the study collection to include works of art that shall not be on display at MUŻA at a given point in time.

Timetable

The timeline for this preliminary market consultation process is as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>30th June 2017</td>
<td>Issue of PMC</td>
</tr>
<tr>
<td>13th July 2017 - 10.00am CEST at Auberge D'Italie</td>
<td>Information Session/Site Visit. Note that request to attend must be sent by email, by Tuesday 11th July 2017. Site visit will not be held if no requests are received by that date.</td>
</tr>
<tr>
<td>24th July 2017 - 10.00am CEST (noon)</td>
<td>Submission Deadline</td>
</tr>
</tbody>
</table>

Additional information/Clarifications

a. Interested parties may submit questions in writing to the Contacting Authority on email museumstorage@heritagemalta.org.

b. The Organisers shall reply to all questions forwarded by participant/s and publish all clarification notes received up to at least 6 calendar days before the deadline for submission of the entries.

c. All published clarifications shall be construed and read as part of the brief.

d. It is the sole responsibility of the participants to consult the MUŻA webpage on http://muza.heritagemalta.org/museumstorage and acquaint themselves with the latest information published online prior to submitting their entry.

e. The Contracting Authority may, at its discretion and as necessary, extend the deadline for submission of entries to give participants sufficient time to take clarification notes into account or undertake any additional research as required.
Section B: General Information

Purpose

The purpose of this Preliminary Market Consultation (PMC) is for the design and build of an open storage facility for the study collection to include works of art that shall not be on display at MUŻA at a given point in time.

This issuance of this PRELIMINARY MARKET CONSULTATION does not constitute a commitment to issue a request for bids, award a contract, or pay any costs incurred in preparation of a response to this RFI.

Any information received in response to this PRELIMINARY MARKET CONSULTATION will assist the Contracting Authority’s project team in finalizing the scope of work and requirements which may be used at a future date in the issuance of a call for tenders. Submitting a response to this PRELIMINARY MARKET CONSULTATION is not a guarantee in any way that an Economic Operator will be selected for any subsequent call for tenders, nor does it preclude any Economic Operator from responding to future procurement opportunities.

Issuing Office

The issuing office, being

Heritage Malta,
Ex Royal Naval Hospital, Triq Marina,
Kalkara KKR1524
(www.heritagemalta.org)

is the point of contact for this PMC. Please refer any inquiries or request for clarifications to:

museumstorage@heritagemalta.org

Any PRELIMINARY MARKET CONSULTATION addenda/updates will be made available at the Contracting Authority’s web site http://muza.heritagemalta.org/museumstorage.

Scope

The Auberge d'Italie is currently being restored to become the seat of MUŻA, the new national-community art museum and flagship project for Valletta 2018 European of culture title. The historic building shall include galleries and facilities required for the purpose and needs of a 21st century art museum.

The second floor level in particular shall function as a resource centre and shall include open storage facilities for the study collection that shall not be on display at MUŻA at a given point in time.
Information Requested from Economic Operators

Economic Operators are to respond to the questions listed in Section D. Economic Operators are encouraged to recommend changes to the project if it is determined, based on their experience, that there is a better approach (or improved solutions). The Contracting Authority is seeking best practices in this area.

Economic Operators Presentations

The Contracting Authority may request Economic Operators to provide a presentation on the information provided in response to this PMC.

All costs associated by such presentations will be borne by the Economic Operator.

Confidentiality and PRELIMINARY MARKET CONSULTATION Ownership

This PRELIMINARY MARKET CONSULTATION is both confidential and proprietary to the Contracting Authority and the Contracting Authority reserves the right to recall the PRELIMINARY MARKET CONSULTATION in its entirety or in part.

Economic Operators agree that they will not duplicate, distribute or otherwise disseminate or make available this document or the information contained in it without the express written consent of the Contracting Authority.

