

Date: 3rd July 2025

For:

Potential Participants – Public Tender 14/2025 – for Planning, Design, Engineering and Consulting Services for Marine Structures and Auxiliary Facilities as Part of the Marina Development at Reading

Subject: Notice No. 3 in Public Tender 14/2025 – Answers to Clarification Questions

Notice No. 1 – published May 15th, 2025 - includes Questions and Answers Nos. 1 -23.

Notice No. 2 – published June 10th, 2025 - includes Questions and Answers No. 24 – 62.

No.	Ref. Clause	Question	Answer
63.	Document C – Agreement – Appendix C - Preliminary Project Time Schedule	Item 3 under “Preliminary Planning for the Marina” refers to “A3 - Submission and approval of an architecture plan for the beach”. However, this does not seem to be mentioned anywhere else in the documents. Please clarify whether this is included in the scope of the selected consultant, and if so please provide more details.	1) Atarim’s architect will design the preliminary architectural plan for the beach for approval by the municipal waterfront committee (“Val-Hof”). This forms the basis for the Reading Marina project. The Consulting Firm shall provide its input for the marine part of this plan in consultation with Atarim’s architect. 2) Please also note SOW clause 5.2.6. Coastal, Hydraulic, Sedimentological and Meteorological Issues, item 16: “Stability and/or erosion of beaches.”
64.	General	Does Atarim currently have the rights to develop the area beneath the water within the footprint of the marina, and if not, is it expected to have the rights prior to the anticipated start of construction?	The Local Outline Plan as described in the SOW is the governing plan. If the design complies with the Local Outline Plan, no rights issues are envisaged.



No.	Ref. Clause	Question	Answer
65.	General	Assuming that the selected consultant provides a solution during the planning phase which is permissible within the current statutory plan, and adequate funds are available for construction based on the estimated construction cost, are there any other factors, e.g., regulatory, political, etc. which would potentially result in the project either being cancelled or being delayed, and if so, how will the consultant be compensated for such potential events which are out of its control.	The project has received approval from the authorized authorities, and Atarim has no such information. If such information arises, Atarim will act in accordance with the terms of the contract or as customary in the industry.
66.	Document B1 – Bid and Document C - Agreement	We kindly request that an escalation clause on rates be built into the Agreement in the event the project extends beyond the time schedule included in the RFP, for circumstances which are beyond the control of the selected consultant.	It is hereby clarified that notwithstanding the provisions of section 4.2, in the event that the authorities in the State of Israel declare a state of emergency that prevents the advancement of the project, the parties shall conduct negotiations regarding an additional compensation to which the planner may be entitled due to the delay.
67.	SOW Annex 9.4 – Reference Documents (4) – Additional Data by IEC, Dredging Plan – 1997, 2001	Please advise if the dredging shown on this plan or any subsequent dredging has been performed in the cooling water basin.	Maintenance dredging works in the cooling water basin were carried out by IEC throughout the years. Quantities are unknown to Atarim. The Consulting Firm shall investigate and submit its findings.





No.	Ref. Clause	Question	Answer
68.	Notice 1-Item 10, Revised Version of Tender dated 15 May 2025 (Document C, clause 4.3) and Notice 2-No. 43	<p>1) Please note that the response provided in Notice 1 – Item 10 is not consistent with the text in clause 4.3 of Document C, and that Notice 2-No. 43, simply makes reference to this reply. Please confirm that the final Agreement will be updated to be consistent with Notice 1.</p> <p>2) Furthermore, we note that the response to Notice 1-Item 10 states “another 20% may be invoiced two months following Atarim approval.” We request this clause be modified to say, “another 20% may be invoiced following Atarim approval”. The current wording means that assuming a 1 month Atarim approval process, the selected consultant will have to wait at least 4-1/2 months following its completion of the work to receive payment, taking into account the 45 day payment period. Please note that our team will be composed of relatively small firms who must pay their employees every couple of weeks and waiting for payment for work which has been completed for 4-1/2 months is a very long time. We kindly request Atarim to re-consider.</p>	<p>1) We confirm that the final Agreement will be updated to be consistent with Notice No. 1.</p> <p>2) Notwithstanding the provisions of the previous clarification documents, Section 4.3 of the Agreement shall be amended and shall read as follows: Once Atarim provides its approval to the Deliverables in respect of a Milestone in accordance with Section 2.5.3 (“Atarim Approval”), the Service Provider shall be entitled to raise an invoice for Services completed pursuant to the Milestones in amount equal to the allocated percentage attached to the relevant Milestone upon completion thereof, which shall be paid in 45 days of the invoice approval by Atarim. If Atarim requires amendments or clarifications to the Deliverables to comply with the Scope of Work, the Service Provider shall deliver such amendments and/or clarifications, and the 45 days period abovementioned shall restart from such date of delivery and invoice approval.</p>





