



**Request For Proposal**  
**for**  
**CENTRAL BANK OF THE BAHAMAS NEW PREMISES PROJECT**

*Lighting Consultancy Services*

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Sealed Proposals must be submitted to:

**Tenders/Procurement Committee**  
Central Bank of The Bahamas  
Nassau, New Providence, The Bahamas

Subject Line includes: **CBOB-NPP-2020619 Lighting Consultancy Services**

**via email to:**

[tenders@centralbankbahamas.com](mailto:tenders@centralbankbahamas.com)

**Electronic copies of the proposal must be received  
on 19 June 2020, by 5:00 P.M. Eastern Standard Time**

*Proposals will **NOT** be accepted after this date and time;  
and will not be accepted via facsimile, hardcopy, or oral presentation*

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## 1.0 Purpose

Central Bank of The Bahamas (CBOB) is constructing its new premises on the former Royal Victoria site between East Street and Parliament Street, south of Shirley Street, and north of East Hill Street in the city of Nassau, on New Providence Island, The Bahamas. This is a prominent and auspicious venture. The iconic premises will reflect the nationally eminent status of the Central Bank and serve as a pivot point and key directional influence for the revitalization and future development of Downtown Nassau. The new premises are expected to present a source of national, regional, and international pride; and to project the operations of the Central Bank while protecting its staff and the public that rely on its services.

To assist the project, CBOB has engaged numerous services providers and experts; and continues to add to that team. The Central Bank has retained Architekton Design Studio Bahamas Ltd. (ADSBL) to provide architectural services for the design of the new Central Bank of The Bahamas (the Project). Adamson Associates, Inc. will be assisting ADSBL. Graphite Engineering Ltd. formulates a team of varied specialists that are assisting CBOB as the owner's representative and project oversight group. The selected bidder resulting from this RFP process will work within the ambit of the architects and with members of the overall project team that also work with the architects under the auspices of the owner and the owner's representative group.

The new Central Bank of The Bahamas (the "Project") consists of a 5 story headquarters building (3 floor plates of +/- 17,000 gsf and one of +/- 10,500 gsf) raised above a plaza level that will have the main entry/lobby with small public library and security offices totaling +/- 5,600 gsf, a multi-purpose/performing arts theater (+/-9,000 gsf) and art gallery (+/-3,000 gsf), above a 2 level below grade parking garage as outlined in the owner's Program, see the attached "Exhibit X". The performing arts theater will have tiered seating for 250 people which is connected to the main office building via the art gallery and will accommodate lectures / speaking events with a small proscenium stage that will allow for a variety of performance types on the stage. The overall area of the building including the office space, performing arts theater, cafeteria with indoor /outdoor dining and conference/training rooms, is 88,000 gross square feet (gsf) measured with Building Owners and Managers Association (BOMA) standards.

The 2 level 250 to 280 automobile parking garage will be an additional 120,000 gsf. Included in the garage will be 20,000 gsf of area for a staff cafeteria, gym and shower/changing facilities, art storage, building security command center, back-of-house storage that will serve the building engineer, catering, housekeeping, and small staff facilities with gym & lockers.

The Project consists of a standard BOMA Core and Shell project and the interior architecture for the public areas, open office areas, enclosed offices, conference rooms, and finishes for all spaces in the building including the architectural interiors of the performing arts theater and cafeteria. All interior design related to art installations, furniture, fixtures, and equipment, the furniture test fits / layouts and furniture space planning / layouts, along with all documents required to procure and install the furniture will be provided by a separate Owner's consultant.

The site for this Project is the grounds of the former historic Royal Victoria Hotel and Gardens in downtown Nassau, Bahamas. The site is approximately 3.05 acres and bounded by Shirley Street to the North, Parliament and East Streets to the west & east and East Hill Street to the south (note; the Zion Baptist Church located at the northeast corner of this block is not part of the Project site).

There is a historic tree in the center of the site that is currently earmarked to remain in place and shall be accommodated in the project design. Two existing buildings on site will remain and will be renovated in a separate design package and will be added to the project at a date in the future when the scope and program for the renovation is defined. Services related to any demolition of items that exist on the site is not part of the project.

