

Preliminary Market Consultation - PMC

For

**Assessment of Interest from Commercial Outlets for
Public Use of Car Park Facilities
in Malta and Gozo**

Issued by:
Transport Malta

PMC# TM002/2026

Issue Date: 16th March 2026

Response/Submission Date and Time: 20th April 2026 at 1000hrs

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Section A: Instructions

1) Response to this PMC are to be submitted online through the ePPS (electronic Public Procurement System) as per the instructions given in Article 8 of Section B of this document.

All submissions will be dealt with in strictest confidence.

Section B: General Information

1) Purpose

The purpose of this Preliminary Market Consultation (PMC) is as follows:

The purpose of this Preliminary Market Consultation (PMC) is to gauge the level of interest from commercial outlets in making their existing car park areas available for use by the general public outside normal business hours. This exercise is intended solely to collect non-binding information from the market and to better understand potential participation models, constraints and opportunities. The PMC will support the Authority in assessing the feasibility of potential future initiatives aimed at improving parking availability and optimising the use of existing parking infrastructure.

The information collected through this PMC will be used solely to:

- Understand market capacity and interest;
- Identify potential business models and contractual structures;
- Assess regulatory, operational and financial considerations;
- Inform the scope, requirements and strategy for any future procurement exercise.

The issuance of this PRELIMINARY MARKET CONSULTATION does not constitute a commitment to issue a request for bids, award a contract, or pay any costs incurred in preparation of a response to this PMC.

Any information received in response to this PRELIMINARY MARKET CONSULTATION will assist the Contracting Authority's project team in finalising the scope of work and requirements which may be used at a future date in the issuance of a call for tenders. Submitting a response to this PRELIMINARY MARKET CONSULTATION is not a guarantee in any way that an Economic Operator will be selected for any subsequent call for tenders, nor does it preclude any Economic Operator from responding to future procurement opportunities.

2) Issuing Office

The issuing office, being *Transport Malta* is the point of contact for this PMC. Please refer any inquiries or request for clarifications through EPPS.

Any PRELIMINARY MARKET CONSULTATION addenda/updates will be made available also through the ePPS.

3) Scope and Geographical Coverage

Scope:

This PMC seeks high-level input from commercial outlets that own, or manage car park facilities, including but not limited to retail centres, offices, supermarkets, hotels, entertainment venues, and mixed-use developments. The scope of the PMC includes:

- i. Identification of commercial outlets willing to make parking spaces available to the public after business hours.
- ii. Indicative availability periods (e.g. evenings, nights, weekends, public holidays).
- iii. Approximate number of parking spaces that could be made available.
- iv. Operational arrangements (e.g. access control, enforcement, security, lighting, cleaning).
- v. Indicative commercial expectations, if any (e.g. rental models, revenue sharing, flat fees, or other arrangements).
- vi. Key constraints or concerns, including legal, insurance, security, operational, or planning considerations.

The Authority is seeking feedback from property owners, property managers, operators, and other interested economic operators who may be able to make private parking spaces available for public use outside normal office hours.

The scope of this PMC includes, but is not limited to, parking spaces located at:

- Office buildings;
- Commercial premises;
- Industrial estates;
- Mixed-use developments;
- Other privately owned properties with off-street parking.

Parking spaces may be made available on a short-term, medium-term, or long-term basis, subject to agreed operating hours and conditions.

Geographical Coverage:

Interested parties are invited to provide information on parking spaces located in:

- Malta; and/or
- Gozo.

Respondents are encouraged to clearly identify the locality or localities in which parking spaces are available.

Through this Preliminary Market Consultation, Transport Malta seeks to gauge market availability, technical compliance, and cost expectations to structure an efficient procurement process.

4) Information Requested from Economic Operators

Economic Operators are to respond to the questions listed in **Section D**. Economic Operators are encouraged to recommend changes to the project if it is determined, based on their experience, that there is a better approach. The Contracting Authority is seeking best practices in this area.

5) Economic Operators Presentations

The Contracting Authority may request Economic Operators to provide a presentation on the information provided in response to this PMC. All costs associated by such presentations will be borne by the Economic Operator.

6) Confidentiality and PRELIMINARY MARKET CONSULTATION Ownership

This PRELIMINARY MARKET CONSULTATION is both confidential and proprietary to the Contracting Authority and the Contracting Authority reserves the right to recall the PRELIMINARY MARKET CONSULTATION in its entirety or in part. Economic Operators agree that they will not duplicate, distribute or otherwise disseminate or make available this document or the information contained in it without the express written consent of the Contracting Authority.

Economic Operators shall not include or reference this PRELIMINARY MARKET CONSULTATION in any publicity without prior written approval from the Contracting Authority, which, if granted, shall be granted by the Contracting Authority. Economic Operators accept all of the foregoing terms and conditions without exception. All responses to the PRELIMINARY MARKET CONSULTATION will become the property of the Contracting Authority and will not be returned.

7) Disclosure of Proposal Contents

Cost and price information provided in information proposals will be held in confidence and will not be revealed or discussed with competitors, except to the extent required by law.