No.	Ref. Clause	Question	Answer
69.	Payment Milestones, Valeri Kagan 2015 Report	<p>1) The conclusions and recommendations in the 2015 Valeri Kagan report state that the northern 200 m of breakwater is in unsatisfactory condition, and that repairs should be undertaken from Station 421 and north as a minimum, and that consideration should be given to extending them to Station 340. Although we will of course independently evaluate the condition and required repairs it seems likely that significant work will be required on the breakwater in order to accommodate the planned 300 boats. This is likely to involve significant breakwater design and model testing.</p> <p>2) Furthermore, we note that the milestone payments for Marina and Breakwater work are the same. Therefore, kindly advise if our fee proposal should account for this possible significant breakwater work in Phase A or Phase B. We believe it should be in Phase B, or otherwise, if it should be in Phase A, we believe that Phase A milestone payments should be increased compared to Phase B. Please advise.</p>	<p>1) The Consulting Firm shall investigate and submit its recommendations.</p> <p>2) If during the Services related to Phase A (Marina) it appears that some of the Services related to Phase B (Breakwaters) should be performed <u>in parallel</u>, and the relevant Payment Milestones in Appendix E do not reflect that situation, then the relevant Payment Milestones in Appendix E will be adjusted in proportion at the sole discretion of Atarim. The amended Appendix E is attached to Notice No. 3.</p>
70.	Participant's Experience for Demonstrating Eligibility	In the tender, there are a series of attestations that require an attorney's signature.	These documents can be either verified by a lawyer, or in case of a foreign based participant, notarized by a Notary Public.





No.	Ref. Clause	Question	Answer
	conditions per Section 3.1	Please advise if it would be possible for foreign based companies submitting a proposal to have these documents Notarized by a Notary Public rather than an attorney.	
71.	Appendix A, Scope of Work, Section 5.2.9- Dredging, Nautical and Navigation Issues; Notice No. 1-item 1	<p>1) Based on the response provided in item 1 in Notice No. 1 we understand that the selected consultant will not be required to have a dredging consultant on its team, i.e., we would only specify what the dredging depths and extents are for navigation, but that Atarim will select a dredging consultant to prepare the dredging design. Please confirm.</p> <p>2) Furthermore, please advise if testing of the material likely to require dredging has been carried out to determine whether it is contaminated.</p>	<p>1) Design services related to dredging are part of the SOW, see clause 5.2.2.6 and clause 5.2.9.6 and Section 2: Definitions under "Consulting Firm". Hence, the Consulting Firm shall have the relevant experience and expertise related to dredging.</p> <p>2) The Consulting Firm shall consult with Atarim's Environmental Consultant and shall submit its findings and recommendations.</p>
72.	Appendix A, Scope of Work, Section 6- Project Phases	<p>1) Section 6.1 states that the goal of Phase A (Base Case) is the earliest possible utilization of (part of) the Reading Marina in its basic shape and avoiding upgrade of the breakwater at this stage if possible.</p> <p>2) Furthermore Section 6.2 states that the goal of Phase B (Optional) is to realize the maximum capacity of the Reading Marina, and work may include upgrade/retrofit of breakwaters, berths, and slipways/boat lift/boat ramp/synchro lift. On the other hand, Figure 6 appears to show all marina</p>	<p>1) Noted.</p> <p>2) Please note the capture beneath Figure 6: Quote: <i>"Schematic, indicative impression of Phase A (Base Case) and Phase B (Optional Works). For information only. The Consulting Firm shall make its own assessment and recommendations."</i> Unquote.</p> <p>3) Referring to the potential extension to Sde Dov marina: Please note, inter alia, the</p>



No.	Ref. Clause	Question	Answer
		<p>work as Phase A and all Breakwater work as Phase B.</p> <p>3) Furthermore, the modification to the breakwater shown in Figure 6 does not account for the extension which was considered by HR Wallingford in its report (future expansion to Sde Dov marina), nor the ca. 1,000 m breakwater shown in the drawings included in Annex 2, nor does it appear to show any additional slips within the marina. Based on the text in Section 6.1 we believe that Phase A should include the slips shown in Figure 6 plus whatever breakwater work is required to insure safe conditions for entering the marina and berthing and mooring at these slips. We note that the Valeri Kagan reports indicate that the offshore 100 + m of breakwater has undergone serious deterioration, and its stability cannot be assured. We further note that the H.R. Wallingford report indicates that the current layout of the marina does not provide adequate protection for the boats which will be using it. If we are selected as the consultant, we will of course verify all this but based on available information at this stage it seems that some work on the breakwater will</p>	<p>Answers to Questions Nos. 76 and 82 below.</p> <p>4) The Consulting Firm shall investigate and submit its recommendations.</p> <p>5) The question is not understood.</p> <p>6) Figure 6 in the SOW is the architect's rendition. The colors cover both marine and land work. The Services to be provided by the Consulting Firm shall include, inter alia, the quays, berths, jetties, etc.</p> <p>7) Slipway, boat lift, boat-ramp or synchro-lift are part of the SOW, paragraph 5.2.12 and paragraph 6.2. This subject is also mentioned in SOW section 4 – Local Outline Plan – page 19.</p>





No.	Ref. Clause	Question	Answer
		<p>almost certainly be required in Phase A.</p> <p>4) Consequently, we kindly request you to confirm that Phase A (Base Case) should include slips for 300 boats plus whatever upgrades are required for the breakwater.</p> <p>5) We would also ask you to confirm that for Phase B additional slips over and above those identified in Figure 6 are to be included.</p> <p>6) We also ask that you clarify what the pink area identified in Figure 6 which is identified as part of Phase A represents, as this appears to be land reclamation, and there does not appear to be any land reclamation mentioned in the documents.</p> <p>7) Finally, as our price proposal will depend on what the extent of work is for Phase B, we suggest that boat lifts, boat ramps and synchro-lifts not be included in the price proposal in order to insure that all bidders are bidding on the same scope noting that work which is not known and cannot be defined at this time cannot be properly estimated, and Atarim is likely to receive bids based on widely varying assumptions.</p>	
73.	Notice No. 1-Item 20	Based on your response, we understand that we are only required to make recommendations with regard to the	Confirmed.





