

PROJECT POLARIS

Request for Proposal for Turnkey Wastewater Treatment Plant (WWTP) &
Independent Utility Engineering Package for Polaris Medical Complex & Hope
Vale Medical City, Grenada

26 June 2026



Specific Procurement Notice (SPN)

Country: Grenada

Name of the Project: Project Polaris

Contract Title: Proposal for a Turnkey Wastewater Treatment Plant (WWTP) & Independent Utility Engineering Package

Employer: The Government of Grenada acting through Polaris Development Company Limited

RFP No: PDCL/POLARIS/RFP/2026-003

Release Date: 26 June 2026

Submission Deadline: 31 July 2026

1. Introduction & Project Description

The Government of Grenada, acting through Polaris Development Company Limited as the Employer, is developing a climate-resilient, “smart” teaching hospital of approximately 250 beds, providing secondary care and select tertiary care services to the tri-island state of Grenada and the wider Eastern Caribbean region (the “Hospital”). The Hospital shall be constructed over a 24-month period and will serve as the cornerstone of the 84-acre Hope Vale Medical City (Medical City). The Medical City is planned as an epicenter for Grenada’s medical and retirement tourism industry, health sciences research, and biotech initiatives, integrating state-of-the-art healthcare facilities with residential, recreational, and commercial amenities.

As part of the overarching development strategy, the Employer is establishing a multi-phase framework to evaluate long-term environmental sustainability and resiliency. A central design driver for this master plan is to optimize operational efficiencies and achieve international standards for life safety, wellness, and healthy building parameters.

This specific Request for Proposals is for a Turnkey Engineering, Procurement, and Construction (EPC) for a centralized on-site Wastewater Treatment Plant (WWTP). The employer is seeking a qualified partner to deliver an end-to-end, ready-to-operate utility solution focused on total effluent resource recovery. The goal of this plant is to process campus wastewater into high-quality treated effluent to be utilized entirely for master plan environmental recycling and water circularity applications. The WWTP will be established at a dedicated location on the master plan site as determined by the project design team. The turnkey scope of work defined herein is strictly restricted to the limits of the treatment facility asset itself.

2. Scope of Services

The selected partner will act as a turnkey solution provider, responsible for validating baseline parameters, executing detailed engineering, procuring all package components, and establishing the fully independent treatment infrastructure.

To support complete proposal formulation, the Employer shall make available to participating bidders the conceptual package, including initial architectural basis of design plans and narratives under a Non-Disclosure Agreement (NDA).

The turnkey scope of work shall comprehensively address the following components:

2.1. Conveyance, Lift Stations & Sizing Analysis

- **Analysis of Sizing Parameters:** The project's preliminary Basis of Design (BOD) notes an estimated total campus sewage flow rate of 18 cubic meters per minute (18m³/min). Bidders must note that this figure is provided as a guide only. The selected turnkey consultant is strictly required to leverage their technical mastery in treatment plant design to run an independent analysis, model phased master plan loads and execute comprehensive validation calculations to finalize the optimal design capacity.
- **Campus-Wide Collection:** The facility will collect and treat combined domestic and campus wastewater into a single treatment train engineered to safeguard public health, manage variable hospital and mixed-use flows, and maximize water circularity. Bidders shall note that the main project design team will design, engineer, and deploy all infrastructure systems routing up to the treatment plant inlet, as well as all distribution infrastructure receiving effluent downstream of the plant outlet. The turnkey partner's design and engineering responsibility begins and ends at the designated plant interface connection points.

2.2. Turnkey Wastewater Treatment Plant (WWTP) & Water Reuse Engineering

The contractor must supply a complete turnkey treatment plant infrastructure capable of processing raw influent into high-quality reclaimed water optimized for a variety of circular applications across the master plan.

- **Effluent Optimization & Distribution Strategies:** The output of this facility is intended for water reuse. In addition to primary landscape irrigation across the master plan footprint, the reclaimed water could be distributed via a dual-piping network for non-potable applications, such as commercial/institutional flush tanks (toilet flushing) and other utility systems. The turnkey consultant is expected to provide comprehensive engineering inputs, technical strategies, and best-practice recommendations on how to best integrate, store, and utilize this treated water safely and effectively across the campus infrastructure. Bidders must also explore within these distribution strategies the long-term potential and technical feasibility for groundwater artificial recharge using the treated wastewater. Bidders shall note that the main project design team will design, engineer, and deploy all infrastructure systems routing up to the treatment plant inlet, as well as all distribution infrastructure receiving effluent downstream of the plant outlet. The turnkey partner's design and engineering responsibility begins and ends at the designated plant interface connection points.
- **Effluent Quality Criteria & Regulatory Framework:** To ensure world-class public health safeguards across the master plan's green spaces, walkways, and building interiors, the facility must be engineered to satisfy the strict requirements for public-access non-potable reuse. The project has adopted the Florida Minimum Standards for Reclaimed Water Irrigation as its baseline effluent criteria. In addition, bidders must consider advanced tertiary waste treatment mechanisms designed specifically for the targeted removal of micro-contaminants, including antibiotics, pharmaceuticals, and Per- and polyfluoroalkyl substances (PFAS) from the final effluent water. The turnkey system must be guaranteed to meet or exceed these regulatory benchmarks:

Parameter	Florida Code Compliance Threshold
pH	6.0 - 8.5
Carbonaceous Biochemical Oxygen Demand (CBOD ₅)	≤20 mg/L
Total Suspended Solids (TSS)	≤5.0 mg/L
Total Nitrogen (TN)	≤10 mg/L
Total Kjeldahl Nitrogen (TKN)	≤15 mg/L
Ammonia Nitrogen (NH ₃ -N)	≤10 mg/L
Total Phosphorus (TP)	≤8 mg/L
Fecal Coliforms	Over a 30-day period, 75% of samples must be below detection limits; single sample max ≤25 count/100 mL

Regulatory Reference Note: These thresholds are modeled on the foundational treatment rules of F.A.C. Chapter 62-600 (Domestic Wastewater Facilities) and the public-access reuse requirements of F.A.C. Rule 62-610 (Part III), and are expanded to address critical chemical filtration thresholds.

2.3. Construction-Phase Worker Camp & Scalability Strategy

Immediate accommodation and infrastructure must be established for temporary housing supporting 700 to 1,000 workers during the 24-month hospital construction window. The turnkey provider must evaluate, supply, and deploy:

- A path for servicing the temporary worker camp layout.
- A comprehensive technical justification specifying whether a containerized pre-fabricated package wastewater treatment plant is beneficial for this phase.
- Phased Scalability: The proposal must specify how this temporary infrastructure can either be utilized for the worker camp and later repurposed for the main development, or how the facility can be designed using a highly scalable modular framework. As subsequent master plan developments are constructed over time, the system should allow for seamless capacity additions to expand overall plant throughput, or be configured as the consultant deems most appropriate based on their technical expertise in private utility scaling.

3. Current Design Status & Collaboration Timeline

Interested parties must note that the drawing package, space programs, and narratives provided with this RFP are currently at the conceptual design stage. The selected consultant will work in close coordination with the

Design-Build-Maintain (DBM) contractor, Architect of Record (AOR), PMO, and the Employer, serving as an integrated technical partner to support and guide this core design team. The primary design team is actively progressing the Phase 1 hospital through the Schematic Design (SD), Design Development (DD), and Construction Documents (CD) execution phases.

The consultant's comprehensive engineering inputs, technical strategies, and best-practice recommendations on how to best integrate, store, and utilize the treated water safely across the campus infrastructure will feed directly into the design as it progresses.

To maintain strict alignment with the overarching project schedule, the consultant's study deliverables and engineering inputs must map directly to the upcoming design milestones. The primary design team is scheduled to complete the Schematic Design phase by September 2026, at which point the project will immediately transition into the next phase of detailed design. Bidders must demonstrate their capability to align with this timeline and support these project milestones.

4. Proposal Structure & Submission Requirements

Bidders must submit their proposals in a structured format containing documentation regarding the following qualifications:

- **Technical Solution & Design Approach:** Details on the independent load modeling, validation of the 18m³/min baseline guide, modular scaling architecture, and code compliance strategies. Bidders must include a dedicated technical plan for tertiary treatment methodologies targeting filtration and removal of micro-contaminants, specifically antibiotics, pharmaceuticals, and PFAS from the effluent water, as well as safe and compliant disposal strategies for the concentrated waste or residuals generated during this filtration process.
- **Water Reuse Integration Plan:** Technical recommendations and operational inputs regarding the deployment and management of the treated water within master plan irrigation layouts and indoor dual-piping/flush tank distribution networks. Proposals must explore and detail the technical parameters, environmental controls, and long-term site viability of establishing a system for groundwater artificial recharge utilizing the high-quality treated wastewater.
- **Enabling Works & Transition Strategy:** A detailed technical plan explaining how the worker camp infrastructure will be deployed as enabling work, managed during Phase 1 construction, and ultimately integrated into the centralized treatment plant.
- **EPC Execution Schedule:** A time-scaled milestone map covering engineering validation, fabrication, delivery, Caribbean maritime shipping logistics, civil installation, commissioning, and handover.
- **Project Team & Qualifications:** Resumes of the proposed technical team, key engineering experts, and project management personnel assigned to lead the execution of this turnkey contract. Submissions must explicitly highlight regional resources, including named field personnel or local affiliates stationed within the Caribbean and/or Florida regions for trouble shooting and maintenance.
- **Comparable Project Portfolio & Regional Experience:** Documented history of successfully delivering turnkey centralized treatment facilities. Bidders must explicitly demonstrate successful project delivery

experience within the Caribbean region or small-island micro-environments, showing familiarity with local supply chains, island logistical constraints, and tropical weather design standards.