## **2.0 Proposal Requirements**

### **2.1 LIGHTING CONSULTANCY SERVICES**

The general requirements and scope of service listed below is intended to give the bidding consultant a sense of the services required by the Bank. In your proposal, you must present the methodology and approach that you deem most appropriate. Please submit your proposal for complete Lighting Consultancy Services for the project as described below and outline the scope of work proposed in your services.

#### **General Items**

The Lighting Consultant shall be responsible for design of the lighting and specifying the lighting control system requirements for all areas including:

- Back of house
- Electrical room,
- Exterior of building on site
- Grounds, perimeter, walls/fencing, and signage
- Interior of buildings on site
- Mechanical rooms,
- Plumbing closets,
- Other rooms and spaces

The Lighting Consultant is to provide preliminary designs for the emergency egress lighting within this scope of work and design to applicable code requirements.

- a. The Consultant shall include and consider all the local codes, laws and regulations applied to the Project.
- b. The Consultant shall coordinate and incorporate design requirements from the other design team members, the Owner, Regulatory Agencies, etc. as required to provide a design that is integrated with the Project and requirements for the Project.
- c. As far as possible, meetings will take place by video conference. Some meetings and presentations will be held in Nassau, Bahamas and in Los Angeles, California as part of the design process.
- d. The Consultant shall provide information necessary for all pricing packages and assist in evaluating the pricing throughout the design process.
- e. Review the program information furnished to ascertain the requirements of the Project and arrive at a mutual understanding of such requirements with the team.
- f. Provide a preliminary evaluation of the program, and related information furnished.
- g. The Consultant will need to assist the design team with meetings at the Authority Having Jurisdiction (AHJ) over the project as required in Nassau, Bahamas.

## **2.2 GENERAL INFORMATION AND REQUIREMENTS**

### **2.2.1 DESIRED QUALIFICATIONS**

#### **LIGHTING CONSULTANCY SERVICES**

### **2.2.2 ATTACHMENTS FOR THIS PORTION OF THE RFP**

Refer to exhibits available on the Central Bank's website for additional useful information.

### **2.2.3 PROPOSAL CONTENTS**

The response shall provide sufficient information to allow the owner to evaluate the proposer's approach, experience, staff, availability, and fee.

### **2.2.4 SCOPE OF WORK**

#### **2.2.4.1. GENERAL**

- a. Establish lighting design criteria, such as power and heat load data, for each area of the building's interior and exterior; and for all areas and structures on the site, including its perimeter.
- b. Assist in establishing criteria for other consultants, as necessary.
- c. Prepare alternate lighting designs for evaluation by the Architect and Owner.
- d. Provide schematic design drawings/sketches, abbreviated outline specifications, and system(s) description.
- e. Provide sufficient documentation that will allow the CM/GC to perform a preliminary cost estimate at the midpoint and completion of schematic design.
- f. Advice and counsel to Architect during preparation and review of cost estimates.
- g. Provide value-engineering alternates based on cost estimates by others.
- h. Coordinate lighting with relevant project consultancies, including the Interior Design consultant, Electrical Engineer, and the Landscape and Water Features consultant.

#### **2.2.4.2. Design Phase**

- a. Establish lighting design criteria, such as power and heat load data, for each area of the building's interior and exterior; and for all areas and structures on the site, including its perimeter.
- b. Assist in establishing criteria, such as power and heat load data, for other consultants, as necessary.
- c. Prepare alternate lighting designs for evaluation by the Architect and Owner.
- d. Provide design development drawings/sketches, first draft of final specifications, and system(s) description.
- e. Provide sufficient documentation that will allow the CM/GC to perform a preliminary cost estimate at the midpoint and completion of design development.
- f. Advise and counsel to Architect during preparation and review of cost estimates.
- g. Provide value-engineering alternates based on cost estimates by others.
- h. Coordinate lighting with relevant project consultancies, including the Interior Design consultant, Electrical Engineer, and the Landscape and Water Features consultant.

