



قطر تستحق الأفضل
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هيئة الأشغال العامة
PUBLIC WORKS AUTHORITY

EXPRESSION OF INTEREST

FOR

**THE PUBLIC PRIVATE PARTNERSHIP
FOR SEWAGE TREATMENT AT AL
WAKRA & AL WUKAIR PLANT**

PROJECT ID: IA 2019 C 057 G

**The Authority
Public Works Authority
P.O. Box 22188
Doha
State of Qatar
March 201**

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Term	Definition
Ashghal	Public Works Authority
Bidder	Company or a Consortium of Companies responding to the RFP;
BOT	Build Operate Transfer
DS-STW	Doha South Sewage Treatment Works
EOI Respondent	Company responding to the Request for EOI
EPC	Engineering, Procurement and Construction
IA-STW	Industrial Area Sewage Treatment Works
MTS-03	Main Trunk Sewer
Network	Conveyance infrastructure for transmission of flows through series of gravity tunnels
O&M	Operations and Maintenance
OCF	Odour Control Facility
OCS	Odour Control System
OCU	Odour Control Unit
Project	Development and implementation of a Wastewater Treatment Plant with a capacity of 150,000 cubic meters per day for the Al Wakra and Al Wukair areas
PPP	Public Private Partnership
PPPA	Public Private Partnership Agreement
Procurement Process	Selection and Approval of Preferred Bidder
PwC	PricewaterhouseCoopers
QAR	Qatari Riyal;
QNV	Qatar National Vision
RFQ Respondent	Company or a Consortium of Companies responding to the RFQ
Request for EOI	Request for Expression of Interest
RFP	Request for Proposal
RFQ	Request for Qualification
STW	Al Wakra and Al Wukair Sewage Treatment Works
TA	Transaction Advisor
TPS	Terminal Pumping Station
TSE	Treated Sewage Effluent
TSE Facilities	Treated Sewage Effluent management facilities

Introduction

The State of Qatar through the Public Works Authority (“Ashghal”) is planning the development and implementation of a Sewage Treatment Plant with a capacity of 150,000 cubic meters per day for the Al Wakra and Al Wukair areas (“Project”) as a Public Private Partnership (“PPP”). Ashghal is looking for suitably qualified private sector developers with whom to partner.

Ashghal has appointed a team of advisors led by PricewaterhouseCoopers (“PwC”), along with Mott MacDonald as the Technical Advisor and Eversheds Sutherland as the Legal Advisor (together the “Transaction Advisor” or “TA”).

This **Request for Expression of Interest** (“Request for EOI”) is in relation to the development of the Project. The intention is to encourage suitably qualified local, regional and international companies to indicate their interest in the Project by responding to this Request for EOI to Ashghal.

It is expected that this Request for EOI will be followed by a Request for Qualification (“RFQ”) and qualified RFQ Respondents will then be invited to respond to a Request for Proposal (“RFP”) in accordance with the indicative timeline set out in Section 4.

Disclaimer

All information contained in this Request for EOI, including inter alia financial, geographical, commercial, legal and technical information, has been included for illustrative and indicative purposes only to assist companies and consortia in making their own evaluation of the Project. Each company or consortium of companies shall be solely responsible for satisfying itself as to the information required to submit an EOI for the Project.

Companies and consortia should make their own investigations, projections, conclusions and consult their own Advisors to independently verify the information contained in this Request for EOI and to obtain any additional information that they might require prior to responding to the Request for EOI.

Whilst the information contained in this Request for EOI has been prepared in good faith, it does not purport to be comprehensive and it does not purport to have been independently verified. Neither Ashghal nor their respective employees, agents or Advisors make any representation or warranty express or implied, with respect to the veracity, adequacy, accuracy, reasonableness or completeness of the information contained in this Request for EOI or with respect to the information on which it is based or in respect to any written or oral information or representation given or made, or to be given or made, by Ashghal or any of its Advisors to any company or consortium or to its or their professional Advisors, whether given or made prior to or after the issue of this Request for EOI (collectively, the “Information”).

Ashghal, its employees, agents and its Advisors hereby expressly disclaim any and all liability arising out of or in relation to the Information (including in relation to omissions therefrom) and in respect of the use of and/or reliance on such Information by companies or consortia and/or its or their Advisors.

