Request for Proposal

Title:	Detailed Design for the Proposed Redevelopment of the Agnes Gateway Hotel
Solicitation No:	ALTIF-TA009
Subject:	Solomon Islands Threshold Program Cross Cutting Program Support
Issue Date:	October 20, 2026
Questions Due:	October 30, 2026
Closing Date:	November 13, 2026
Closing Time:	17:00 (5:00 pm) Sydney, Australia time.

How to Apply

Register your interest by emailing tenders@sithp.com.sb to receive this RFP and any related addenda when released.

A qualified bidder may raise questions relating to this solicitation in writing. Questions submitted electronically by October 30, 2026, at 17:00h (5:00 pm) Sydney, Australia, time via email to tenders@sithp.com.sb will be answered within 48 hours.

The solicitation number should be stated in the subject line. **Proposals must be submitted electronically no later than November 13, 2026, at 17:00h (5:00 pm) Sydney, Australia**, time via email to tenders@sithp.com.sb. The solicitation number must be mentioned in the subject line.

APPLICATIONS CLOSE 13th November 2026, 5:00pm AEDT.

Should this role be of interest, we encourage you to apply as soon as possible. Kindly note only shortlisted applicants will be contacted.

About DT Global Asia Pacific
At DT Global Asia Pacific, we aim to positively impact people's lives through delivery excellence.

As a leading implementing partner across Asia and the Pacific, we co-create locally led solutions in partnership with governments, communities, and stakeholders. We bring together talented teams and deep regional expertise to deliver initiatives that promote inclusive economic growth, essential services, and resilient, secure communities.

With over 1,500 staff, experts in 22+ countries and more than 60 years of development experience, we tackle complex community, national and transnational challenges — from governance and justice systems to climate resilience, infrastructure and social equity — with innovative thinking and a commitment to long-term impact. DT Global is committed to child protection and safeguarding the welfare of children in the delivery of our international development programs. We are committed to Safety and the Prevention of Sexual Abuse and Harassment (PSEAH), and bribery prevention.

DT Global is an equal opportunity employer and we encourage women, men, people with diverse backgrounds and people living with disabilities to apply.

For more information, please see www.dt-global.com

Dear Potential Offeror,

DT Global Asia Pacific Pty Ltd implements the Solomon Islands Threshold Program ("SITHP") in collaboration with other implementation partners. The Millennium Challenge Corporation ("MCC"), a foreign assistance agency of the United States Government, supports the SITHP with a USD 20 million grant, pursuant to a Threshold Program Grant Agreement it signed with the Solomon Islands Government ("SIG") on January 26, 2022. MCC has contracted DT Global Asia Pacific Pty Ltd under MCC Contract No. 95332422C0076**,** entitled *Solomon Islands Threshold Program Cross Cutting Program Support* (the "Prime Contract").

DT Global Asia Pacific Pty Ltd invites qualified Offerors to submit detailed Proposals in response to this Request for Proposals ("RFP") for the Development of Detailed Designs for the Proposed Redevelopment of the Agnes Gateway Hotel, with RFP number ALTIF TA009. The design work required under this RFP is described in Part 4: Statement of Work. The winning Offeror will refine an existing master plan and preliminary concept and generate a concept design, developed design, and detailed design for the proposed redevelopment of the Agnes Gateway Hotel, an existing tourist hotel located in Munda, Western Province, Solomon Islands. The winning Offeror will be responsible for engaging and coordinating the work of any subconsultants, coordinating the documentation of all design disciplines, managing and securing statutory and regulatory approvals, and completing cost planning at defined stages of the design.

This RFP includes the following parts:

- Part 1 — Instructions to Offerors
- Part 2 — Proposal Preparation and Submission Requirements
- Part 3 — Evaluation and Award
- Part 4 — Statement of Work
- Part 5 — Offer Submission Forms
- Part 6 — Draft Subcontract
- Part 7 — Representations, Certifications, and Due Diligence

Offerors may register their interest and may submit questions and requests for clarification by submitting electronic mail ("email") messages to the Point of Contact at the address noted in the Solicitation Summary. Offerors must submit complete Proposals via email by the deadline specified in the Solicitation Summary.

DT Global Asia Pacific Pty Ltd appreciates the interest in this procurement and looks forward to receiving Proposals from all qualified Offerors.

Regards,

Procurement Team
Solomon Islands Threshold Program
tenders@sithp.com.sb

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Solicitation Summary

RFP No.	Request for Proposal (RFP) ALTIF TA009
Issue Date	October 20, 2026
Title of Assignment	Detailed Design for the Proposed Redevelopment of the Agnes Gateway Hotel
Location of Assignment	Solomon Islands
Period of Performance	Six (6) months from subcontract award
Issuing Office	DT Global Asia Pacific Pty Ltd Level 14, 501 Swanson Street, Melbourne, VIC, 3000 Australia
Point of Contact	e: tenders@sithp.com.sb
Deadline for Submission of Questions or Requests for Clarification	5:00 pm in Sydney, Australia, on Friday, October 30, 2026
Deadline for Submission of Technical and Cost Proposals	5:00 pm in Sydney, Australia, on Friday, November 13, 2026
Anticipated Award Type	Firm Fixed Price (FFP) Subcontract
Basis for Award	Best Value, as explained in Part 3

Part 1 Instructions to Offerors

1.1 Background

DT Global Asia Pacific Pty Ltd ("DT Global") is a prime contractor to the Millennium Challenge Corporation ("MCC") for the implementation of Cross Cutting Program Support functions of the Solomon Islands Threshold Program ("SITHP") under Contract No. 95332422C0076 (“Prime Contract”).

Under the Prime Contract, DT Global is authorized to engage contractors, consultants, and other service providers under subcontracts, as may be necessary to support the objectives of the SITHP. Subcontracts are subject to the applicable provisions of the Prime Contract, including those requirements that apply to the procurement and/or flow down to the subcontractor.

1.2 Issuing Office

The Issuing Office identified in the Solicitation Summary is the sole point of contact for purposes of this RFP. Prospective Offerors may register their interest in this procurement by emailing the Point of Contact at the Issuing Office at tenders@sithp.com.sb with the subject line 'RFP ALTIF TA009 — Registration of Interest,' including the business name and address of the Prospective Offeror and the name, title, telephone number, and electronic mail (“email”) address of the Prospective Offeror’s single authorized point of contact. DT Global will circulate all addenda, amendments, and responses to questions and requests for clarification only to Prospective Offerors who have registered in this manner. Any Prospective Offeror who fails to register in this manner assumes complete responsibility if it does not receive such communications prior to the deadline for submission of Proposals of this RFP.

1.3 Anticipated Award Type

As a result of this RFP, DT Global expects to award a Firm Fixed Price subcontract. Under a Firm Fixed Price subcontract, DT Global will not adjust or increase the total price paid based on actual costs the Contractor may incur. Thus, Offerors must take care to include all direct and indirect costs in their total proposed price.

This is the anticipated award type only and may change following evaluation or negotiation.

1.4 General Acknowledgements

a) Prospective Offerors and Offerors acknowledge that DT Global reserves the right, at any time, to vary or extend any date or deadline; change the structure or timing of the procurement process; request or provide additional information or clarification; call for new proposals; reject any proposal received after the deadline; reject any non-compliant proposal; terminate the participation of any Offeror in the process for any reason; negotiate with one or more Offerors; terminate negotiations with any Offeror at any time; or cancel this RFP and cease the procurement process.
b) Prospective Offerors and Offerors agree to communicate with DT Global regarding this RFP in writing only. Prospective Offerors and Offerors further agree that they shall not communicate or attempt to communicate directly with DT Global personnel, members of any associated evaluation panel, MCC, or other stakeholders concerning this RFP or the associated procurement process, unless expressly authorized in writing by DT Global. Prospective Offerors and Offerors acknowledge that DT Global may immediately disqualify any Offeror that fails to comply with these communication protocols.
c) By submitting a proposal, an Offeror agrees to be bound by all terms and conditions of this RFP.
d) Offerors acknowledge that DT Global reserves the right to select an Offeror other than the one offering the lowest price, in keeping with the basis of award as described in Part 3 of this RFP.

e) Offerors acknowledge that DT Global is not obligated to award a subcontract on the basis of this RFP.
f) Offerors acknowledge that DT Global will not be responsible for, nor will DT Global reimburse, any cost or expense that an Offeror incurs in preparing a Proposal.

1.5 Questions and Requests for Clarification

Offeror may submit questions and requests for clarification in regards to this RFP in writing electronically to the Point of Contact at the Issuing Office at tenders@sithp.com.sb, with the subject line RFP ALTIF TA009 – Request for Clarification, by the deadline specified in the Solicitation Summary. DT Global will circulate responses to all questions and requests for clarifications it receives electronically to all Prospective Offerors that have registered their interest without identifying the source of the question.

1.6 Site Inspection

DT Global does not propose a site inspection in relation to this RFP. Offerors must prepare their Proposals solely on the basis of the information provided in this RFP.

1.7 Qualified Offerors

a) To be a qualified Offeror, an Offeror must be legally incorporated and authorized to provide the specified goods or perform the specified services or work; possess the legal capacity to enter binding contracts; be financially sound and not subject to bankruptcy, insolvency, liquidation, receivership, or administration; have complied with applicable taxation and statutory obligations in its legal domicile; hold all professional registrations, licenses, and certifications required to provide the specified goods or perform the specified services or work; and not have been convicted of fraud, corruption, bribery, or professional misconduct that would materially affect its suitability for award.
b) To be a qualified Offeror, the Offeror, including any individual party or parties constituting the Offeror, may not be debarred, suspended, proposed for debarment, or otherwise excluded or ineligible for the award of United States Government contracts or participation in United States Government-funded procurements, and must not appear on the Specially Designated Nationals and Blocked Persons List, as maintained by the United States Department of the Treasury's Office of Foreign Assets Control ("OFAC"), each as verified through the System for Award Management ("SAM.gov") database for exclusions or any other applicable screening resource.
c) To be a qualified Offeror, an Offeror, including any individual parties constituting the Offeror, may not be prohibited by the laws or regulations of the Solomon Islands from participating in this RFP.
d) DT Global may verify the eligibility of each Offeror and proposed subcontractor through SAM.gov and other applicable databases of the United States Government or any international development partner or donor at any stage of the procurement or contract.
e) An Offeror may participate as a subcontractor in more than one Proposal but may submit only one Proposal in its own name.

1.8 Eligibility of Goods and Services

An Offeror may not use, source, or supply goods and services that originate from, or are supplied through, any country or territory subject to sanctions imposed by the United States Government or economic sanctions administered by the United States Department of the Treasury's Office of Foreign Assets Control ("OFAC") (see https://ofac.treasury.gov/sanctions-programs-and-country-information for the current list). Each Offeror is responsible for confirming the current coverage of OFAC sanctions at the time it submits its Proposal.

DT Global may exclude from consideration any Offeror which uses, sources, or supplies goods or services that originate from a prohibited source as described above, consistent with DT Global's due diligence and screening obligations under Part 1.7.

An Offeror may otherwise use, source, or supply goods and services from any other country or territory, except where prohibited by the laws and regulations of the Solomon Islands or by an international agreement to which the Solomon Islands is a party.

1.9 Ethics, Conflicts of Interest, and Prohibited Practices

a) Conflict of Interest. Offerors must disclose any circumstance or relationship that constitutes, or may constitute, an actual or potential organizational conflict of interest relating to this procurement or to any existing agreement with DT Global. DT Global will assess disclosed conflicts and may require mitigation measures or reject a Proposal where a conflict cannot be adequately resolved.

b) Corrupt, Fraudulent, Coercive, Collusive, and Obstructive Practices. Offerors must observe the highest standard of ethics during the procurement process and the performance of any subcontract resulting from this RFP. DT Global may reject a Proposal and may declare an Offeror ineligible for a stated or indefinite period if it determines the Offeror has engaged in corrupt, fraudulent, coercive, collusive, or obstructive practices in competing for or performing a contract, consistent with the definitions applied under the Prime Contract and the United States Government's Federal Acquisition Regulations ("FAR").

c) Ethics, Code of Conduct, and Reporting Concerns. Offers agree to adhere to all relevant provisions of the DT Global Code of Business Ethics and Conduct. Offers shall raise or report concerns about any suspected wrongdoing, including fraud, corruption or unethical conduct, to DT Global's independent, confidential Ethics Hotline via its website, https://qrs.ly/DTGlobalEthicsHotline, or direct email to speakup@coreintegrity.com.au.

1.10 Security

Offerors should be aware of security conditions in the country or region in which the work or services will be performed. The winning Offeror, upon the award of any subcontract, will be responsible for the security of its personnel, including female personnel, and for maintaining appropriate insurance cover for its personnel.

1.11 Insurance

The winning Offeror, upon the award of any subcontract, will be required to maintain adequate insurance for all personnel and subcontractors. Such required insurance may include travel insurance, workers' compensation insurance, Defense Base Act (DBA) insurance for personnel performing services outside the United States in connection with this United States Government-funded contract, public liability insurance, professional indemnity insurance (for professional/design services), medical insurance, and other insurance appropriate to the required services. Specific minimum coverage levels are set out in Part 5, Form 4.

1.12 Cross-Cutting Requirements – Social Inclusion, Safeguarding, and Client-Mandated Terms

The winning Offeror, upon the award of any subcontract, shall conduct its work in accordance with all applicable terms mandated by the United States Government, MCC, and/or DT Global relating to fraud and corruption; the Prevention of Sexual Exploitation, Abuse and Harassment (PSEAH); and Child Protection. DT Global may require subcontractors to complete mandatory training on these topics prior to the commencement of any work at no additional cost beyond what is priced into the Proposal.

1.13 Confidentiality

Offerors shall treat all sensitive or proprietary information contained in this RFP, and any such information that DT Global subsequently provides, as confidential. Offerors shall use such information solely to prepare their Proposal and shall not disclose, reproduce, or distribute any part of this RFP without the prior written consent of DT Global, except as necessary to prepare the Proposal or as required by law.

This RFP does not seek information of a highly proprietary nature. If an Offeror includes such information is its Proposal, the Offeror must annotate the relevant portions of its Proposal by marking them “Confidential and Proprietary” and alert DT Global, so that DT Global may treat these sections appropriately.

1.14 SAM.gov Registration and Unique Entity Identifier (UEI)

a) Prior to the award of any subcontract, the winning Offeror must register with the United States Government’s System for Award Management (SAM.gov) and obtain a valid Unique Entity Identifier (UEI) number.
b) The winning Offeror, upon the award of any subcontract, must maintain its SAM.gov registration current throughout the period of performance, including for purposes of DT Global's first-tier subcontract reporting obligations to MCC.

Part 2 Proposal Preparation and Submission Requirements

2.1 Complete Proposal

A complete Proposal shall consist of three (3) sections, including (i) Technical Proposal; (ii) Price Proposal; and (iii) Supplemental Information.

2.2 Technical Proposal

At a minimum, a Technical Proposal must provide the following:

- A thorough description of the proposed goods, services, or work that the Offeror proposes to provide in order to meet or exceed the Statement of Work, as specified in Part 4 of this RFP.
- A thorough explanation of the approach and methodology that the Offeror proposes to use to meet or exceed the Statement of Work, as specified in Part 4 of this RFP. An Offeror that merely repeats or paraphrases the Statement of Work without providing a substantive, project-specific response may be considered non-responsive.
- A detailed work plan or delivery schedule that breaks proposed activities into tasks and identifies timelines, key milestones and/or delivery dates.
- A thorough explanation of the Offeror's proposed staffing plan that addresses relevant qualifications, experience, and (where applicable) nationality of personnel, and that clearly lists proposed key personnel and includes for each a curriculum vita (CV), in the format provided in Part 5, Form 2, of this RFP.
- Evidence of technical acceptability against each non-cost factor identified in Part 3; and
- Detailed descriptions of the Offeror's past performance on at least three (3) recent, relevant contracts of similar scope and value, each including the name and contact information of the client; the value and duration of the contract or subcontract; a thorough explanation of the goods provided or services performed by the Offeror, including the location(s) in which such goods or services were delivered; and any performance issues and how they were resolved.

In the Technical Proposal, an Offeror must identify any subcontractors or subconsultants on whose assistance or support it expects to rely in delivering the goods or services reflected in the Statement of Work. In accordance with any subcontract that results from this RFP, the winning Offeror will be responsible for coordinating and delivering the complete Statement of Work, regardless of the use of subcontractors or subconsultants.

A Technical Proposal must not make reference to cost or pricing data in order that the technical evaluation may be made strictly on the basis of technical merit.

2.3 Price Proposal

The Offeror shall complete the Price Schedule provided in Part 5, Form 3, of this RFP. Unless stated otherwise in writing, the Offeror shall ensure that all prices and rates included in the Price Proposal are fully loaded (that is, inclusive of all direct and indirect costs, overhead, and profit). All costs shall be quoted in United States Dollars ("USD").

The Offeror is solely responsible for determining its own tax liabilities in relation to any subcontract arising from this RFP. As stipulated in the Threshold Program Grant Agreement between MCC, acting on behalf of the United States Government, and SIG, the services provided in relation to this RFP shall be exempt from all sales taxes, customs duties, and other fees that SIG would otherwise assess. Subcontractors legally domiciled in the Solomon Islands may, nevertheless, be required to pay withholdings for corporate income taxes assessed by SIG. Subcontractors legally domiciled in other countries may still owe taxes to their home jurisdictions. Where taxes are to be paid, the specific taxes must be identified and accounted on a separate line and not embedded in the unit prices shown on the Price Proposal.

2.4 Proposal Validity Period

Offerors must clearly and separately indicate on their Technical Proposals and Price Proposals that each will remain valid for a minimum of ninety (90) days from the submission deadline.

2.5 Supplemental Information

An Offeror should provide the following as Supplemental Information:

- Copy of the current, valid business license and/or registration (front and back) of the Offeror's company or firm, or where not possible, the license or registration number associated with the valid business license and/or registration of the Offeror's company or firm;
- Completed and signed DT Global Due Diligence Assessment, as provided in Part 5; and
- Completed and signed NDAA Representation Form, as provided in Part 5.

The Offeror may also include any information or document that was not listed in the sections above and that the Offeror finds necessary or beneficial to include in the proposal.

2.6 Format and Submission

- Offerors must submit Proposals written in the English language. Where an Offeror must submit an original document in a language other than English, the Offeror shall provide a bona fide translation of the contents of the document into the English language.
- Offerors must submit Proposals by email to the Point of Contact at the email address specified in the Solicitation Summary. DT Global will not accept any Proposal submitted in hard copy or any Proposal submitted to an incorrect email address.
- Offerors must submit the Technical Proposal, the Price Proposal, and the Supplemental Information in three (3) separate email messages, each with the subject line RFP ALTIF TA009 and the name of the Proposal document (Technical, Cost, or Supplemental), and with the business name, business address, Point of Contact, and contact information for the Offeror clearly listed in the body of the email.
- Offerors must submit all parts of their Proposals by the submission deadline specified in the Solicitation Summary. DT Global may reject Proposals for which it receives any portion of the Proposal after the deadline. DT Global strongly recommends that Offerors obtain an email delivery receipt as proof of submission for each separate Proposal document.
- Offers must submit Proposals and all related documents in a format that can be opened by one of the following applications: Microsoft Word, Microsoft Excel, Microsoft PowerPoint, or PDF. DT Global may disqualify any Proposal that includes documents in any other format.
- Should DT Global determine that an Offeror's Technical Proposal is technically unacceptable or non-responsive, DT Global will not open or evaluate the Offeror's corresponding Price Proposal.

2.7 Compliance Documents Checklist

Each Offeror must submit the following with its proposal:

Check	Item	Description
☐	**Proposal Cover Letter Form 1**	Using the Offer Declaration provided in Part 5, **Form 1**.
☐	**Technical Proposal Forms 2-5**	As described in Part 2.2, Part 2.4, and Part 2.6 of this RFP and using the Work Plan and Delivery Schedule, Team Staffing and Assignments Table, Personnel and Curriculum Vita Template, and Past Performance Template provided in Part 5, **Forms 2-5**.
☐	**Price Proposal Forms 6-8**	As described in Part 2.3, Part 2.4, and Part 2.6 of this RFP and using the Price Summary, Breakdown of Rates, and Price Schedule provided in Part 5, **Forms 6-8**.
☐	**Supplemental Information Forms 9-13**	As described in Part 2.5, Part 2.6, and Part 7 of this RFP and using the Insurance Reporting Form, SAM.gov Confirmation / Self-Certification of Exemption, DT Global Due Diligence Assessment (Part A), and Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment provided in Part 5. Mark Up or Table of Comments in relation to the Draft Contract provided in Part 6.3 of this RFP. **Forms 9-13**.

2.8 No Return

DT Global does not expect to return to their Offerors any Proposals submitted in response to this RFP.

Part 3 Evaluation and Award

3.1 Evaluation Process and Criteria

DT Global will first evaluate the Technical Proposals that all Offerors have submitted on the basis of the Technical Evaluation Criteria listed below. DT Global will classify Technical Proposals which demonstrate the strongest technical capabilities and are most competitive as part of the Competitive Range. DT Global will then evaluate only the Price Proposals corresponding to the Technical Proposals in the Competitive Range.

Technical Evaluation Criteria

No.	Selection Criteria — Technical Proposal	Max. Score
1	Appreciation of Requirements The extent to which the Offeror appears to understand the Statement of Work and/or the technical specifications of the assignment, and the quality of the approach and/or methodology the Offeror proposes to achieve it.	30
2	Work Plan and Delivery Schedule The level of detail, realism, and quality of the Offeror's proposed schedule, sequencing of activities, and allocation of tasks/outputs, with completion dates.	20
3	Organizational Capacity and Staffing The organizational capacity and quality assurance arrangements of the individuals, company, or firm for providing the proposed goods, services, or works, including the skills and capabilities of key personnel whom the Offeror proposes to work on the assignment.	30
4	Past performance The Offeror’s experience in the successful delivery of contracts of a similar nature, scope and complexity, based on details of at least three (3) relevant and recently completed contracts.	20
	TOTAL	**100**

3.2 Determination of Price Reasonableness

DT Global will not score or assign points to Price Proposals. Instead, DT Global will evaluate the Price Proposals to determine whether their proposed prices are fair and reasonable In such evaluation, DT Global may consider factors such as: consistency between the proposed price and the Offeror's technical approach and level of effort; comparison against DT Global's independent cost estimate, if any; comparison among the prices proposed by competing Offerors; current market prices for comparable goods or services; and the adequacy of the price detail and cost/pricing justification provided.

3.3 Basis for Award

DT Global will award a subcontract to the Offeror whose proposal offers the best value to DT Global and to the SITHP, considering both its Technical Proposal and its Price Proposal.

DT Global may, at its discretion negotiate with any Offeror whose Technical Proposal is within the Competitive Range to arrive at a fair and reasonable price or take any other action available to it under Part 1.4 of this RFP. Any negotiations shall not substantially alter the Statement of Work or the terms of this RFP in a manner that affects the fairness of the competition.