Economic Operators shall not include or reference this PRELIMINARY MARKET CONSULTATION in any publicity without prior written approval from the Contracting Authority, which, if granted, shall be granted by the Contracting Authority.

Economic Operators accept all of the foregoing terms and conditions without exception. All responses to the PRELIMINARY MARKET CONSULTATION will become the property of the Contracting Authority and will not be returned.

Disclosure of Proposal Contents

Cost and price information provided in information proposals will be held in confidence and will not be revealed or discussed with competitors, except to the extent required by law.

All other material submitted becomes the property of the Contracting Authority and may be returned only at the Contracting Authority’s option. Information proposals submitted to the Contracting Authority may be reviewed and evaluated by any person other than competing Economic Operators at the discretion of the Contracting Authority.

The Contracting Authority has the right to use any or all ideas presented in any reply to the PMC.

Where confidential or proprietary information is required, or should the Economic Operator deem it necessary to submit such matter, mark each page/section in large bold type (PROPRIETARY INFORMATION).
If any response to the Preliminary Market Consultation contains a trade secret or confidential commercial/proprietary information, one should include with the response a separate signed written statement to that effect.
Submission Instructions

- Proposals must be submitted in an opaque sealed envelope/package/box, bearing only the above address and the reference number of the preliminary market consultation (HM28/02/2017) containing the information included in Section D of this document.

- The proposals must be submitted by the date indicated in the timetable and deposited in the tender box (or by recorded delivery - official postal/courier service), to Heritage Malta, Head Office, Marina Street, Bighi, Kalkara KKR1524

- Entries submitted by any other means will not be considered.

- The outer packaging/envelope has to be sealed and marked as required. Heritage Malta will assume no responsibility for the misplacement or premature opening of the submission if this is not the case. Towards this end, bidders are requested to indicate clearly on the package that the contents are of no commercial value.

- All submissions received after the deadline will be rejected.

- Bidders must ensure that their entries reach Contracting Authority on the specified date. Heritage Malta will not be held responsible for delays in transport.

- The submissions must be typed in, or handwritten in indelible ink. Any pages on which entries or corrections to his submission have been made must be initialled by the person or persons signing the offer.

- The submission does not guarantee the participant the opportunity to participate in the process. Heritage Malta shall be entitled to reject or refuse participation by the participant/s for reasons, including (without limitation) where the submission is not complete or any provisions in the regulations and conditions is not fulfilled or adhered to by the participant

- Offers will be opened in public session on the date and time indicated in the timetable (or as otherwise specified in any subsequent clarification) at the reception of Heritage Malta, Head Office, Ex Royal Naval Hospital, Marina Street, Kalkara KKR1524 and a list of entries drawn up and fixed on the notice-board and published via the website.
Section C: Description of the Contracting Authority and Background information

Contracting Authority

Heritage Malta is the National Agency for museums, conservation practice and cultural heritage. Created by the Cultural Heritage Act which was enacted in 2002, the national agency replaced the former Museums Department. Initially, Heritage Malta was entrusted with the management of museums, sites and their collections. However in 2005, the agency's responsibilities increased when it took over the former Malta Centre for Restoration to become the National Agency responsible for conservation. Heritage Malta seeks to provide its various audiences with an enhanced experience during visits to the various sites and museums. This 'mission' has triggered Heritage Malta to seek various ways and methods to interpret and transmit cultural heritage to the public.

The MUŻA Project

MUŻA is the chosen name for Malta's new museum of art and flagship project for Valletta's 2018 European Capital of Culture title. The project is a national-community museum, the first of its kind, being developed in a historic site within the Capital City of Valletta, a UNESCO World Heritage Site built as a city-fortress. It shall adopt a net zero strategy, generating its energy requirements through renewable sources, and represent a best practice in retrofitting a Maltese historic building. MUŻA shall be under the management of Heritage Malta and shall be launched in 2018.