Terms and Conditions

This Request for EOI does not purport to commit or bind Ashghal in any manner whatsoever to proceed to the RFQ or RFP stage or to the awarding of a contract. Ashghal reserves its absolute, complete and unfettered right to, at any time and for any reason whatsoever, disregard all EOIs and to terminate at will the competitive selection process and may, at its discretion, proceed with the Project in some other manner, with no liability to any party whatsoever.

Each EOI Respondent is solely responsible for all costs it incurs in the preparation of its EOI response, including without limitation all costs of providing information requested by Ashghal, attending meetings and conducting any due diligence. Under no circumstances will Ashghal or any of its Advisors be liable for any costs or expenses borne by the EOI Respondent or any of its Advisors in this process, nor shall they be liable for any damages or consequential damages whatsoever, which may arise out of the process.

Ashghal reserves the right, in its absolute discretion, with no liability whatsoever to:

- a. Amend the scope of the Project, modify, cancel or suspend the EOI process or any or all stages of the procurement process, at any time for any reason;
- b. Waive a defect or irregularity in the form or content of any EOI;
- c. Re-advertise for new responses, call for tenders, or enter into negotiations for this Project or for work of a similar nature;
- d. Make any changes to the terms of business opportunity described in this Request for EOI; and
- e. Extend, from time to time, any date, time period or deadline provided in this Request for EOI.

All responses submitted to Ashghal shall become the property of Ashghal immediately upon such submission.

1. General Information

The State of Qatar continues to grow rapidly in line with national and sectoral objectives and strategies based on a long term national vision that extends up to the year 2030 (Qatar National Vision for the year 2030). This vision has stipulated that growth must be carefully planned to preserve Qatar's natural resources through sustainable practices and the overall quality of life in the country whilst protecting the environment. Growth will also generate demand for major improvements and expansion of basic services including wastewater collection, transportation, treatment and disposal.

Ashghal was established in 2004 to be responsible for the planning, design, procurement, construction, delivery, and asset management of all infrastructure projects and public buildings in Qatar.

Ashghal's key responsibilities include governing the design, construction, and management of major projects including roads, drainage and buildings such as public buildings, schools and hospitals.

To support the Qatar National Vision 2030, Ashghal intends to develop and implement procurement of the wastewater infrastructure for Al Wakra and Al Wukair catchment areas including through the procurement of this Project as a PPP.

2. Project Background

2.1 Background information on Al Wakra and Al Wukair

The Al Wakra and Al Wukair areas have experienced significant population growth and development in recent years leading to higher wastewater flows and the need to upgrade the existing wastewater infrastructure.

The estimated wastewater flows from Al Wakra, Al Wukair and Qatar South catchments, and wastewater diversion flows from the Industrial Area Sewage Treatment Works (“IA-STW”) and the Doha South Sewage Treatment Works (“DS-STW”) are provided in Table 1.

It is planned that DS-STW will be decommissioned in 2030. Therefore, Ashghal may consider expansion of the new sewage treatment plant in the near future to accommodate flows from the Doha South catchment area as indicated in Table 1.

Table 1: Estimated wastewater flows for the Project in cubic meters per day

Contributing areas	2024 Expected Average Flow	2030 Interim Flow	2045 Build Out
Al Wakrah	35,000	50,322	55,322
Mashaf	8,000	10,546	11,717
Al Wukair	33,000	45,347	56,154
Qatar South	6,000	36,236	54,151
Industrial Area	60,000	90,000	120,000
Al Hadharma	10,000	30,000	40,000
Doha South		245,000	270,000
Total	152,000	507,450	607,344
Project Design Flow	150,000	500,000	600,000