DT Global anticipates awarding one subcontract on the basis of this RFP.

Part 4 Statement of Work

4.1 Introduction, Context, and Objectives

Background

The Solomon Islands Threshold Program (the "Program" or "SITHP") addresses two of the most significant impediments to economic growth in the Solomon Islands. Through the Accessing Land for Tourism Investment Facilitation ("ALTIF") Project, the Program addresses the lack of secure access to land, which limits investment in the tourism sector. Through the Forest Value Enhancement ("FoVEP") Project, the Program addresses issues with the management of natural resources in the forestry sector.

The Millennium Challenge Corporation ("MCC"), a foreign assistance agency of the United States Government, supports the Program with a USD 20 million grant, pursuant to a Threshold Program Grant Agreement it signed with the Solomon Islands Government ("SIG") on January 22, 2022. DT Global implements the Program in collaboration with several other implementation partners.

DT Global seeks to engage a qualified design consulting firm to support certain activities under the ALTIF Project related to the development of higher quality tourist facilities in the Solomon Islands (the "Lead Design Consultant" [LDC]). These activities include the development, documentation, and approval of a concept design, developed design, and detailed design for the proposed redevelopment of the Agnes Gateway Hotel, an existing tourist hotel located in Munda, Western Province, a focal point for the development of the country's tourism industry (the "Assignment").

Context

Tourism provides one of the main opportunities for job creation and economic growth in the Solomon Islands. The country's tourism industry, however, remains in a fledgling state. A number of challenges limit the potential of this critical sector. Among these, the vast majority of the country's tourism facilities remain small with modest revenues and limited access to both capital and management expertise. Partly as a result, investment in the rehabilitation, upgrade and expansion of established tourism properties remains low.

Map 1 Location of the Agnes Gateway Hotel within the Solomon Islands.

With support from the SITHP, the Ministry of Culture and Tourism ("MCT") of the Solomon Islands has undertaken an assessment of opportunities to attract new investment in the rehabilitation or redevelopment of existing tourism facilities across the country. One such facility is the Agnes Gateway Hotel ("AGH"), a full service hotel that has operated for more than five decades in Munda,

the largest urban area in Western Province. AGH serves a diverse mix of corporate, government, and leisure visitors, including enthusiasts of history, eco tourism, scuba diving, and ocean fishing. AGH benefits from its close proximity to the international airport at Munda and the world class port at Noro, which provide links to other parts of the Solomon Islands and the South Pacific region. The hotel is situated on three adjacent land parcels that front the scenic Roviana Lagoon, with a total land area of 6,873 square meters.

The respective land areas are summarized below.

LAND PARCEL	AREA (M2)
1	3,416
2	2,070
3	1,387
Total	**6,873**

AGH boasts a full service restaurant and mid-range accommodations in 28 rooms. The property occupies a strategically positioned waterfront site approximately five (5) minutes' walking distance from Munda International Airport, providing convenient access for domestic and international visitors. Its location supports the long-term vision of establishing Agnes Gateway Hotel as a premier hospitality destination serving both business and leisure travelers within the Western Province.

The Board of Directors ("Board") of AGH has expressed an interest in redeveloping and expanding the hotel with the assistance of one or more external investors and a professional operator. Under an earlier subcontract, DT Global supported an assessment of the feasibility of such an expansion. Concluded in January 2026, the assessment indicated that a redevelopment of the hotel creates significant opportunities to preserve the site's unique natural landscape and waterfront setting while improving guest experiences and enhancing operational efficiencies. While the redeveloped hotel could also generate substantial revenue, the cost of construction and long-term operation present potential challenges.

As part of the feasibility assessment, an experienced regional architectural firm developed an initial concept, facility recommendations, site layout (master plan), preliminary design drawings, and a business plan for the proposed redevelopment (see Annex 1). These documents present one option for site planning, accommodation mix, and overall design intent. Preliminary cost planning conducted against these initial designs suggest that the cost of construction may render the proposed redevelopment financially unviable without changes in design. Consequently, during the development of detailed designs, there is a need to examine ways in which the redevelopment can be constructed more efficiently and at lower cost.

The LDC shall use the master plan as a reference for producing a new, fully coordinated design that addresses the design considerations described in Part 4.2 below, reduces total estimated construction costs, and is ready for statutory approvals, procurement, and construction.

Objectives

The Objectives of this Assignment are to (i) plan, develop, and document a concept design, developed design, and detailed design in relation to the proposed redevelopment of the Agnes Gateway Hotel; (ii) develop and calculate construction cost estimates at increasing levels of confidence and accuracy associated with each design document; (iii) support the presentation of the concept design and detailed design and the associated construction cost estimates to an independent technical panel to ensure cross-disciplinary coordination, verify compliance with applicable standards, identify issues and risks, and optimize life-cycle costs; and (iv) support the application for planning and building approvals for the planned redevelopment. For the avoidance of doubt, the Assignment does not contemplate construction works or construction supervision, as these will be undertaken at a later date under distinct sources of funding and separate contractual arrangements.

4.2 Design Considerations

In planning and developing the required design documents, the LDC shall take into account the considerations arising from the feasibility assessment, as described below.

Basis of design

The initial hotel concept, master plan, and preliminary design drawings envision the use of conventional construction methods in the redevelopment of the hotel. That is, they assume that reinforced concrete foundations and concrete and masonry superstructures will form the primary construction system, supplemented by timber framing to roof structures, and other selected common areas and amenities. External walls were proposed to be finished with render and paint.

DT Global has proposed changes to the approach, following its review of the initial concept, preliminary design drawings, and early estimates of construction costs. Accordingly, DT Global will require the LDC to adopt a Design for Manufacture and Assembly (DfMA) approach that will allow off-site manufacturing to proceed concurrently with site preparation and infrastructure works. This is expected to improve quality assurance, reduce weather-related delays, increase consistency of workmanship and finishes, and reduce the total construction cost.

For a typical building, conventional concrete and masonry construction should be substituted with steel framing. Single-story buildings could be constructed using lightweight cold-formed steel systems such as Framecad (or equivalent), while two-story buildings could utilize hot-dip galvanized structural steel framing. For the suspended concrete floors in the two-story buildings, a permanent formwork system such as ComFlor or Bondek should be adopted in lieu of traditional formwork.

DT Global also asks the LDC to explore prefabricated or modular construction solutions for the accommodation units, particularly where repetitive room layouts and standardized building components can be utilized.

In addition, DT Global asks the LDC to adopt pre-finished external cladding systems in place of rendered and painted concrete or masonry walls to enhance durability and minimize the ongoing maintenance burden.

Schedule of Accommodation

DT Global asks the LDC to base its development of the concept design, developed design, and detailed design on the Schedule of Accommodation, as presented in the design report (see Annex 1). However, the LDC shall interpret the gross floor areas described therein to represent not-to-exceed upper limits. The preliminary cost planning undertaken to date indicates the redevelopment may not be financially viable based on the current design concept and building areas.

Consequently, there is a need to reduce building area and explore ways that the redevelopment can be designed to use space and material more efficiently and be built at a lower overall cost. DT Global will provide the winning Offeror with the cost planning work that has been completed to date.

Schedule of Accommodation

BUILDING / FACILITY	GROSS FLOOR AREA – MASTER PLAN	GROSS FLOOR AREA – TARGET
BOH and Staff Accommodation	424 m2	272 m2
Admin and Arrival Building	75 m2	75 m2
Meeting and Dormitory	302 m2	218 m2
Retail and Office Building	306 m2	257 m2
Standard Accommodation	1,248 m2	1,120 m2
Central Facility and Restaurant	407 m2	358 m2
Bar Area and Amenities	61 m2	61 m2
Villas	264 m2	264 m2
Long-stay Accommodation	870 m2	798 m2
Gym and Dive Shop	153 m2	98 m2
Total	4,050 m2	3,521 m2

The assumptions informing the targeted GFA savings are identified below.

BOH AND STAFF ACCOMMODATION	
MEP / Refuse Area – reduce by 60m2	60 m2
Support Storage – reduce by 50m2	50 m2
Level 1 – omit 3 No. Shared Rooms	42 m2
Total	152 m2

MEETING AND DORMITORY	
Dormitory, Restroom – omit	16 m2
Dormitory – omit	68 m2
Total	84 m2

STANDARD ACCOMMODATION	
Reduce room sizes by 4m2 (x 32)	128 m2
Total	128 m2

RETAIL AND OFFICE BUILDING	
Wild Life Office – omit	49 m2
Total	49 m2

CENTRAL FACILITY AND RESTAURANT	
Wild Life Office – omit	49 m2
Total	49 m2

LONG STAY ACCOMMODATION	
Reduce room sizes by 4m2 (x 18)	72 m2
Total	72 m2

GYM AND DIVE SHOP	
Reduce area of dive shop by half	49 m2
Reduce area of gym by 6m2	6m2
Total	55 m2

Existing Infrastructure

The Agnes Gateway Hotel currently has a wastewater treatment and sewage disposal system in operation. However, the existing utility system has an operating capacity well below that required to support the proposed redevelopment and will require replacement.

Existing utility services and supporting infrastructure shall be reviewed during the development of the detailed designs to confirm available capacity and identify any upgrades necessary to support the proposed redevelopment.

Recreational Opportunities and Constraints

The marine environment adjacent to the Agnes Gateway Hotel is unsuitable for swimming, snorkeling, or other recreational activities, due to the known presence of crocodiles. Alternative recreational facilities should therefore be incorporated into the redevelopment to provide safe amenities for hotel guests.

The site presents an opportunity to introduce dormitory-style accommodation as part of the overall accommodation mix, expanding the range of lodging options and enhancing the property's ability to accommodate group travel, dive tourism, educational groups, and budget-conscious travelers.

Views and Site Planning

The northern waterfront frontage provides expansive views across the surrounding islands and represents one of the site's principal visual and commercial assets. Building orientation and site planning should maximize these views while maintaining guest privacy, operational efficiency, and environmental sensitivity.

Opportunities exist to strengthen pedestrian connectivity between the redevelopment and adjacent facilities through improved pathway networks.

There is potential to improve vehicular circulation and site accessibility through better integration with the existing road network.

Landscape

The site contains numerous mature indigenous trees that contribute significantly to the landscape character, environmental value, and visual amenity of the property. Where practicable, these trees should be retained and incorporated into the proposed redevelopment.

The existing covered pedestrian pathways and traditional hut structures provide established circulation routes and contribute to the site's identity. Opportunities should be explored to retain, enhance, or integrate these features where appropriate.

The site's natural topography provides opportunities for responsive architectural and landscape design while requiring careful consideration of grading, accessibility, drainage, and construction methodology.

Figure 1 Locality Plan

4.3 Statement of Work

The LDC shall manage and coordinate all design disciplines and specialist resources required to complete the services required under this RFP. As a minimum, the team shall include suitably qualified and experienced personnel in:

- architecture;
- structural and civil engineering;
- mechanical, electrical, hydraulic and fire services; and
- quantity surveying.

The LDC shall remain responsible for the coordination and completeness of all specialist inputs.

The LDC shall undertake the Assignment in four (4) distinct phases, as described below. Deliverables associated with each phase are also described below, corresponding to the Price Schedule provided at Tender Form 3.

Phase 1: Initiation

Tasks and activities

In Phase 1, the LDC shall coordinate with the DT Global Project Manager and other project stakeholders to complete the following initiation tasks

a) Review and validate the existing topographical survey (see Annex 2).
b) Attend one initiation workshop in person at the Agnes Gateway Hotel in Munda, Western Province, and attend follow up meeting/s as may be required remotely by video conference.
c) Develop a detailed work plan and delivery plan.

Deliverables

A detailed work plan that defines the expected work and the dates of expected deliverables through all phases of the Assignment. Expected length: 10 pages, single spaced, with annexes or attachments as needed, presented in Microsoft Excel, Word, or similar electronic format.

Phase 2: Concept Design

Tasks and activities

Throughout Phase 2, the LDC shall coordinate, manage, and lead all aspects of the development of a new concept design for the redevelopment of the Agnes Gateway Hotel. Phase 2 will include the following tasks and activities:

a) Based on a thorough review the Schedule of Accommodation in the master plan, identify and describe opportunities to enhance efficiencies in design, with a goal to reduce gross floor area by approximately 30 percent.
b) Develop an updated schedule of demolition and schedule of new accommodation.
c) Identify, develop, and describe block form site planning options, including proposed built form arrangements, plot ratios, building heights and setbacks, landscaping and parking arrangements, extent and location of common and other public spaces. Design(s) must meet applicable codes and standards and satisfy all requirements for Planning and Building Approval.
d) Produce coordinated design drawings and specifications for all design disciplines to a stage of completion of approximately 30 percent complete.
e) Produce a construction cost estimate based on the concept design.
f) Undertake consultation with local authorities, as or where required.
g) Plan, organize, conduct, manage, and lead bi-weekly design meetings and/or design briefings with the DT Global Project Manager and other stakeholders, as mutually agreed between the LDC and the DT Global Project Manager.
h) Submit the concept design documentation for Planning Approval.
i) DT Global will engage third party consultants to carry out an Independent Technical Review (ITR) of the concept design and construction cost estimate. The LDC and any subconsultants shall actively engage in the ITR by considering any recommendations, providing responses and actioning updates to the design documentation as appropriate.

Deliverables

A complete Concept (30 percent) Design Package that includes, at a minimum, the following documents or files:

a) Concept Design Report that briefly describes the redevelopment; identifies the expected quality level or classification of the proposed hotel; explains the design objectives and standards; identifies applicable laws and codes; provides a site analysis and explains development constraints; presents the design concept and planning approach; summarizes the spatial requirements (including changes from the initial Schedule of Accommodation or other measures to reduce gross floor area); addresses the architectural concept; discusses the engineering basis of design including design life, climate resilience, electrical load, water and wastewater

requirements; and notes and discusses key risks and issues. Expected length: 20 pages, single spaced, in Microsoft Word (docx) or similar format.

b) Concept Design Drawings, to include, at a minimum, separate drawings for (i) existing site plan; (ii) proposed site plan; (iii) floor plans; (iv) back of house and service area plans; (v) parking and vehicular circulation plans; (vi) building sections and elevations; and (vii) conceptual structural, civil, mechanical, electrical, hydraulics and fire plans. Drawings should be fully and clearly labelled, appropriately scaled and dimensioned.

c) Preliminary Cost Estimate, based on the concept design and preliminary engineering and specialist studies, that identifies major cost elements and distinguishes between site preparation; external works; building construction; infrastructure and utilities; furniture, fixtures, and equipment ("FF&E"); professional services; contingencies; and other development costs, with all assumptions related to local and imported labor, importation of materials, logistics, transport and shipping, foreign exchange, taxes, duties, and other factors that may affect construction costs clearly stated and explained. As part of the preliminary cost estimate, the LDC shall calculate costs per gross square meter with risk-informed preliminary cost ranges, where appropriate.

Phase 3: Developed Design

On acceptance of the Concept Design, the LDC shall proceed with the Developed Design.

Tasks and activities

Stage 3 includes the following tasks and activities:

a) Progress the architectural and engineering design.
b) Resolve multidisciplinary interfaces and clash detection.
c) Prepare presentation material and 3D visualizations where required.
d) Update the construction cost estimate.
e) Review buildability and statutory compliance.
f) Produce coordinated design drawings and specifications for all design disciplines to a stage of completion of approximately 70% complete.

Deliverables

A complete Developed (70 percent) Design Package that includes, at a minimum, the following documents or files:

a) Multidisciplinary Developed Design Drawings including schedules and specifications for all design disciplines.
b) Updated Estimate of Construction Costs being a trade-based bill of quantities, measured in accordance with the Australian Standard Method of Measurement.

Phase 4: Detailed Design

Tasks and activities

On acceptance of the Developed Design, the LDC shall proceed with the Detailed Design.

Stage 4 includes the following deliverables:

a) Develop detailed design documentation, inclusive of all drawings, specifications, schedules and the like to a stage of completion of 100% complete. The designs must be coordinated, practically constructable and suitable for obtaining a precise fixed price for construction.
b) Provide a pre-tender construction cost estimate for approval with a degree of accuracy and reliability at or below 15%.
c) Submit application for Building Approval.
d) DT Global will engage third-party consultants to carry out an Independent Technical Review (ITR) of the detailed design and pre-tender cost estimate. The LDC and any subconsultants shall actively engage in the ITR by considering any recommendations, providing responses and actioning updates to the design documentation as appropriate.

e) LDC to produce a priced and blank Bill of Quantities (BOQ) in both PDF and Excel format.
f) The LDC shall coordinate any tender queries or clarifications received from tenderers (through DT Global) with subconsultants and provide responses in a timely manner for DT Global to issue tender clarifications and/or addenda.

Deliverables

A complete Detailed (100 Percent) Design Package that includes, at a minimum, the following documents or files:

a) Complete set of construction drawings, including an index identifying each drawing by number, title, discipline, revision number, scale and status.
b) Bill of Quantities, (both a priced version, and unpriced / blank version for inclusion in a construction tender document). The bill of quantities should be measured in accordance with the Australian Standard Method of Measurement.
c) Final Design Basis Report, that clearly identifies the quality level or classification of the proposed hotel; explains the design objectives of the redevelopment; identifies and explains applicable laws, codes, and standards; discusses site conditions; and records and documents the final assumptions and criteria for a range of design factors, including design life, climate, sustainability, energy, electrical load, water and wastewater requirements, structure and materials, that shaped the detailed designs.
d) Final Technical Specifications, organized in CSI Master Format, NATSPEC, or other internationally recognized system.

4.4 Technical Considerations

In conducting the Assignment, the LDC shall comply with Solomon Islands legislation, regulations, codes and statutory requirements.

Where local requirements do not adequately address a particular technical matter, the LDC shall adopt relevant contemporary Australian Standards as the technical benchmark.

4.5 Assignment Duration

DT Global aims to complete the Assignment within a period of six (6) months following the date of contract award. However, the Service Provider shall determine the level of effort and length of time needed to plan and complete the Assignment as described herein. The Service Provider shall set his or her work plan and price his or her bid to reflect its determination.

4.6 Reporting and Direction

The LDC will work under the direct supervision of a DT Global Project Manager. to be appointed by DT Global. The DT Global Project Manager will manage all contractual matters, review all deliverables, issue acceptances, and authorize payments.

Through its Team Leader, DT Global will also be responsible for gathering input and securing any approvals that may be required from MCC.

4.7 Deliverables

Phase	Deliverable	Payment (percent)
Phase One	Work Plan	15
Phase Two	Complete Concept (30 Percent) Design Package	25
Phase Three	Complete Developed (70 Percent) Design Package	25
Phase Four	Complete Detailed (100 Percent) Design Package	35

Part 5 Offer Submission Forms

Form 1 Offer Declaration

DT Global Asia Pacific Pty Ltd
Level 14, 501 Swanson Street
Melbourne, VIC, 3000 Australia

[Date]

To whom it may concern:

As the authorized representative of [Business Name of the Offeror], I hereby declare and affirm that:

a) I have read and understood and agree that [Business Name of the Offeror] will be bound by all terms and conditions of this RFP;
b) The information and prices provided in the attached Proposal from [Business Name of the Offeror] are accurate, complete, and current, as of the date of submission;
c) [Business Name of the Offeror] is not debarred, suspended, or otherwise excluded from participation in U.S. Government-funded procurements, and neither it nor its principals appear on the SAM.gov Exclusions list, the OFAC SDN list;
d) [Business Name of the Offeror] has not engaged in, and will not engage in, any corrupt, fraudulent, coercive, collusive, or obstructive practice in connection with this procurement;
e) [Business Name of the Offeror] has disclosed all actual or potential conflicts of interest in accordance with Part 1.9 of the RFP; and
f) [Business Name of the Offeror] will maintain an active registration with the System for Award Management (SAM.gov) and a Unique Entity Identifier (UEI) throughout the period of performance, if awarded (or where applicable, has completed the self-certification of exemption, as provided in Form 5).

Signature of Authorized Signatory	
Printed Name of Authorized Signatory	
Title of Authorized Signatory	
Date	
Company Name and Address	

Form 2 Work Plan and Delivery Schedule

The Offeror should present a brief narrative description of the main activities of the assignment, their content and duration, phasing and interrelations, milestones, and delivery dates, consistent with the technical approach and methodology, showing understanding of the Statement of Work. The work plan may be summarized in a bar chart, using the format below.

	Task	Weeks						Notes
		1	2	3	4	5	6	
1								
3								
4								
5								
...								
	Deliverables							
1								
2								
3								
...								

Form 3 Team Staffing and Assignments

The Offeror should present a brief narrative explanation of the structure and composition of the proposed team, including a summary of roles and assignments, using the table below.

Name of Staff	Organization	Area of Expertise	Position Assigned	Task(s) Assigned

Form 4 Personnel and Curriculum Vitae Template

The Offeror should present a summary of the qualifications for each staff member or associated consultant with substantial responsibilities on the proposed Assignment, using the form below.

Name:	[Last name, First name format]
Proposed team position:	[Drawn from staff composition table or other part of proposal]
Work summary:	[Name of employing organization, position or title, and dates of employment or work, listed in reverse order.]
Countries of experience:	[List of most relevant countries in which proposed staff worked]
Relevant work	[Description of employment, project work, or assignments that best illustrate ability to undertake the work associated with the proposed team position]
Education	[Name of college/university or other specialized facility, location, degree obtained, and years attended]

The Offeror should then attach a curriculum vita (CV) for each staff member or associated consultant. Each CV should be no more than two (2) pages, signed and dated by the individual, and identify at least two (2) professional referees not employed by the Offeror or by DT Global.

Form 5 Past Performance

The Offeror should provide a detailed summary of three (3) or more assignments it has completed within the preceding three (3) years, using the form below. Each summary should demonstrate the Offeror's experience in successfully implementing projects similar substance, complexity, value, duration, and volume to the Assignment described in the Statement of Work. The list must include **any other assignments funded in whole or in part by MCC.**]

Client or employer:	[Name, address location, and nature of client]
Name of assignment:	
Location:	
Duration:	[Start date – Completion date]
Budget:	[value of contract or assignment, in AUD] [value of services provided therein, in AUD]
Narrative description of project:	
Narrative description of actual services provided:	

Form 6 Price Summary

The Offeror should provide a summary of the **total price** in exchange for which the Offeror proposes to provide the services required in the Statement of Work. The total price should be fully loaded, including travel and transportation, communication, office expenses, required insurances, applicable taxes, and any other expenses required to carry out the Assignment successfully. The Offeror should quote it total price in United States Dollars.

Re: [insert title of assignment]

	Price	
	USD	**[Local Currency equivalent, for reference]**
Base Period (or Base Task)		

Form 7 Breakdown of Rates

The Offeror shall list its professional staff individually, using the same staff described earlier in the Technical Proposal. Support staff may be grouped and listed by their function or category (e.g., draftsmen, clerical staff). Any staff outside the Offeror's home base may be considered foreign staff. For these members, the Offeror is encouraged to indicate daily rates for home and field work. The Offeror must **provide fully loaded prices** (including communication, office expenses, required insurances, and any other expenses required to carry out the assignment successfully as per the Statement of Work).