MUŻA is an acronym (MUŻew Nazzjonali tal-Arti) meaning that MUŻA has a history and a past grounded in the National Museum of Fine Arts collection which is acknowledged within the remit of the new museum project through the collection on display and some of the stories as presented. MUŻA is, at source, a reference to the muses; the mythological figures inspiring creativity. The recognition of the etymological source in the name of the museum suggests for a rediscovery of the roots, original meaning and purpose of the museum institution. MUŻA shall strive to rethink itself through constant questioning and self-assessment concerning the relevance of museums today and their role within contemporary societies. MUŻA is also the Maltese word for inspiration. MUŻA shall, in fact, rethink the collection in terms of a resource, a means to an end, rather than being a mere collection of valuable commodities.

The following guiding principles of the MUŻA project serve the purpose of context for the development of open storage facilities at MUŻA's resource centre:

- MUŻA shall present a narrative of themes, stories and related objects. A good percentage of artworks, which shall vary according to gallery space and presentation, shall be on rotation.
- MUŻA shall provide intellectual access ramps to publics and communities with varied and broad-ranging knowledge levels. Items that are not on display within the main galleries at a given point in time shall be accessible in the on-site storage facilities.
- MUŻA shall recognise energy efficiency and the intelligent use of renewable resources as guiding values throughout project implementation stage. Each and every component of this project shall be guided by environment friendly values.
The Site - Auberge d’Italie

The Auberge d’Italie, an official residence and constituting the administrative quarters, was used and managed by the Italian knights within the Hospitaller Order of St John. It is centrally located within Malta’s capital city, Valletta. The original Italian-styled palace was built during the last decade of the 16th century and certainly completed around 1595; documentation in hand mentions final payments for works carried out in that year. The Italian Langue had moved in by September 1579 although works were to continue for much later. Construction works were temporarily suspended after completion of the first floor but a final decision to continue was approved in August, 1582. The building, thus, has an organic character with different complementary structures built gradually and piece by piece over time.

The original plans for the Auberge are believed to have been drawn by the Maltese architect Gerolamo Cassar; the same architect assigned with drafting plans for the then Conventual church of the Order of St John’s (now St John’s co-cathedral) and other key buildings within Valletta. Later on, other engineers and master masons stepped in according to the building needs and requirements. This first building probably included two partly built floors with an interconnecting internal staircase. It had one storey and two lateral structures at each corner on the facade overlooking Zachary Street. Until 1629, the Auberge also had an esplanade or square which was subsequently built which has been recreated in recent times, currently Pjazza de Valette.

The Auberge is rectangular in plan and Italianate in style. It is surrounded by grid-shaped streets on three sides (Zachary, Melita and Merchants Streets) and an open piazza overlooking what is believed to be the original main entrance into the building. The Church of Santa Caterina on the South Street side complements the building. Rooms built around a large, almost square (51’ x 54’) courtyard are laid out on all four sides. There is a covered way along the perimeter of this courtyard and an arched (sail-vaulted) roofing along the current main facade of the building. Structural instability may have been registered at some point in time on the block overlooking the new square adjacent to the church of St Catherine of Italy. Two cross-shaped iron bars were inserted subsequently inserted to stabilise the structure.
MUZA open storage facilities

General objectives of the Preliminary Market Consultation (PMC)

The Auberge d’Italie is currently being restored to become the seat of MUZA. Select areas and floors shall be restored and equipped to cater for specific functions. The ground floor shall have two access points, from Merchants street and Pjazza de Valette respectively, leading to the main courtyard now designated as a public space. A cafeteria, a bookshop and a tourist information office shall operate from within the courtyard area which shall also include conference and exhibition facilities. Access to the MUZA galleries shall also be at this level. The main galleries shall be located at first floor level.

The second floor level shall function as a resource centre and include a library, museum administration office space, a multi-purpose lecture room with a 100-person seating capacity and storage facilities for a study collection to include works of art that shall not be on display at MUZA at a given point in time.