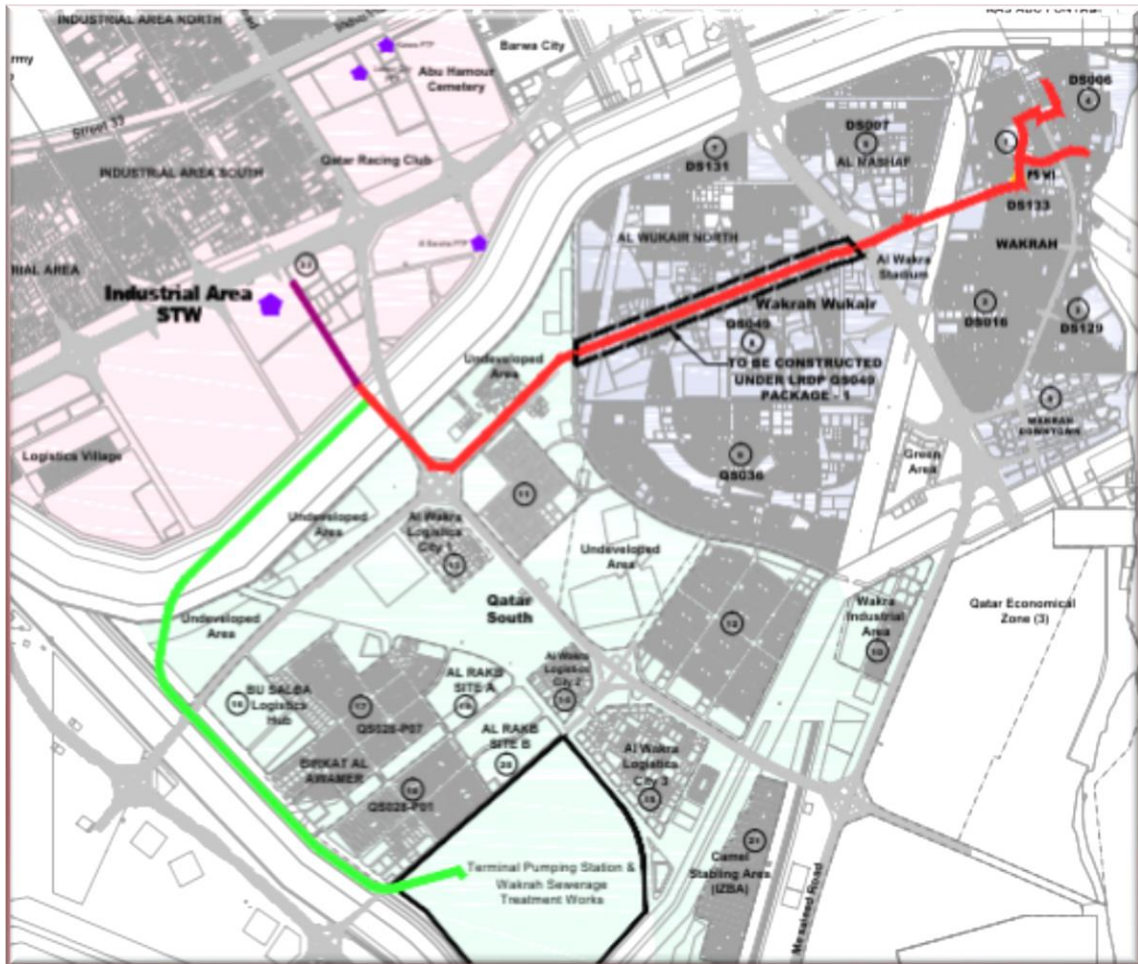
Source: Ashghal

Ashghal plans to develop the wastewater infrastructure for Al Wakra and Al Wukair comprising conveyance infrastructure for transmission of flows through a series of gravity tunnels (“Network”), Terminal Pumping Station, Al Wakra Sewage Treatment Works, and Treated Sewage Effluent management facilities.

Ashghal plans to develop the Network separately (not included in the scope of this Project) through an Engineering, Procurement and Construction (“EPC”) contract prior to 2024 to gravitate flows to this Project from the respective catchments.

The indicative layout of the Al Wakra and Al Wukair Wastewater infrastructure is shown in Figure 1.

Figure 1: Indicative Layout of the Wastewater Infrastructure for the Al Wakra and Al Wukair areas



