
MEMORANDUM

TO : [REDACTED]
FROM : [REDACTED]
C.C. :
DATE : May 21, 2015
SUBJECT : Questions received from the Holding in regard to Building Permit requests

Questions:

1.

a. *What has been the process followed for the permit requests?*

Recue and Fire Fighters Building:

The design drawings and terms of reference are ready for submittal with the request for the building permit. The final design was completed in consultation with VROMI and the Government Fire Department to ensure all the requirements were met. The building request was completed, including the signature of the Managing Director, and was handed over to Princess Juliana International Airport Holding (Mr. Peterson) for signing on April 11, 2015. After signature from PJIAH the building permit request will be submitted to VROMI along with the relevant documents.

FBO:

The form for the building permit request was signed by the Managing Director on July 18, 2014. Discussion began with VROMI on the preliminary design drawings and Terms of Reference so that a complete request can be submitted. After these were prepared they were submitting along with the building permit request (BP#229/2014) on November 24, 2014. The fee of NAF 200,- was paid on November 25, 2014 (see attachment 1.)

Over the next few months discussions were initiated with the Government Fire Department on the design, and in particular about the sprinkler system. On February 5, 2015 revised drawings were submitted to the Government Fire Department for review. On February 11, 2015 a meeting was held with the Government Fire Brigade to discuss the revised drawings. On February 19, 2015 the

adjusted drawings were submitted, after which the Government Fire Department sent their approval to VROMI.

The building request form was handed over to PJIAH (Mr. Peterson) for signing on April 11, 2015.

Temporary offices Meteo ATS:

On November 24, 2014 the design drawings and Terms of Reference were prepared and the building permit request was signed by the Managing Director for submittal to VROMI. The building permit request (BP#240/2014) with the relevant documents was submitted to VROMI on December 3, 2014. The fee of NAF 200,- was paid on December 4, 2014 (see attachment 2).

On February 6, 2015 new drawings were submitted to VROMI due to new requirements of the Meteo Department for their review. On February 12, 2015 VROMI contacted PJIAE to request a safety plan. A revised drawing was submitted February 13 2015.

The building request form was handed over to PJIAH (Mr. Peterson) for signing on April 11, 2015.

b. Provide a timeline of when documents were submitted and decisions were taken by all relevant stakeholders.

See above.

2.

a. Provide clarity on the building process for the design

PJIAE worked in close cooperation and communication with VROMI and the Government Fire Department in the design phases in order to ensure all requirements were met. When these were to the satisfaction of both government departments, the building permit requests were submitted to VROMI, who kept PJIAE abreast of the status of both the FBO and the Temporary Met Offices.

b. Provide clarity on the bidding process for the design and complete construction of the building.

The new FBO Facility concept design and layout was designed by Studio Acht.

Two proposals were received for the architectural drawing works: Studio Acht (USD.440,000.00, which represents 8% of their total estimated total price of the new FBO Facility) and IXI Design N.V. (USD.500,000.00, which represents 10% of their estimated total price of the new FBO Facility). Companies specialized in FBO Facility concept design and layout are scarcely available. PJIAE has done its utmost best in obtaining two proposals from two different companies specialized in this type of work. It is also noteworthy to mention that it is normal industry standard to calculate a fee of 10%-15% of the total estimated price for the construction for design and drawing works.

The choice to commission Studio Acht to complete design and drawings for the FBO Facility was made based on their special expertise for FBO projects, their design style and most favorable price. PJIAE received top rated and quality design and architectural work at a discounted price, of up to 7% less than the normal industry standard. (See Attachment 5.)

The tender process for the complete construction was initiated on December 8, 2014, whereby five companies namely MNO Vervat, Talisien Construction N.V., Windward Roads B.V., Brakel Global Projects N.V., and Designer's Choice N.V. were invited by PJIAE to participate in the tender process for the construction of the new FBO Building. The invitations were based on the companies on the island's abilities to execute this level of work, their reputation on the island, and the experience (historical performance) at PJIAE.

On January 20, 2015 the tender documents were received by PJIAE and opened in the PJIAE Boardroom. The tender documents were opened and documented by Notary Ms. Marlene Mingo in the presence of Migdala Clarinda, Max Schakel, Robert Brown, Kalifa Dickinson, PJIAE consultant Bruce van Heesteren (Studio Acht), and representatives of the three contractors who submitted; Windward Roads B.V., Talisien Construction N.V., and Designer's Choice N.V. Their quotations were reviewed by Bruce van Heesteren (Studio Acht) to confirm completeness of the bids. MNO Vervat and Brakel Global Projects N.V. **did not submit a bid.**

Windward Roads submitted a quotation of USD\$ 6,926,884,- including TOT, Talisien submitted a quotation of USD\$ 6, 196, 361.59 including TOT, and Designer's Choice quoted USD\$ 6,835, 48.89 including TOT.