Name and position	Place of deployment	Daily remuneration rates	
		USD	Local currency, for reference
Foreign Staff			
	Home		
	Field		
	Home		
	Field		
	Home		
	Field		
Local Staff			

Form 8 Price Schedule

The Offeror must quote prices in United States Dollars ("USD"), inclusive of all direct and indirect costs, overhead, and profit, unless otherwise stated. The Offeror is solely responsible for determining its own tax liabilities in relation to any subcontract arising from this RFP. As stipulated in the Threshold Program Grant Agreement between MCC, acting on behalf of the United States Government, and SIG, the services provided in relation to this RFP shall be exempt from all sales taxes, customs duties, and other fees that SIG would otherwise assess**.** Subcontractors legally domiciled in the Solomon Islands may, nevertheless, be required to pay withholdings for corporate income taxes assessed by SIG. Subcontractors legally domiciled in other countries may still owe taxes to their home jurisdictions.

Item	Description	Quantity	Rate SBD/USD (incl taxes)	Total SBD/USD (incl taxes)
1	Initiation			
2	Concept Design			
2.1	Concept Design – Architectural			
2.2	Concept Design – Structural			
2.3	Concept Design – Civil			
2.4	Concept Design – Electrical Services			
2.5	Concept Design – Hydraulic Services			
2.6	Concept Design – Fire Services			
2.7	Concept Design – Mechanical Services			
2.8	Concept Design – Quantity Surveying			
3	Developed Design			
3.1	Developed Design – Architectural			
3.2	Developed Design – Structural			
3.3	Developed Design – Civil			
3.4	Developed Design – Electrical Services			
3.5	Developed Design – Hydraulic Services			
3.6	Developed Design – Fire Services			
3.7	Developed Design – Mechanical Services			
3.8	Developed Design – Quantity Surveying			
4	Detailed Design			
4.1	Detailed Design – Architectural			
4.2	Detailed Design – Structural			
4.3	Detailed Design – Civil			
4.4	Detailed Design – Electrical Services			
4.5	Detailed Design – Hydraulic Services			
4.6	Detailed Design – Fire Services			
4.7	Detailed Design – Mechanical Services			
4.8	Detailed Design – Quantity Surveying			
5	Operational Costs – Travel / Other			
			TOTAL TENDER PRICE	

Form 9 Insurance

Offerors must submit this form with information on their existing or planned insurance policies and coverage. DT Global does not evaluate or score this information.

Insurance Type	Held / Obtainable? (Y/N)	Policy No. / Insurer	Minimum Limit
Defense Base Act (DBA) Insurance			*N/A*
Public Liability			*[5x contract value or equivalent]*
Professional Indemnity (for design/professional services)			*[5x contract value or equivalent]*
Workers' Compensation			*[As per Solomon Islands statutory requirement]*
Medical / Travel Insurance for Personnel			

Form 10 SAM.gov Confirmation / Self-Certification of Exemption

Complete Section A if your organization has an active SAM.gov registration. Complete Section B only if claiming exemption from the UEI requirement.

A. SAM.gov Unique Entity Identifier (UEI)	*[Enter UEI]*
SAM.gov Registration Expiration Date	*[Enter date]*
B. Basis for Exemption Claimed (if applicable)	*[e.g., gross income from all sources in the prior tax year was below the applicable federal reporting threshold; describe basis]*

Form 11 DT Global Due Diligence Assessment

Due Diligence Assessment for Partner Organizations

Instructions

This assessment must be completed before a contract between DT Global Asia Pacific Pty Ltd (DT Global) and a downstream partner (e.g. subcontractor / grantee) is signed or an association is entered into. This must be done regardless of the procurement / grant making method (e.g. sole sourced, restricted, open). While a potential partner may have recently undergone a relevant third-party due diligence assessment or accreditation (e.g. for NGO accreditation, multilateral / government / university funding), this does not mean it aligns to DT Global's due diligence criteria and therefore DT Global cannot waive due diligence assessment requirements. DT Global must ensure it can assess and verify a partner's ability to meet DT Global's risk requirements. However, on a case-by-case basis, DT Global may be able to use these third-party assessments to inform our due diligence where DT Global is satisfied the accreditation covers the risk/s of the work to be undertaken.

The assessment is not intended to preclude partners; rather it is used to identify gaps in a partner's ability to either deliver on the scope or to meet policy requirements. Gaps may be closed through the use of controls, additional contract/grant agreement clauses, adjustments to scope of work/grant proposal and basis of payment, performance guarantees, commitments to adopt policy, or additional resources (see below – 'Follow up actions'). If gaps cannot be closed, then the next preferred partner should be considered.

See the Due Diligence Guidance Note and the Due Diligence Preliminary Supplier Statement.

Details

Name of organization		
Total value of proposed sub-contract or grant		
Date of assessment		
Assessment conducted by	**Name:**	**Position:**

Part A – Baseline (Mandatory) Assessment

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
1. Partner Organization Details				
Is the organization a legal entity?	Current registration certification			
	Legitimate Bank Accounts/Statements			
	Official documents with Letterhead			
	Other: _____			
Does the organization have a stated purpose or objectives?	Memorandum of Association or Articles of Association, Mission Statement			
Does the organization have a board that meets regularly?	List of Governing Board Members			
	Evidence of regular Board meetings			
Does the organization have a physical address?	Visit to the office/Google Maps check			
2. Past Performance				
Has the organization implemented projects similar in size and scope in the past three years? **Note:** If 'Yes', organization to list relevant projects.	Previous relevant projects			
	Existing donor reports, recommendations			
Is there evidence of implementation and completion of activities and projects?	Annual Reports, Progress Reports			
	Third party reference checks (e.g. donors and other stakeholders)			

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
3. Safeguards: Fraud, Corruption, Anti-Money Laundering Controls				
What policies does the organization have in place to deal with fraud, bribery and corruption prevention and management?	Relevant policies in place			
	Finance / Operations manuals incorporate relevant policies			
What measures does the organization have in place to ensure effective implementation of these policies?	Documented training of staff in relevant policies			
How does the organization ensure that its subcontractors / sub-grantees adhere to the organization's policies?	Subcontractor / sub-grantee agreements include appropriate fraud, anti-bribery / corruption clauses			
	Provision of training / information to sub-contractors/sub-grantees in fraud control/anti-corruption policies			
4. Safeguards: Anti-Terrorist Financing and Sanctions'				
Is your organization or any subsidiary or parent entity included on a sanctioned list?	Check CSI WatchDog and other platforms as necessary			
Organization checks that downstream subcontractors / partners and key personnel are not on these lists.	Operations Manual, HR and recruitment policies, procurement policies			
5. Integrity Systems Checks				
Does the organization have a Conflict of Interest policy? **Note:** If 'No', what steps does the organization take to ensure	Conflict of Interest Policy			

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
there is disclosure of Conflict of Interest in all procurement, recruitment and/or grant-making activities.				
Does the organization ensure staff recruitment is transparent?	Operations Manual, HR and recruitment policies, procurement polices etc.			
Does the organization have in place a Code of Conduct for personnel that sets out expectations of behaviors (inside and outside the workplace) and what will happen if the standards are breached?	Code of Conduct in place. HR Policy and Complaints Handling Policy in place (or equivalent)			
Does the organization have a whistleblower policy which protects whistleblowers from reprisals?	Whistleblower Policy			
Does the whistleblower policy include clear processes for dealing with concerns raised, who handles complaints and specifies any timelines involved?	Whistleblower Policy and Procedures			
Does the organization provide mandatory training on whistleblowing to new staff / volunteers within a suitable and appropriate timeframe of them joining the organization?	Training records			
Does the organization undertake Criminal Record Checks? If 'No', outline how the organization ensures its	Criminal Record Check completed? e.g. Criminal Record Check statutory declaration			

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
personnel do not have prior convictions.	confirming no adverse findings			
Does the organization require up to two references, including from previous employers?	Signed CV sighted Organization undertakes referee checks			
Does the organization have a policy or procedure that requires background checks should be carried out for all prospective employees?	HR policy and/or procedure			
6. Safeguards: Child Protection and Preventing Sexual Exploitation, Abuse and Harassment (PSEAH)				
Does the organization have a Safeguard Policy that covers both **Child Protection** and **PSEAH**? Reference checks assess suitability of personnel to work with children. If 'No', additional mitigation strategies must be developed (e.g. organization to abide by DT Global's Safeguard Policy and to cooperate with all risk assessments, mitigation actions and reporting procedures required).	Safeguards Policy and procedures that address Child Protection and PSEAH			
If risks have been identified, practices are in place consistent with DT Global's **Child Protection** and **PSEAH** policies and procedures.	Training conducted for staff includes mitigation actions for identified risks			

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
Note: If 'Yes', additional mitigation strategies must be developed.				
7. Safeguards: Slavery (if organization is managing multiple suppliers or undertaking construction please complete Supplier Anti-Slavery & Trafficking Assessment)				
Does the organization have safeguards to address modern slavery risk?	Policy, training, risk assessment, modern day slavery statutory reporting.'			
	Labor hire policy, employment contracts, overtime policy.			
Does the organization manage the risk of modern slavery within its supply chain?	Supplier code of conduct and contract terms, due diligence assessments, audits			
8. Security Arrangements				
Are project and/or country level security plans available?	Evidence of project security plans			
	Subscriptions to travel/security alerts etc. are in place for nominated personnel			
9. Workplace Health and Safety				
Does organization have policies and procedures in place to manage health and safety risks and will be responsible for the health and safety of their staff and suppliers under their control?	Health and safety policies and procedures; risk assessments; health and safety plans; workers compensation insurance policy; travel/medical insurance policies			
How does the organization comply with the health and	e.g. Legal register; workers compensation policy			

Minimum standards / requirements	Copies of verification documents to be retained as evidence for audit purposes			
	Means of verification*	Sighted yes / no	Organization comments	DT Global program officer comments and risk mitigation actions
safety laws in the jurisdiction it is working in?				
Workplace Health and Safety Plans are in place for any construction related activities.	Workplace Health and Safety plan is sighted and appropriate including onsite WHS supervision			
10.Insurance				
Does the organization maintain all insurance cover as required by DT Global?	Public Liability			
	Workers Compensation			
	Property Insurance			
	Professional Indemnity			
	Motor Vehicle			
	Medical and Dental			
	Medical Evacuation			

Form 12 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment

(a) Prohibitions.
Section 889(a) of the John S. McCain National Defense Authorization Act (NDAA) for Fiscal Year 2019 (Pub. L. 115-232) prohibits the U.S. Government and any of its contractors and subcontractors from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(b) Definitions:
Covered foreign country means The People's Republic of China.
Covered telecommunications equipment or services means telecommunications equipment produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities)

Critical technology means defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations; Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled- (i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or (ii) For reasons relating to regional stability or surreptitious listening; Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities); Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material); Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(c) Representation. After conducting a reasonable inquiry, Subcontractor represents that it [ ] will or [ ] will not provide covered telecommunications equipment or services to DT Global in the performance of any contract, subcontract, order, or other contractual instrument resulting from this contract. This representation shall be provided as part of the proposal and resubmitted on an annual basis from the date of award.

(d) Disclosures. If the Subcontractor has responded affirmatively to the representation in paragraph (c) of this clause, the Subcontractor shall provide the following additional information to DT Global:

1. List of all covered telecommunications equipment and services offered or provided (Entity name, brand; model number, such as original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable);

2. Explanation of the proposed use of covered telecommunications equipment and services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) of this provision;

(e) Reporting requirement.

1. In the event the Subcontractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Subcontractor is notified of such by a subcontractor at any tier or by any other source, the Subcontractor shall report the information in paragraph (d)(2) of this clause to DT Global.
2. The Subcontractor shall report the following information pursuant to paragraph (d)(1) of this clause
    a. Immediately upon such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
    b. Within 5 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Subcontractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(f) 2nd Tier Subcontracts. The Subcontractor shall insert the substance of this clause, including this paragraph (f), in all 2nd Tier subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

(g) SAM Verification. The Subcontractor shall regularly review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) to identify entities excluded from receiving federal awards for "covered telecommunications equipment or services".

Signature: _____

Date: _____

Name: _____

Title/Position: _____

Organization: _____

Signature: _____

Form 13 Contract Departures Table

Contract / Agreement: ALTIF TA009 – Detailed Design for the Proposed Redevelopment of the Agnes Gateway Hotel

Contractor / Subcontractor: [Insert legal entity name]

Contract Reference: [Insert reference number]

Contract Value: [Insert value and currency]

Date: [Insert date]

Version: [Insert version number]

Prepared by: [Insert name and role]

This table records proposed departures from the draft agreement and the parties' respective positions. It is intended to support contract negotiations and internal review. Any agreed position remains subject to the required internal approvals and incorporation into the final agreement.

Item	Clause / Schedule	Topic	Current Contract Wording	Proposed Departure	Contractor's Rationale
1	[Clause number]	[e.g. Insurance]	[Quote or summarise the existing provision]	[Clearly identify the proposed deletion, insertion or replacement wording]	[Explain why the departure is requested]
2	[Clause number]	[Topic]	[Existing wording]	[Proposed amendment]	[Rationale]
3	[Clause number]	[Topic]	[Existing wording]	[Proposed amendment]	[Rationale]

Part 6 Draft Subcontract

6.1 General

a) The Prime Contract includes provisions and requirements that still flow down to the subcontract that results from this RFP. The subcontract will also include applicable provisions of the United States Government's Federal Acquisition Regulations ("FAR") and other contractual requirements, as identified in the draft subcontract.
b) Offerors shall review the draft subcontract and all schedules and attachments carefully and shall account for all applicable contractual, regulatory, and compliance requirements in preparing their Proposals.
c) Offerors shall identify in their Proposals any exceptions, qualifications, or proposed deviations from the draft subcontract.

6.2 FAR/MCC Flow-Down Topics

FAR / MCC Clause	Clause Title (Applicable Month/Year)
FAR 52.203-13	Contractor Code of Business Ethics and Conduct (NOV 2021)
FAR 52.203-17	Contractor Employee Whistleblower Rights (JUN 2020)
FAR 52.203-19	Prohibition on Requiring Certain Internal Confidentiality Agreements (JAN 2017)
FAR 52.204-7	System for Award Management (NOV 2024)
FAR 52.204-10	Reporting Executive Compensation and First-Tier Subcontract Awards (JUN 2020)
FAR 52.204-23	Prohibition on Contracting for Hardware, Software, and Services Developed or Provided by Kaspersky Lab (AUG 2023)
FAR 52.204-25	Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (NOV 2021)
FAR 52.204-27	Prohibition on ByteDance Covered Applications (JUN 2023)
FAR 52.209-6	Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (NOV 2021)
FAR 52.222-50	Combating Trafficking in Persons (NOV 2021)
FAR 52.224-3	Privacy Training (JAN 2017)
FAR 52.225-13	Restrictions on Certain Foreign Purchases (FEB 2021)
FAR 52.247-64	Preference for Privately Owned U.S.-Flag Commercial Vessels (NOV 2021)

6.3 Draft Contract

SUBCONTRACT AGREEMENT

This SUBCONTRACT AGREEMENT ("Agreement") is effective on the date specified on the Award Signature Page and is entered into by and between: [Winning Offer], with offices at [Winning Offeror's Address] (hereinafter the "Subcontractor") and DT Global Asia Pacific Pty Ltd, a company registered at Level 14, 501 Swanson Street, Melbourne, VIC, 3000 Australia (hereinafter "DT Global" or the "Contractor") (each singularly a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the Government of the United States of America, acting through the Millennium Challenge Corporation ("MCC"), and the Solomon Islands Government ("SIG") have agreed to provide mutual support to a Millennium Challenge Corporation Threshold Program ("Program") with the objective of implementing policy and institutional reforms that reduce poverty through economic growth in the Solomon Islands; and

WHEREAS, the MCC (hereinafter the "Client") has selected the Contractor to support the Program through the execution of various cross-cutting program support activities under a Cross-Cutting Program Support Project (the "Project"), with Prime Contract Number 95332422C0076 (the "Contract");

WHEREAS, the Contractor requires certain specific expertise, professional advice, services and deliverables, as set forth in Attachment A, Statement of Work ("SOW"), to support its performance of the cross-cutting support activities under the Contract (the "Services");

WHEREAS, the Subcontractor has represented that it is willing and able to provide the Services and has agreed to abide by certain mandatory terms and conditions of the Client, as set forth herein; and

WHEREAS, the Contractor has relied upon these representations in selecting the Subcontractor to provide the required Services;

NOW THEREFORE, in consideration of the promises and covenants hereinafter set forth, the Parties hereto mutually agree as follows:

ARTICLE 1 – SPECIFICATIONS, CONSIDERATIONS & SPECIAL REQUIREMENTS
The Subcontractor expressly agrees to the following:

1.1 Governing language. This Agreement is signed and executed in the English language. All communications, notices, and modifications related to this Agreement shall be made in writing and communicated in the English language.

1.2 Mutuality. It is acknowledged and agreed by the Parties that this Agreement shall be deemed to have been prepared and drafted jointly by the Parties, and that; therefore, the terms and conditions herein shall not be construed or interpreted in favor of, or against, either Party on this basis.

1.3 Privity. This Agreement is made by and between DT Global and the Subcontractor, and there is no privity of contract (relationship) between MCC and the Subcontractor. The Subcontractor agrees to refrain from all contact with MCC for purposes of this Contract or the Services under this Agreement, unless the Subcontractor has the express advance written approval of the Program Manager to do so, or unless such contact is reasonable and necessary for the Subcontractor to properly perform its work. The Subcontractor agrees to direct all issues, matters, documentation, reports, approvals, consents, and the like to the Contractor, and the Contractor agrees to act in good faith in addressing any issues or concerns raised by the Subcontractor.

1.4 Statement of Work. The Subcontractor shall perform the Services under this Agreement in strict accordance with the terms and conditions set forth herein and with due diligence and efficiency, exercising such reasonable skill and care in the performance of the Services as is consistent with sound

professional practices.

1.5 Total price. This is a Firm Fixed Price contract. The total price to be provided under this Agreement is as stated on the Award Signature Page. The total price has been agreed on the basis of representations the Subcontractor made in the negotiation of this Agreement and includes all costs associated with the assignment, including the Subcontractor's remuneration (foreign and local, in the field and at the Subcontractor's home office), the costs associated with travel, accommodation, and per diem, and other expenses. The Subcontractor shall not be paid an amount in excess of the total price, except by written modification of this Agreement.

1.6 Payment for Services. In consideration of its provision of the Services, the Subcontractor shall receive payments in lump sum installments of the total price, as specified in Attachment B, Payment Schedule.

1.7 Representations and Certifications. The Subcontractor warrants that its performance of the Services under this Agreement shall not violate any applicable laws and regulations, including but not limited to the Foreign Corrupt Practices Act. The Subcontractor shall complete and submit all representations and certifications required by the Client and/or the Contractor, as provided in Attachment D, Representations and Certifications.

ARTICLE 2 –PERIOD OF PERFORMANCE

The Services called for under this Agreement are expected to commence on or about [START DATE], and conclude on or about [END DATE], as specified on the Award Signature Page (the "Period of Performance").

ARTICLE 3 – COMMUNICATION, TECHNICAL DIRECTION, AND MODIFICATIONS

All notices referenced in this Agreement shall be provided to the following addresses:

For DT GLOBAL	For SUBCONTRACTOR
Attn: t: e:	Attn: t : + e:

In the performance of the Services, the Subcontractor shall receive technical direction from the Program Manager, as specified on the Award Signature Page. Such technical direction shall not increase the scope or the price of this Agreement. Should the Subcontractor have reason to believe that any technical direction will result in a change in the scope and/or the cost of this Agreement, the Subcontractor shall promptly raise such concerns to the DT Global Contractor Representative for discussion.

Changes in scope, costs and/or the Period of Performance of this Agreement may be made only through a bilateral modification to this Agreement agreed and signed by both Parties. The Contractor Representative, as specified on the Award Signature Page, is the sole authority authorized to approve any such changes in the requirements under this Agreement. The right of the Parties to modify or amend this Agreement may be subject to approval by the Client.

ARTICLE 4 – BRANDING AND MARKING

Programs, projects, activities, public communications, or commodities implemented or delivered under contracts and subcontracts funded by MCC are to be marked as goods, works or services funded by the United States Government, acting through MCC, and in accordance with the MCC Standards for Global Marking available on the MCC website (www.mcc.gov/resources/doc/standards-for-global-marking). MCC corporate logo and signature, paired with the national flag or insignia of the Solomon Islands, shall be placed on any materials that are purchased or paid for with MCC funding, that promote the partnership with MCC, or that are otherwise visible to the media and/or residents of the Host Country. All public-facing materials produced must include the mandatory text attributing the grant to the generosity of the people of the United States of America. Except for the manufacturer's trademark on a commercial item, the corporate identities or logos of contractors or subcontractors are not permitted on MCC-funded program materials and communications. Note that marking is not required for the offices, vehicles, and other non-deliverable items of the Subcontractor. The Subcontractor agrees to comply with this requirement at no additional price.

ARTICLE 5 –ASSIGNMENT OR SUBCONTRACTING OF SERVICES
The Subcontractor shall not transfer, assign, or further subcontract the Services called for under this Agreement without the prior written consent of the Contractor, which consent shall not be unreasonably withheld. The Subcontractor shall be responsible for all work performed under this Agreement, whether performed by its authorized subcontractors, if any, or otherwise.

The Contractor shall not be liable for payment of the Services in the event the Subcontractor subcontracts or assigns any significant work without having obtained such written consent.

ARTICLE 6 – INVOICING AND PAYMENT
Prior to the submission of any invoice, the Subcontractor must have submitted a completed and signed Vendor Payment Information Form to the Contractor. Unless mutually agreed in writing, the Contractor will not accept any other form of payment instruction and will not make payment if it has not received a completed and signed Vendor Payment Information Form.

Upon the acceptance of each deliverable specified in Attachment B, Payment Schedule, the Subcontractor shall electronically submit an invoice in respect of the agreed installment of the total price to DT Global's Program Manager. A proper invoice must contain the following information:

(1) Name and official address of the Subcontractor.
(2) Subcontract number and job charge code, as specified on the Award Signature Page.
(3) Invoice number and date.
(4) Deliverable(s) and/or time period covered by the invoice.
(5) Amount of payment requested.
(6) Subcontractor's Unique Entity Identifier (UEI) and/or Tax Identification Number (TIN).
(7) Signature, name, title, electronic mail address, and telephone number(s) of the responsible official.

The Subcontractor shall number its invoices sequentially, and the final invoice shall be marked "Final Invoice".

Partial or incomplete invoices cannot be processed. The Contractor shall make payments of the agreed amounts within thirty (30) days of the Subcontractor's submission of a proper invoice. The Contractor shall make all payments in United States Dollars.