### **2.2.4.3. Construction Phase**

- a. Assist in establishing criteria, such as power and heat load data, for other consultants, as necessary.
- b. Allow for nominal adjustment in the lighting design during the development of the Construction Documents.
- c. Provide complete lighting design drawings, including the following: 1) Final fixture selection with cut sheets, 2) final layout of fixtures, 3) final specifications regarding lamps and dimming, 4) final drawings of circuiting, 5) fixture lamp list showing limited number of lamps that are required in Owner storage, 6) proposed emergency lighting layout, 7) system(s) description for incorporation into construction document package and for coordination by the Electrical Engineer. The Electrical Engineer will incorporate information provided by the Lighting Consultant into the Construction Documents. The Lighting Consultant's specification will be utilized in the Contract Document Project Manual.
- d. Review and comment on Electrical Engineer's documents related to work incorporated from Lighting Consultants work.
- e. Provide sufficient documentation that will allow the CM/GC to perform a preliminary cost estimate at the midpoint of construction documents.
- f. Provide necessary information to obtain approvals from authorities having jurisdiction over the project.
- g. Advice and counsel to Architect during preparation and review of cost estimates.
- h. Provide value-engineering alternates based on cost estimates by others.
- i. Coordinate lighting with Interior Design consultants.
- j. Coordinate lighting with Landscape and exterior design consultants

### **2.2.4.4. Bidding Phase**

- a. Assist with Bid Documents questions.
- b. Clarifications during the bid process, including responses to RFI's, substitution requests, etc.
- c. Bid Evaluation
- d. Provide responses to value engineering proposals.

### **2.2.4.5. Construction Administration**

- a. Assist Architect with construction administration activities, on-site coordination, site observation visits/reports, submittal reviews, information requests, RFI responses, creating and maintaining punch list of defects, and general contractor pay applications.
- b. Provide preliminary and final site directions for lighting design adjustments, aiming, and dimmer system lighting scenes.

The Consultant shall follow the document standards developed by the Architectural team. Construction documentation should be prepared using Revit 2019, or the most current version available at the time of project commencement. When utilized, 2D CAD documents shall be prepared and delivered in AutoDesk AutoCAD v. 2017. The Consultant shall utilize software selected by the Architectural team and follow the 3D CAD standards developed by the Architectural team.

### **2.3. PROPOSALS SHOULD INCLUDE:**

- a. A cover page that includes the bidder's name, address, email address, and contact person
- b. Bidder's legal name and any other name under which the bidder conducts business
- c. Mailing address, including street address (for courier mail services)
- d. Name and title of individual that will sign the contract
- e. Confirmation that the bidder is satisfied with the contract being based on the AIA Document C103-2015 Standard Form of Agreement between Owner & Consultant
- f. Name, title, and contact information of bidder's key contact person
- g. Name, title, and contact information for Principal-in-Charge of project
- h. Resumes, references, and contact information for each key personnel involved in the project
- i. A statement that the proposal is effective for a period of sixty (60) days.
- j. A statement guaranteeing that prices quoted in the proposal are established without collusion with any other bidder(s) or other parties; and established without effort to preclude the Bank from obtaining the best possible competitive pricing
- k. Acknowledgement that the bidder has read and understood the RFP and any amendments
- l. A statement indicating whether or not the bidder or any individual working for the bidder has a possible conflict of interest as it relates to the owner's staff that may be involved in the project or the bidding process.
- m. A statement identifying all subcontractors and joint venture partners.
- n. Fee per phase and expected monthly billing schedule.
- o. Per hour rates for additional services.
- p. A table of contents with corresponding page numbers related to the bid proposal.
- q. If you take exception to any of the requirements of this RFP and the expected contractual requirements, those exceptions are to be clearly stated, with an explanation as to why.
- r. Specifically note if you have any experience with the codes and regulations applicable at this project site.

All the information contained herein is confidential. The text, facts, figures, and ideas, which are presented within this RFP, are considered intellectual. You are required to sign a Non-Disclosure Agreement (NDA) for this project regarding all information that has not been released to the public by the owner.

No proposal material you submit will be returned.

The bidding consultant understands and acknowledges, by submitting a proposal, that the owner reserves the right to select any consultant firm for any reason. The selected consultant will be expected to start work immediately thereafter, based on the owner's letter of engagement, while the owner and consultant formally finalize their agreement in the form of an executed contract document.

