**SECTION 7: EMPLOYER’S REQUIREMENTS**

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| **FINANCE, DESIGN AND BUILD OF TEMPORARY LABOUR VILLAGE AT HULHUMALÉ PHASE – II. 2020** |

**Malé, Republic of Maldives**

**November 2020**

1. **General Background**

The contractor shall design, execute and complete all the Works and remedy the defect therein.

The Contractor shall design, fabricate, supply and installation of buildings, equipment, furniture and appliance necessary to complete and make ready for operation as per the drawings, Schedules and Specifications for the Labour village.

In general, the works are as follows

* Preparation of concept, detail design drawings, BOQ and specification for the entire Labor village (height restriction – G + 4 Floors)
* Fabrication, supply and installation of Labour Village with the following services.
* Accommodation for 7000 pax with bath / toilets in accordance with latest Labour Accommodation Guidelines gazetted by Ministry of Economic Development dated 14th April 2020.
* Kitchen and Mess (minimum of 50% seating capacity of the total accommodated in the quarters)
* Security Posts
* Recreation Areas
* Laundry
* Shop (for essentials)
* Stores
* Maintenance / Security Office
* Medical Room
* Prayer Area
* Supply and installation of all furniture, equipment and appliances
* Supply, Execution and completion of External work including internal roads, lights, landscape work which include pavements & kerbs inside the plot boundary

The labor village, including its buildings, systems, equipment, furniture and appliance should have a **minimum of 10 years of life time**. The Contractor may propose any type of buildings which will be cost effective, which may be (not limited to), prefabricated steel buildings, or any other modular buildings. The Contractor should submit in his bid the proposed method and type of building, structure and durability.

**This work will be categorized in the following stages**

* Design stage
* Construction stage
* Maintenance stage

The total duration of the project shall not be more than 225 calendar days.

1. **Design Stage**

Contractor shall complete the detail design prior to construction work, in accordance to Employer’s requirement, and the regulation and guidelines of relevant local authorities. The basic Architectural Drawings and Service layout drawings, Finishing Schedule and Furniture Schedules will be provided by the Employer. Contractor shall prepare detail design for the architectural, structure and service drawings and shop drawings of the Works. **The Contractor shall not deviate his detail design from the Design Brief and basic Architectural drawings and services drawings provided by the Employer except** for any changes and necessary detailing to architectural drawings in order to accommodate the structural designs and **for those Employer gives consent** during the design stage.

The Design Stage should be separated in the work Program indicating the important milestones of Design Stage considering the review period (Feedback period). The review period is 14 calendar days. Thus, the review period is included in the Design Stage.

Employer will provide the support to give clarification to any queries which the contractor would require at any stage. The design shall take into account cost effectiveness as per general standards.

With the submission of Contractor’s Documents, the Employer would provide the necessary feedback. In giving feedbacks the Employer would check whether if it fits the design guidelines, function, aesthetics, materials, etc. and a two-way dialogue will be conducted in order to attain satisfactory level of work.

The Contractor shall complete the Contractor’s Documents in the order given in “2.2 Contractor’s Documents related to Design Stage”

The Time of Completion for Design Stage shall be maximum 45 calendar days.

The Design Stage is only deemed to be completed when the Employer has issued the approval for all “2.2 Contractor’s Documents related to Design Stage”.

**2.1 Scope of works related to Design Stage**

The major scope of works related to design stage include (but not limited to):

* Assessment of existing site conditions
* Prepare Environmental Impact Assessment report and obtain approval (if required)
* Prepare detail design documents in accordance to the requirement of Employer. The documents include:
  + Detail drawing
  + Calculations
  + Detail BOQ
  + Specifications
  + Reports

**2.2 Contractor’s Documents related to Design Stage**

Following are the Contractor’s Document in the order that needed to be completed during the Design Stage.

**2.2.2 Detail Design**

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| (a) | Detailed Structural drawings and detailed Architectural Drawings (In AutoCad and PDF Format) |
| (b) | Detailed Service shop drawings (Electrical, plumbing, firefighting, HVAC, communication, data) |
| (c) | Electrical load calculations, voltage drop calculations, pressure drop calculations (if necessary) |
| (e) | Material schedule (In MS Word & PDF Format) |
| (f) | Design Specifications (In MS Word & PDF Format) |
| (g) | Environmental Impact Assessment Report (if necessary) |
| (h) | Structural calculations |
| (i) | Soil investigation report (if necessary) |
| (j) | BOQ (priced and unpriced) (In MS Excel & PDF Format) |
| (k) | Technical Specifications for  (i) General Civil Works  (ii) Service work |
| (l) | Any other drawings or documents required for local authority approval |

Following the submission of all above Contractor’s Documents, the contractor shall submit

* Three (3) sets of Architectural, structural drawings and service drawings, Approved and Stamped by local Architects and Engineers.
* Three (3) sets of all other drawings
* Soft copies of all drawings (In AutoCad and PDF Format)

1. **Construction Stage**

The Contractor shall commence the Permanent Works only when the Contractor receives approval for “2.2 Contractor’s Documents related to Design Stage” from the Employer.

The Contractor shall execute the Works in accordance to the approved Drawings, Finishing Schedule and Furniture schedules, Technical Specifications, Conditions of contract and compliance with requirements of relevant authorities. The work progress and quality of work will be inspected by the Employer throughout the Construction Stage, to check whether the Works confirm with the above-mentioned documents. The Contractor shall facilitate the Employer to carry out these inspections.