All other material submitted becomes the property of the Contracting Authority and may be returned only at the Contracting Authority's option. Information proposals submitted to the Contracting Authority may be reviewed and evaluated by any person other than competing Economic Operators at the discretion of the Contracting Authority.

The Contracting Authority has the right to use any or all ideas presented in any reply to the PMC.

Where confidential or proprietary information is required, or should the Economic Operator deem it necessary to submit such matter, mark each page/section in large bold type (**PROPRIETARY INFORMATION**).

If any response to the Preliminary Market Consultation contains a trade secret or confidential commercial/proprietary information, one should include with the response a separate signed written statement to that effect.

8) Submission Instructions

The Contracting Authority is using the electronic public procurement system for its solicitations. In order to receive and submit a response to this PMC, Economic Operators must register through www.etenders.gov.mt.

This Request for Proposals may be found through typing the PMC# TM002/2026 in the 'Search' tab or the title in full or in part Assessment of Interest from Commercial Outlets for Public Use of Car Park Facilities in Malta and Gozo.

Important: Economic Operators should contact the Department of Contracts if they are unable to register correctly, or if they experience difficulty in uploading/downloading documents from the ePPS.

Economic Operators may upload a single electronic file or if uploading multiple electronic files, they may upload one zipped folder containing those files. Current upload file size limit is 100MB. If the submission was submitted properly, an Economic Operator will receive an automated acknowledgement that the proposal has been successfully uploaded.

Section C: Description of the Contracting Authority and Background information

Information on Transport Malta may be obtained from:

- www.transport.gov.mt
- CAP499.57 AUTHORITY FOR TRANSPORT IN MALTA ACT

Section D: Details of information requested

1. General Economic Operator Information

The Contracting Authority is asking interested Economic Operators to submit a response containing, at a minimum, the following information:

1.1 Respondent Information

- a) Name of company / organisation;
- b) Legal status (e.g. company, partnership, individual);
- c) Registered address;
- d) Contact person, email address, and telephone number;
- e) Brief description of the respondent's core business activities.

1.2 Property and Parking Availability

- a) Address(es) of the property or properties;
- b) Site Plan of Proposed Parking Areas
- c) Type of property (office, commercial, mixed-use, etc.);
- d) Total number of parking spaces available;
- e) Number of parking spaces that could be made available to the public after business hours
- f) Whether spaces are indoor, outdoor, covered, or uncovered;
- g) Accessibility features (e.g. height restrictions, EV charging, disabled access).

1.3 Location and Accessibility

- a) Locality and surrounding area characteristics;

- b) Proximity to residential zones, commercial areas, transport hubs, or town centres;
- c) Access arrangements (e.g. gated access, barrier systems, keypads, attendants, security, CCTV cameras);
- d) Pedestrian safety and lighting conditions.

1.4 Availability Periods

- a) Proposed days and hours during which parking spaces could be made available (e.g. weekdays after 18:00, weekends, public holidays);
- b) Flexibility to extend or modify operating hours if required;
- c) Any blackout periods or restrictions.

1.5 Regulatory and Statutory Compliance

- a) Confirmation that the parking spaces comply with applicable planning permits and conditions;
- b) Compliance with health and safety regulations;
- c) Compliance with accessibility requirements, where applicable;
- d) Any permits, licences, or approvals required to operate parking for public use;
- e) Any known regulatory constraints or risks

1.6 Term Conditions

- a) Proposed Business model (e.g. revenue-sharing, licence agreement);
- b) Minimum and maximum availability duration;
- c) Termination conditions.
- d) Indexation or review mechanisms;
- e) Responsibilities for utilities, maintenance, cleaning, and security.

1.7 Rental and Cost Structure

- a) Proposed pricing model (e.g. fixed monthly fee, per-space fee, hourly/daily rates, revenue share);
- b) Indicative rental rates or price ranges per car space;
- c) Any setup or mobilisation costs;
- d) Any ongoing operational costs payable by the Authority or users;
- e) Preferred payment terms.

1.8 Operations and Management

- a) Proposed management arrangements (self-managed or third-party operator);
- b) Monitoring and enforcement mechanisms;
- c) Ticketing, access control, or digital solutions (if any);
- d) Customer support arrangements.

1.9 Insurance and Liability

- a) Insurance cover currently in place (e.g. public liability);
- b) Minimum insurance levels available.
- c) Allocation of risk and liability between the property owner/operator and the Authority;
- d) Claims handling procedures.

1.10 Sustainability and Innovation (Optional)

- a) Availability of EV charging infrastructure;
- b) Use of smart parking technologies;
- c) Energy-efficient lighting or other sustainability measures;
- d) Any innovative proposals or added value services.

2) Response Format

Responses are to be straightforward, clear, concise and specific to the information requested. In order for submissions to be considered complete, Economic Operators must provide all the requested information mentioned in this document as well as any other comments, observations or suggestions which potentially may assist the Contracting Authority in the Preliminary Market Consultation stage.

Section E

Additional Information

Interested parties are invited to provide any additional information they deem necessary to support the completeness of their submission at the end of the replies to the above points. In addition, any other proposals/recommendations on the availability of car park spaces shall also be considered.