Importantly, the project can only be a success if all parties in the process work as an integrated collaborative project team. This will require the institution and preservation of an elevated level of trust, communication, and cooperation between consultant team members.

### 3.0 Cost Estimate

Provide a cost estimate for the project and include the following information:

- a. Provide a fixed fee for the overall project and include a schedule for stage payments that aligns with time schedule provided, noting that the owner will settle for work performed and presented and not merely for the passage of time.
- b. Provide a fee schedule of hourly rates for team members.
- c. Complete the Central Bank of the Bahamas Bid Form at the end of this document.

### 4.0 Compliance Documents

Provide a copy of the following compliance documents:

- Business license
- Tax Compliance Certificate
- Professional license if applicable
- Liability Insurance

### 5.0 Consultant's Responsibilities

- The consultant shall provide all services necessary to satisfy the scope of work.
- The consultant shall identify and work with the relevant personnel to assist in achieving the goals of the project.
- The consultant shall be solely responsible to provide a complete solution in accordance with the requirements of the scope of work.
- The consultant shall attend all project design team meetings and provide updates to the project manager on a weekly basis.
- The consultant shall prepare a monthly project summary report to detail the work undertaken, challenges encountered and recommended changes, if any.

### 6.0 Submission Format

- The emphasis of the submission should be in responding to the requirements set forth in this RFP.
- The response shall not exceed ten (10) pages, excluding the cover letter/page.
- Proposals must be typewritten, in no smaller than eleven (11) point Times Roman font.
- The submissions should be in PDF file format
- submitted by 5:00 pm. E.S.T. on 19 June 2020. Proposals should be properly labeled in the filename by using the name of the respondent and the wording:  
***CBOB-NPP-20200619-Lighting Consultancy Services***

### 7.0 Responses/Questions

- **Bidders should carefully review this solicitation for defects** and questionable or objectionable material. CBOB must receive comments concerning defects and objectionable material per the schedule below. This will allow issuance of any necessary amendments. It will also help to prevent the opening of a defective solicitation and exposure of bidders' proposals upon which award could not be made. Protests based on any omission or error, or on the content of the solicitation, will be disallowed if these faults have not been brought to the attention of CBOB, in writing, at



least five (5) days before the time set for bid opening.

- **All responses and/or questions** regarding interpretation of the content of this RFP must be submitted to: tenders@centralbankbahamas.com within the time specified in the Provisional Timetable at Section 9. below.
- If prior to the date fixed for submission of Proposal a bidder discovers any **ambiguity, conflict, discrepancy, omission, or other error in the RFP** or any of its exhibits and/or appendices, the Bidder shall immediately notify the Central Bank of such error in writing and request modification or clarification of the document. Modifications may be made by addenda prior to the RFP response deadline. Clarifications will be given by written notice to all active bidders, without divulging the source of the request for it.
- **CBOB may modify this RFP**, any of its key action dates, or any of its attachments, prior to the date fixed for submission by issuance of a written addendum via email. Addenda will be numbered consecutively as a suffix of the RFP Reference Number.
- **Amendments to or withdrawals of proposals** will only be allowed if acceptable requests are received prior to the deadline that is set for receipt of proposals. No amendments or withdrawals will be accepted after the deadline unless they are in response to the Bank’s request.
- CBOB reserves the **right to require a bidder to conduct demonstrations** of their proposed solutions onsite at its main office in Nassau, The Bahamas. All costs associated with a demonstration shall be borne entirely by the bidder.

## 8.0 Evaluation Criteria

Once all qualifications and technical proposals have been received, the following matrix will assist the selecting process for the consultant:

Criteria	Weight	Scores <sup>a</sup>	Weighted Scores <sup>b</sup>
Methodology and conformity to RFP Requirement	25		
Qualifications and related experience	25		
Time Schedule	20		
Cost/Rates and Justification	25		
Interview (optional)	5		

<sup>a</sup> Each criterion will be assigned a score of 1 to 100. <sup>b</sup> Scores will be multiplied by the weights and totaled to yield the total points on the proposal and interview. Maximum total points are 100.