Payment shall not constitute acceptance of the Services as a whole nor relieve the Subcontractor of its obligations. All payments shall be considered provisional and subject to adjustment, as necessary, as a result of an audit by the United States Government, MCC or its duly authorized agents, or DT Global, or as a result of unacceptable performance by the Subcontractor. Final payment for all Services rendered under this Agreement shall be made upon the Contractor's determination that all requirements and conditions of this Agreement have been satisfactorily completed.

ARTICLE 7 – RECORDS AND AUDITS
The Subcontractor shall keep accurate and systematic accounts, timecards, payroll data, and records in respect of the Services provided under this Agreement. The Subcontractor shall make such records, materials and other evidence thereof available in legible paper at its offices or electronic formats for examination, audit or reproduction for up to three (3) years after the final payment under this Agreement. During this period, the Subcontractor shall permit MCC, the Comptroller General of the United States, MCC's Inspector General (IG) or any of their representatives to inspect the site and/or all accounts, records, materials and other evidence and to have such accounts and records audited by auditors appointed by MCC, if MCC so requests. The Subcontractor agrees to flow down the substance of this entire clause to any lower-tier subcontracts that exceed the simplified acquisition threshold.

ARTICLE 8 - INDEMNIFICATION AND LIMITATION OF LIABILITY

8.1 General Limitation. Except in cases of personal injury, death, or third-party indemnification obligations under this Article, the total aggregate liability of either Party under this Agreement shall not exceed an amount equal to the total payments made to the Subcontractor under this Agreement.

8.2 Mutual Waiver of Consequential Damages. Except for the specific indemnification carve-outs detailed in Section 8.3, neither Party shall be liable to the other for any lost revenue, lost profits, or indirect, punitive, exemplary, special, or consequential damages, regardless of whether the claim is asserted under breach of contract, tort, or any other theory of liability.

8.3 Subcontractor Indemnification Mandate. The Subcontractor shall defend, indemnify, and hold harmless the Client, the Contractor, and their respective officers, directors, and employees from and against any and all third-party claims, liabilities, losses, fines, penalties, and expenses (including reasonable attorneys' fees) arising out of or resulting from:

(a) Any negligent act, willful misconduct, or omission by the Subcontractor or its personnel;

(b) Any nonperformance, nonpayment of wages, or failure to comply with applicable host-country labor or tax laws; or

(c) Any actual or alleged infringement of third-party intellectual property rights, copyrights, trademarks, or trade secrets caused by the deliverables or Services provided under this Agreement.

8.4 Third-Party Damages Carve-Out. For the avoidance of doubt, the mutual waiver of consequential damages set forth in Section 8.2 shall not apply to, limit, or reduce any damages, fines, penalties, or losses awarded to a third party that the Subcontractor is explicitly required to indemnify under Section 8.3. Each Party shall remain solely responsible for its own distinct errors, acts, and omissions outside of these third-party frameworks.

ARTICLE 9 – INDEPENDENT SUBCONTRACTOR RELATIONSHIP

This Agreement does not make the Subcontractor an agent, legal representative, joint venturer or partner of the Contractor for any purpose whatsoever. Nothing in this Agreement shall be deemed to create a partnership or agency relationship between the Contractor and the Subcontractor or to create an employer-employee relationship between the Contractor and the employees of the Subcontractor or the Subcontractor and the employees of the Contractor. The Subcontractor expressly agrees:

9.1 In the performance of the Services hereunder, the Subcontractor shall act solely as an independent private contractor, and nothing herein contained or implied shall at any time be construed as creating a relationship of employer/employee, master/servant, or principal/agent, or of a joint venture or partnership, or to make the Parties jointly liable for any obligation arising out of the Services and activities contemplated by this Agreement.

9.2 The Subcontractor is not authorized to make any contract, subcontract, agreement, warranty, or representation on behalf of the Contractor or to create any obligation, express or implied, on behalf of Contractor.

9.3 This Agreement is not an employment contract. The Subcontractor is solely responsible for paying, supervising and ensuring compliance with all work health and safety obligations governing its employees and warrants that it will make all payments to its employees as required by law, contract, or other obligation. The Subcontractor further agrees to comply with all applicable laws governing employment related matters, including, but not limited to, worker's compensation laws.

9.4 In all matters relating to this Agreement, neither the Subcontractor nor employees of the Subcontractor, if any, are employees of DT Global under the meaning or application of any United States of America federal or state unemployment, insurance, workmen’s compensation, or tax laws; Host Country labor or tax laws; or otherwise. The Subcontractor acknowledges and agrees that its employees are not entitled to participate in any plans, distributions, unemployment benefits, or other benefits extended by Contractor to its employees.

The Contractor agrees not to engage in any recruitment or otherwise seek to offer employment to employees of the Subcontractor during the duration of this Agreement, unless an employee of the Subcontractor responds to an open advertisement.

ARTICLE 10 - INSURANCE

The Subcontractor is solely responsible for maintaining insurance policies to cover insurance needs required by law or by the Client in jurisdictions in which the Subcontractor does business or performs Services pursuant to this Agreement. The Subcontractor expressly agrees that the Contractor shall not be responsible for the arrangement of automobile, health and medical, and homeowners/renters insurance, if applicable, and of any comprehensive insurance of the Subcontractor’s officers, employees, and agents. The Subcontractor expressly agrees to the following:

10.1 Automobile insurance. If any officer, employee or agent of the Subcontractor transports or causes to be transported a privately owned automobile to, or rents, leases or otherwise uses an automobile in, the Host Country for reasons other than the authorized performance of Services under this Agreement, the Subcontractor agrees that the Contractor shall have no responsibility for any insurance policy covering such automobile or damages to property and liability to third parties related thereto. The premium costs for such insurance and the costs of maintenance of the automobile(s) shall be at the Subcontractor's expense or the expense of its officer, employee or agent. Any vehicle that the Subcontractor or any officer, employee or agent of the Subcontractor purchases or imports duty free shall be reexported or sold to another individual entitled to duty free automobile privileges, or the applicable duty shall be paid at the Subcontractor's expense or the expense of its officer, employee or agent.

10.2 Defense Base Act (DBA) and workers compensation insurance. The Subcontractor agrees to procure and maintain in full force and effect Defense Base Act (DBA) insurance for all of its employees and their authorized dependents who perform Services in the Host Country under this Agreement. The Subcontractor further agrees to provide nationals of the Host Country and of third countries who perform Services in the Host Country under this Agreement with worker's compensation benefits as required by the laws of the country in which the employees are working or by the laws of the employee's native country, whichever offers greater benefits. The Subcontractor shall insert this requirement in all subcontracts that require a subcontractor's employees to perform work or services in the Host Country.

10.3 Health and medical insurance**.** Unless otherwise and separately provided in writing, the Subcontractor expressly understands and agrees that its officers, employees, and agents shall not be covered by any health insurance or medical policy owned by the Contractor. The Subcontractor hereby agrees to maintain separate health insurance coverage for its officers, employees, and agents against costs arising from sickness, accident, or injury in association with work in the Host Country arising directly or indirectly from the performance of Services under this Agreement. The Subcontractor expressly agrees to hold the Contractor harmless and save and defend the Contractor against any and all claims arising from the illness, accident, or injury of its officers, employees, and agents in association with the performance of the Services under this Agreement.

10.4 Medical evacuation. The Subcontractor agrees to provide emergency medical evacuation (MEDEVAC) service coverage to all United States citizens, United States resident aliens, and third-country national employees and their authorized dependents while performing Services in the Host Country under this Agreement.

ARTICLE 11 – TAXES

11.1 Host-Country Tax Exemption. The Subcontractor acknowledges that the Services provided under this Agreement are funded by a United States Government foreign assistance grant via the MCC and are strictly exempt from all taxes, duties, levies, and tariffs imposed by the SIG, pursuant to Section 2.4 and Annex V of the Solomon Islands Threshold Program Grant Agreement (available here: agreement-solomon-islands-threshold-program.pdf). Accordingly, the total fixed price of this Agreement is exclusive of any and all Host Country taxes and customs duties from which the Program is legally exempt.

11.2 Subcontractor Compliance Responsibilities. The Subcontractor shall not pay, nor include in its invoices to the Contractor, any Host Country taxes, value-added taxes (GST), or customs duties from which the Program is exempt. The Subcontractor is solely responsible for familiarizing itself with and strictly adhering to the tax exemption and customs clearance procedures established by the SIG Ministry of National Planning and Development Coordination, MCC, and DT Global.

11.3 Cooperation and Documentation. The Contractor agrees to provide the Subcontractor with reasonable administrative assistance, including official tax-exemption certificates, facilitation letters, or import waiver applications, as provided by the Client. The Subcontractor shall maintain detailed records of all imports and transactions utilizing these exemptions and shall provide such documentation to the Contractor upon request for audit purposes.

11.4 Indemnification for Failure to Comply. If the Subcontractor fails to follow the mandatory local tax-exemption or customs clearance protocols and consequently incurs penalties, fines, or is forced to pay taxes or duties, the Contractor shall have zero obligation to reimburse the Subcontractor for such costs.

The Subcontractor shall indemnify and hold harmless the Client and the Contractor from any liabilities or claims arising out of the Subcontractor's failure to maintain tax-exempt status or its improper payment of exempted local taxes.

11.5 Standard Corporate Taxes. For the avoidance of doubt, this clause applies strictly to Host Country taxes levied on project inputs, equipment, and deliverables. The Subcontractor remains fully liable for its own standard corporate income taxes, payroll/withholding taxes for its personnel, or social security contributions as mandated by the jurisdictions of its corporate registration or individual employee residency.

ARTICLE 12 – CONFIDENTIALITY AND NON-DISCLOSURE

The Subcontractor shall keep in strictest confidence all information that is produced during the performance of Services under this Agreement or which may be acquired in connection with or as a result of this Agreement. During the Period of Performance of this Agreement and at any time thereafter, both Parties agree not to publish, communicate, divulge, disclose, or use any information which has been designated by either Party as proprietary or which from surrounding circumstances in good conscience ought to be treated as proprietary. Upon termination or expiration of this Agreement, the Subcontractor shall deliver all records, data, information, and other documents produced or acquired during the performance of Services under this Agreement and all copies thereof to the Contractor and such shall remain the property of the Client or the Contractor. Except with the prior written consent of DT Global, the Subcontractor or its personnel shall not make public the recommendations formulated in the course of, or as a result of, the performance of the Services under this Agreement.

ARTICLE 13 – INTELLECTUAL PROPERTY RIGHTS

13.1 Government Rights (FAR 52.227-14). The Subcontractor explicitly acknowledges that this Agreement is funded under a United States Government contract and is strictly subject to FAR 52.227-14 (Rights in Data—General). The United States Government, including MCC, shall have unlimited rights to use, disclose, reproduce, prepare derivative works, distribute copies to the public, and perform publicly and display publicly, in any manner and for any purpose whatsoever, all data, software, source code, manuals, maps, graphics, and reports first produced or delivered by the Subcontractor in the performance of Services under this Agreement.

13.2 Assignment of Rights to Contractor. Subject to the overriding rights of the United States Government under Section 13.1, all intellectual property rights, copyrights, patents, trademarks, and trade secrets in any materials, deliverables, or work product first developed, written, or created by the Subcontractor under this Agreement shall vest automatically and exclusively in the Contractor upon creation. The Subcontractor hereby assigns all rights, title, and interest in such work product to DT Global and agrees to execute any documentation necessary to perfect this assignment.

13.3 Background Intellectual Property. The Subcontractor retains exclusive ownership of any proprietary tools, software, methodologies, templates, or data sets developed prior to, or independently of, this Agreement ("Background IP"). However, to the extent that any Background IP is embedded or incorporated into the deliverables provided under this Agreement, the Subcontractor hereby grants to the United States Government, MCC, and the Contractor a perpetual, irrevocable, fully paid-up, royalty-free, worldwide, non-exclusive license to use, reproduce, modify, and distribute such Background IP solely as necessary to fully utilize the deliverables for the purposes of the Program.

13.4 Warranties against Infringement. The Subcontractor warrants that all data and deliverables provided in the performance of Services under this Agreement are original and do not infringe upon or misappropriate the intellectual property rights, privacy rights, or proprietary rights of any third party. The Subcontractor shall be solely liable for resolving, at its own expense, any third-party claims of infringement in accordance with the indemnification obligations set forth in Article 8 of this Agreement.

13.5 Delivery and Markings. The Subcontractor shall not place any restrictive markings, proprietary stamps, or copyright legends on deliverables first produced under this Agreement that would conflict with the United States Government's unlimited rights, unless explicitly authorized in writing by the MCC Contracting Officer and the Contractor.

ARTICLE 14 – CONDUCT AND COMPLIANCE WITH LOCAL LAWS AND CUSTOMS

In the performance of Services under this Agreement, the Subcontractor agrees to comply with all institutional, local, state, and national safety, health and security customs, regulations, and laws of the Host Country to the extent that they do not conflict with the laws of the United States or the jurisdiction in which it is registered. The

Subcontractor further agrees to ensure that its officers, employees and agents conduct themselves in accordance with the customs, regulations and laws of the Host Country while in the Host Country. The Subcontractor expressly agrees to the following:

14.1 The Subcontractor shall not, directly or indirectly, undertake nor cause nor permit to be undertaken any activity that is illegal under any applicable laws or regulations or would have the effect of causing the Contractor or its subsidiaries or affiliates to be in violation of the applicable laws or regulations, including, without limitation, the United States Foreign Corrupt Practices Act or United Kingdom Bribery Act.

14.2 The Subcontractor shall not, in connection with this Agreement, give, offer, promise, or authorize, directly or indirectly, anything of value to an official, officer, employee or any other person acting in an official capacity for or on behalf of any government (including any department, agency, or instrumentality thereof), state-owned enterprise, international organization or any subdivisions, agents or advisors thereto, whether paid or unpaid (any such person referred to as an "Official"), including the government(s) of the Host Country and/or its territories; or to any person(s) or party(s) while knowing or having reason to know that such thing of value is to be given, offered, or promised to an Official in order to influence any official act or decision; induce an Official to do or omit to do any act in violation of his or her lawful duty; induce an Official to use his or her influence to affect or influence a decision or act of any government, instrumentality, or international organization; assist the Parties hereto or any other person in obtaining or retaining business for or with, or in directing business to the Parties or any other person; or to obtain or secure an unfair or improper advantage for the Parties in any respect.

14.3 The Subcontractor shall not employ any Official, political party official, or candidate for political office in conjunction with the performance of the Services under this Agreement.

14.4 The Subcontractor shall not, in connection with this Agreement, contribute or give, offer, promise, or authorize, directly or indirectly, anything of value to any political party, official of a political party, or candidate for office on behalf of or associated with the Parties or in connection with the purpose of this Agreement.

14.5 The Subcontractor shall not, in connection with this Agreement, engage in any acts of bribery, kickback or other improper inducement, including bribery of a person in the private sector. Without limiting the generality of the foregoing, the Subcontractor shall not give, offer, promise or authorize, either directly or indirectly, a financial or other advantage to any person to induce a person to perform, improperly, a relevant function or activity, or to reward such improper performance, or where the Subcontractor knows or believes that the acceptance of the advantage in itself constitutes the improper performance of a relevant function or activity.

14.6 The Subcontractor shall not subcontract or retain or engage a consultant to carry out sales or marketing obligations in connection with the scope of this Agreement without obtaining the prior written consent of the Contractor. The Contractor reserves the right, in its sole discretion, to reject a request to engage or retain any such consultant.

14.7 The Subcontractor agrees to ensure that it's officers, employees, and agents do not engage, either directly or indirectly, in any business, profession, or occupation for the performance of these Services, other than under this Agreement.

14.8 In no case shall the Contractor be obligated to take any action or make any payment to the Subcontractor or any other subcontractor that would cause the Contractor to suffer a penalty or contravene applicable laws or regulations, including but not limited to the laws of the Host Country and/or its territories or those of the United States.

The Subcontractor hereby covenants that neither it nor any officer, director, owner, principal shareholder, investor, agent, representative or employee of the Subcontractor, or any family member of such persons is now, or during the Period of Performance hereof will become, an Official, political party official, or candidate for political office. The Subcontractor further covenants that no Official, political party official, or candidate for political office is deriving any benefit, directly or indirectly, from this Agreement.

The Subcontractor agrees to notify the Contractor immediately of any changes to its compliance status or any event that would constitute a breach of any provision within this Article 14. If the Subcontractor breaches any representation, certification, warranty, or obligation set forth in this Article 14, the Contractor shall have the right to immediately terminate this Agreement for default, without penalty or further payment of any sums due and owing or claimed by the Subcontractor hereunder. In such instance, the Subcontractor shall fully indemnify, defend, and hold harmless the Contractor for any and all penalties, losses and expenses resulting from such breach.

ARTICLE 15 – CERTIFICATIONS AND OTHER PROVISIONS

The Subcontractor understands and agrees to comply with the following provisions in the performance of this Agreement.

15.1 Warranty. The Subcontractor's warranties together with any services warranties shall flow to the Client and the Contractor. The Subcontractor warrants that it will, whenever practicable, seek to ensure that any manufacturer or supplier warranty provided with delivered or furnished products shall flow to the Client and the Contractor.

15.2 Force Majeure. The Contractor should not be liable for any default or delay on its part in performing any obligation under this Agreement if such default or delay is caused by superior power (natural disaster, accident, war, civil disorder, strike, or any other cause beyond the reasonable control of the Contractor, its agents, or its employees). In the event that either Party is prevented by such an occurrence or circumstance for a period of more than sixty (60) days from fulfilling its obligations under this Agreement, the other Party may terminate this Agreement upon thirty (30) days written notice.

15.3 Executive Order on Terrorist Financing. The Subcontractor is reminded that United States Executive Orders and United States law prohibit transactions with, and the provision of resources and support to, individuals and organizations associated with terrorism. It is the legal responsibility of the Subcontractor to ensure compliance with these executive orders and laws. This provision must be included in any subcontract issued under this Agreement.

15.4 Subcontracting with Firms that are Owned or Controlled by the Government of a Terrorist Country. Unless the United States Government determines that there is a compelling reason to do so, the Subcontractor shall not enter into any subcontract with a firm, or a subsidiary of a firm, that is identified on the List of Parties Excluded from Federal Procurement and Non-procurement Programs as being ineligible for the award of contracts or subcontracts because it is owned or controlled by the government of a terrorist country. A corporate officer or a designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party that is identified on the List of Parties Excluded from Federal Procurement and Non-procurement Programs as being ineligible for the award of contracts or subcontracts because it is owned or controlled by the government of a terrorist country. The notice must include the name of the proposed subcontractor and the compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion on the List of Parties Excluded from Federal Procurement and Non-procurement Programs.

15.5 Debarment and Suspension. By signing this Agreement, the Subcontractor certifies that neither its company nor its principals are currently debarred, suspended, proposed for debarment, or declared ineligible for federal contract awards by any United States Government agency. If the Subcontractor's status changes, or if the Subcontractor is currently facing proposed debarment or suspension, the Subcontractor must immediately notify the Contractor in writing before executing this Agreement or performing any work. This notice is required so that the Contractor can fulfill its mandatory reporting obligations to the Contracting Officer under FAR 52.209-6.

15.6 Anti-Lobbying and Disclosure. The Subcontractor certifies that no federally appropriated funds have been or will be paid to any person to influence or attempt to influence a government official, member of Congress, or federal employee regarding the award or modification of the underlying federal contract. If the Subcontractor has used any non-appropriated funds (such as company profits) to pay for lobbying activities directly related to this Agreement, the Subcontractor is legally required to immediately complete and submit OMB Standard Form LLL (Disclosure of Lobbying Activities) to the Contractor. The Subcontractor agrees to flow down the substance of this requirement, including FAR 52.203-11 and 52.203-12, to any of its subcontracts that exceed $200,000.

15.7 NDAA Section 889 Compliance. By signing this Agreement, the Subcontractor certifies that it will not procure or obtain or extend or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system or as critical technology as part of any system.

Covered telecommunications equipment or services means equipment produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, Dahua Technology Company, (or any subsidiary or affiliate of such entities); and telecommunications or video surveillance equipment or services produced or provided by an entity that the United States Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

The Subcontractor's representations, certifications, and corresponding indemnification obligations set forth under this Article 15 shall survive the expiration or termination of this Agreement for any reason, and shall remain enforceable for the duration of any applicable statute of limitations or until all United States Government audit and oversight periods under the Contract are fully concluded.

ARTICLE 16 – DISPUTE RESOLUTION

16.1 Amicable Resolution. The Parties shall attempt to resolve any dispute, controversy, or claim arising out of or relating to this Agreement through good faith administrative negotiations between their designated project managers. If negotiations fail after thirty (30) days, the dispute shall be escalated to senior executive representatives of both Parties before seeking external legal remedies.

16.2 Government-Related Disputes (Client-Dependent). If any dispute under this Agreement arises from or is related to an action, decision, interpretation, or failure to act by the Client or the Contracting Officer under the Contract, such dispute shall be governed by the disputes mechanism of the Contract. The Subcontractor agrees to be bound by the final determination of the Contracting Officer or the federal Board of Contract Appeals. The Contractor agrees to reasonably cooperate with and permit the Subcontractor to submit certified claims through it to the Client, provided the Subcontractor bears all costs, legal fees, and administrative expenses associated with prosecuting such claims.

16.3 Private Commercial Disputes. For any dispute strictly between the Parties that is independent of a Client action or ruling, and which cannot be resolved via Section 16.1, the dispute shall be resolved by binding arbitration administered by the Australian Centre for International Commercial Arbitration (ACICA) in accordance with the ACICA Arbitration Rules. The seat of the arbitration shall be Melbourne, Victoria, Australia (or another neutral Australian venue mutually agreed upon in writing by the Parties). The language of the arbitration shall be English, and the prevailing Party shall be entitled to recover its reasonable legal fees, expert witness fees, and arbitration costs.

16.4 Duty to Continue Performance**.** Notwithstanding the existence of any active dispute or pending arbitration, the Subcontractor shall proceed diligently with the performance of the Services under this Agreement. The Contractor shall continue to make undisputed payments to the Subcontractor in accordance with the terms of this Agreement, withholding only those specific sums directly tied to the disputed matters.

16.5 Preservation of Flow-Downs. This clause does not supersede, waive, or diminish any mandatory dispute or claim procedures established by United States laws or provisions of the Federal Acquisition Regulation (FAR) provisions incorporated by reference into this Agreement.

ARTICLE 17 - TERMINATION

17.1 Termination for Convenience (FAR 52.212-4). In accordance with FAR 52.212-4, the Contractor reserves the absolute right to terminate this Agreement, in whole or in part, for its sole convenience or as a result of a convenience termination issued by the Client. The Contractor shall initiate such termination by delivering a written Notice of Termination to the Subcontractor which specifies the extent of the termination and the effective date.