No.	Ref. Clause	Question	Answer
		beacon, power supply, etc., and that Atarim will have its electrical designer perform the design work. Please confirm.	
74.	Notice No. 2-Item 33	Whether a design-bid-build scenario or a design and construct (design-build) scenario is selected by Atarim will have a significant effect on the level of effort required of the selected consultant. Please confirm that all price proposals should be based on the selected consultant performing a complete detailed design.	It is confirmed that the price proposals are based on a complete detailed design.
75.	Notice No. 2-Item 34	We appreciate that Atarim wishes to minimize upfront costs, but at the same time the selected consultant should be paid for its efforts when they are expended. Furthermore, investing a little extra effort up front can lead to better optimization and in the long term this can lead to significant savings for Atarim.	This is not a question.
76.	Notice No. 1-item 12	1) Your response is noted. However, there are a number of factors that will go into assessing the optimal solution for the breakwater, and taking account of our Question no. 69 above regarding the condition of the breakwater and the fact that according to H. R. Wallingford it will not provide adequate protection for the planned 300 boat marina, replacement of at least part of the breakwater is an option that needs to be considered.	1) Noted. The H.R. Wallingford exploratory studies were done in <u>2018</u> . The Statutory Local Outline Plan, as described in SOW section 4 and attached in <u>full</u> in SOW Annex 9.1 – Reference Documents (1) in <u>Hebrew</u> , is dated <u>November 2023</u> . The Statutory Local Outline Plan is the governing one and the H.R. Wallingford reports are exploratory, tentative





No.	Ref. Clause	Question	Answer
		2) Regardless of Atarim's reply to our Question no. 69 above we kindly ask you to confirm that the selected consultant will get paid for whatever the selected solution is for the breakwater at the time it performs the work.	investigations for information only. 2) Confirmed.
77.	Notice No. 2-Item 51 and 35; Introduction to Scope of Work	1) We note your response but please note that the "Additional Data by IEC" is only a list of data. We could not find this data anywhere. Please advise. 2) Also, we note that the Valeri Kagan reports include a survey of only the main breakwater. Please advise if there are any surveys of the other breakwaters. 3) Furthermore, we note that the Introduction to the Scope of Work refers to original construction of the cooling basin having been performed in 1938 with subsequent work on the breakwaters having been performed in 1952 and 1972. Is Atarim specifically aware of which parts of which breakwaters were built in each of these years?	1) Please check the website of Atarim under SOW Annex 9-4, where the listed information, reports and documents can be found. 2) Except for the Valeri Kagan reports in SOW Annex 9-4, no other such reports are known to Atarim. 3) The history of the breakwaters can be deduced in several documents in SOW Annex 9-4. 4) In addition, the construction history is described in SOW Annex 9-1, Reference Documents (1), file name "reding_tik_tiud_all1" in Hebrew. 5) In addition, the history of the breakwaters is briefly described in H.R. Wallingford - Site Inspection Report, paragraph 2.1 – The history of Reading Power Station.





No.	Ref. Clause	Question	Answer
78.	H.R. Wallingford Report	The H. R. Wallingford Report makes reference to a modified breakwater and an extended breakwater to minimize wave transmission and overtopping and to reduce downtime in the marina. It also refers to replacing solid quays with rock structures to mitigate wave reflection. However, no information is provided with regard to whether this modification is per Figure 6 in the scope of work, nor does it identify what specific changes/modifications are proposed. Please advise if sketches of these proposed modifications are available and if the modified layout considered matches what is shown in Figure 6 of the scope of work.	Please note, inter alia, the Answers to Questions Nos. 76 and 82.
79.	Appendix A- Scope of Work	<p>1) Please advise what size or mix of sizes the 300 boats required to be accommodated is based on. While we understand that the selected consultant is responsible for a market analysis to identify the optimal no. and size(s) of vessels, the assumptions behind the 300 will be helpful in evaluating how the available size compares with the requirements and the potential for future expansion.</p> <p>2) Furthermore, the H.R. Wallingford report indicates that very little of the marina corresponds with good or moderate sea conditions for a 1 year</p>	<p>1) The Consulting Firm shall investigate and submit its recommendations.</p> <p>2) The Consulting Firm shall investigate and submit its recommendations. Then Atarim can make an informed decision.</p>



