

Queries Regarding The Tender for Construction of 500 Housing Units in Maldives

Sr. No.	Query	Document Reference	Reply
1	Please confirm whether the area mentioned for each Unit (i.e. 1000 sft) is to be designed as the Built-up Area or the Carpet Area of the Units.	4.Employer's requirements; Section 4.2	Built up area
2	Please mention number of Housing Units proposed/intended to be built at each of the three sites in Male as the same has not been mentioned anywhere in the documents/drawings.		No of Housing units on each site is to be determined from the conceptual design prepared by contractor.
3	As we are unable to list of all our queries due to insufficient time, we request you to please schedule a second Pre-Bid Meeting preferably after 10 days, to discuss in details the technical queries of the project.	1a.Instruction to Tenderers; Pg- 7 of 18; Clause 13;	Answered
4	As this is a Design Build Tender it requires sufficient time for designing, quantity & cost estimation. Since the submission date is scheduled on 26th Sept 2011 which is only 2 weeks to prepare the offer, we request you to please extend the date of submission atleast by 3 weeks from the current date, which will aid us in submitting our complete & competitive offer.	1a.Instruction to Tenderers; Pg- 6 of 18; Clause 11;	Answered
5	Please confirm that all Taxes/Duties are applicable to this project.		Answered
6	Please clarify what is to be mentioned against EIA/IEE in the Breakdown Sheet of the Price Proposal.	Section 7-Contractor's Financial Proposal	It is likely that only IEE is required for this project. Contractor is required to state the costing against this component in the price proposal.
7	Please provide the site survey drawings and geotechnical report for all the sites.		Site Survey is provided in the bidding Document in DWG format, and Geotechnical investigation shall be carried out by the winning contractor.
8	Please provide Conceptual Layout plans regarding External Works at each site/plot such as Electrical, Water Supply, Sewerage networks, Area Grading, Ground Stabilisation, etc.		Contractors should consider that Electrical , Water supply and Sewerage networks are existing adjacent to all sites.
9	1. The Tender Document which was supposed to upload on your website on 8th of Sep. Whereas the document was loaded on 11th morning.		Yes
10	2. 3 site at Male to build 400 Houses : will the site be provided after demolition of the old houses and the trees in the premises .		already answered
11	100 Flats at Thinadoo Ga. Atoll: Can we have more detail of the photos of the site and whether it is clear land.		Contractor is to Visit the sites.
12	The Time is too Short for the Contractor from India to come , inspect, and then design and prepare the Bidding document in a short span . WE request your good self to ples arrange the extension for 1 month from the complete clarification provided to the Bidders date.		Given the miles stones to be reached in the project as agreed between the two governments, we regret to inform that an extension is not possible.
13	3 Bed rooms Apartment in 1000 Sq. feet is Carpet Area or Build up area.		already answered
14	6. WE have good designer but the time frame is very important hence ples consider and extend the Bid Submission date .		already answered
15	7. The Joint venture or Registered builder can be qualifying the norms requested in your bid.		Yes indian companies registered in india are eligible to apply.
16	Bank Guarantee issued by our Indian bankers is valid in Maldives.		8. Bank Guarantee issued by our Indian bankers is valid in Maldives.
17	9. The Budget for this Project is USD 40 Million or More do clarify and will the total amount be paid to the successful bidder upon phase by phase and in USD.		The budget is USD 40 Million, and will be paid as per agreed schedule based on the construction schedule.
18	10. Will the Government provide the Labour the accommodation place and food arranging facility with electricity and water arrangement?		A space for labour camp will be provided,
19	Can we get the EPA and IEE protection agreement and Define parameter?		Available on EPA website.
20	Contractor having on-going project for USD 10 million contracts(USD 5 million X 2 Projects)which is acceptable and annual turnover of USD 100 Million.		As per the bid Document.
21	AS this project being an Loan granted by the Indian Government can this project be Duty free. Can we get the Import Duty for the Major Construction Material and essential commodities?		For the purpose of bidding do not consider this project as duty free.Import duty rates for all comodities available on the website of Maldives customs services.