- **Commercial & Financial Framework:** Bidders must provide a comprehensive, transparent financial proposal that includes:
 - **Turnkey CAPEX:** A comprehensive proposal for the design, procurement, and complete construction and commissioning of the centralized utility assets and enabling works infrastructure.
 - **Lifecycle OPEX:** Estimated annual operational expenditures, including maintenance schedules, parts replacement frequencies, and power consumption metrics.
 - **Incremental Scalability Cost Matrix:** If a modular expansion design is proposed by the consultant to accommodate future build-outs beyond Phase 1, the financial response must clearly detail the fixed cost structure and pricing metrics required to add incremental capacity (per m³/min or equivalent milestone step) as those subsequent developments are phased in.

5. Evaluation Criteria

Submissions will be scored out of a maximum of 100 points based on the following weighted criteria:

Evaluation Component	Maximum Points	Specific Deliverable Requirements & Scoring Basis
5.1. Turnkey Technical Approach & Compliance	35 Points	
Sizing Analysis & Load Modeling	10 Points	Assessment of independent load modeling and processing system suitability.
Process Efficacy & Reuse Strategy	15 Points	Evaluation of the treatment technology's capability to meet required reuse benchmarks, combined with the strength of the consultant's comprehensive engineering inputs, technical strategies, and best-practice recommendations on how to best integrate, store, and utilize this treated water safely and effectively across the campus infrastructure. This assessment comprehensively includes the viability of proposed advanced tertiary treatment configurations for the removal of micro-contaminants and technical strategies submitted for groundwater artificial recharge applications.

Worker Camp Enabling Works & Scaling	10 Points	Evaluation of the proposed enabling works strategy, camp connection timelines, and the technical approach to adding capacity for future master plan phases.
5.2. Qualifications & Experience	20 Points	
Portfolio & Executed EPC Projects	10 Points	Documented history in private utilities, master plan reuse networks, and successful installations within the Caribbean region.
Key Personnel	10 Points	Professional credentials and technical qualifications of the primary team, and the presence of dedicated personnel located in the Caribbean and/or Florida regions.
5.3. Regional Context & Local Capacity	15 Points	
Caribbean/OECS Environmental Alignment	5 Points	Experience navigating small island context, sensitive watersheds, and local environmental compliance.
Troubleshooting, Maintenance & Knowledge Transfer	10 Points	Evaluation of available technical staffing within the Caribbean/Florida regions for active troubleshooting, operational support, and routine maintenance, alongside a clear strategy for training local plant operators to ensure long-term compatibility post-handover.
5.4. Financial Proposal	30 Points	
Turnkey Cost Competitiveness	20 Points	Comparative evaluation of total CAPEX, operational OPEX baseline structures, and the economic efficiency of incremental capacity expansion pricing.
Transparency & Rate Structures	10 Points	Scored on the clarity of the pricing schedule, lifecycle operational assumptions, equipment warranties, and exclusions.

6. RFP Timeline

Key Activity	Target Date
RFP Issuance	26 June 2026
RFP Submission Deadline	31 July 2026
Shortlisting & Presentations Commence	17 August 2026
Selection Notice	31 August 2026

7. Procurement Terms & Conditions

- **Employer Discretion:** The Government of Grenada and Polaris Development Company Limited reserve the right to accept or reject any submission, alter the procurement schedule, cancel the RFP, or negotiate separate terms with any bidder in the interest of the project without incurring liability.
- **Ownership of Material:** All engineering models, process calculations, site plans, and asset data sheets generated under this turnkey contract will become the sole intellectual property of the Government of Grenada.
- **Governing Law:** This procurement process, selection criteria, and any resulting contract obligations are governed exclusively by the laws of Grenada. Any disputes arising from this process shall be settled within the appropriate legal jurisdiction of Grenada.
- Interested parties shall bear all costs associated with preparing, submitting, and presenting their proposals. The Employer will not be liable for any expenses incurred during this process, and no reimbursement will be made for the selection phase to successful or unsuccessful candidates.
- All proposed fees must explicitly state the breakdown of any local taxes, withholding taxes, Value Added Tax (VAT), or customs duties applicable in Grenada, in compliance with local regulations.

8. Information Access

- A complete set of bidding documents will be emailed to interested parties upon the execution of a Non-Disclosure Agreement (NDA), subject to meeting the minimum qualification criteria. To satisfy this requirement, interested parties must submit a brief corporate overview via email confirming they have relevant experience in delivering a similar treatment facility within the past 36 months in a similar geography or small-island environment, complete with examples and references. Upon quick verification of these credentials, the bidding documents will be shared.
- Interested parties may obtain further information from the Project Implementation Unit by emailing piu@projectpolaris.gd and copying pmo@projectpolaris.gd.

9. Submission Instructions

Proposals must be submitted electronically in a secure PDF format with the subject line “Project Polaris WWTP Turnkey RFP Submission – [Bidder Name]” via email.

Late submissions will be excluded from evaluation. All proposal materials, supporting data, and subsequent presentations must be delivered completely in English.