No.	Ref. Clause	Question	Answer
		return period event, and this portion is all in the southern part of the marina. Consequently, in principle it would appear that less breakwater work could be required in Phase A if the boat sizes and number is such that they could be limited to the southern portion of the marina, so knowing the anticipated size of the 300 boats would be helpful in this regard.	
80.	Notice No. 2-Item 29	Based on Atarim's response please confirm that the Sde Dov Marina which was analyzed by H.R. Wallingford nor the 1,000 m breakwater and associated marina expansion shown in Annex 2 are being considered as part of Phase B of the project.	The boundaries of the Reading Marina Project are shown, inter alia, in Figure 6 of the SOW in accordance with the "Local Outline Plan".
81.	Appendix A, Scope of Work, Section 5.1	<p>1) Reference is made to coastal research reports of H.R. Wallingford and the need to integrate design solutions with those of third party planners. Please advise if H.R. Wallingford will have ongoing involvement on the project and what that would be, i.e., will they be available to answer questions concerning the reports/analyses they have prepared?</p> <p>2) Also please confirm that, notwithstanding prior work by H.R. Wallingford, which will be accounted for and used as necessary, it is the ultimate responsibility of the selected</p>	<p>1) The Wallingford reports are dated 20218 and are attached for information only. Atarim doesn't have any current contact with Wallingford. Therefore, we assume Wallingford is not available to answer questions by Atarim and/or its consultants about their reports.</p> <p>2) Confirmed.</p>





No.	Ref. Clause	Question	Answer
		consultant to perform whatever numerical and physical modeling they deem necessary to establish the layout of the marina and breakwater in order to insure safe mooring and navigation into and out of the marina.	
82.	Section 5-Scope of Work-Figures 5 and 6	If wave studies require extension, appendages or relocation of existing breakwaters in order to have acceptable conditions in the marina, can that be undertaken even if outside the footprint of the "Local Outline Plan"?	1) The "Local Outline Plan" is the governing statutory plan. 2) Attention is drawn to the existing submarine gas pipeline running just north of the existing basin. Construction work that would endanger this gas pipeline is not permitted. 3) Please note the coastal gas distribution station existing on site, as mentioned in SOW Chapter 4, page 10. This station is also visible on the relevant drawings in the SOW Annexes.
83.	SOW Reference Documents (4) - Valeri Kagan reports	What type of stone (kurkar, dolomite, etc.) is in the existing rubble mound breakwaters?	See the Answer to Question No. 84 below. The Consulting Firm shall investigate and submit its findings.
84.	SOW - Geotechnical	Since geotechnical analyses will be handled by Atarim's geotechnical and seismic consultants, and since the suitability of a proposed breakwater concept depends on acceptable geotechnical factors of safety, please advise for planning purposes how quickly the selected consultant should expect to	Atarim and its geotechnical and seismic consultant will define a site investigation program. The invitation and tender documents for the site investigation contractor are being prepared. After the winning contractor is announced, the field work will be implemented.





No.	Ref. Clause	Question	Answer
		have results of analyses from Atarim's geotechnical and seismic consultants from the time the selected consultant requests that a particular breakwater configuration be analyzed.	The results of the site investigations will be submitted within a few months after the start of the field work.
85.	SOW - General	What type and amount of electrical power connection is at the site, or how far away is it?	The Consulting Firm shall obtain the requested information at the appropriate time.
86.	SOW -General	Is a municipal sanitary sewer connection available at or near the site? If so, are there any limitations?	The Consulting Firm shall obtain the requested information at the appropriate time.
87.	SOW - General	Are there any natural gas lines in the area, and is there any prohibition in using them?	See the Answer to Question No. 82 above. These infrastructures belong to INGL and are not for private use.
88.	SOW - General	If deemed desirable, is there any prohibition on removing the middle groin/breakwater between the two existing inner basins?	The Consulting Firm shall submit its recommendations for consideration and approval by Atarim.
89.	SOW - General	Are there any limitations on docking facility materials, including for anchoring and flotation?	The Consulting Firm shall consult with Atarim's environmental consultant.
90.	SOW - General	Are boatyard activities (e.g., hauling/launching, hull maintenance, electrical, rigging, etc.) allowed, desired, or prohibited?	The Consulting Firm shall consult with Atarim's consultants. In addition, the instructions in the mandatory Local Outline Plan shall be adhered to.
91.	SOW - General	What are the fire suppression requirements for the marina?	1) Please note Appendix D – Tentative Project Organization Chart and SOW paragraph 5.2.24 – Health and Safety Issues.



No.	Ref. Clause	Question	Answer
			2) The Consulting Firm shall recommend Health and Safety requirements offshore. Atarim's consultant(s) shall recommend Health and Safety requirements on shore.
92.	SOW - General	Is fueling allowed? If so, must the tanks be underground or can they be above ground?	The Consulting Firm shall consult with Atarim's consultants. In addition, the instructions in the mandatory Local Outline Plan shall be adhered to.
93.	SOW - General	Is WIFI available at the site, and if so, can it cover the entire basin area?	This question is not understood. WIFI is not part of the SOW.
94.	SOW - General	Are there parking requirements related to the number of boats in the marina?	The Consulting Firm shall consult with Atarim's consultants. In addition, the instructions in the mandatory Local Outline Plan shall be adhered to.
95.	SOW - General	Are transient boats permitted, and if so, what are the port control requirements?	This question is not understood.
96.	SOW - General	Is power-wash water allowed in the municipal sanitary system?	The Consulting Firm shall consult with Atarim's Health and Safety Consultant (onshore).
97.	SOW - General	Are upland eating facilities, ship stores, or other related commercial activities allowed?	The SOW is related to marine work only. However, the Local Outline Plan describes the upland facilities.
98.	SOW - General	Is upland boat storage, including dry rack storage, permitted?	Upland boat storage is a requirement according to the Local Outline Plan.