17.2 Settlement Upon Convenience Termination. Upon receipt of a Notice of Termination under Section 17.1, the Subcontractor shall immediately cease all work, suspend the award of any subcontracts, and mitigate any costs incurred in providing the Services under this Agreement. Because this is a Firm Fixed Price

subcontract, the financial obligation of the Contractor to the Subcontractor in the event of a convenience termination shall be limited to:

(a) The payment of agreed lump sum installments of the total price for all fully completed and accepted deliverables, as specified in Attachment B, Payment Schedule, provided prior to the effective date of termination; and

(b) A verified, pro-rata percentage of completion for any deliverables actively in progress at the time of termination, based on actual allowable costs incurred plus a reasonable profit margin on work performed up to the termination date. In no event shall the Contractor be liable for anticipatory profits, unperformed work, or consequential damages resulting from a convenience termination.

17.3 Termination for Default. The Contractor may, by written notice, terminate the whole or any part of this Agreement for default if the Subcontractor fails to:

(a) Adhere strictly to the delivery schedules and milestones defined in Attachment A (Statement of Work);

(b) Maintain the compliance, safeguarding, and anti-corruption representations and warranties set forth across this Agreement; or

(c) Cure any other material violation of this Agreement within fourteen (14) business days after receipt of a written cure notice from the Contractor.

17.4 Remedies and Re-procurement Costs. In the event of a termination for default under Section 17.3, the Subcontractor shall be liable to the Contractor for any and all excess re-procurement costs, administrative expenses, and damages that the Contractor incurs in securing an alternative supplier to complete the Services under this Agreement. If a court or arbitration panel subsequently determines that the Subcontractor was not in default, the termination shall automatically be converted and treated as a Termination for Convenience under Section 17.1.

ARTICLE 18 – SURVIVAL

This Agreement shall apply to and bind the Subcontractor's heirs, executors, administrators, successors, agents and assigns as fully as they apply to and bind the Subcontractor. If the Subcontractor is merged, sold, transferred, consolidated or reorganized, this Agreement shall continue in full force and effect and become an obligation of Subcontractor's successor.

ARTICLE 19 – CONTENTS, ENTIRETY OF AGREEMENT, AND ORDER OF PRECEDENCE

This Agreement includes:

The Award Signature Page,
Subcontract Agreement including Recitals and Articles 1 through 19,
ATTACHMENT A, STATEMENT OF WORK
ATTACHMENT B, PAYMENT SCHEDULE
ATTACHMENT C, PRIME CONTRACT CLAUSES APPLICABLE TO SUBCONTRACTORS
ATTACHMENT D, REPRESENTATIONS AND CERTIFICATIONS
ATTACHMENT E, DT GLOBAL ANTI-HUMAN TRAFFICKING AND MODERN SLAVERY POLICY

This Agreement supersedes all prior oral or written agreements, if any, between the Parties regarding the Statement of Work and/or the Services. This Agreement and attachments (which terms shall include data, specifications, and other documents referenced) contain the entire Agreement of the Parties and no amendment, alteration, or other change to any provision which is inconsistent with or in addition to the terms and conditions herein shall be effective unless implemented by a mutually agreed upon, written modification to this Agreement.

The failure of either Party to enforce any of its rights hereunder shall not constitute a waiver of such rights, or of any other rights hereunder. No delay by either Party to exercise any right or power accruing upon any non-compliance or default by the other Party with respect to any of the terms of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either of the Parties hereto of any of the covenants, conditions, or arrangements to be performed by the other or any breach thereof shall not be construed

to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement herein contained. All remedies provided for in this Agreement shall be available to either party at law, in equity or otherwise.

ATTACHMENT A: STATEMENT OF WORK

[Insert here]

ATTACHMENT B: PAYMENT SCHEDULE

[Insert here]

ATTACHMENT C: PRIME CONTRACT CLAUSES APPLICABLE TO SUBCONTRACTS

[Insert here]

ATTACHMENT D: REPRESENTATIONS AND CERTIFICATIONS

[Insert here]

Part 7 Representations, Certifications, and Due Diligence

7.1 Representations and Certifications of Compliance

By submitting a proposal, the Offeror assents to the following representations and certifications. Upon the award of a subcontract, DT Global will require the winning Offeror to execute these representations and certifications formally.

a) Debarment, Suspension, and Ineligibility — The Offeror is not presently debarred, suspended, proposed for debarment, or determined ineligible for award of a contract by any U.S. Federal agency, and is not listed on the SAM.gov Exclusions database.
b) SAM.gov Registration / UEI — The Offeror has an active SAM.gov registration and valid Unique Entity Identifier (UEI), or has completed the self-certification of exemption at Part 5, Form 5.
c) Combating Trafficking in Persons — The Offeror certifies compliance with FAR 52.222-50 and will not engage in trafficking in persons, procurement of commercial sex acts, or use of forced labor in connection with this award, and will flow down this requirement to any subcontractors.
d) Executive Order on Terrorism Financing / Sanctions Screening — The Offeror certifies that neither it, its principals, nor (to its knowledge) its proposed subcontractors appear on the OFAC Specially Designated Nationals and Blocked Persons List and that it will not provide resources or support to any sanctioned individual or entity.
e) Certification Regarding Payments to Influence Federal Transactions — The Offeror certifies compliance with FAR 52.203-11 (or the equivalent lobbying disclosure requirement).
f) Organizational Conflict of Interest — The Offeror certifies compliance with FAR Subpart 9.5 and that it is not aware of any undisclosed actual or potential organizational conflict of interest, and will promptly disclose any such conflict that arises.
g) Prohibition on Covered Telecommunications Equipment or Services — The Offeror certifies compliance with FAR 52.204-24/52.204-25.
h) Employee/Subcontractor Compliance — The Offeror warrants it will require all employees, subcontractors, and individuals engaged in performance of the subcontract resulting from this RFP to comply with the terms of the award and all applicable United States Government, host-country, and local laws and regulations.

Annex 1: Master Plan Design Report

DESIGN REPORT

AAPiDESIGN

www.aapidesign.com

This Report details the comprehensive vision behind the Masterplanning and Concept Plans for Agnes Gateway Hotel which is located at Munda, Western Province, Solomon Islands

Prepared For: Horwath HTL

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1.0 INTRODUCTION

1.1 Project Brief

In December 2024, AAPI DESIGN was commissioned by the Ms. Jeniffer Davey and Mr. Damien Little from Horwath HTL to produce the Master Plans and Concept Plans for Agnes Gateway Hotel Development in Munda, Western Province, Solomon Islands.

This is comprised of a masterplan for the designated site area and develop concept drawings for the specific buildings to house the requirements of hotel facilities i.e., Standard room blocks, Long stay room blocks, Back of House, Restaurant and Kitchen.

The Resultant Design, Masterplan, and this supporting Design Report proposes a comprehensive vision and design framework which integrates elements of a new design standard, aligned with the National Building Code for Solomon Islands and seismic report, while incorporating the existing infrastructure and activities at the Agnes Gateway Hotel.

In the Solomon Islands, traditional forms of architecture play a crucial role in preserving cultural identity, particularly in rural and customary lands areas. Traditional Solomon island structures are often built using locally sourced materials such as Bamboo and timber, reflecting sustainable and environmentally friendly practices.

For the development of this hotel in western province, it is essential to obtain approval from the Western Province Building Authority. This regulatory body ensures that all constructions meet safety, zoning, and environmental standards while also considering the integration of traditional design elements where applicable. Securing approval from the authority helps maintain structural integrity and adherence to local building regulations.

A key element of this design phase is the intention to have a working layout for the hotel build, illustrating the break-down of the various components which is introduced in the masterplan and each specific building.

The elements of the Masterplan & Building plans are accompanied by implementation program enabling the Client to embark on a phased program of development that will maximise the site. The following were taken into consideration during the course of the masterplanning and concept plans to make informed design decisions and assist in the future implementation of the project.

- Topographical Detail Survey (Client Supplied)
- Proposed Facility Program (Client Supplied)
- Geotechnical Assessment Report (Client Supplied)
- 2022 National Building code for Solomon Islands

1.2 Site Description

Agnes Gateway Hotel, Munda,
Western Province, Solomon Islands

2.0 SITE ANALYSIS

The project is situated on three plots of land, as outlined in the client-supplied documents.

The first lot covers an area of 3,416m2, the second lot 2,070m2, and the third lot 1,387m2, bringing the total site are to 6,873m2. The location is a 5-minute walk from Munda airport.

Key existing buildings of note includes the Restaurant, Villas and Dive shop.

Further analysis of the topographical survey and site inspections conducted by Mr. Peter Rankin, we have identified several important site aspects;

- Variety of Large indigenous Trees surround the site.
- Internal Existing Covered pathways and Hut.
- The natural terrain of the site.
- Northern sea view of the hotel showing islands at distances.
- Potential pathway connections to the existing neighboring buildings.
- Potential to link site with existing road between existing.
- The existing Sewage system is failing and needs to be upgraded.
- There is no safe swimming area due to the presence of crocodiles in the water.
- There is potential for Dormitory-style Accommodation to cater to a wider range of guests.

3.0 CONCEPT PLAN PROPOSAL

When assessing the potential of the site and commencing the 'Concept Plan' the task is divided into two distinct sections that run alongside each other i.e., the Masterplans and Building Design. All parties involved in the submission have discussed in detail possible options that would best utilize the site in both functionality, construction and design.

We are proposing to engage a consultancy team of structural engineers, services engineers, sustainable design consultants, and Quantity Surveyors to ensure the building and overall scheme comply with the standards and desires of Horwath HTL to achieve a sustainable and efficient Build.

3.1 Master Plan

The masterplan of the site is designed to cater for different accommodations and retails spaces which allows for the connection to the existing site.

Images below illustrates what we believe is to be the best solution to utilize the site:

Master Site Plan

Ground Master Site Plan

Level 1 Master Site Plan

Master Phasing Plan

3.2 Proposed Stage 1 Development

Stage 1 of the Agnes Gateway Hotel Development focuses on establishing the core operational and Guest-facing components of the resort, forming the foundation for the overall redevelopment. This phase priorities the essential buildings and infrastructure required to activate the site and support future expansion. The works have been strategically selected to ensure seamless functionality, improved guest circulation, and enhancement of the existing natural landscape while aligning with the masterplanning principles and geotechnical recommendations.
The Key facilities delivered in Stage 1 will include the followings:

Central Facility

Single-story building with a high-raised ceiling and pitched roof is proposed on site, serving as a central hub that connects all facilities. This central facility will accommodate key spaces including a lobby and reception, Front-of-House, Kitchen, and Restaurant.
Designed for accessibility, the building features multiple entry points, ensuring ease of movements. Additionally, the layout thoughtfully integrates existing trees, preserving the natural landscape and maintaining a green environment.

Porte Cochere

New Porte cochere is proposed to create a grand and welcoming entrance, offering guests a seamless arrival and departure experiences. It will also enhance the overall visual appeal of the building, creating a sense of luxury and refinement. The Porte cochere will help connect the arrival area with other site elements, such as lobby, reception, and parking, ensuring smooth movement within development.

Standard Accommodation – Sea View

Double-Story building with 16 rooms and two staircases is proposed for the site. This ocean-facing rooms enhances the guest experiences, offering scenic views and sense of relaxation, which can increase guest satisfaction and repeat visits. This rooms typically command higher room rates, improving the hotel's profitability and return on investment. To comply with the Solomon Islands building code, two staircases are incorporated, one on each side of the building, ensuring safe and efficient access. The rooms also feature a private outdoor deck, enhancing the guest experience with natural surroundings.

Bar and Amenities

Two single-story buildings are proposed on the right side of the central facility. These buildings will serve the central facility and the rock pool. They are positioned apart to preserve the existing trees on-site and to provide a connection between the pool deck and the lobby area. Placing these facilities close to the pool and restaurant ensures that guests have easy access to refreshment and restrooms without having to walk long distances, enhancing their overall comfort.

Back of House & Staff Accommodation

Double-story building proposed at the front of the site for efficient services delivery while maintaining a clear separation between guest areas and operational zones, supporting smooth hotel operations and staff welfare. The building provides essential operational support for the entire hotel development. The ground floor houses key service functions including MEP/Refuse, support and storage areas, and engineering spaces required for daily operations. The upper level accommodates staff facilities with shared rooms, a team leader room, laundry, kitchen, dining, and shared amenities.

Admin & Arrival Building

Single-story building which serves as the central coordination point fort the hotel's daily operations. It accommodates administration, housekeeping, and support functions while also incorporating a dedicated security booth at the entrance to monitor arrivals, manage access, and enhance overall site safety. Strategically positioned near the back-of-house, the building ensures efficient communication, streamlined workflows, and strong oversight of guest and staff movements, supporting both operational efficiency and secure site management.

Rock Pool

The Rock Pool is designed as a natural, visually appealing feature that enhances the resort's outdoor experiences while integrating seamlessly with the surrounding landscape. Strategically located near the waterfront and key guest areas, it spans an area of **198m^2**

It provides a relaxing recreational space framed by natural stone lush vegetation. Importantly, the rock pool also serves as a safe and controlled swimming alternatives, as the adjacent sea is known to have crocodiles, ensuring guests can enjoy the water in a secure environment.

Construction of the Rock Pool will be carried out using engineered reinforced in-situ concrete. The rock pool will contain natural seawater, with an appropriate pumping and filtration system as specified by the services engineer or pool consultant

Car Parking

The car parking is an addition to the brief which facilitates the request for new car parking for both hotel and conferences facility, Total of 6 car spaces (including 1 disable parking). The requirements for immediate disabled parking spaces inclose proximity to buildings with adequate turning space meeting the standards of the Solomon Islands Building code. Care has been taken in this design layout to ensure that the existing large trees are not affected by this introduction.

3.3 Proposed Stage 2 Development

Stage 2 of the Agnes Gateway Hotel Development focuses on expanding the site's commercial, operational, and guest-service capabilities through the introduction of key revenue-generating and community-integrated facilities. This phase builds on the foundation established in Stage 1 by enhancing the hotel's ability to cater to a wider audience, including corporate clients, long-stay visitors, tour operators, and budget-conscious travellers. The Key facilities delivered in Stage 2 will include the followings:

Conference Facility

Single-story building which provides an additional stream revenue for the hotel, as they attract corporate clients, business meetings, events, and conferences. This building has its own dedicated restrooms to improve guest experiences. This conference facility allows the hotel to cater to both leisure and business travellers, broadening the target audiences and increasing the chances of booking during off-peak periods. A pre-function is also incorporated, allowing guests to spill out and enjoy the outdoors in a private setting. The conference facility has bifold separation internally to adjust according to the number of people using it.

Gym

The gym provides a dedicated wellness space for guests, equipped to support a range of fitness activities. Designed with ample natural ventilation and visibility, it offers a comfortable and inviting environment for exercise, its location within the development ensures convenient access for guests while maintain privacy from main circulation routes, contributing to the overall health and recreational amenities of the hotel.

Retail & Office Building

The Retail & Office Building is designed to activate the central precinct of the development by providing commercial and administrative spaces that enhance guest services and support local business activity. The ground floor features a dedicated Wildlife Office, offering an accessible hub for ecological information, tour coordination, and community engagement. Adjacent retail spaces provide opportunities for guest services, merchandise, and local artisan products. Positioned strategically near the Munda local market, the building strengthens the connection between the hotel, local traders, and the broader community, contributing to a vibrant and integrated visitor experience.

Dive Shop

The new dive shops is located at the existing location. Having a dive shop on-site eliminates the need for guests to travel off the property to rent equipment or book diving excursions, improving the conveniences and appeal of the hotel. It also going to be an additional source of income for the hotel through gear rentals, dive lessens, excursions, and merchandise sales, making it valuable business asset.

Dormitory

Single-story building with 18 beds dormitory proposed on the site, providing affordable accommodation options for budget-conscious travellers, such as backpackers, students, locals, and young adventurers, helping the hotel tap into a wider range of guests. This style rooms can accommodate more guests in a smaller space, increasing the hotel's overall capacity and occupancy rate, especially during peak seasons.

Standard Accommodation

Double-Story building with 16 rooms and two staircases is proposed for the site. This cater to wide range of guests, from solo travellers and couples to families, providing a versatile and affordable accommodation options that suits various needs and budget. To comply with the Solomon Islands building code, two staircases are incorporated, one on each side of the building, ensuring safe and efficient access. The rooms also features a private outdoor deck, enhancing the guest experience with natural surroundings.

Long-Stay Accommodation

Double-Story building with 18 rooms and two staircases is proposed for the site. Long-stay accommodations cater to business and professionals, consultants, or contractors who need to stay for extended periods, offering them comfortable and cost-effective alternative to traditional rentals or apartments. To comply with the Solomon Islands building code, two staircases are incorporated, one on each side of the building, ensuring safe and efficient access. The rooms also features a private outdoor deck, enhancing the guest experience with natural surroundings.

Villas

6 x Single-story villas proposed on site to provide a more private and exclusive experience for guests who prefer a quiet, home-like atmosphere. They are ideal for high-end travellers, families, or groups who want more want more space, seclusion, and personalized amenities. These villas also offers scenic views as they located close to the rock pool.

4.0 CONSTRUCTION METHODOLGY

4.1 Introduction

This construction methodology outlines the general construction approach, sequencing, materials, workforce requirements, and quality/safety procedures for the Agnes Gateway Hotel Redevelopment. Construction methodology may be subject to change following a detailed analysis by relevant consultants, such as structural Engineer, Coastal Engineer, and Services Engineer.
The methodology is informed by:

- Final Concept Plans and Floor plans
- Geotechnical Assessment Report

The scope includes construction of:

- Central Facility (Lobby, FOH, Kitchen, Restaurant)
- Standard Accommodation Blocks x2
- Long-Stay Accommodation Block
- Villas x6
- Conference Facility & Dormitory
- Retail and Office Building
- Gym
- Dive Shop
- BOH & Staff Accommodation
- Admin & Arrival Building
- Rock Pool, Landscaping & Carpark
- External works, Drainage & Services Infrastructure

The Development is to be executed in 2 stages as outlined in the design report.

4.2 Pre-Construction Phase

4.2.1 Site Establishment

- Mobilization of plant, machinery and labour
- Temporary site fencing and controlled access points
- Establishment of:
    - Site office & Meeting room
    - Worker amenities
    - Material laydown and equipment zones
    - Temporary power and water supply lines

4.2.2 Verification of Existing Site Conditions

Before earthworks begins:

- Confirm existing topographic levels and boundaries
- Identify and tag vegetation to be preserved (noted in masterplan)
- Confirm areas requiring filling to meet minimum RL 1.6m above MSL as per Geotechnical Report.
- Locate and decommission existing structures (as building exist on site)

4.2.3 Demolition of Existing Buildings

Existing staff accommodations that will be demolished in stage 2, could be used as temporary accommodation for the workers during stage 1 construction

- Sequential demolition using controlled methods
- Salvage reusable timber where possible (aligning with sustainability goals)
- Remove Debris to approval disposal facilities

4.3 Earthworks, Retaining System & Infrastructure

4.3.1 General Earthworks

Based on Geotechnical findings:

- Site soil consists of alluvial top layer(150-200mm) over coral reef limestone
- Excavate all topsoil and unsuitable materials
- Maintain stable cuts due to weak-to-moderate cemented reef limestone

4.3.2 Filling works

- Southern portion requires 0.6-0.85m engineered fill to meet safe floor levels
- Filled areas must be proof-rolled and certified
- Fill to be compacted in accordance with engineered specifications

4.3.3 Seawall / Retaining wall works

- Construct upgraded retaining wall along lagoon edge as recommended
- Install drainage behind retaining walls.
- Erosion control measures to protect lagoon environment

4.3.4 Integration of Infrastructure, Plumbing & Hydraulic Services

Earthworks must be coordinated with the preliminary installation and routing of underground services to avoid future disturbance of compacted fill and structural elements. The following works shall be incorporated into the earthworks phase:

Service Trenching & Preliminary Routing

- Allocate designated corridors for underground plumbing, Hydraulic, and drainage services before final fill placement.
- Ensure trenches are excavated to suitable bearing levels and backfilled with approved compacted material

Main Hydraulic Infrastructure

Provide routes for:
- Potable water supply lines
- Fire Service mains
- Sewerage pipelines and connections to the future Sewage Treatment Plant (STP)
- Stormwater Drainage pipelines directing flow away from the lagoon.

Stormwater Management during Earthworks

- Install temporary diversion channels to prevent sediment-lade runoff from entering the lagoon
- Proviude silt fences, geofabric, or sediment basins where required.

Future Building Connectioons

Allow for stub-outs and services sleeves beneath retaining walls, slabs, and access routes to accommodate:
- Wastewater lines from accommodation blocks and central facility
- Grease trap connections for the kitchen
- Pool filtration pipeline routes fro the rock pool
- Water supply risers to each building cluster

Protection of Installed Services

- Provide sand bedding, marker tapes, and protective barriers over all installed services lines
- Conduct inspections before backfilling to ensure gradients, alignment, and pipe joints comply with hydraulic engineer requirements.

4.4 Foundations

4.4.1 Recommended Foundation Type

Geotechnical report recommends:

- Shallow pad or Strip foundations directly on coral reef limestone for all double-storey buildings.
- Bearing capacity acceptable once founding directly on natural limestone strata

4.4.2 Foundation Methodology

- Excavate to limestone surface
- Remove loose fragments.
- Install blinding layer (50mm)
- Cast reinforced concrete pad footings
- Starter bars for columns cast simultaneously

4.5 Structural Works

4.5.1 Superstructure

- Reinforced concrete frames (columns, beams, slabs)
- Concrete blockwork external walls for all major buildings
- Timber structural elements for villas, bars, and Central Facility roof systems

4.5.2 Superstructure

1. Install reinforcement for columns and beams
2. Cast columns up to level 1
3. Install formwork and reinforcement for suspended slab (where applicable)
4. Cast slab and cure for a minimum of 7 days or as specified by structural Engineer
5. Proceed with level 1 column installation
6. Repeat process for all buildings as per staged plan

4.6 Roofing Works

Roof types vary per building:

- Corrugated roofing iron with full rainwater accessories (Common across all buildings)
- Synthetic thatch fixed onto corrguated roofing iron at Central Facility, Bar, Villas
- Exposed timber rafters in key public buildings

Methodology:

1. Install wall plates and trusses
2. Fix purlins and framing
3. Install roofing sheets or thatch systems
4. Install gutters, downpipes and rainwater accessories

4.7 Architectural Works

4.7.1 Wall Construction

- Concrete blockwork rendered with plaster finish.
- High-quality paint finish (per façade design).
- Timber cladding elements for villas and feature areas.

4.7.2 Windows & Doors

- Aluminium framed windows with glass balustrades for level 1 accommodation.
- Timber feature doors in Central Facility & Villas.

4.7.3 Internal Works

- Tiling to all wet areas (ensuites, WCs).
- Vinyl or laminate flooring to rooms.
- Acoustic ceiling panels in meeting rooms.
- Custom joinery for kitchenettes (long-stay rooms).