PJIAE began its tender evaluation process with the purpose to select the best proposal, based on the approved criteria and weighing factors. The tenders were evaluated by a team of 7 management team members, who reviewed and evaluated the proposals based on an evaluation criteria and form.

In addition, Studio Acht completed an independent review considering all technical aspects, as well as prices (itemized and overall), and submitted a recommendation based on their expertise and in depth knowledge of the engineering and design.

Both evaluations resulted in Talisien N.V. being selected for the complete construction of the FBO.

- Studio Acht's evaluation report selected Talisien N.V. (Report enclosed; attachment 3)
- PJIAE evaluation team evaluated the proposals and also selected Talisien N.V. (Vendor Assessment and Evaluation summary enclosed; attachment 3)

Summary of PJIAE evaluation results:

	Windward Roads	Designer's Choice	Talisien
Total	26.4	24.2	28.3

PJIAE budgeted in its Capital Improvement Program Budget an amount of USD\$ 7,554, 250. The price of Talisien N.V. for construction of the new FBO building totaled to USD\$ 6,196,361.59, and estimated additional construction costs (approximately USD\$ 1,248,138.-) amounts to approximately USD\$ 7,444,500.-. The additional work not in the construction budget of the contractor are, for example, gas lines, soil improvement, temporary facilities, electrical hook up to the main power grid, demolitions, clean up and more. (See attachment 6)

Conclusion

Talisien Construction N.V. was scored the preferred bidder by both independent evaluation by Studio Acht, and internal evaluation by PJIAE. Talisien N.V. has been therefore selected as the favorable contractor to be awarded the contract to carry out the work. See enclosed Tender Evaluation Report and submitted bids. (See attachment 3.)

c. Include copies of the terms of reference and the bids submitted

See enclosed TOR. (See attachment 4.)

See enclosed Bids. (See attachment 3.)

3.

a. Submit copies of any signed contracts pertaining to the design of the buildings

The Supervisory Board Resolution is enclosed (Attachment 5), which includes Studio Acht's proposal. Payments to Studio Acht were made based on work presented, progress, when they were approved.

b. Submit copies of any signed contracts pertaining to the complete construction of the buildings.

The construction contract is pending approvals, and issuance of the Building Permit.

4.

a. Submit a written assessment from an independent company of the estimated costs mentioned in the building permit requests and a detailed breakdown of the estimated costs and any additional costs that can be expected.

Studio Acht, a company with outstanding experience and achievement in architectural designs and engineering in the Netherlands, with branches in the Caribbean (Curacao and St. Maarten), submitted to PJIAE a final cost estimation for the construction of the FBO, which is their own design. For internal control, these were reviewed as well by the very experienced and competent technical and construction managers and professionals employed by PJIAE. Studio Acht's cost estimation for the construction of the FBO (average build price) is \$6,299,087.53. Talisien N.V. for construction of the new FBO building totaled to USD\$ 6,196,361.59, which was the lowest bid offered, as well as the closest to Studio Acht's cost estimation.

Cost estimate and detailed breakdown by Studio Acht enclosed (see attachment 6.)

Lievensse completed an assessment of the estimated costs, at \$6,417,408.00, which is comparable to Studio Acht's estimation, and Talisien Construction's bid, though somewhat higher. This illustrates the considerable amount of capital PJIAE with Talisien, the lowest bidder.

Assessment and cost estimate by Lievensse enclosed. (see attachment 7.)

Attachments: 1. Receipt for application for the FBO Building Permit

2. Receipt for application for the Temporary Met Office Building Permit

3. Tender Evaluation Report

4. Terms of Reference

5. Supervisory Board Resolution and approval for FBO Design

6. Final Cost Estimate Studio Acht

7. Lievens Cost Estimate



**Ministerie van Volkshuisvesting,
Ruimtelijke Ordening,
Milieu en Infrastructuur**
Ministry of Public Housing, Spatial Planning,
Environment and Infrastructure

**Tamarindesteeg #16
Philipsburg, Sint Maarten
T (721) 542-4289
F (721) 543-7817**

**MINISTRY VROMI :
DEPARTMENT OF PERMITS**

Receipt confirmation for application for a Building permit

This certifies receipt of an application for a Building permit, including all necessary enclosures for processing of said application.