No.	Ref. Clause	Question	Answer
99.	SOW - General	Are there any specific physical security requirements to be incorporated into the marina design?	The Consulting Firm shall consult with Atarim's Security Consultant.
100.	SOW - Section 5	We note the dredge depth has been indicated as -4.5 m in Figure 6. We note that this is different from documents included in Annex 4, Annex 1 and elsewhere in the tender documents, which show shallower depths. We suspect that a market analysis will show that a 4-6 m dredge depth will be required for some of the boats recommended to be accommodated. Can the current EIA and statutory plan accommodate potential dredging up to - 6.0 m?	Figure 6 SOW shows -4.5 m water depth. If water depth deeper than - 4.5 m is recommended, then Atarim will consider this and request approval by the relevant authorities. However, approval cannot be guaranteed at this stage.
101.	Document A- Invitation to Submit Proposals - Criteria and Manner of Awarding Points	Concerning design experience in planning marinas, must each project include a complete tender design or do studies count?	The Bidder shall demonstrate proven relevant experience in planning, design and engineering services in accordance with section 3 – Eligibility Criteria. The design experience shall not be limited to studies only.
102.	Document A – Invitation to Submit Proposals, Clause 3.4	Our company was not subject to a statutory audit of its financial statements for the fiscal years 2019–2023 by Certified Public Accountants, as there was no such obligation under local legislation. Therefore, the requested information cannot be verified through an audit report. Alternatively, could we provide a signed declaration for the turnover and	In a case where, under the applicable law in the participant's country of incorporation, the participant is not required to be audited by a certified public accountant, the participant may submit a signed declaration for the turnover and cash flow by our accountant, jointly signed by our





No.	Ref. Clause	Question	Answer
		cash flow by our accountant, jointly signed by our legal representative?	legal representative. The signed declaration must include all the requirements as set in clauses 3.3-3.4 to the tender.
103.	Document A(6) Accountant Confirmation	See Question No.102 above.	See answer to question no. 103 above.
104.	Section 5-Scope of Work-Figures 2, 4, 5 and 6	There is a structure more or less parallel to the North Breakwater shown on these figures. From recent photos sent to us by one of our potential local sub-consultants, this is currently a rock rubble mound structure. However, Figures 4 and 6 appear to depict this structure being widened with vertical walls. On the other hand, the HR Wallingford report makes reference to changing vertical quay wall structures to revetments in order to reduce wave reflection and provide a marina with acceptable wave conditions. Based on the photos we have seen there are no other vertical wall structures in the current cooling basin. Therefore, please advise whether the intent is to convert this to a vertical wall structure considering that it will likely result in unacceptably high waves. Please note that for consultants to present a lump sum fee they must know what the	<p>1) The relevant Figures in the SOW are schematic and/or indicative and/or artist impressions by the architect, as stated in the captions beneath these Figures.</p> <p>2) The caption beneath Figure 6 reads: <i>"For information only. The Consulting Firm shall make its own assessment and recommendations."</i></p> <p>3) Attention is drawn, inter alia, to SOW clause 5.2.12 – Structural issues.</p> <p>4) The Consulting Firm shall investigate and submit its recommendations, including if vertical wall structure(s) are needed. The lump sum fee shall take this into consideration.</p>





No.	Ref. Clause	Question	Answer
		scope is, so we need to know whether to assume that we need to design a vertical wall structure, check the existing structure for stability, or do nothing.	
105.	Section 5-Scope of Work-Figure 6.	Figure 6 shows the North Breakwater being extended as part of Phase B. However, the HR Wallingford report indicates that such an extension is required to reduce wave heights to an acceptable level in the marina. Therefore, please confirm that assuming the selected consultant comes to the same conclusions as HR Wallingford, that extension of the North Breakwater will be part of Phase A.	Confirmed.
106.	Section 5-Scope of Work-Figures 2, 3, 4, 5 and 6	Figures 2, 3 and 6 appear to show a cove in the southeastern part of site, possibly with some beach nourishment. Please clarify what is existing and what if anything is to be designed by the selected consultant.	<p>1) Please see aerial views dated May 2025 showing the existing situation (scroll down to the end of this document).</p> <p>2) The cove represents a quay for sports activities. The marine component is part of the SOW.</p> <p>3) Figures 2, 5 and 6 in the SOW are screenshots. For clarification, the entire presentations (in Hebrew) are uploaded as PDFs on the Atarim website in the folder: "SUPPLEMENTS to Annex 9.1 – Reference Documents (1)".</p>
107.	Section 5-Scope of Work-Figures 2, 3, 4, 5 and 6	Several different colors are shown on these figures but there is no legend. Please add a legend and clarify what is	1) Please see aerial views dated May 2025 showing the existing