4.8 Services Installation

4.8.1 Electrical

- Reticulation from Solomon Power
- Emergency lighting systems.
- Provision for solar integration (future ready).

4.8.2 Mechanical

- Ventilation systems for kitchen & FOH.
- Ceiling fans in villas and rooms.
- Split-system AC units in accommodation and meeting rooms.

4.8.3 Hydraulic & Drainage

- All plumbing per local standards.
- Installation of Sewage Treatment Plant
- Stormwater directed away from lagoon with filtration.

4.9 External Works & Landscaping

- Construct pathways, decks and guest access routes.
- Install pool filtration system and rock pool construction.
- Soft landscaping: preserve existing indigenous trees wherever possible.
- Hard landscaping: timber decks, poolside areas, retaining steps.

Carpark (10 vehicles) constructed with permeable paving.

4.10 Quality Control & Safety

4.10.1 Quality Assurance

- Daily inspections by site engineer.
- Testing & certification:
    - Concrete slump and cube tests
    - Soil compaction tests
    - Rebar inspections
- Compliance with Solomon Islands National Building Code 2022.

4.10.1 Quality Assurance

- Site inductions for all workers.
- Mandatory PPE.
- Clear separation of guest/public areas from construction zones.
- Emergency response plan.

4.11 Staging of Works

Stage 1

- Central Facility
- Porte Cochere
- Standard Accommodation (Sea View)
- Rock Pool
- BOH & Staff Accommodation Building
- Admin & Arrival Buidling
- Bar & Amenities
- Carpark

Stage 2

- Conference Facility
- Dormitory
- Retail & Office Building
- Villas (6 units)
- Second Standard Accommodation Block
- Long-stay Accommodation Block
- Gym
- Dive Shop

4.12 Completion & Handover

- Final walkthrough and defects listing.
- Commissioning of electrical, hydraulic and mechanical systems.
- Landscaping completion.
- Client handover with O&M manuals.

6.0 EXTERNAL FACADE

The exterior facade of the all the buildings is a response to two primary design factors; the location of the building in relation to site orientation, and the architectural context of both the existing and neighboring properties along with the natural landscape/vegetation on site.

The Building external walls feature a combination of windows and blockwork, finished with high-quality plaster and a specified paint finish that complements the surrounding aesthetic. This combination provides durability while maintaining an attractive, modern look. All accommodation building at level 1 will be equipped with glass balustrade, seamlessly integrating with the building's structure and offering unobstructed views of the landscape and ocean-view.

For the Villas, the design will feature a combination of blockwork and timber, blending modern construction with natural materials that enhance the overall aesthetic and tie the villas to the surrounding environment. The use of timber adds warmth and texture, contributing to a more organic, inviting atmosphere while complementing the durability and strength of blockwork.

Additional design consideration includes the use of sustainable materials and energy-efficient windows to minimize the building's environmental impact.

The overall design also ensure easy maintenance, with materials selected for their durability in the local climate. The facade will be designed to create a welcoming and visually appealing atmosphere for both short and long-term guests, ensuring it remains a standout feature of the property.

7.0 CONCLUSION

We believe that the proposed plan aligns with the masterplanning and concept plans for Agnes Gateway Hotel in Munda, Western Province, Solomon Islands. This proposal enhances the hotel's development by building upon existing standards and introducing improvements that will elevate the overall quality and guest experience.

8.0 SUMMARY

8.1 Floor Area Schedule

8.1.1 Total Area

	Gross Area (SqM)
BOH & Staff Accommodation	424
Admin & Arrival Building	75
Meeting & Dormitory	302
Retail & Office Building	306
Standard Accommodation	1248
Central Facility & Restaurant	407
Bar area & Amenities	61
Villas	264
Long-stay Accommodation	870
GYM	47
Dive Shop	106
Total	**4,050**

Area Breakdown

8.1.2 BOH & Staff Accommodation

	Net Area (SqM)
GROUND LEVEL	
MEP / Refuse	100.00
Support / Storage	100.00
LEVEL 1	
Shared Room 1	14
Shared Room 2	14
Shared Room 3	14
Shared Room 4	14

Shared Room 5	14
Shared Room 6	14
Shared Room 7	14
Team Leader Room	14
Laundry	4
WC & Shower Area	21
Kitchen & Dinning Area	26
Passage	25
Total	**388**

8.1.3 Admin & Arrival Building

	Net Area (SqM)
Admin / HK	60.00
Security	7.00
Total	**67**

8.1.4 Meeting & Dormitory

	Net Area (SqM)
Boardroom	35.00
Dormitory-Restroom	16.00
Dormitory	68.00
Meeting Rooms	150.00
Restroom	16.00
Total	**285**

8.1.5 Retail & Office Building

	Net Area (SqM)
GROUND LEVEL	
Retail Space	49.00
Wild Life Office	49.00
Staircase 1	16.00

Outdoor Deck	25.00
LEVEL 1	
Office Space	78.00
Staircase 1	12.00
Outdoor Deck	27.00
Total	**256**

8.1.6 Standard Accommodation – Sea View

	Net Area (SqM)
GROUND LEVEL	
Room 01 + Outdoor Deck	31.00
Room 02 + Outdoor Deck	31.00
Room 03 + Outdoor Deck	31.00
Room 04 + Outdoor Deck	31.00
Room 05 + Outdoor Deck	31.00
Room 06 + Outdoor Deck	31.00
Room 07 + Outdoor Deck	31.00
Room 08 + Outdoor Deck	31.00
Corridor	58.00
LEVEL 1	
Room 09 + Outdoor Deck	31.00
Room 10 + Outdoor Deck	31.00
Room 11 + Outdoor Deck	31.00
Room 12 + Outdoor Deck	31.00
Room 13 + Outdoor Deck	31.00
Room 14 + Outdoor Deck	31.00
Room 15 + Outdoor Deck	31.00
Room 16 + Outdoor Deck	31.00
Corridor	58.00
Total	**612**

8.1.7 Standard Accommodation

	Net Area (SqM)
GROUND LEVEL	
Room 17 + Outdoor Deck	31.00
Room 18 + Outdoor Deck	31.00
Room 19 + Outdoor Deck	31.00
Room 20 + Outdoor Deck	31.00
Room 21 + Outdoor Deck	31.00
Room 22 + Outdoor Deck	31.00
Room 23 + Outdoor Deck	31.00
Room 24 + Outdoor Deck	31.00
Corridor	58.00
LEVEL 1	
Room 25 + Outdoor Deck	31.00
Room 26 + Outdoor Deck	31.00
Room 27 + Outdoor Deck	31.00
Room 28 + Outdoor Deck	31.00
Room 29 + Outdoor Deck	31.00
Room 30 + Outdoor Deck	31.00
Room 31 + Outdoor Deck	31.00
Room 32 + Outdoor Deck	31.00
Corridor	58.00
Total	**612**

8.1.8 Central Facility & Restaurant

	Net Area (SqM)
FOH	25.00
Reception	29.00
Waiting & Lounge Space	57.00
Main Kitchen	40.00
Buffet & Refreshment Area	48.00
Seating Area	84.00
Outdoor Seating Area	71.00
Total	**354**

8.1.9 Bar Area

	Net Area (SqM)
Bar	40.00
Restroom	14.00
Total	**54**

8.1.10 Villas

	Net Area (SqM)
Villa 01	32.30
Villa 02	32.30
Villa 03	32.30
Villa 04	32.30
Villa 05	32.30
Villa 06	32.30
Total	**194**

8.1.11 Long-Stay Accommodation

	Net Area (SqM)
GROUND LEVEL	
Room 33 + Outdoor Deck	40.00
Room 34 + Outdoor Deck	40.00
Room 35 + Outdoor Deck	40.00
Room 36 + Outdoor Deck	40.00
Room 37 + Outdoor Deck	40.00
Room 38 + Outdoor Deck	40.00
Room 39 + Outdoor Deck	40.00
Room 40 + Outdoor Deck	40.00
Room 41 + Outdoor Deck	40.00
Corridor	49.00
LEVEL 1	
Room 42 + Outdoor Deck	40.00
Room 43 + Outdoor Deck	40.00
Room 44 + Outdoor Deck	40.00
Room 45 + Outdoor Deck	40.00
Room 46 + Outdoor Deck	40.00
Room 47 + Outdoor Deck	40.00
Room 48 + Outdoor Deck	40.00
Room 49 + Outdoor Deck	40.00
Room 50 + Outdoor Deck	40.00
Corridor	49.00
Total	**818**

8.1.12 GYM & Dive Shop

	Net Area (SqM)
Dive shop	98.00
GYM	42.00
Total	**140**

9.0 APPENDIX

7.1 Topographic Detail Survey

7.2 Proposed Facility Program

Agnes Gateway Hotel Redevelopment - Proposed Facility Program

Horwath HTL
Hotel, Tourism and Leisure

Positioning	3-Star (Midscale to Upper Midscale)
Concept	Business / Conference Hotel with lesiure elements
Target Markets	Corporate / Government / Leisure Groups (Special Interest) / Leisure FIT

Guestrooms

Room Type	Number	Net Internal Area	Balcony	Building Type	Gross Factor	Total Area
Standard Rooms	30	24	5.25	Single-Loaded Block	30%	1,141
Longstay Rooms	18	34	6.00	Single-Loaded Block	30%	936
Bungalows	5	32	6.00	Stand-Alone	7%	203
Total / Ave	**53**	**28**	**5.58**		**28%**	**2,280**
Lobby (incl. Back Office)		125			20%	150

Comments: Bathrooms for Standard and Longstay rooms can be 3-point (Vanity, toilet and shower), Bungalows can have a 4-point bathroom with additional bath tub.

Food & Beverage

Outlet	Seat Capacity	Area Per Seat	Kitchen	Gross Factor	Total Area
Restaurant	40	2.0	40	20%	144
Bar	20	2.5	0	20%	60
Total / Ave	**60**	**2.2**	**40**		**204**

Comments: Outlets can be combined as one large F&B outlet with flexible seating arrangements allowing for casual dining and drinking by the waterfront.

Meetings & Events

Facility	Number	Net Internal Area	Gross Factor	Total Area
Meeting Rooms	3	50	30%	195
Boardroom	1	35	30%	46
Prefunction Area	1	75	30%	98
Total	**4**			**338**

Comments: Meeting rooms to be able to be combined as one larger room or dividied into 3 smaller rooms. Allow for breakout to a garden area if possible.

Other Facilities

Facility	Number	Net Internal Area	Gross Factor	Total Area
Dive Shop	1	100	7%	107
Wildlife Office	1	40	7%	43
Total	**2**			**150**

Back-of-House Facility Allowance

Facility	Net Internal Area	Gross Factor	Total Area
Housekeeping / Admin	80	7%	86
Support / Storage	80	7%	86
MEP / Refuse	100	7%	107
Total			**193**

Total Construction Area	**3,314**
Total Construction Area Per Room	**63**

7.3 Site Inspection Photos

FMC PACIFIC (SI) LIMTED

GEOTECHNICAL ASSESSMENT REPORT

AGNES GATEWAY HOTEL, MUNDA, SOLOMON ISLANDS

Prepared for: Millenium Challenge Corporation
20 December 2024

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ABBREVIATION

AS	Australian Standards or Standards Australia
Bgl	Below Ground Level
BH	Borehole
DCP	Dynamic Cone Penetrometer
FoS	Factor of Safety
GIR	Geotechnical Investigation Report
GW	Groundwater
RF	Roviana Formation
FMC	FMC Pacific (SI) Limited
SPT	Standard Penetration Test

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1 Introduction

FMC Pacific was engaged by Millenium Challenge Corporation to conduct a geotechnical assessment for Building construction for Double Storey structures. The geotechnical assessment is part of the Client's quality assurance (QA) compliance initially commenced in November 2024.

This report presents the findings of the geotechnical site assessments, desktop study, including Dynamic Cone Penetrometer (DCP) tests conducted on the 4th of December 2024, and site visual observations.

The recommendations of this report are considered suitable to support preliminary design of the proposed double storey building development. Further geotechnical inputs will likely be required for detailed design of the foundations and during construction. These are outlined in Section 5 below.

1.1 Project Background

Millenium Challenge Corporation is currently preparing a preliminary set of design for the site works for reconstruction of the current Agnes Gateway hotel. Site currently has single storey buildings and double storey made of timber on concrete foundations with 1 double storey concrete block building. Existing buildings are in need of upgrade and as such the foundation bearing capacity needs to be verified before further progressing into detailed design work.

1.2 Scope of Works

The scope of works is as follows:

- Undertake a Desktop Study of existing project documents and published literature;
- Carry out a visual site inspection with test pits with DCP testing;
- Geotechnical Laboratory testing; and
- Prepare a Geotechnical Assessment Report

1.3 Objectives

The objective of this report is to provide geotechnical/ geological advice regarding the slope stability of the proposed development at the project site.

2 Engineering Limitation

This report is based on visual observations, test pits and Dynamic Cone Penetration tests carried out at a limited number of test locations. It must be understood that soil conditions may vary across the site from this encountered at the test locations, especially noting that as this was a brown flied environment, with testing only being carried out on available space outside the building area. Therefore, there may be some latent soil/ rock conditions that could become evident in future construction works. If this occurs, please contact FMC for further evaluation.

FMC provides this report for the limited and sole use of the client. No responsibility or liability to any third party is accepted for any loss or damages whatsoever arising out of the use of, or reliance on this report by any other property than the one specified.

The geotechnical recommendations provided in this report have taken into consideration the future construction of the proposed developments. FMC should also be allowed to review any updates and/or changes to any existing design(s) related to this report. The nominated contractor undertaking the construction works shall be responsible for ensuring that any constructions carried out meet the current regulations and manufacturer's installation guidelines. Any work requiring building consent shall be granted before commencing works.

Our professional services are performed using a degree of care, engineering skill and judgement normally exercised, under similar circumstances, by reputable consultants practicing in this profession, at this time.

3 Site Background

3.1 Site Description

The development site is located at Munda near Munda Wharf & Labete Market on the South Eastern part of the Munda Airstrip area on flat land of about 7143 square meters. It shares a bordered fence line perimeter with the neighbouring residential property on the east side and Dunde Coastal Road on its north side and Labete Wharf Road on its Western Side with the Roviana Lagoon on its Southern Side. The Site has already been developed with single storey and double storey buildings on site and is free of vegetation and trees. The site is gently sloping (2-4%) and starts at about 0.6m above MSL and rises to about 2.5m above MSL on the northern Property boundary. The parts of land which are below 1.1m above MSL do get flooded during tsunami events from earthquakes (2007 Mag 8.1 Earthquake), and as such, it is preferred to have all future developments to have a finished floor level at a min 1.6m above MSL, which allows for further protection from future sea level rise.

At the time of the inspection it, it was noted that the south- eastern part of the lot was backfilled to some extent with coral reef limestone.

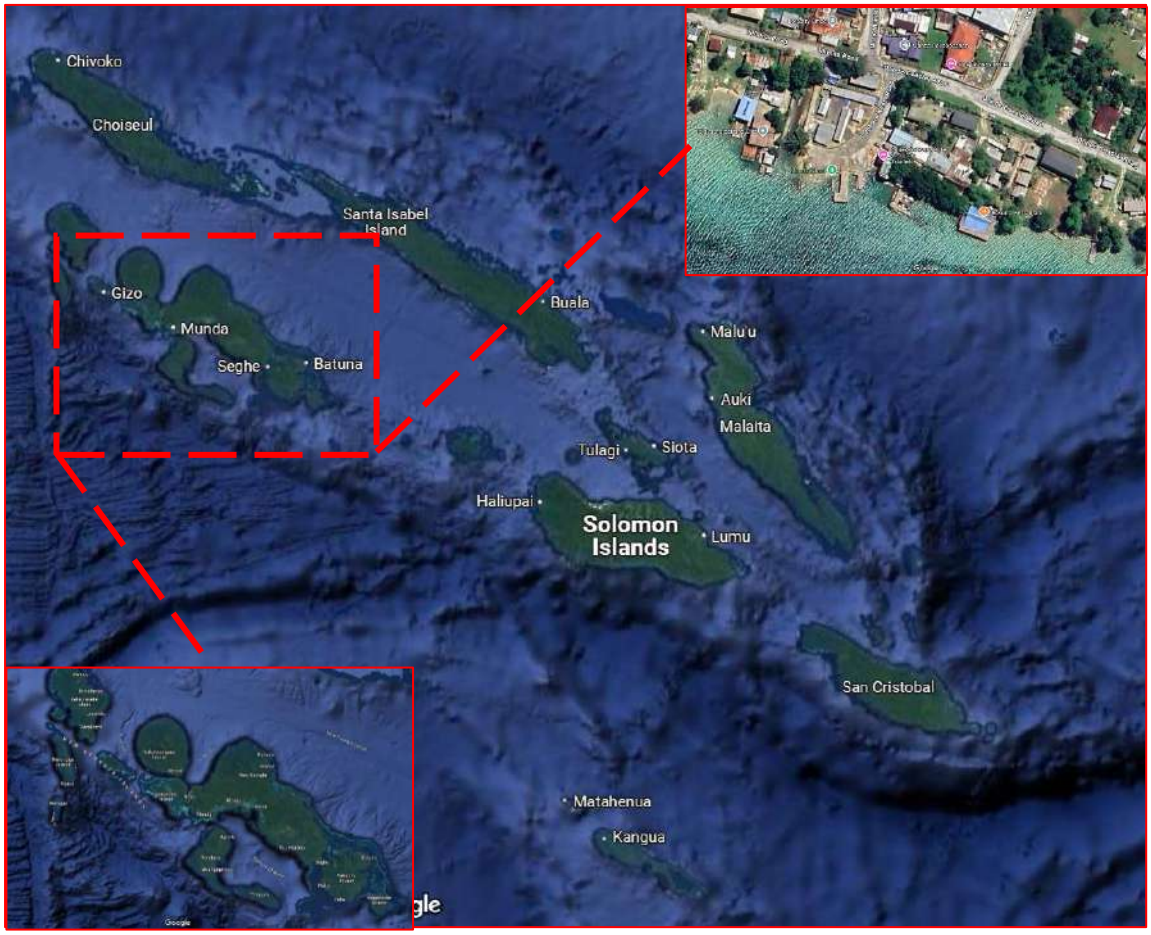

Figure 1 Site Location *(Image sourced from Google Earth)*

3.2 Proposed Development

Based on the preliminary report received, we understand the proposed development is to comprise the following:

- Double storey residential buildings for hotel use across the site, with 1 set of building for apartment buildings.

- Water Tanks will be planned for use and to be incorporated wherever possible for rainwater harvesting, with a backup borehole system, Septic tank and waste management areas to be set up as well
- Small at grade car parking in Northern portion (street parking option)
- Small retaining wall across site uptill 2m height as and where required (note eastern part of lot where neighbor has dug a channel for his boat access)

Based on current site levels and as per topographical survey, as well as site wave conditions, we anticipate further filling of approximately 0.6m to 0.85m across the bottom southern part of lot to ensure all hotel area is above the historical tsunami heights, whilst also ensuring safety for future sea level rise. This fill is to be supported by an upgraded retaining/ seawall at sea side as well

3.3 Site Geology

The published geological map of the area indicates that the Site is underlain by Roviana Formation coral reef limestone. Published literature by FI Coulson et al (1987) confirmed that the site has alluvial surface layers underlain by Pleistocene Back reef lagoonal sediments (undifferentiated calcirudites to non-calcareous clays) underlain by Pliocene Limestone; raised coral reef.

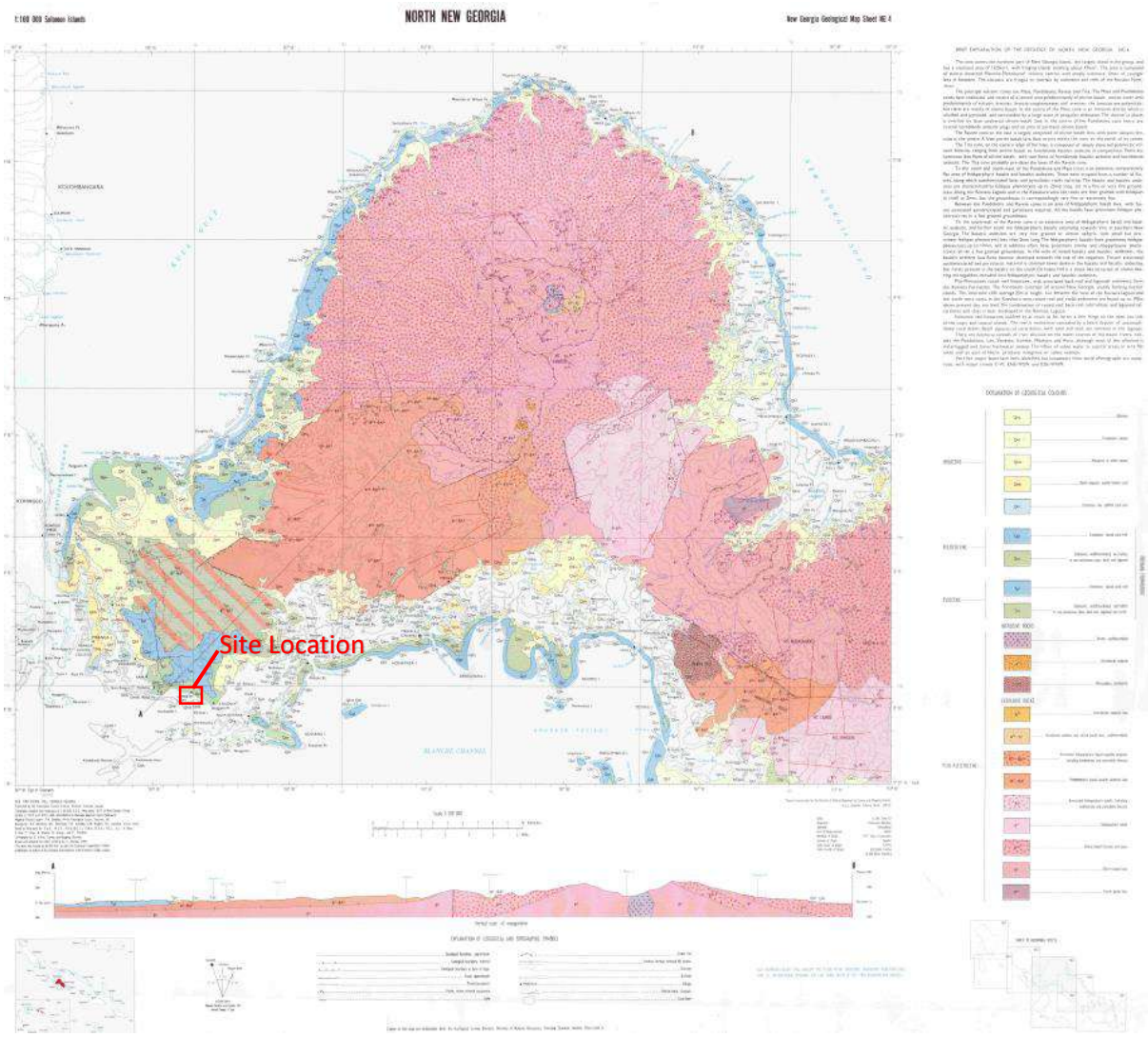

Figure 2 Geology of New Georgia (1987)

Figure 2.1 Geology of New Georgia (1987)

4 FMC Geotechnical Investigations

4.1 DCP test

Geotechnical investigations were undertaken at the site on the 4th December 2024 and included 5 DCP test within the proposed building site. The DCP tests were locate across the site to give a full profile of upto 3m depth (or till refusal) below ground level, with 1 set (DCP 1) done from groundlevel, whilst rest done at the bottom of the test pits

The investigation was completed under the full-time supervision of an engineer from FMC. The test pits were also dug and photographed with 3 sets of soil samples sent for Lab testing at MID SIG.