Source: Ashghal

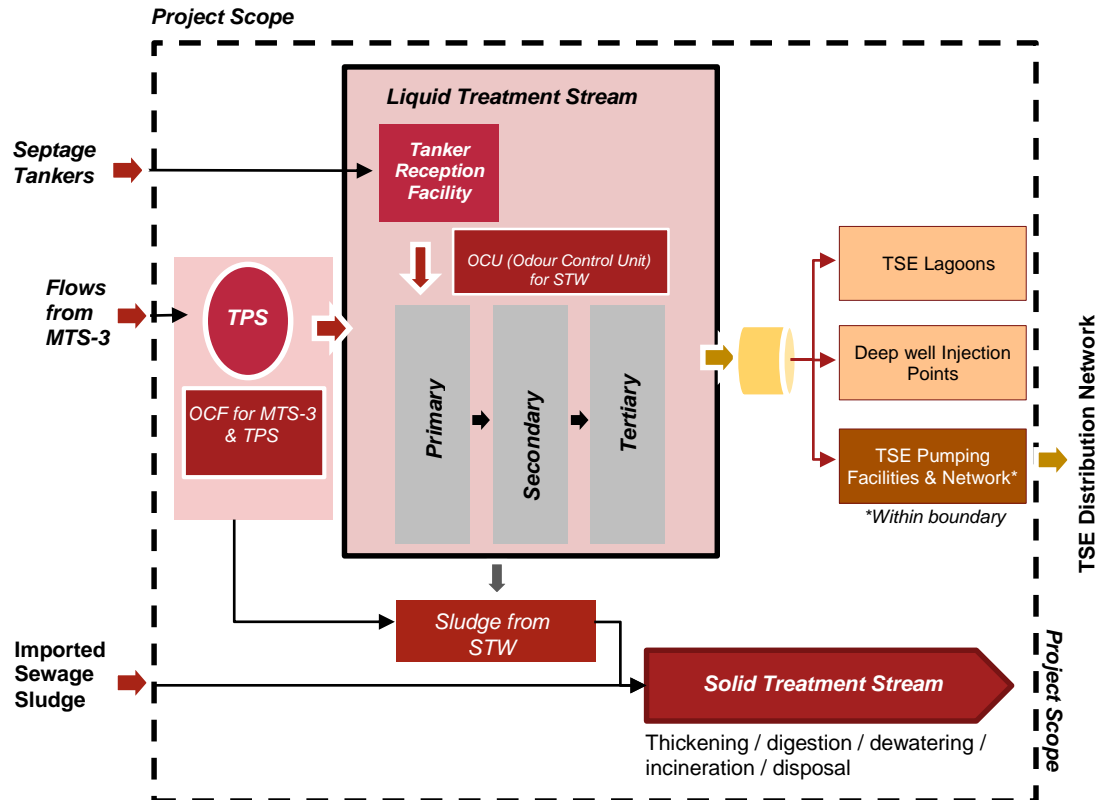
2.2 Project Scope

The Project scope includes provision of a Terminal Pump Station, Wakra Sewage Treatment Works, and Treated Sewage Effluent management facilities, to produce Treated Sewage Effluent (“TSE”), and treated sludge that can be disposed of in a landfill, used as fertilizer, or incinerated as needed. Key elements of the proposed Project Scope are as listed below:

- A. Terminal Pump Station (“TPS”), including odour control facility (“OCF”) for the TPS and Main Trunk Sewer (“MTS-03”)
- B. Wakra Sewage Treatment Works (“STW”) including primary, secondary and tertiary treatment units, sludge treatment and management facilities and odor control units
- C. Treated Sewage Effluent management facilities (“TSE Facilities”)

The general schematic of the Project Scope is shown in Figure 2.

Figure 2: General Schematic of Project Scope



Source: Ashghal

An indicative brief description of the works is provided below:

A. Terminal Pump Station:

- The TPS will be located on a dedicated undeveloped site within the overall STW site and will be capable of handling an average flow of 600,000 cubic meters per day with a peak factor of two (2);
- The TPS will screen and lift the flow from MTS-03 and discharge to the STW inlet works. The TPS structure will include two deep-shaft structures including a screen shaft and pump shaft without sharing any common walls;
- The TPS will also include a number of functions, such as tunnel ventilation / odour control, flow splitting, tunnel isolation using valves, rock trapping, coarse screening with skip bin load-out, pumped scum removal, wet well level control, STW and isolation of the pump shaft; and
- The TPS will also include an OCF serving both the TPS and MTS-03.