Date	: November 24, 2014
Applicant name	: PJIAE N.V.
CRIB #	: 410.230.900
Address	: SIMPSON BAY SIMPSON BAY AIRPORT RD. #99
Telephone	: 546-7555/520-7721
Registration No.	: BP#229/2014
Project description	: Construction FBO (Fixed Based Operation)

In order for your request for a Building permit to be processed, payment in the amount of **NAF 200,-** must be made to the Receivers Office, Pond Island, Philipsburg. Upon submittal of proof of payment of the above to the department Permit, your request will be reviewed and processed.

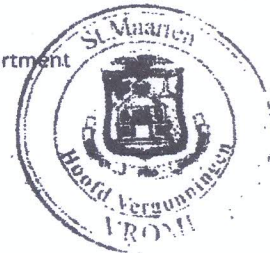
This receipt in no way implies that Building activities for the above project may commence, or continue in such case that Building has already started, until the permit has been approved and issued.

Furthermore, it also does not imply that all requirements have been met to obtain a Building permit. In the evaluation of the application and Building plans it will be determined if the application meets all requirements to obtain a Building permit. In the event additional information, or changes to the Building plans to make these compliant to the requirements to obtain a Building permit are required, we will contact the applicant to comply with the requirements. Please be sure that the telephone number and address of applicant are correct to ensure that he/she can be contacted for additional information/changes as may be required, so that the application can be processed as soon as possible.

If you have any questions pertaining to your application for a building permit, you can contact Richardson, Amaris, Tel: 542-4289, Permit Evaluator at the Permit Department.


applicant/owner/architect


A.C. Meyers
Head of Permit Department





Government of Sint Maarten - Receiver's Office

Receipt - Kwitantie

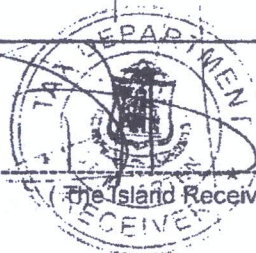
Receiptnr: 2066210 Date printed: 11/25/2014
Name: PRINCESS JULIANA INTL. AIRPORT EXPLOITATIE ID: 410230900 Date paid: 11/25/2014
PRINCESS JULIANA INTL. AIRPORT OPERATING COMPANY N Cashier: recdmn
Address: P.O. BOX 2027 PHILIPSBURG SINT MAARTEN
Amount: 200.00 Naf

PAYMENT ITEMS

Description	Year	Period	Article / Reference	Amount (Naf)
Pre Paid Decade Nr 68860	---	--	CONSTRUCTION FBO	200.00

PAYMENT METHODS

Method	Bank / Credit invoice / Note	Number	Currency	Amount
Cash			US\$	112.99



(The Island Receiver)



**Ministerie van Volkshuisvesting,
Ruimtelijke Ordening,
Milieu en Infrastructuur**
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Philipsburg, Sint Maarten
T (721) 542-4289
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MINISTRY VROMI :
DEPARTMENT OF PERMITS

Receipt confirmation for application for a Building permit

This certifies receipt of an application for a Building permit, including all necessary enclosures for processing of said application.

Date : December 3, 2014
Applicant name : Princess Juliana International Airport Company
CRIB # : 410.230.900
Address : SIMPSON BAY
SIMPSON BAY
AIRPORT RD. #99
Telephone : 5467502
Administration No. : BP#240/2014
Project description : Construction temporary office

In order for your request for a Building permit to be processed, payment in the amount of **NAF 200,-** must be made to the Receivers Office, Pond Island, Philipsburg. Upon submittal of proof of payment of the above to the department Permit, your request will be reviewed and processed.

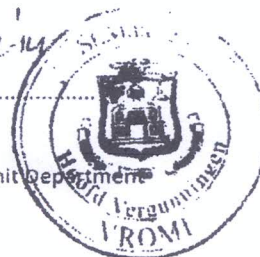
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If you have any questions pertaining to your application for a building permit, you can contact Ash, Angelo, Tel: 542-4289, Permit evaluator at the Permit Department.

applicant/owner/architect

A.C. Meyers
Head of Permit Department





Government of Sint Maarten - Receiver's Office

Receipt - Kwitantie

Receiptnr: 2069782

Date printed: 12/04/2014

Name: PRINCESS JULIANA INTL. AIRPORT EXPLOITATIE ID: 410230900
PRINCESS JULIANA INTL. AIRPORT OPERATING COMPANY N

Date paid: 12/04/2014

Cashier: RECARS

Address: P.O. BOX 2027 PHILIPSBURG SINT MAARTEN

Amount: 200.00 Naf

PAYMENT ITEMS

Description	Year	Period	Article / Reference	Amount (Naf)
Leges Bouwvergunning E Assess	2014	11	5140111334	200.00

PAYMENT METHODS

Method	Bank / Credit invoice / Note	Number	Currency	Amount
Cash			Naf	200.00