The contractor shall submit Work program, which shall include;

1. Manpower schedule showing the number and timing of required personals for Works
2. Materials supply schedule showing the supplying number and timing of required materials
3. Equipment schedule showing the supplying number and timing of major apparatus, machinery, vehicles and any other thing.

The Employer will check whether the submitted program is practical based on the above information and approve the work program

The Time of Completion for Construction Stage shall not exceed maximum duration of 180 calendar days.

The Construction stage is only deemed to be completed when the Employer has issued the “Work Completion Certificate” in accordance to the Conditions of Contact.

* 1. **Scope of works related to Construction Stage**

The major scope of works are;

(a) Fabrication, supply and installation of total 18 number of blocks to complete and ready for operation, as per approved detail drawings, Finishing Schedule and Furniture Schedule and specifications. These blocks are;

* 16 numbers of 5-storey Accommodation block (toilet & other facilities at ground floor and accommodations at upper floors as per drawing)
* One, 5-storey Kitchen and mess block (kitchen & storage at ground floor and mess at upper floors as per drawing)
* One, 5-storey management office and mess block (management office at ground floor and mess/storage at upper floors)

*This should be in line with the scope*

The scope shall include (but not limited to);

* Execution and completion of all steel structure, civil works for blocks and finishing works.
* Execution and completion of all services (mechanical, plumbing, electrical, firefighting, communication and data, HVAC) including all the main connections that are required to be obtained from the local service providers and commissioning the same.

(b) Supply and installation of all furniture, equipment and appliance as specified in the drawings, Finishing Schedule and Furniture Schedules & specifications which include;

* + for Accommodations blocks; furniture, equipment, beddings and two sets of linens
  + for Kitchen & mess block; furniture/cupboard, dry & cold storage equipment (walk in chillers and freezers),
  + for Management office and mess block; furniture and equipment
  + Laundry Equipment

(c) Execution and completion of all external works within the boundary line, complete and ready for operation, as per approved detail drawings, Finishing Schedule and Furniture Schedule and specifications which includes

* Internal roads, including kerbs and paving with drainage system
* landscape work, including pavements & kerbs inside the plot boundary.
* Intern ance with requirements of relevant authorities.
* al roads lights, underground services networks with the plot boundary
* Security fencing with gates

(d) Supply and security CCTV camera system with monitoring room including all the equipment, and access control system, complete and ready for operation, as per approved detail drawings, Finishing Schedule and Furniture Schedule and specifications

**3.2 Contractor’s Documents related to Construction Stage**

The Contractor shall submit all the documents stated in Employer’s Requirements and Conditions of Contract for Review and approval.

1. **Maintenance Stage**

The Contractor shall rectify any defect notified prior and during the Maintenance stage in accordance to the approved Drawings, Technical Specifications, Conditions of contract and compliance

* The Maintenance period shall be minimum duration of 365 calendar days.
* The Maintenance stage is only deemed to be completed when the Employer has issued the “Performance Certificate” in accordance to the Conditions of Contact.

**4.1 Contractor’s Documents related to Maintenance Stage**

* The Contractor shall submit all the documents stated in Employer’s Requirements and Conditions of Contract for Review and approval.

1. **Conditions of Contract:**

The Conditions of Contract comprise the “General Conditions” (Section 5), which form part of the “Conditions of Contract for EPC/Turnkey Projects” First Edition 1999 published by the Federation Internationale des Ingénieurs-Conseils (FIDIC), and the following “Particular Conditions” (Section 6), which include amendments and additions to such General Conditions.

1. **Standards:**

All Construction Works shall be carried out in accordance Approved Drawing, Finishing Schedule and Furniture Schedule in compliance with the Technical specifications. If no particular standard is quoted, then the appropriate “British Standard” shall apply.

1. **Work progress:**

The actual work progress will be determined by the Employer in reference to the submitted Work program

1. **Payment Terms**

* The Contractor shall directly finance 85% of the Contract price for the project and the employer shall repay in accordance to the contract
* The contractor shall directly finance the project in accordance with the following financial terms and conditions:
* The finance shall be arranged for 85% of the project.
* The grace period shall be at least equivalent to the period of construction (Until the Work Completion Certificate is issued)
* The repayment period shall not be less than 3 years (excluding grace period)
* The repayment period shall start from the end of grace period
* The contract price shall deem to be included of the interest and financing costs of 85% financing portion
* The repayments will be made on an equal instalment basis and repaid monthly or quarterly
* A separate Repayment Agreement will be entered with Employer and Contractor
* Contractor shall submit a Schedule of Repayment reflecting the terms above and both Employer and Contractor shall agree on the Schedule of Repayment before signing of Contract.
* Thus document from the contractor shall be submitted as a proof for the above requirements.
* The employer shall repay the finance to the contractor in accordance to the contract.

1. **Attachments:**

Please find attached the following documents

1. Architectural Drawings
2. Services layout drawings.
3. Finishing Schedule
4. Furniture Schedule
5. **Additional information;**

Contractors yard to be allocated within the site. If the contractor request for an additional yard (temporary land), it will be allocated for free of charge. A security deposit will be taken for the temporary land MVR15 per sqft.

Contractor shall inspect the site prior to submitting bid and clarify all information necessary.

It is Contractor’s responsibility to obtain the permanent connections for water and electricity from nearest possible network/substation. It is also the responsibility of Contractor to connect the flush out to the nearest waste network line.

The site is not with fully functioned municipal services network; however, some temporary connections are available near the sites. The contractor should examine the accessibility of temporary and permanent services.

The contractor shall assess and take in to consideration the difficulties and challenges in respect to Pandemic COVID-19 during execution of the contract. The contract sum shall be inclusive of such considerations.