B. Wakra Sewage Treatment Works:

- The STW will have capacity to treat average flows of 150,000 cubic meters per day with a peak factor of 2 delivered through MTS-03;
- The STW will include liquid treatment stream including primary treatment, secondary treatment, and tertiary treatment along with disinfection facilities designed to produce TSE;
- The STW will also include solid treatment stream to treat sludge produced from the STW and imported sewage sludge from other locations to produce treated sludge that can be disposed of in a landfill, used as fertiliser, or incinerated as needed;
- The STW liquid treatment stream will include a tanker discharge facility;
- The STW liquid treatment stream will include primary treatment comprising of incoming tunnels, inlet works with blending and mixing chambers, inlet fine screens and screenings handling plant, detritors or grit removal plant and grit handling plant, storm lagoon and return pumping station, return liquor pumping station and odour control units;
- The STW liquid treatment stream will include secondary treatment based on biological treatment units;
- The STW liquid treatment stream will include tertiary treatment consisting of gravity filters / rapid gravity filters / disc filters, ultra-filtration units and associated cleaning chemical storage, dosing systems and process air plant, UV treatment system and associated permeate and backwash tanks, chlorination facilities for maintaining residual chlorine in the TSE, multipurpose lagoons and return pumping station;
- The STW solid treatment stream will be equipped to treat primary and secondary sludge produced from the STW and imported sludge from other locations. The STW solid treatment stream will comprise of state of the art sludge management facilities for sludge preparation, sludge digestion, digested sludge dewatering, sludge drying, incineration and a sludge liquor treatment plant to produce treated sludge that can be disposed of in a landfill, used as fertiliser, or incinerated as needed;
- The STW will have odour control units to treat mal odours generated from various facilities under the liquid treatment stream and solid treatment stream to prevent emissions in excess of relevant local and international standards.
- The STW will have various process building units, non-process building units, power supply and backup facilities, various control systems, Scada elements and all the other facilities to operate the STW uninterrupted and achieving specified TSE quality parameters.

C. Treated Sewage Effluent management facility (“TSE Facilities”)

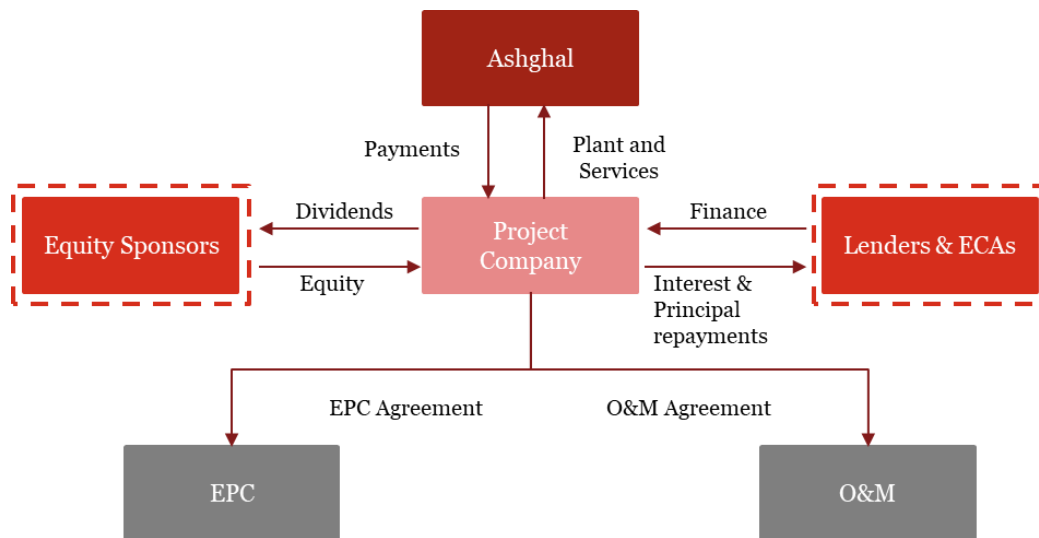
- Lined TSE lagoon to store TSE during the rainy season and low demand periods
- Deep Well Injections points
- TSE pumping facilities and network up to the STW boundary to pump TSE to different existing or proposed networks

2.3 Contractual and Commercial structure

The Project will be procured on a Build-Operate-Transfer (“BOT”) basis with an operational term of 25 years from commercial operation date, whereby the successful Bidder will be responsible for the design, finance, engineering, construction, testing, commissioning, insurance, operation and maintenance of the assets and transfer them back to Ashghal at the end of the concession term.

The indicative commercial structure for the Project is illustrated in the figure below.

