



Commonwealth of the Northern Mariana Islands
Office of the Governor
DEPARTMENT OF PUBLIC LANDS



RFP21-RED005
MANAGAHA MASTER CONCESSIONAIRE
QUESTIONS & RESPONSE

Question: Aside from the local routine licenses and permits required, what are other necessary and critical permits for the operations (additional local and federal permits)?

Response: Below you will find a list of required permits and/or certifications necessary for the operation of the Exclusive Concession Area (ECA); however, other requirements are dependent on the activities that will be offered within the ECA. DPL encourages interested proposers to inquire with regulatory agencies.

- A. CNMI Bureau of Environmental Coastal Quality (BECQ)
 - Major Citing Permit
 - Septic Tank
 - Public water system
 - Ground water well operation
 - Water analysis and sampling
 - Waste-water testing
- B. United States Environmental Protection Agency (US EPA) – National Pollutant Discharge Elimination System (NPDES)
 - Wastewater Treatment Plant
- C. Department of Public Health – Food and Beverage
- D. Department of Finance – Valid CNMI Business License
- E. Department of Commerce – Corporate documents
- F. Department of Lands and Natural Resources (DLNR) – Marine Sanctuary and Wildlife species

Question: We would like to request for the list of all required permits to operate the concession.

Response: Please refer to previous response.

Question: Is a well permit required?

Response: Yes.

Question: Are there any nesting grounds on the island? What are the restrictions on developments with regards to the nesting ground for the Shearwater Birds nesting grounds?

Response: Yes. About one-third of the island is nesting grounds for the Shearwater Birds on Managaha. Development in these areas are generally restricted. DPL encourages interested proposers to inquire with the DLNR's Division of Fish & Wildlife on those restrictions.

Question: What is the requirement for a Fire Alarm System (between all concession spaces especially for the kitchen where it was observed that there is No Ansul System)?

Response: DPL is not aware of the requirements for commercial kitchen spaces (i.e., fire alarm system, sanitation permit, etc.); however, we encourage potential investors to inquire such information with the Department of Fire and Emergency Management (DFEMS), Department of Human Services and other regulatory agencies.

Question: Are there any permits/certification requirements for handling and storing the fuel at Managaha?

Response: Please consult with BECQ and other regulatory agencies that handles petroleum products.

Question: What are the permit requirements for transporting solid waste from Managaha to Saipan?

Response: Please consult with BECQ, CUC and other regulatory agencies that handle solid waste.

Question: Is there a required specification for the transfer vessel that will be handling solid waste?

Response: Please consult with BECQ, DPW and other regulatory agencies that handle solid waste.

Question: Will the solid waste collected/hailed from Managaha allowed to be disposed at the local dumping station?

Response: Please consult with BECQ, CUC, and other regulatory agencies for detailed information that handles disposal on sewer manhole line.

Question: Are there any stipulated orders from EPA/other agencies against Managaha operations?

Response: Yes. US EPA requires the Concessionaire to apply for a NPDES permit.

Question: Are as built layouts / drawings of the existing structures available? We would like to request copies of the layouts and drawings.

Response: Please refer to As Built Map.

Question: We would like to request for detailed specifications but not limited to service and maintenance logs, diagrams, and electrical wirings of the Reverse Osmosis System and Waste Water Treatment System. Please include the following information:

1. Pore Filter requirement and size. Refer to attachment Filter Unit.
2. Where does the waste water go after treatment? Does the island have an underground injection control (UIC)? Or does the waste water go down to a Leaching Field? Leaching Field.
3. If waste water moves to a Leaching Field, where is the location of the leaching field approved/acceptable to BECQ? Refer to As-built Map - Leaching Field.
4. Is the piping diagram available? Refer to Deep well, rainwater and recycle water layout plan.
5. Are there any pre and post treatment required for the RO System? If yes, please include a list of chemicals recommended for use for the system in place.
 - i. KURIDINE M-301
 - ii. NaOH
 - iii. Citric Acid

Response: Refer to attachments (Waste-water Treatment Plant Schematic 1&2, Filter Unit, As-built Survey Map – Leaching Field, Deep well/Rainwater/Recycle Water layout plan, RO Cleaning Method)

Question: Can you provide model/year, service and repair logs for all the generator installed in the island (3 large units + 2 small units)?