## 9.0 Provisional Timetable

Activity	Date
Issue Tender Notice and Invitation to Tender	May 29, 2020
Deadline for receiving questions from Consultants	June 10, 2020
Deadline for CBO answer to Consultants’ questions	June 15, 2020
Return of tenders (Closing Date)	June 19, 2020

## 10. Terms and Conditions

- Any submission of enquiries and/or proposals means that the bidder has read and agrees to the information set forth in this RFP. Proposals shall be kept confidential by all parties until a contract is awarded.
- CBOB reserves the right to request clarification of any proposal from prospective consultants.
- Selected consultant(s) will be notified in writing, as will rejected bidders.
- Any award is contingent upon the successful negotiation of final contract terms. If contract negotiations cannot be concluded successfully, CBOB reserves the right to negotiate a contract with another consultant, reissue the RFP, or withdraw the RFP. Any contract resulting from this RFP shall become effective when fully executed.
- Negotiations shall be confidential and not subject to disclosure to competing consultants unless and until an agreement is reached.
- CBOB reserves the right to cancel this solicitation, at any time for any reason, and to reject all proposals. CBOB shall not have any liability to any consultant arising out of such cancellation or rejection.
- CBOB reserves the right to waive minor variations in the selection process.
- CBOB assumes no responsibility for costs incurred in the preparation, presentation, or submission of the responses to this RFP. Any proprietary information revealed in the submitted proposal should be clearly identified.

### Questions

Consultants are responsible for reviewing all portions of this RFP and attachments. Consultants are encouraged to submit questions, via the Tenders mailbox, regarding the scope and requirements of the RFP. Modifications and clarifications will be made to the RFP, when deemed necessary, and issued via the CBOB website.

### Interpretation

The bidding consultant will be responsible for ensuring that its proposal reflects all addenda issued prior to the proposal due date, regardless of when the proposal is submitted.

### Revisions

A consultant may withdraw or revise a proposal on the consultant's own initiative, at any time before the deadline for submission of proposals. The consultant must submit the revised proposal in the same manner as the original proposal. A revised proposal must be received on or before the proposal due date. In no case will a statement of intent to submit a revised proposal extend the proposal due date for any consultant. At any time during the proposal evaluation process, it may be required of a consultant to provide oral or written clarification of its proposal.

### Errors and Omissions

Failure by the Central Bank to object to an error, omission, or deviation in the proposal will in no way modify the RFP or excuse the consultant from full compliance with the specifications of the RFP or any agreement awarded pursuant to the RFP.

## **Objections**

Should a consultant object on any ground to any provision or legal requirement set forth in this RFP, the consultant must, not more than ten (10) calendar days after the RFP is issued, provide written notice setting forth with specificity the grounds for the objection. The failure of a consultant to object in the manner set forth in this paragraph will constitute a complete and irrevocable waiver of any such objection.

## **Local Participation**

A summary of the proposed percentage of the work to be performed by personnel and/or firms located within The Bahamas shall be presented by the consultant. The proposal should outline the portions of the project that will be performed by personnel and/or firms within The Bahamas. The Bank's goal for local participation for this project is a minimum of 70%.

## **Statements**

The consultant shall include a statement confirming that no personal or organizational conflicts of interest are known to exist.

## **Sub-consultants**

Substitution of any sub-consultants, subcontractors, other service providers and suppliers identified in the proposal shall not be made without the written consent of the Bank.



# Central Bank of the Bahamas BID Form

PROJECT NAME: CBOB NEW BUILDING SITE  
LIGHTING CONSULTANCY SERVICES

PROJECT No. #0071A CBOB-NPP-C-2020-7110 TIN: 100087776

Please complete all items and return with other requested documents by: **June 19, 2020**