Figure 3: Commercial Structure for the Project



The Project Company will enter into:

- a) a Public Private Partnership Agreement (“PPPA”) with Ashghal, setting out how the Project Company will develop and implement the Project on a build, operate and transfer basis; and
- b) Other enabling agreements such Direct Agreements, Land Access Agreement etc.

The terms of the PPPA shall be for 25 years after commercial operation date of the Project.

The Project will be paid for with availability payments made by Ashghal under the PPPA, subject to a performance regime.

Ashghal’s payment obligations are expected to be backed by a government guarantee.

The PPPA will set out the commercial provisions to regulate the foregoing, including detailed payment mechanisms and the regime for deductions, penalties and compensation.

The PPPA will also set out provisions governing the terms of the concession and the transfer of the Project upon the expiry of the term/termination of the PPPA.

3. Capabilities required from the Private sector

As mentioned above, it is expected that this Request for EOI will be followed by an RFQ. The RFQ Respondents shall be required to provide evidence of their experience with projects of a similar nature as the Project, as an owner and operator, including reference projects that are operational and currently under construction. Projects should include both international and regional assignments wherever applicable.

The RFQ Respondents shall be asked to focus on projects conducted during the previous five years and on projects implemented internationally and in the MENA Region. In case of an RFQ Respondent being a Consortium, it will be required to clearly specify which of the consortium members have been involved in each of the case studies and their role.

Interested parties in this Request for EOI should be aware of the overarching criteria that will be applied at the RFQ stage, as set out below:

- Strong track record in developing, owning, operating and maintaining one or more wastewater plants of similar type, technology and general configuration;
- Sufficient key personnel with demonstrated experience in similar size & specific technical experience;
- Technical abilities to meet the construction and operational requirement;
- International and Regional experience in participating in similar projects;
- Demonstrated ability to raise finance for similar projects;
- Sound financial position.

4. Procurement Process and Indicative Timeline

The procurement process has been designed to deliver a fair, transparent, efficient, practical and timely process for Ashghal. The procurement process is expected to consist of the following stages:

Stage	Indicative Timeline
Project Roadshow	26 March 2019
RFQ Release	14 April 2019
RFP Release	July 2019
Selection of Preferred Bidder	December 2019
Project Commercial Operations Date	February 2023

Ashghal reserves, in its sole and absolute discretion, the right to alter the above timeline should it be considered necessary.

5. EOI Submission Instructions

5.1 Format of Submission, Clarification and Submission Deadline

Ashghal is interested in receiving EOIs with the information sought in section 5.2 of this document from interested parties with a track record of extensive and relevant experience in the design, build, finance, operation and maintenance of similar projects.

This Request for EOI is open to all market participants including developers, contractors and financiers. The names of the EOI Respondents will be released to the market which may help in forming consortiums.

Assuming that Ashghal proceeds with the RFQ stage, parties that submit an EOI will be notified of the RFQ stage, and where applicable, requested to obtain the RFQ documents.

However, the RFQ will also be advertised in the market, and submission of an EOI is not a prerequisite for participating in the RFQ stage.

As described above, RFQ Respondents will need to demonstrate experience in all aspects of the Project and such Respondents may be individual companies or consortia. However, at this Request for EOI stage, interested companies and firms may respond individually, demonstrating their experience in any aspect of the Project (e.g. developer, operator, EPC contractor, financial investor).

Interested parties are required to submit their EOI in electronic format (MS word or PDF files), by email to the following address:

contracts@ashghal.gov.qa

EOI responses must be submitted by **1:00 pm (Qatar time) on 7 April 2019**. Ashghal reserves the right, at its discretion, not to consider late responses, with no liability whatsoever.

Questions about the Project and the EOI should be submitted to the above mentioned email not later than **1:00 pm (Qatar time) on 1 April 2019**.

5.2 Information Sought

EOIs shall be completed in English (not to exceed 10 A4 pages) and contain the following information together with a cover letter on headed paper. The letter must be signed by an authorised signatory of the EOI Respondent (or, if in the case the EOI Respondent is more than one company then the letter must be signed by an authorised signatory of each company):

Name of company:
Company overview (including brief company history):
Legal status: (including whether or not listed on the Qatar stock exchange):
Address and point of contact:
Key activities:
Reasons for interest in the Project
History of involvement in similar projects (locally and internationally):
Comments on the Project (500 words max):