Response:

Qty.	Make/Brand	Volume/Size	Model/Color
1 ea.	Denyo	150 KVA	DCA-150SPK - Orange
1 ea.	Denyo	150 KVA	Isuzu 6HK1
1 ea.	Airman	150 KVA	SDG – 150S – Purple/Blue
1 ea.	Denyo	25 KVA	DCA 25-LSKE #5819751 – Orange
1 ea.	Denyo	25 KVA	DCA 25-LSKE #5819752 – Orange

Also, refer to attachment Generator Inspection Report.

Question: Will you allow installation of additional lighting outside of the exclusive concession area (ECA) pathway / trails? Are there any recommended or pre-approved specifications for the lighting modules?

Response: Lighting outside of the ECA may be approved by DPL in consultation from other regulatory agencies, so long as it will not impose an impact on marine and wildlife species.

Questions: Will you allow installation solar panels (within and outside of ECA)?

Response: Installation of solar panels within and outside of ECA may be approved by DPL in consultation with other regulatory agencies.

Question: **Will you allow modifications / development of pathways, loading and unloading dock?**

Response: Improvements of pathways and loading and unloading dock may be approved by DPL in consultation with other regulatory agencies.

Question: **Will you allow modifications / repairs of existing pavilions within and outside of the ECA?**

Response: Improvements of existing pavilions may be approved by DPL in consultation with other regulatory agencies.

Question: **Will you allow installations of non-permanent structures within and outside of the ECA?**

Response: Installations of non-permanent structures within and outside of the ECA may be approved by DPL in consultation with other regulatory agencies.

Question: **Will additional construction of new structures/concession be allowed within and outside of the ECA that will be tied up to the island's existing equipment (ie. Generator, waste water treatment and RO System)?**

Response: DPL will approve new structures and concession within the ECA; however, new structures outside the ECA will need to be approved by DPL. Concessions outside the ECA will not be allowed unless its affiliated and approved by the Master Concessionaire.

Question: **Will glamping structures be permissible?**

Response: Glamping may be allowed within and outside the ECA with the rental of portable pop-up tent, tables and chairs. No permanent structures will be allowed for such activity.

Be advised that anyone camping overnight will be required to apply for a TOA Camping Permit with DPL. A \$25 nightly fee applies with a refundable \$25 security deposit.

Question: **Will you allow landscaping of vegetation on targeted locations within the island? If yes, are there any limitations in the type of foliage that can be brought in and planted around the island?**

Response: Yes. DPL in consultation with other regulatory agencies will allow landscaping of approved tropical plants native to the CNMI on targeted locations within the island.

Question: **Are battery operated water sports equipment allowed (ex. Fun Catamaran)?**

Response: Please inquire with BECQ and Division of Fish and Wildlife for more information.

Question: **Will you allow rental of solar powered water sports equipment?**

Response: Please inquire with BECQ and Division of Fish and Wildlife for more information.

Question: **Is there a cap/limit to the number of water sports equipment in the island (for Fun Catamaran?)**

Response: Due to safety issues, DPL may impose a limited number of water sports equipment in the island.

Question: **Will additional beach activities on the East Side of the island be permissible?**

Response: Due to safety issues, DPL may approve additional beach activities on the East Side of the island.

Question: **Will the Concessionaire be required to provide lifeguard services for the entire island of Managaha?**

Response: Yes, DPL will require the Concessionaire to provide lifeguard services throughout the island. DPL will reimburse Concessionaire 50% of salary expense to be paid on a quarterly basis as indicated in the RFP packet.

Question: **What is the expectation of the number of lifeguards to be posted?**

Response: A minimum of 6 lifeguards is required during daily operations.

Question: **The RFP does not mention the requirement of liability insurance. Does DPL intend to require this coverage? If so, at what limits? What areas or boundaries of Managaha will be covered?**

Response: The RFP does not specify liability insurance requirement; however, DPL does require liability insurance coverage which will be determined upon final negotiations. Bidders are encouraged to weight the risk of the overall business on Managaha based on known factors, past incidences and cases relating to Managaha.

Question: **Will the concessionaire be required to immediately assume the operation of the concessionaire and be require to pay rental and other sums upon execution of an agreement regardless of the number of tourist or flights arriving?**

Response: Upon the signing of the Concession Agreement, the Concessionaire will assume all responsibilities in accordance to the terms and conditions of the Agreement.

Question: **Will DPL consider a term longer than the stated five (5) year term?**

Response: The term of the Master Concession Permit has been revised to ten (10) years with an option to extend an additional five (5) years.

Question: **Does DPL have plans to post a DPS officer and DFEMS (EMT) on Managaha during operational hours?**

Response: DPL does not have plans to post a DPS officer or DFEMS staff on Managaha during operational hours; however, DPL will explore the option in consultation with DPS and DFEMS.