No.	Ref. Clause	Question	Answer
		existing and what is intended as new and is part of the selected consultant's work.	situation (<i>scroll down to the end of this document</i>). 2) Regarding the legends (in Hebrew): see Answer 3) to Question No. 106 above. 3) Parts of the legends are translated from Hebrew into English and are attached herewith as appendices (<i>scroll down to the end of this document</i>).
108.	Section 5-Scope of Work-Figures 2, 3, 4, 5 and 6	1) From the standpoint of preparing the portions of the building permit which are related to the selected consultant's scope, please clarify if all existing structures which are in the consultant's scope and/or which will be a part of the marina will need to be checked according to the latest Israeli standards, including the seismic standard. 2) For example, if the North Breakwater is to be extended, is the selected consultant responsible for performing calculations to verify that portions of the existing breakwater which do not require any retrofit/extension from a coastal standpoint are adequate from a seismic standpoint? If so, please confirm that any required upgrades should not be included in the selected consultant's scope, as it is impossible	1) The limits of the Reading marina project are marked on the Local Outline Plan (SOW - Figure 5). An eventual extension of breakwaters is not included. 2) The Consulting Firm should assume that seismic stability calculations should be performed if required, with cooperation and assistance by Atarim's seismic consultant.





No.	Ref. Clause	Question	Answer
		to speculate on what they might be at this stage. The same example applies to the Main (west) Breakwater.	
109.	Section 5-Scope of Work-Marina Market Analysis, paragraphs 5.2.3 and 5.2.4 and 5.2.11.	We assume revenue forecasts and the financial feasibility analysis for the project will be performed by Atarim and need not be included in our marina market analysis. Please confirm.	A preliminary financial feasibility analysis was done by Atarim's economic and budget consultant prior to detailed design. The Consulting Firm is required to assist Atarim's economic and budget consultant to optimize the financial model and suggest improvements for the marine component of the project.
110.	Section 5-Scope of Work-Section 5.2.14: Geotechnical, Geophysical and Seismic Issues	<p>1) Based on a review of the soil borings in Annex 9-4, all the available borings are on land. Please advise if Atarim intends to take any marine borings, the timing of this work, and how it should be accounted for in the project schedule.</p> <p>2) Furthermore, please confirm that supervision of this work is not part of the selected consultant's scope, or alternatively if it is, that it will be negotiated with the selected consultant after consultant selection, and is not intended to be included in the bidders' price proposals (which would not be possible at this stage).</p>	<p>1) See the Answer to Question No. 84 above.</p> <p>2) The current intended drilling program is as follows:</p> <ul style="list-style-type: none"> Approximately eight (8) boreholes to be drilled along the shoreline on the land. Approximately four (4) boreholes to be drilled on the breakwaters crest down through the rubble and into the seabed. <p>The quantity of boreholes could be more or less than indicated above.</p> <p>3) If the Consulting Firm recommends offshore boreholes using floating equipment, the scope and timing shall be</p>



No.	Ref. Clause	Question	Answer
			established and agreed upon with Atarim. 4) Atarim confirms that supervision of the geotechnical investigation program is not part of the SOW. However, the Consulting Firm shall review the relevant reports.
111.	Document C – The Agreement - The Consideration and Milestones- Section 4.2	The statement <i>“the Service Provider shall not be entitled for any addition to the Considerations due to any delay”</i> is not reasonable, particularly for a lump sum contract. Bidders must base their proposals on the timetable presented in the tender documents. If there are extensive delays beyond the selected consultant’s control the consultant will invariably be spending some (even if a reduced) effort during this period, and if the delay runs into years the consultant will potentially have to pay its staff higher to account for annual raises. We therefore kindly request that this clause be deleted.	See the Answer to Question No. 66.
112.	Document C – The Agreement - The Consideration and Milestones- Section 4.3	This clause discusses payment for a deliverable but does not address partial payments. For example, tasks such as the Building Permit, Preparation of Tender Documents, and Supreme Supervision will go on for months and longer. The consultant should be able to raise monthly invoices based on a percent	1) Attention is drawn to Notice No. 1, Answer to Question No. 10, wherein clause 4.3 was amended. 2) Under special circumstances partial payment for deliverables might be agreed. Atarim will evaluate such potential



No.	Ref. Clause	Question	Answer
		complete for each task. Please confirm agreement.	circumstances case-by case at its sole discretion.
113.	Scope of Work- Section 5.2.8- Staging Area	We understand the selected consultant will be required to provide the recommendations noted in these clauses. Nevertheless, please confirm that the actual design of the staging area, including roads, buildings, and utilities, will not be the selected consultant's responsibility.	Services related to Land Based Works such as roads, buildings and utilities are not part of the SOW of the selected Consulting Firm.
114.	Document A – Invitation to Submit Proposals - Manner of Awarding Points-Interview	Depending on the political situation at the time and the availability of flights, would Atarim consider conducting a virtual interview.	Atarim confirms that the interview can be held by video conferencing such as ZOOM or TEAMS.