The location of the test pits and DCP was surveyed by the Surveyor and presented on the site plan attached as Appendix A. All investigation logs and photographs were presented in Appendix B.

Summary DCP results are presented herein.

Table 4.1 DCP Test Results Summary

DCP ID	Location (Survey Data)[1]		Ground Surface elevation (mRL)[2]	Test Pit Depth (mbgl)	Termination Depth (mbgl)
	Easting (m)	Northing (m)			
1 (West)	309501	9078802	1.21	1	4
2	309519	9078798	1.10	0.4	3.4
3	309552	9078797	1.53	1	2
4	309615	9078780	2.72	1	4
5 (East)	309601	9078744	0.68	0.5	3

1: Coordinates were provided by Surveyor who had picked up all geotech locations during topographical survey
2: Ground Surface elevations are based on Survey Data as per Topo survey (same as Test pit location ID)

4.2 Test pits

5 test pits were located across the site to give visual representation of the soils as encountered at site.

4.3 Groundwater

Groundwater was encountered in 1 of the test pits and levels fluctuating with tidal range and is seawater.

4.4 Laboratory Testing

3 no. samples were collected from test pits for laboratory testing. The samples were tested at MID SIG laboratory. The following testing has been undertaken:

- 3 No. sieve particle size distribution grading curves (PSD)- NZS 4402:1986 Test 2.8.1; and
- 1 No. Atterberg test limits

Summary details of samples and laboratory test types are presented in table 4.4 below which are all Sandy/ Silty GRAVEL. Results of the laboratory testing are presented in Appendix C.

Table 4.4: Laboratory Testing

Test pit No.	**Sample Depth (m)**	**Sieve PSD (NZGS guideline for particle sizes)**			**Atterberg Limits**	
		Silt (<0.06mm)	**Sand (0.06 – 2mm)**	**Gravel (<2mm)**	**Liquid Limit**	**Plastic Limit**
TP 1 (West)	1	23	22	55	27	13
TP 3 (Middle)	1	24	23	53	-	-
TP 5 (East)	0.5	25	17	58	-	-

5 Site Geological Model

5.1 Geological units

The subsurface ground conditions encountered during the investigations comprised:

- Alluvial surface layer 150mm to 200mm thick, overlying; and
- Roviana Formation coral reef formation (solid)
- Coral reef deposits sediments/ broken pieces

These units are discussed in further detail below.

5.1.1 Alluvial Soil

Alluvial soil was encountered at all sites in test pits to a maximum of 200mm thickness, which was brown and mixed with organic matter

5.1.2 Roviana Formation Coral Reef Limestone

The underlying natural deposits encountered were consistent with our expectations of Roviana Coral Reef Limestone materials. Weathered sections of coral reef limestones were also encountered in the test pits.

In the test pits which had solid Coral Reef Limestone, this had to be broken up with digging bars as it was all cemented as 1 piece, hence, Particle Size grading results is of limited use here, as this is a broken down pieces of weakly cemented RCRL rock.

The DCP's undertaken within this unit recorded a variable "N" values ranging between 3 to 41 blows per 100mm. this is typical due to its high susceptibility to crushing when struck by the DCP cone and due to variable strengths of coral types and having gaps in between, which are filled with coral sediment. Accordingly, the material was recorded as typically comprising main sandy GRAVEL at the top layer as seen in test pits. However, the material is expected to perform more like an extremely weak to very weak rock in situ.

This material is exposed across the entire Munda area and was observed to be stable in near vertical cuts, but quite susceptible to erosion

5.1.3 Coral Reef Deposits/ Sediments/ broken Pieces

In test pit 1, there were broken pieces of coral reef encountered, which were similar to the more solid pieces of coral reef limestone as per above. From the DCP test results, it was noted that after about 1.5 to 2.5m depth, a softer layer was encountered, and it is assumed that this layer consists of Sediments with particles ranging more towards sand size

5.2 Geological Model Summary

An inferred geological model for the site based on the recent geotechnical investigations undertaken is presented in Table 5.1 below. Additionally, a geological section has been prepared to show the inferred subsurface conditions across the site and is presented in Appendix A.

Table 5.1: Design Geological Model

Geological Unit	Typical Description	Top of Unit (m bgl)	Thickness (m)	DCP N value [average]
Alluvial Surface				1
Roviana Coral Reef Limestone	Moderately to Unweathered, brown and white, LIMESTONE. Extremely Weak to moderately strong. Recovered as fine to coarse subangular gravelly SAND and sandy GRAVEL.	0.2	2	3- 41 [6]

6 Geotechnical Considerations

6.1 General

Based on the ground conditions encountered and our understanding of the proposed development, the following key geotechnical considerations will need to be addressed during detailed design of the proposed development:

- Earthworks considerations for both the existing non- engineered fill on the site and the proposed fill required to bring the site upto design levels;
- Site seismic classification and liquefaction hazard; and
- Slope stability.

These considerations along with measures to mitigate implications on the proposed development are discussed below along with foundation options and parameters for use in design.

Recommendations and opinions in this report are based on the available information and data from investigations undertaken at discrete point locations. The nature and continuity of subsoil away from these locations is inferred, but it must be appreciated that actual conditions could vary from the assumed model.

6.2 Site Seismic Clarification and Design Criteria

The Solomon Islands are in a highly active seismic area. Around Western Province, New Georgia Island, the earthquake hazard is dominated by the subduction of the Australian plate beneath the pacific plate at the San Cristobal trench.

The tectonic setting that controls the seismic hazard for Munda is very different to that for New Zealand. However, in the absence of a site- specific hazard study, the smoothed spectral shape factors presented in the New Zealand Standard for earthquake loadings, NZS 1170.5:2004 provide a reasonable fit to the spectral shapes for Munda based on our experience with recent site-specific seismic hazard studies.

Seismic hazard parameters for the site have therefore been estimated by back calculating equivalent parameter values for use with Clause 3.1 in NZS 1170.5. based on our experience with seismic hazard assessments within Solomon Islands, the following seismic hazard parameter values are considered appropriate for design.

Subsoil class shape factor, $C_h(T)$ = as per NZS 1170.5 table 3.1. For Overall Site as well as for foundations on fill material placed at the site, a site subsoil Class C- shallow soil should be assumed in line with Geological Survey Division, Honiara, SI, for building foundations founded on the Roviana Coral Reef Limestone Sediment Deposits.

- Location hazard factor, Z= 0.61. We have reviewed and calibrated our advice against readily available literature by Johnson et al. [4]
- Near-fault factor, N(T,D)= 1.0.
- Return Period factor, R= as per Table 5.1 below. It is understood that the proposed structure is to be Importance Level 2.

[4] Johnson Pagani and Styron (2021)- PSHA of the southern Pacific Islands. Geophysics Journal International (2021) 224, 2149-2172.

Table 6.1: Annual Exceedance Probability

Annual exceedance probability	Rs or Ru
1/25	0.25
1/500	1.0
1/1000	1.3

Alternatively, the spectral curve in the Johnson et al[4] may be used to estimate the seismic design acceleration. This study provides uniform hazard spectra for a rock site (NZS 1170.5:2004- Subsoil Class B- rock site equivalent). Back- calculating the hazard factor using this method yielded a comparable result to that presented above (i.e. approximately Z=0.60). For foundations on greater than 3m fill, this spectral curve will need to be adjusted using the class b/ class c/ ratio in NZS 1170.5:2004.

The above recommended parameters have been estimated based on our experience of the seismic hazard at other locations within Solomon Islands and are note based on a site- specific assessment of the hazard.

Seismic parameters for use in retention design are presented in Section 6.6.

6.2.1 Liquefaction

The materials encountered (sandy GRAVEL) during the investigation within bearing capacity influence of a double storey building footing detail are not considered to be susceptible to liquefaction given the cementation observed within the Roviana Coral Reef Limestone deposits matrix despite having a very high groundwater table at the site.

Accordingly, no liquefaction specific design measures (i.e. ground improvements or foundation design) are required.

However, if the Designer chooses a taller building design, that is 3 storeys or greater (limited to a maximum of 6 storeys (20m) being located 400m from Munda Airport), then a further Drilling and deep sample extraction is recommended for both soil strength and liquefaction potential at deeper depths site verification as limited site specific information is available on the site.

6.3 Slope Stability

The risk of deep- seated global instability impacting the subject site and development is considered to be low, given the following factors:

- The competent in-situ strengths of the underlying weathered limestone;
- The gently sloping ground profile (approximately 2% to 4%) beyond the site (exception being eastern boundary which has a man-made channel with vertical cuts made by neighbor); and
- The absence of evidence for recent historical landsliding features(i.e. deep-seated rotational/ large scale slopes failures) as identified from aerial imagery and during the site investigation;

Based on our observations and experience in similar ground conditions, it is considered that slope stability is likely limited to surficial weathering and shallow frittering type failures following periods of heavy rain or under seismic loading. To allow for this, it is recommended that the foundations for structures be suitably offset (1V:1H) from the base of cuts in unretained limestone.

Locally, fill batters should be limited to a maximum of 1V:2H for a maximum height of 2m without specific retention measures.

6.4 Foundation

6.4.1 General

Based on the site ground conditions and the geohazards outlined above, we consider that shallow foundations bearing on Roviana Coral Reef Limestone deposits will be suitable for the double storey building.

The existing alluvial top soil is not suitable as fill to support shallow foundations due to potential total and/ or differential settlements. Therefore any alluvial fill within the building footprints will need to be removed and replaced with compacted fill (roviana coral reef limestone) in accordance with engineered specification.

We consider that shallow foundations bearing on new, appropriately Engineered fill will be suitable for lightly loaded structures, such as the proposed double storey buildings as well as any other elements such as retaining walls and swimming pools if applicable.

6.4.2 Shallow Foundation

The following foundation design parameters may be adopted for the design of shallow foundations bearing upon these strata. Overall site can be split into 2 areas; 1 small North east area which has a lower bearing capacity than the rest of the site (note below marked map)

Table 6.2: Summary of shallow foundation design parameters

Geological Unit	**Shallow Foundation Bearing Capacity (kPa)**		
	Geotechnical Ultimate Capacity	**Ultimate Limit State Bearing Capacity (ϕg = 0.5)**	**Serviceability Limit State bearing Capacity**
90% of Site (Roviana Coral Reef Limestone Deposits) (1)	450	225	150
10% of North East Section of site (Roviana Coral Reef Limestone Loose Deposits) (2)	240	120	80

(1) Plate load testing on site may be undertaken to allow the use of higher bearing capacities. FMC should be advised if this is the preferred alternative

(2) Refer Appendix A for the 10% of site with lower bearing capacity near DCP 4 area

For lateral resistance of shallow foundations, sliding resistance on the foundations and floor slab on grade and passive resistance on the foundations/ ground beams may be utilized.

An angle of friction between the foundation element and soil, ϕ'=35˚ is considered appropriate for design, assuming the foundations are cast in-situ. For sliding resistance, a strength reduction factor of 0.85 is considered appropriate for use in ULS design (in accordance with B1/ VM4[5]). Full sliding resistance is generally mobilized at displacements of 5 to 10mm.

5 B1/VM4 (2023). Ministry of Business, Innovation & Employment, *"Acceptable Solutions and Verification Methods for New Zealand Building Code Clause B1 Structure",* 1st ed. Amd 21.

A passive pressure coefficient, kP= 4 is considered appropriate for design. However, we note significant displacement is required to mobilise passive pressure. Fig 6.1 below can be used to estimate the passive resistance mobilized at various levels of displacement. 'H' is the embedment depth of the foundation element.

Given the competent nature of the Roviana coral reef limestone deposits, consolidation settlements due to proposed earthworks are considered likely to be within typical building settlement tolerances provided the fill is compacted in accordance with an appropriate engineering specification. However, there may be a minor risk to highly sensitive structures (i.e. any outdoor pool) of settlement due to the earthworks. If possible, it is recommended that the construction programme allows a minimum of two months following placement of engineered fill prior to allow any residual settlement to occur prior to construction of sensitive structures. Settlement monitoring may be undertaken to quantify this risk in the period following fill placement

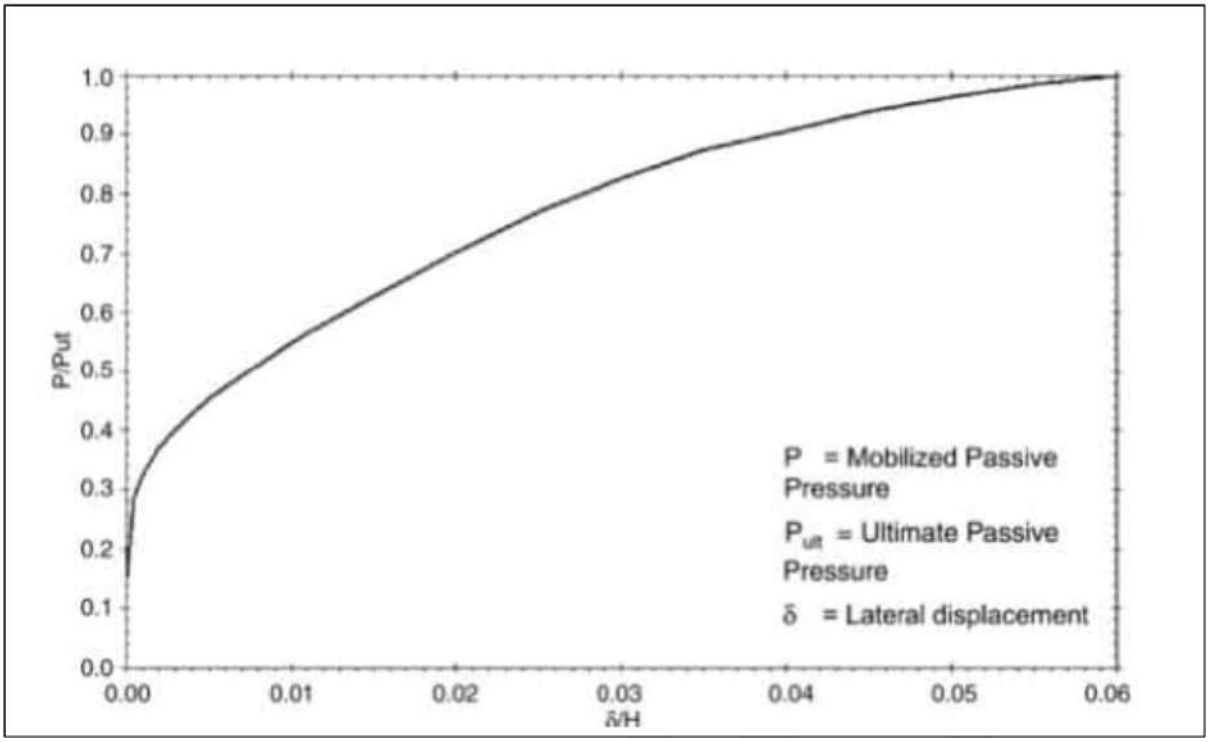

Figure 6.1: Passive pressure mobilisation curve

6.5 Earthworks Considerations

6.5.1 Preliminary Earthworks Specification

Based on current levels, it is anticipated that fill of upto 0.9m will be required in the Southern part of the site to protect the site from tsunamis and future sea level rise to form proposed building platform.

Prior to placement of fill, the existing non-engineered fill and any unsuitable materials (i.e. topsoil) should be stripped to expose the underlying in-situ coral limestone. The exposed subgrade should be inspected, and proof rolled under the supervision of a suitably qualified geotechnical engineer prior to placement of any new fill. Any soft or disturbed material should be removed prior to placement of new fill material.

It is anticipated that the fill to be used will comprise of site-won reworked Roviana coral reef limestone (sandy/ gravelly material) or imported material of a similar nature. This material is considered to be suitable for use as a fill material, providing the soil is kept free of unsuitable materials (i.e. topsoil, construction debris etc) and protected from significant rainfall / wetting.

Engineered fill is to be placed in lifts no greater than 250 mm in loose thickness and compacted using plant with a minimum static weight of no more than 6 tonnes. Fill placement should be subject to engineering inspections and approvals, with the minimum testing requirements outlined as follows:

- Scala Penetrometer Tests (Scala) testing should be undertaken following every 0.5 m lift of fill to confirm a minimum of 6 blows / 100 mm penetration.
- Have a minimum Clegg Impact Value (CIV) of 20, with an Average of 25 (between 5 consecutive tests)

6.6 Retaining walls

6.6.1 Geotechnical Design parameters

The proposed development involves significant earthworks to achieve the finished building levels, with both cut and fill of up to 2m required. We understand these will be retained using gravity blockwork retaining walls design by others.

The parameters presented in Table 6.4 can be used for design of retaining walls for the site.

Table 6.4: Static ground retention design parameters

Design soil properties	Engineered fill	In-situ Roviana coral reef limestone
Unit Weight, γ (kN/m3)	19	19
Drained angle of friction,	34	40
Drained cohesion, c' (kPa)	10	10
Coefficient of active static earth pressure (ka)	0.28	0.22
Coefficient of passive static earth pressure (kp)	3.54	4.6
Coefficient of at rest pressure (ko)	0.44	036

The lateral earth pressure coefficients have been calculated using the Rankine formulae and do not allow for wall backslope, sloping ground (behind and in front of the wall) nor any temporary (compaction related) or permanent (buildings, vehicles etc.) surcharges. The wall design should consider the additional loading on the wall due to these factors.

6.6.2 Seismic loading

The design maximum horizontal peak ground acceleration should be assessed as outlined in Section 6.2. A reduced design PGA may be adopted for the wall adopting a wall displacement factor of 0.5 (Case 3), in accordance with Table 4.1 and Table 5.2 of MBIE Module 66, allowing for wall displacement of the wall during a ULS design event.

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[6] MBIE (2021). Earthquake geotechnical engineering practise, Module 6: Earthquake resistant retaining wall design

Design actions to the wall should be assessed assuming a 'flexible' wall in accordance with the Mononobe-Okabe Method as recommended by MBIE Module 6. This seismic load component should be calculated using the following formula and applied at one third of the retained height:

$\Delta PE = 0.5.\ \Delta KAE.\gamma.H^2$

Where: ΔKAE is the pseudo-static earth pressure applied by the design earthquake acceleration

γ = bulk unit weight of retained soil (adopt typical 17.5 kN/m3)

H = Permanent retained height.

6.6.3 Drainage

The retaining walls are expected to above the static groundwater levels at the site. However, it is recommended that the wall design allows for drainage to account for transient groundwater flow following heavy rainfall and surface water. This may comprise of:

- A layer of drainage backfill material (25/7 gravel drainage material or similar approved) installed behind all retaining walls. Drainage material should be minimum 300 mm wide and should be wrapped with geofabric to mitigate fines migration. The drainage material should terminate at minimum 300 mm below the finished ground level, or as required to ensure separation of surface stormwater runoff; and
- A perforated collector pipe (i.e. Novacoil or similar) at the base of wall, discharging to an external outlet.

6.7 Pavement and floor slab on-grade

For the purposes of pavement and slab on grade design, a subgrade CBR of 8% is considered appropriate for use in design where founding upon surficial Roviana coral reef limestone or engineered fill. The design CBR value is subject to confirmatory testing during construction.

7 Future work

The following geotechnical services outlined below are recommended for the construction phases of the proposed development.

Detailed design phase:

- Undertake global stability modelling to confirm the stability of the site with the proposed fill (if more than 2m);
- Design input for the proposed retaining walls at the northern and southern ends of the site;
- and
- Review and comment on the geotechnical aspects of the structural drawings.

Construction phase

- Observations and in-situ testing of the exposed site subgrade following bulk earthworks (i.e
- removal of existing fill) for the building platform;
- Compaction testing of engineered fill and review of results; and
- Observations and in-situ testing of building foundation subgrade.

8 Conclusions and recommendations

FMC Pacific (SI) Ltd has been engaged to provide geotechnical consultancy services for the proposed development at Agnes Lodge, Munda. Table 8.1 below summarises the key geotechnical findings from the investigations, site walkover and assessment.

Table 8.1: Summary of findings

Key Consideration	**Key Outcome**
Subsurface conditions	The subsurface typically comprises the following geological units: • Alluvial topsoil of up to 200mm thickness; overlying • Roviana coral reef Limestone
Groundwater	Groundwater was encountered in test Pit 5, which was tidal
Subsoil class and liquefaction	We recommend a subsoil class c – shallow soil be adopted based on the strengths of the material encountered (assuming that building foundations are founded on Roviana coral reef Limestone deposits). No liquefaction measures (i.e. ground improvements) are required at the site.
Slope Stability and Retention	Offsets from the base of cuts into the limestone are recommended to mitigate possible frittering/shallow instability following periods of heavy rainfall or seismic loading. In addition, global stability modelling covering both the static and seismic design cases will need to be undertaken for detailed design purposes. Retention parameters including recommendations for the increased earth pressure due to seismic loading are provided in Section 6.6
Foundations	Based on the investigation data and with respect to the proposed development, we consider that shallow foundations bearing on the Roviana coral reef Limestone should be suitable for the proposed buildings. Engineered Fill will likely be suitable to support lightly loaded structures only (i.e. swimming pool). All existing non-engineered fill should be removed across the site and replaced with engineered fill.
Pavement Design	For preliminary pavement and slab on grade design, a subgrade CBR of 8% is considered appropriate for use in design. The design CBR value is subject to confirmatory testing during construction.

9 Applicability

This report has been prepared for the exclusive use of our client Millenium Challenge Corporation, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Recommendations and opinions in this report are considered suitable to support preliminary design of the proposed development. Further geotechnical inputs will likely be required for detailed design of the foundations and during construction.

During construction, observations and in-situ testing should be undertaken by a suitably qualified geotechnical engineer familiar with the contents of this report to confirm the actual conditions are consistent with those inferred in the design.