The dedicated spaces for the study collection include two interconnected rooms with access onto the main corridor. Construction methodology (of the underlying slabs, i.e., slab over first floor) includes a stone-slab system (xorok) spanning onto steel beams in one room and stone-slabs (xorok) spanning onto masonry arches in the next. The two spaces shall have a hardstone finish. The indicative safe service imposed loading of the spaces is 2.5KN/sq.m. (Refer to EC1 Part 1-1). However, intermediate/support floors can be introduced, spanning onto the (structural) masonry perimeter walls (with minimum disturbance to the fabric in terms of fixity/installation method).

The rooms shall have a dedicated environmental control system, including fire sensors and CCTV. An Appendix attached to this document includes plans with the required information.

Works of art targeted for the proposed storage facilities shall be transferred to the second floor by means of a goods lift operating on Melita Street with direct access to all floors. The lift is marked “Goods Drop-Off Area/Storage” on the attached plan (HM28/02/2017 01) which includes a possible route to storage facility areas. Works shall be prepared for eventual transfer in the area marked as “Conservation Lab” on the attached plan (HM28/02/2017 01). Works may also be brought out of storage for the purpose of research and study and placed in area marked “Studio Space”.

The national collection within MUZA’s remit, from which the works of art on display within the gallery areas shall be selected, can be broadly classified into four categories and is summarised in the table below. The object category refers to the artwork typology and the adjacent column includes number of artworks for each object category. The percentage refers to the current holding in comparison to the total number of national collection artworks within the MUZA curatorial remit. The predicted percentage growth, concerns a ten year period commencing from inauguration date in 2018.
MUŻA open storage facilities

<table>
<thead>
<tr>
<th>Object Category</th>
<th>Works in storage at any given point in time</th>
<th>Small</th>
<th>Medium</th>
<th>Large</th>
<th>Percentage holding</th>
<th>Predicted Growth %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paintings</td>
<td>150</td>
<td>30 %</td>
<td>50 %</td>
<td>20 %</td>
<td>13 %</td>
<td>20 %</td>
</tr>
<tr>
<td>Sculpture</td>
<td>30</td>
<td>50 %</td>
<td>40 %</td>
<td>10 %</td>
<td>4 %</td>
<td>20 %</td>
</tr>
<tr>
<td>Furniture</td>
<td>30</td>
<td>10 %</td>
<td>50 %</td>
<td>40 %</td>
<td>0.9 %</td>
<td>2 %</td>
</tr>
<tr>
<td>Glass</td>
<td>35</td>
<td>20 %</td>
<td>80 %</td>
<td>0 %</td>
<td>0.7 %</td>
<td>2 %</td>
</tr>
<tr>
<td>Video</td>
<td>10</td>
<td>N/a</td>
<td>N/a</td>
<td>N/a</td>
<td>0.2 %</td>
<td>10 %</td>
</tr>
<tr>
<td>Jewellery and accessories</td>
<td>300</td>
<td>60 %</td>
<td>40 %</td>
<td>0 %</td>
<td>5 %</td>
<td>5 %</td>
</tr>
<tr>
<td>Photography</td>
<td>45</td>
<td>15 %</td>
<td>80 %</td>
<td>5 %</td>
<td>0.9 %</td>
<td>10 %</td>
</tr>
<tr>
<td>Installation Art</td>
<td>15</td>
<td>10 %</td>
<td>40 %</td>
<td>50 %</td>
<td>0.3 %</td>
<td>10 %</td>
</tr>
<tr>
<td>Ceramics &amp; Porcelain</td>
<td>500</td>
<td>25 %</td>
<td>70 %</td>
<td>5 %</td>
<td>8 %</td>
<td>2 %</td>
</tr>
<tr>
<td>Coins and medals</td>
<td>500</td>
<td>95 %</td>
<td>5 %</td>
<td>0 %</td>
<td>7 %</td>
<td>1 %</td>
</tr>
</tbody>
</table>