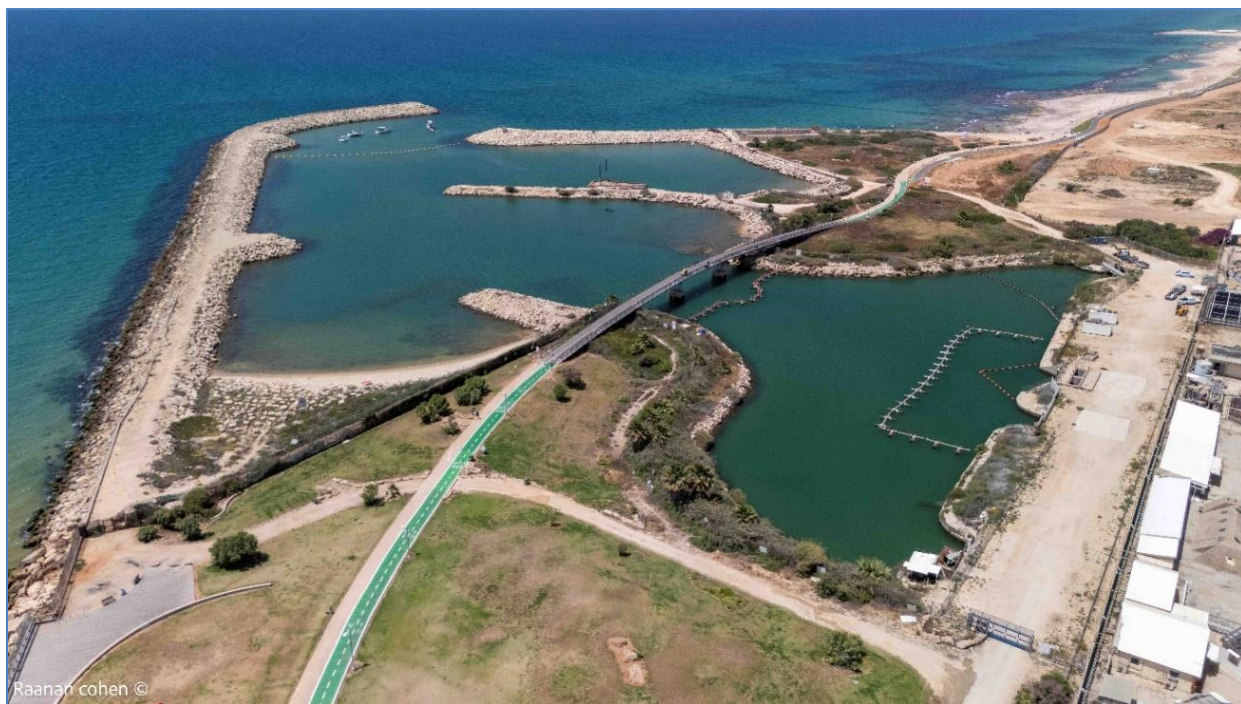


Figure 1: Aerial overview of Reading Cooling Water Basin dated May 2025.

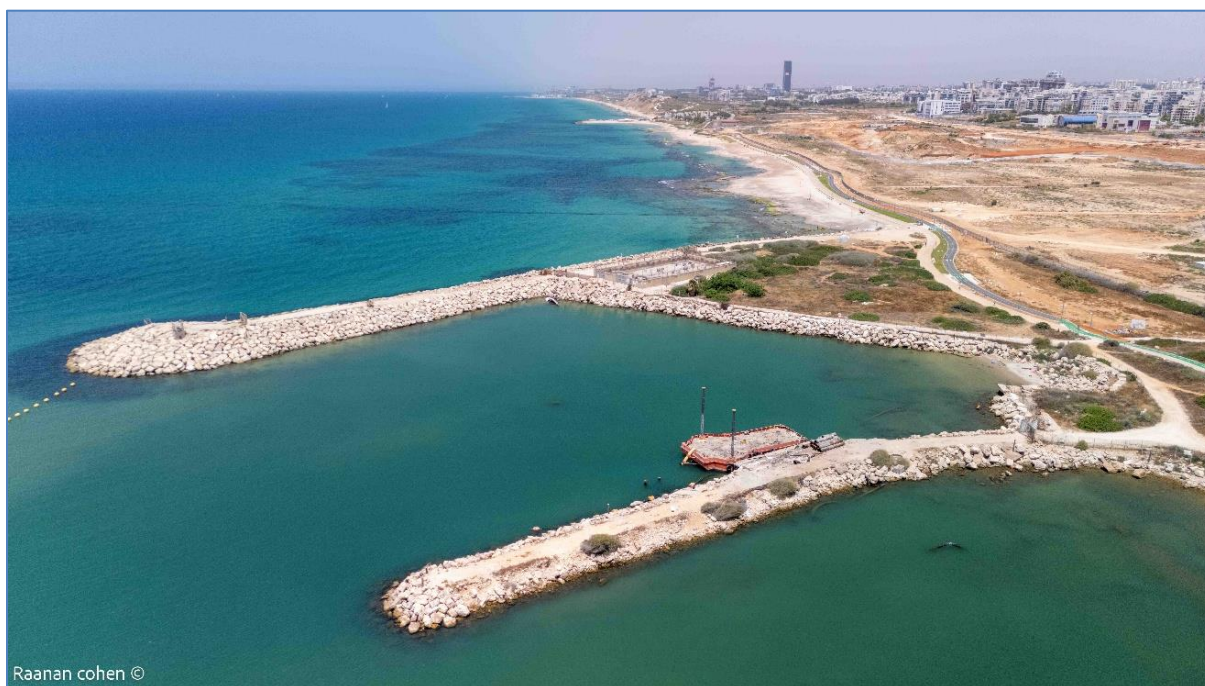


Figure 2: Aerial partial view of Reading Cooling Water Basin dated May 2025.