<b>COMPANY INFORMATION</b>					
Business Name			Trading Name of Business		
<b>ADDRESS INFORMATION</b>					
Street			Location/Island/Country		
Telephone1		Telephone2 (Mobile)		Fax:	P. O. Box
Email				Website	
<b>BUSINESS LICENSE &amp; TIN#:</b>			<b>Is Tax Compliance Certificate attached?</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	#
Business License Number		License Expiration Date: (dd/mm/yyyy)		License Copy Attached?	VAT Tax ID Number (TIN#)
<b>INSURANCE &amp; NIB INFORMATION</b>			<i>Please attach copies of NIB Good Standing, and your Liability Insurance Document</i>		
NIB Registration Number		NIB Good Standing Attached?	Liability Insurance Company Name	Insurance Expiration Date	Insurance Amount
		Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>OTHER BUSINESS INFORMATION:</b>					
Date Business was founded		Type of Business		Years in business	# of similar jobs
Contact Person 1		Title/Position		Contact Person 2	
<p>Note that should the contract/project be awarded, and should there be a need for the consultant to work within the Bank, a Police Record is required for each worker to assist in establishing their eligibility to enter the Bank's premises. Comprehensive background checks will be conducted on everyone, who may enter the Bank's premises, prior to final agreement of awarded contract. Where relevant, evidence of immigration status is also a requirement. In addition, proper picture ID &amp; NIB numbers will be required for all persons who will be providing services at any of the Bank's properties.</p>					
<b>REFERENCES: (Must be relevant to job being tendered, especially in terms of scope and quality)</b>					
<b>REFERENCES 1</b>					
Business Name, job completed, year completed:					
Contact Information: (Name, Address, Phone etc....)					
<b>REFERENCES 2</b>					
Business Name, job completed, year completed:					
Contact Information: (Name, Address, Phone etc....)					
<b>REFERENCES 3</b>					
Business Name, job completed, year completed:					
Contact Information: (Name, Address, Phone etc....)					

Review items overleaf & complete the Form. Attach additional references, documents, & specification details (e.g. materials listing, scheduling, etc.).

## COST PROPOSAL (also attach full details separately)

Total Charge for proposed service	Labour Cost (also detail separately)	Materials Cost (also detail separately)	Other Cost (please specify)

## TIME ANALYSIS

Date Available to start (dd/mm/yyyy)	Total Workdays (# of days of work needed to complete the job)	Total Man-hours (Total job-hours divided by the number of persons working those hours)	Is Overtime factored into cost? (give details separately)																											
Days Intended for onsite work: (Mark all that apply)																														
Sun	Mon	Tue	Wed	Thu	Fri	Sat	12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
How long before consultant starts job after mobilization?		How long before materials required for job are onsite?		Specify the anticipated completion date of the project		Is Overtime factored into cost? (give details separately)																								

## PAYMENT TERMS

(The Central Bank's policy is to settle by direct electronic payment to the consultant/company bank account, which **must be** in the contractual name.)

Purchase Order Acceptance Will consultant accept purchase orders?	Payment Schedule (when or at what stage, and related amounts, giving details separately, if necessary)	Mobilization (If any, by % or amount)	Hold Back/Post Completion Retention (specify)								
Yes <input type="checkbox"/> No <input type="checkbox"/>											
Service Contract Payment Schedule (payments may require work checklist agreed and signed off by CBOB)											
Note: The Bank prefers that payment schedules for long-term contractual arrangements align with service schedules and be no more frequent than once per month.											
One-time Single event	Only after service	Once Weekly	Every 2 Weeks Bi-weekly	Once per Month	Every 2 Months Bi-monthly	Every 3 Months Quarterly	Every 4 Months Thrice yearly	Every 6 Months Semi-annually	Once Annually	Yearly	Other

## SERVICE SCHEDULE

Contract Service-Delivery Schedule (CBOB will require evidence of service and related invoicing)											
Note: Consultant must pre-arrange all service visits to the Bank must clear Bank's Security before engaging in work on-site.											
One-time Single event	Constant (24/7)	Daily	Once Weekly	Every 2 Weeks (Bi-weekly)	Once per Month	Every 2 Months Bi-monthly	Every 3 Months (Quarterly)	Every 4 Months (Thrice yearly)	Every 6 Months (Semi-annually)	Once Yearly (Annually)	

## PAYMENT INFORMATION (The Bank makes payment by electronic funds transfer)

Bank Name (Consultant's Bank)	Branch Name	Branch Number
Bank Phone Number	Bank Street Address	City/Place
Bank Postal Code	Country	Other Address Information
Account Number at Bank	Routing Number	Account Name

## CONSULTANT'S SIGNATURE

Signatory's Name (PRINT)		
Salutation	First Name	Last Name
Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> Other _____		
SIGNATURE		Date (dd-mm-yyyy)