FMC Consulting (SI) Ltd

Report prepared by:

……

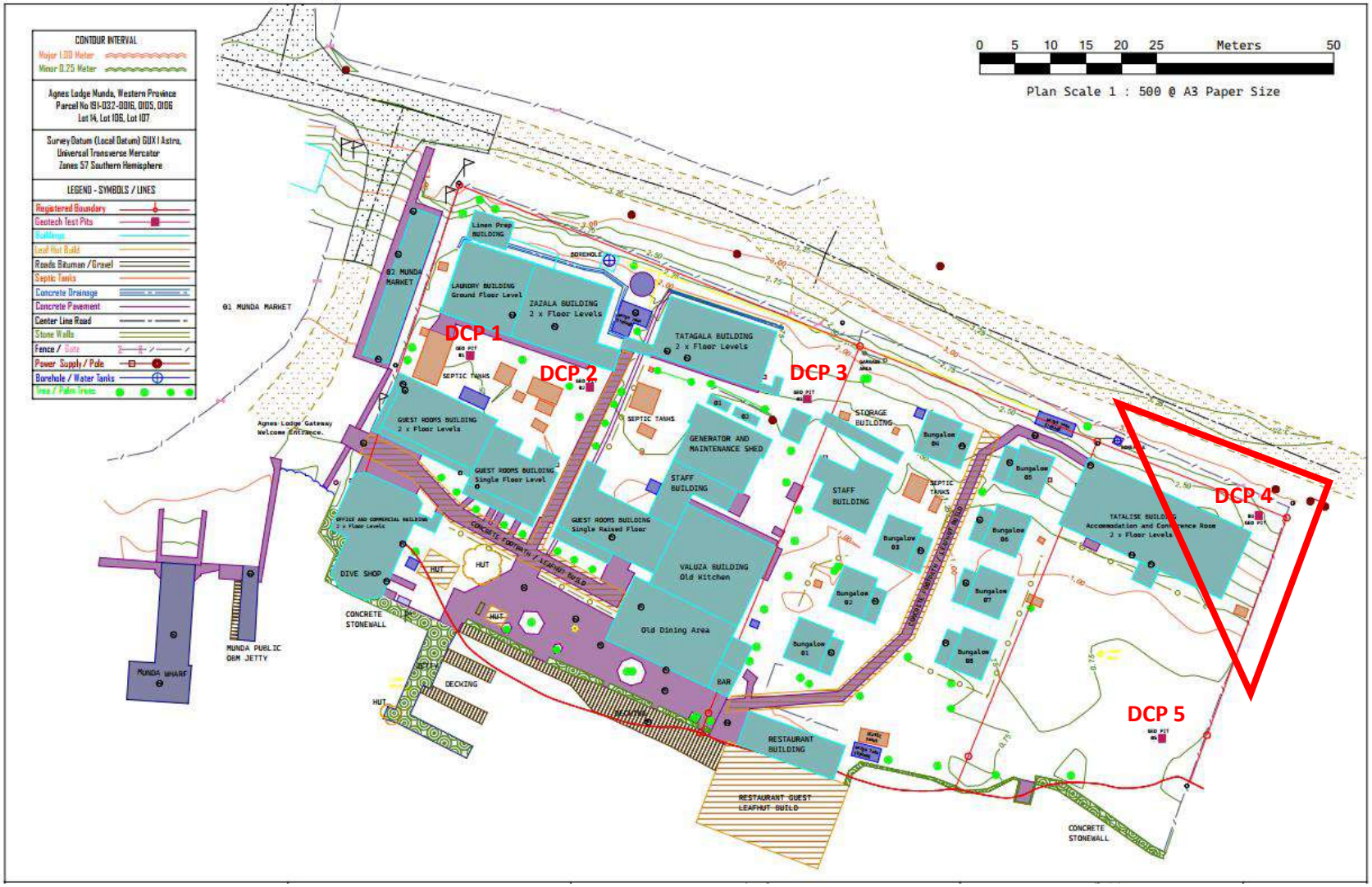
Donovan Paeni
Engineer

Report Reviewed & Authorised by:

……

Salesh Kumar
Senior Engineer

Appendix A



Note: DCP 4 area has a lower Bearing Capacity, and during construction stage verification testing to be carried out by Contractor.

Appendix B

Agnes Lodge Hotel DCP Test Results and In-situ Bearing Capacity						
Client:	Agnes Lodge Hotel		Prepared By:		Salesh Kumar	
Project:	SI- G 0002		Weather:		Sunny & Overcast	
Location:	Agnes Lodge, Munda, SI		Date:		04-Dec-24	
Test No.	DCP 001 (West)		DCP 002		DCP 003	
Coordinates:	E: 309501	W: 9078802	E: 309519	W: 9078798	E: 309552	W: 9078797
Depth (mm)	Blows/ 100mm	Allowable Bearing Capacity (kPa)	Blows/ 100mm	Allowable Bearing Capacity (kPa)	Blows/ 100mm	Allowable Bearing Capacity (kPa)
100	4	119	7	179	3	93
200	3	93	22	416	2	68
300	10	233	26	471	5	139
400	41	656	16	330	2	68
500	21	402	38	622	10	233
600	6	160	38	622	4	119
700	7	179	13	283	3	52
800	10	233	7	179	3	52
900	6	160	8	198	12	267
1000	5	139	7	179	27	484
1100	7	179	4	119	28-50mm- R	
1200	11	250	8	198		
1300	12	267	8	198		
1400	8	198	30	523		
1500	8	198	6	160		
1600	10	233	3	93		
1700	15	314	5	139		
1800	7	179	5	139		
1900	11	250	17	344		
2000	15	314	29	510		
2100	6	160	24	444		
2200	5	139	17	344		
2300	4	119	25	457		
2400	9	215	17	344		
2500	3	93	4	119		
2600	7	179	6	160		
2700	8	198	7	179		
2800	6	160	7	179		
2900	7	179	28	497		
3000						

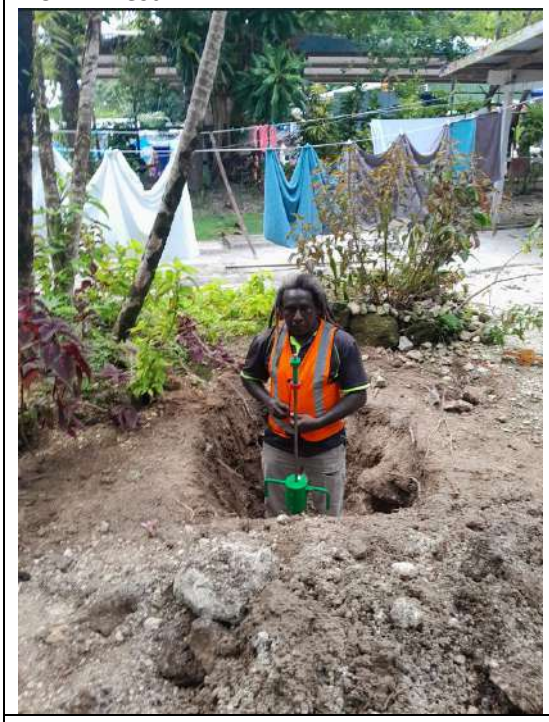
Note:
1. The existing ground surface at each test location is taken as Survey RL
2. the target termination depth is 3.0m below the exisitng ground level or up to refusal
3. Allowable Bearing Pressure correlation are based on the guideline in the following paper:
Stockwel, M.J. (1977). Determination of allowable bearing pressure under small structures.
New Zealand Engineering

Agnes Lodge Hotel
DCP Test Results and In-situ Bearing Capacity

Client:	**Agnes Lodge Hotel**		Prepared By:		Salesh Kumar	
Project:	**SI- G 0002**		Weather:		Sunny & Overcast	
Location:	**Agnes Lodge, Munda, SI**		Date:		04-Dec-24	
Test No.	**DCP 004**		**DCP 005 (East)**			
Coordinates:	**E: 309615**	**W: 9078780**	**E: 309601**	**W: 9078744**	**E:**	**W:**
Depth (mm)	**Blows/ 100mm**	**Allowable Bearing Capacity (kPa)**	**Blows/ 100mm**	**Allowable Bearing Capacity (kPa)**	**Blows/ 100mm**	**Allowable Bearing Capacity (kPa)**
100	9	215	1	36		
200	14	299	2	68		
300	15	314	3	93		
400	4	119	2	68		
500	0	0	20	388		
600	2	68	15	314		
700	1	36	9	215		
800	1	36	10	233		
900	1	36	11	250		
1000	1	36	6	160		
1100	1	36	6	160		
1200	2	68	6	160		
1300	2	68	12	267		
1400	5	139	7	179		
1500	0	0	7	179		
1600	1	36	4	119		
1700	1	36	1	36		
1800	0	0	1	36		
1900	2	68	3	93		
2000	4	119	4	119		
2100	4	119	4	119		
2200	10	233	9	215		
2300	22	416	8	198		
2400	40	645	6	160		
2500	14	299	3	93		
2600	41	656	2	68		
2700	40	645	3	93		
2800	14	299	2	68		
2900	16	330	6	160		
3000						

Note:
1. The existing ground surface at each test location is taken as Survey RL
2. the target termination depth is 3.0m below the exisitng ground level or up to refusal
3. Allowable Bearing Pressure correlation are based on the guideline in the following paper:
Stockwel, M.J. (1977). Determination of allowable bearing pressure under small structures.
New Zealand Engineering

DCP Testing Photo Log

DCP1- West 	DCP2
DCP3	DCP4
DCP5- East	

Test Pit Photo Log

Test Pit	Test Pit Picture	Soil Sample Picture
01	Eastern Side and also located closer to septic tank, where bacterial activity from soakpit effluent might have resulted in some more degradation of coral at surface level	Top 400mm of hole was filled with fill material consisting of larger sized coral boulders mixed with more alluvial soil, whilst next 400mm consisted of weather coral rock and remaining below was better quality coral
02	Top 100mm was alluvial and rest as coral reef deposits cemented together	Top layer is more broken down, and has smaller pieces (possible due to natural weathering and plant roots breaking it down) and bottom layer is more cemented together and was in larger fragments
03	Middle of site Multiple layers of coral at different stages of weathering encountered	Top 100mm was alluvial mixed with some coral sediments followed by 400mm of

	 (note spoil heap with brown layer on top of white layer) 	white less weathered and larger sized coral rock fragments After this there was a layer of more weathered brown smaller sized fragments loosely cemented together
04	North East corner next to man-made boat channel Contains some larger coral fragments	50mm Top soil layer, followed by a 800mm layer of white coral mixed with brown alluvial soil, (refer bottom of spoil heap) underlain by a layer of brown weathered coral sediment

05	Next to sea and water table is tidal, level shown is at high tide, the top layer is more weathered brownish grey coral, and bottom layer is the whiter coral	50mm topsoil layer followed by 250mm Top coral sediment layer which is more broken down, and has smaller pieces (possible due to natural weathering and plant roots breaking it down) and bottom layer is more cemented together and was in larger fragments

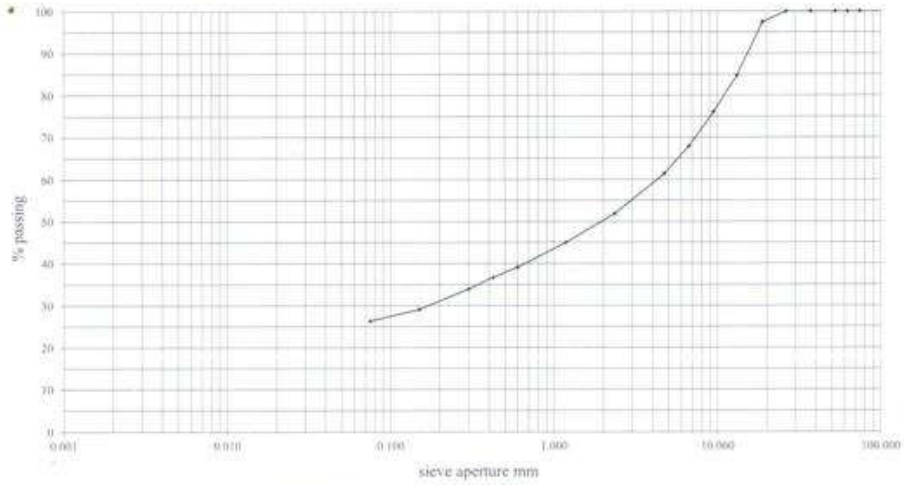
Appendix C

MID SIG Laboratory Test Results

Note Particle size Distribution is based on broken pieces of the cemented coral reef limestone deposit.

PARTICLE SIZE DISTRIBUTION TEST REPORT

Client:	**FMC Pacific (SI) Limited**		
Address:	**Honiara**		
Project:	**Agnes Lodge Munda**		
Test Method:	**AS 1289 3.6.1 / 2**		
Job Number:	**186 001**	Lab Number:	**7489**
Sample Source:	**Site Material (West)**	Date Tested:	**10.12.2024**
Sampled by:	**Client**	Checked By:	**NL**



Clay	Silt	Sand	Gravel

Sample Description: **SILTY GRAVEL.: Brownish grey, fine sand to gravel with silt, low plastic**

Sieve Size (mm)	% Passing	Sieve Size (mm)	% Passing
150.0	**100**	1.18	**45**
75.0	**100**	0.600	**39**
63.0	**100**	0.425	**37**
53.0	**100**	0.300	**34**
37.5	**100**	0.150	**29**
26.5	**100**	0.075	**26**
19.0	**97**	0.050	
13.2	**85**	0.020	
9.5	**76**	0.010	
6.7	**68**	0.005	
4.75	**61**	0.002	
2.36	**52**		

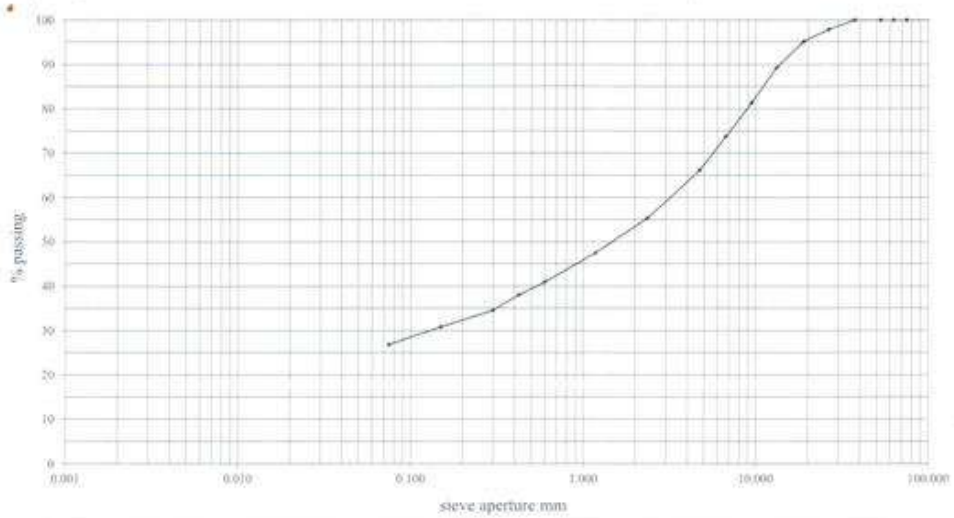
Hydrometer Type:	**ASTM 152H / N/A**
Dispersant Type:	**Sodium Hexametaphosphate / N/A**
Pretreatment:	**RTA T102 / RTA T103 / None**
Loss on Pretreatment:	**None**
Remarks:	

Nathan Liolea
Date 20.12.2024

Form C06 File C: Excel Reports/C06 Particle Size Distribution +19mm Two Riffles Issue 2 June 2008 CL

PARTICLE SIZE DISTRIBUTION TEST REPORT

Client:	**FMC Pacific (SI) Limited**		
Address:	**Honiara**		
Project:	**Agnes Lodge Munda**		
Test Method:	**AS 1289 3.6.1 / 2**		
Job Number:	**186 001**	Lab Number:	**7488**
Sample Source:	**Site Material (Middle)**	Date Tested:	**10.12.2024**
Sampled by:	**Client**	Checked By:	**NL**



Clay	Silt	Sand	Gravel

Sample Description: **SANDY GRAVEL: Brownish grey, fine sand to gravel with silt, low plastic**

Sieve Size (mm)	% Passing	Sieve Size (mm)	% Passing
150.0	**100**	1.18	**47**
75.0	**100**	0.600	**41**
63.0	**100**	0.425	**38**
53.0	**100**	0.300	**35**
37.5	**100**	0.150	**31**
26.5	**98**	0.075	**27**
19.0	**95**	0.050	
13.2	**89**	0.020	
9.5	**81**	0.010	
6.7	**74**	0.005	
4.75	**66**	0.002	
2.36	**55**		

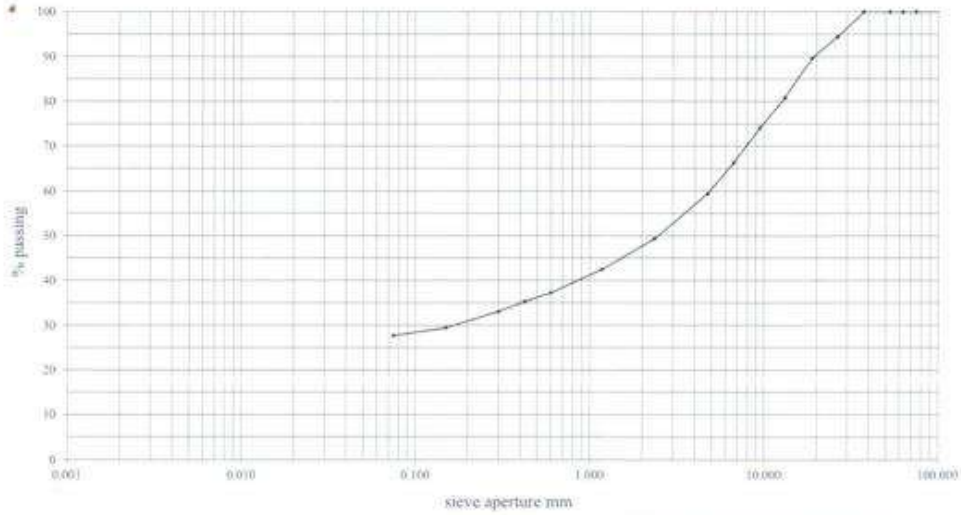
Hydrometer Type:	**ASTM 152H / N/A**
Dispersant Type:	**Sodium Hexametaphosphate / N/A**
Pretreatment:	**RTA T102 / RTA T103 / None**
Loss on Pretreatment:	**None**
Remarks:	

Nathan Lolea.
Date 20/12/2024

Form C06 File C:\Excel Reports\C06 Particle Size Distribution +19mm Two Rifles Issue 2 June 2008 CL

PARTICLE SIZE DISTRIBUTION TEST REPORT

Client:	**FMC Pacific (SI) Limited**		
Address:	**Honiara**		
Project:	**Agnes Lodge Munda**		
Test Method:	**AS 1289 3.6.1 / 2**		
Job Number:	**186 001**	Lab Number:	**7487**
Sample Source:	**Site Material (East)**	Date Tested:	**10.12.2024**
Sampled by:	**Client**	Checked By:	**NL**



Clay	Silt	Sand	Gravel

Sample Description: **SILTY GRAVEL: Whitish grey, fine sand to gravel with silt, non plastic**

Sieve Size (mm)	% Passing	Sieve Size (mm)	% Passing
150.0	**100**	1.18	**42**
75.0	**100**	0.600	**37**
63.0	**100**	0.425	**35**
53.0	**100**	0.300	**33**
37.5	**100**	0.150	**29**
26.5	**94**	0.075	**28**
19.0	**90**	0.050	
13.2	**81**	0.020	
9.5	**74**	0.010	
6.7	**66**	0.005	
4.75	**59**	0.002	
2.36	**49**		

Hydrometer Type:	**ASTM 152H / N/A**
Dispersant Type:	**Sodium Hexametaphosphate / N/A**
Pretreatment:	**RTA T102 / RTA T103 / None**
Loss on Pretreatment:	**None**
Remarks:	

Anthony Gideon
Date 20.12.2024

Form C06 File C:\Excel Reports\C06 Particle Size Distribution - 19mm Two Riffles Issue 2 June 2008 C1

Solomon Islands Government Ministry of Infrastructure Development MID- Construction Materials Laboratory (MID-COMLAB) Telephone: 20158	File No.	MID-CML-R25-4
	Date issued	09-Sep-15
	Version No/Authorised	V1/ IA
	Laboratory Form No.	LF-WS03A

SOIL CLASSIFICATION TEST REPORT

CLIENT: FMC Pacific (SI) Limited
ADDRESS: Honiara
PROJECT: Agnes Lodge Munda
JOB NUMBER: 186 001

LAB. NO.	SAMPLE SOURCE	SAMPLE DESCRIPTION	MOISTURE CONTENT (%) 1	DRY DENSITY (t/m^3)	LIQUID LIMIT 2	PLASTIC INDEX 3	LINEAR SHRINKAGE (%) 4
7489	Site Material (West)	SILTY GRAVEL: Yellowish,M Moist,fine to coarse gravel low plasticity (Chalk Stone)	5.8		27	14	2.5

NOTES TO TESTING

1	Test Method:	AS 1289 2.1.1
2	Test Method:	AS 1289 3.1.2
	Preparation:	Dry sieved
	Sample History:	Air dried
3	Test Method:	AS 1289 3.2.1, 3.3.1
	Preparation	Dry sieved
	Sample History:	Air dried
4	Test Method:	AS 1289 3.4.1
	Preparation:	Dry sieved
	Sample History:	Air dried
	Mould Size:	250mm
	Dry State:	Linear

Sampled by: Client
Job Number: 186 001
Date Tested: 10.12.2024
Signature:
Approved By: Nathan Liolea
Date 20.12.2024

Annex 2: Topographical Survey

CONTOUR INTERVAL

Major 1.00 Meter

Minor 0.25 Meter

Agnes Lodge Munda, Western Province
Parcel No 191-032-0016, 0105, 0106
Lot 14, Lot 106, Lot 107

Survey Datum (Local Datum) GUX1 Astro,
Universal Transverse Mercator
Zones 57 Southern Hemisphere

LEGEND - SYMBOLS / LINES

- Registered Boundary
- Geotech Test Pits
- Buildings
- Leaf Hut Build
- Roads Bituman / Gravel
- Septic Tanks
- Concrete Drainage
- Concrete Pavement
- Center Line Road
- Stone Walls
- Fence / Gate
- Power Supply / Pole
- Borehole / Water Tanks
- Tree / Palm Trees

MOSESE & ASSOCIATES Registered Licensed Surveyors & Project Consultants Tel: (677) 74 75238 / 8445000 E-mail: mosesefuata@solomon.com.sb Unit 3 Komi FERA Building P. O. Box 1946, Honiara	Requested by (Client): FMC PACIFIC LIMITED	Survey Type: Agnes Lodge Gateway Hotel, Munda Western Province Cadastral Boundary Survey and Topographical Detail Survey		Plan Number: 01 – AL – CTS PLN	North Point
		Date: Mon 9th December 2024	Plan Scale: 1 : 500 @ A3 Size	Drawn by: WSM	Checked by: FIM