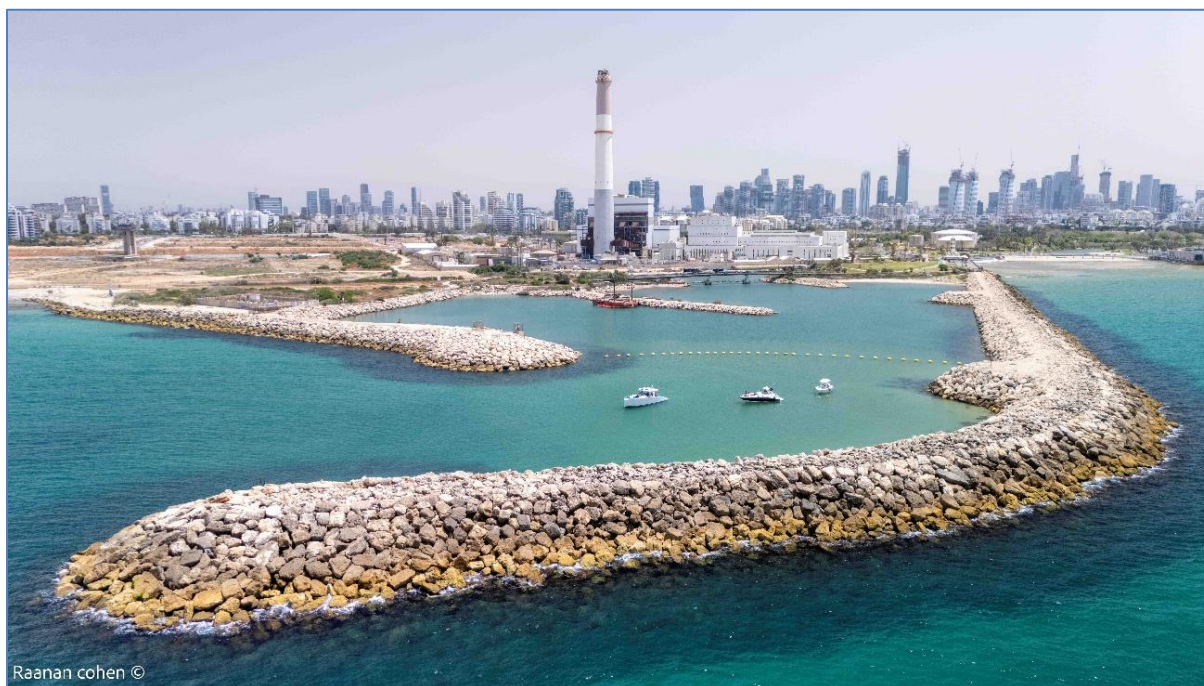


Figure 3: Aerial overview of Reading Cooling Water Basin dated May 2025.

This notice constitutes one and inseparable part of the tender documents and must be attached to the bid in the tender, signed by the bidder. Failure to attach the document to such as proposal may disqualify it.

date, stamp + bidder's signature

ATTACHMENT A – APPENDIX E – PAYMENT MILESTONES (amended 02/07/2025)

ATTACHMENT B – Local Outline Plan (Figure 5 in SOW) – Clarification of the legend



ATTACHMENT C – Figures 2 and 6 in SOW - Clarification of the legend

תכנית מתאר מקומית	
נספח בינוי ופיתוח	
קני"ט 1:1000	
נספח מס' 2	
מקרא	
גבול החכנית	
גבול ומספר תא נמסח	
קו בניין	
חחום מגבלות גז	
אזור עקרוני לקיום אירועי ציבור זמניים	
אזור עקרוני לסיקום חשמית ומתקנים להפקת אנרגיה מרוח וגלים	
בינוי מוצע	
בינוי קיים	
זיקת מעבר לרכב	
נמסח ים	
paths outside the dock area	
נבילים מחוץ לחחום המעגנה	
paths at the edge of the dock area	
נבילים בחוף חחום המעגנה	
paving in the docking area	
ריצוף באזור המעגנה	
נמסח ירוק - אינפנסיבי	
intensive green space	
נמסח ירוק - אקספנסיבי	
חוף ים	
מסלעה	
דרגוני סלע חוף קיימים	
נמסח בניסה למחחס המעגנה	
נעים חדשים	
continuous areas for foundation filling or piling	
מנוף הפעולי	
מקלחות חוף	
מחקני מנחה	
כלי ניהול	
תחום רציפים ומזחים	
docks and piers sector	
תחומי רציפים לביסוס על מילוי או כלונסאות	
מזח ראשוני מבוסס כלונסאות	
pile-based main pier	