Requirements of the open storage facilities

Heritage Malta seeks to procure open storage facilities for the national collection within MUŻA’s remit in response to requirements determined by the project’s vision and the specific requirements of the building. The proposed storage facilities shall:

- provide open storage facilities (potentially on multiple intermediate levels), structurally designed to comply with the relevant Eurocodes, and other internationally recognised standards with respect to intended use, with easy access and transit of artworks to all levels based on a modular and standardised system
- have easy access to objects and handling (within the space and to be move out of space), by curatorial staff, irrespective of height and type are important requirements.
- where ever possible have clear sight lines and provide easy access to the public. by having a sense of transparency which allows a considerable viewing of objects albeit securely stored.
- have an in-built low-energy consumption lighting system is an important requirement.
- be easy to handle and operate with minimum resources. Access/Moveable parts should be handled easily and single-handedly by curators and staff irrespective of load.
- Ensure required conservation parameters in materials used for the structure and other necessary conservation parameters
- ensure flexibility and cater for future needs and demands (expected growth rates indicated elsewhere in this report) and potentially accommodate works of art that do not fall strictly within the remit of the listed categories.
- include any other ancillary equipment to help in the day to day management of the collection within the storage areas (such as carriers, lifts, etc.), not limited solely within the spaces but also to move objects around the MUŻA complex, required for adopting best practices in collections management.
Section D: Details of information requested

General Economic Operator Information

The Contracting Authority is asking interested Economic Operators to submit a response containing, at a minimum, the following information:

1. Description of the reason for your interest in possibly providing the open storage facility
2. Brief history of your firm.
3. Brief description of past experience providing similar services/supplies.
4. Estimated price range to provide the services/supplies as stated herein, for the different options (if and when applicable) including:
   i. Bills of Quantities
   ii. Ancillary elements
5. Estimated time frame for completing the project.
6. Company brochure/literature (if available)

Specific Project Overview

1. Technical product specifications/literature
   a. type and range of modular components standardised system/s
   b. ancillary elements required for access and handling of artefacts
2. Layout drawings for the designated storage space
   a. Minimisation of available space
   b. Accessibility (physical and visual)
   c. Adaptability/flexibility
   d. (integrated) Lighting systems
   e. (Proposed) ELV systems within layout

Multiple/alternative layout proposals can be submitted.

3. After-sales service and maintenance.

4. Guarantees and warranties

Questions

Economic Operators may also address the following questions in their response to this PMC:

1. From your past experience, and from the information available in this document, do you think that the Contracting Authority has managed to indentify all the major components necessary to complete this project? If not, please provide information on other necessary components.
2. Provide a list of potential problems/risks that the Contracting Authority may encounter during this project.
Response Format

Responses are to be straightforward, clear, concise and specific to the information requested. In order for submissions to be considered complete, Economic Operators must provide all the requested information mentioned in this document as well as any other comments, observations or suggestions which potentially may assist the Contracting Authority in the Preliminary Market Consultation stage.
Section E

Additional Information

Any other Additional Information the Contracting Authority may deem necessary for example diagrams, maps, literature etc.

The following documents are made available to the bidder:

<table>
<thead>
<tr>
<th>Document ID</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HM28/02/2017-01</td>
<td>Second Floor Plan</td>
</tr>
<tr>
<td>HM28/02/2017-02</td>
<td>Room 1</td>
</tr>
<tr>
<td>HM28/02/2017-03</td>
<td>Room 2</td>
</tr>
<tr>
<td>HM28/02/2017-04</td>
<td>Isometric view</td>
</tr>
</tbody>
</table>

A .dwg file is also being made available.
1. Do not scale off this drawing.
2. Any discrepancies and inaccuracies in the drawing are to be brought to the attention of the Architect in charge.
3. The contractor is to confirm all dimensions on site prior to commencement and to inform Architect in charge of any discrepancies.
4. All dimensions are in millimetres (mm)
Notes
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Heritage Malta

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