22	Please arrange the Labor Quota , Rules and Regulation for getting the workers and is Maldives government has any norms for getting the Labors for the project.		Labour Quota will be provided by the government, upon signing the contract.Labour is usually brought into the country through labour agents and as per regulations and procedures setout by immigration department and human resources ministry.
23	As discussed in the meeting to meet MERA to clarify the Income tax, Local Tax and GST. We are not sure as the MERA is still planning and in the implementing process.		Any tax applicable by law will be applicable to this project.
24	Page 3 of 18 :Please let us know the amended Modification of Envelop Date and time.		Please be informed that Envelopes marked "Withdrawal " or " Substitution" is mentioned only when the bid is already submitted and when the contractor want to "Withdrawal " or " Substitute" a document before the bid opening date and time.
25	DAB: means Dispute Adjunction Board.		DAB Stands for Dispute Adjudication Board.
26	Time Frame for the Compilation of the 500 Flats.		Contractor to propose.
27	18. Material of the Windows to be used and also if you can provide the BOQ frame of the Male existing Flats project done by any foreign contractor or Male local contractor.		Materials for windows should be anodized aluminum.
28	EIA Process of removal of the Trees from the Sites		Refer guidelines provided by Environment Protection Agency(EPA)on its websites.
29	As per the Project should we contact 70 % of the land area and balance 30 % to be used for extra amenities (Garden , parking and open area etc)		Yes
30	SET back rules and guide line .		As per drawings provided.
31	Will we get the Special rate from the Water department MWSC and Electricity department STELCO.		Special rates will be facilitated for male' sites.
32	Do you have the Soil test for the Maldives allotted site.		No soil tests available for the four specific sites.
33	24. Please let us know the last date of query to be send and Last date of our query which will be answer by the Ministry		As per bid document.
34	It has been defined in the tender to use Reinforcing steel bars of Characteristic strength of 420 N/mm ² whereas the steel available in India is of 415 N/mm ² or 500 N/mm ² . Please clarify that the bidder can use either of 415 N/mm ² or 500 N/mm ² or 550 N/mm ² grade of steel (As per Condition of LC 85% material/labour shall be brought from India).		415 N/mm ² can be used and in such case, Engineers calculations shall be based on this figure.
35	Division of the points for technical proposal is defined under six sub heads, totaling 100 marks. Detailed marking/ bifurcation of these six sub heads needs to be clarified i.e. criteria for marking and member of marks for each subcomponent as defined in section 2.2, 2.3, 2.4 & 2.6 etc.		Please consider the division of points as stated in the documents.
36	In Section 4.3.6 Concrete Block Work it has been defined that the External walls shall be cavity type comprising 100mm solid concrete externally and 150mm/200mm thick internal concrete blocks. Please confirm that the bidder can propose other suitable options available in market.		Already Answered
37	In Section 4.3.8 it has been defined that the Contractor shall obtain the relevant excavation permits as required to commence work. It shall be the responsibility of the department that on submission of the said request for the permit the department gets arranged these permits. Otherwise, if approvals takes time the work will be delayed by such duration.		MHE will facilitate timely approvals from relevant authorities.
38	In Section 4.4 it has been defined that the concept design consisting of the following shall be submitted. Land utilization plan based on the given plot and development guidelines. Kindly provide the copy of the development guidelines.		Development Guidlnes are provided in the drawings provided with the bid documents.
39	On two proposed sites for housing there are existing buildings. Please clarify the responsibility of dismantling and removal of malba from the site and its time frame (Department or Contractor).		Already Answered
40	Department has not provided the Soil Investigation report and sites are not in position that individual bidder cannot carryout the soil investigation. All the bidders will prepare the design of foundation based on certain assumption of soil properties. How department will compare the proposals from different bidders.		based on the experience of past projects of similar nature in male', deep piled foundation is not required for concrete stuctures. For the purpose of bidding please make costing based on a raft foundation not more than 2.5 meter deep.

41	Please specify the source of disposal of sub soil water during excavation of foundation and execution of work.		Disposal of ground water during construction in the sites block 119, Block 305 shall be disposed through a system established by utility company at site. Block 355 and Thinadhoo Sites disposal shall be to the sea through pipes.
42	Section 4.3.8 :- Controlled Earth filling shall be done using selected fill material to be imported from an approved area. Please specify the source and its distance from site. If any levies/royalty to be paid by the contractor for that material.		for the purpose of bidding please consider using excavated materials as a backfilling material. If any imported material is required for any site at the stage of construction cost for such will be negotiated.
43	The department will approve the concept plan submitted by the contractor. For any change in that plan in future, how the department will treat the same in terms of change in financial cost.		Any changes made due to concept being not in line with the development guidelines provided, contractor will have to bear the costs. Cost for any other changes shall be negotiated before signing the contract.
44	Regarding the area of each flat (i.e. 1000sft), please confirm that if the same is to be considered as the built up area, whether the common areas (such as Staircase, Common Passage, etc.) to be added over and above 1000 sft. Per unit.	4.Employer's requirements; Section 4.2-Minimum Design Requirement	Built up area.
45	In Structural Design brief, primary loads considered are Dead, Live & Wind Load, however based upon the location of proposed structure, it falls under SEVERE SEISMIC ZONE. Please confirm.	4.Employer's requirements; Section 4.3.1-Loading	the sites do not fall under SEVERE SEISMIC ZONE
46	As per Structural Design brief, it is recommended to refer BRITISH STANDARDS. Please confirm if at all seismic loading has to be applied whether UBC or EUROCODE to be referred?	4.Employer's requirements; Section 4.3.1-Loading	Not required.
47	Please confirm the Employer's Name and Address to be mentioned in the Bid Security , Power of attorney etc		As Stated in the Bid Document.
48	Please confirm whether total Built-up area is to be based on plot area for development or entire area of site including setback.	BID Document; Final Site drawings.	Entire site area including Set backs.
49	Please clarify that plot coverage means ground coverage.	BID Document; Final Site drawings.	Yes
50	Parking, Green spaces etc are mentioned as 20% in some pdf documents (site 2& 3) as per sqft mentioned which comes to 30%. please confirm	BID Document; Final Site drawings.	Please consider 30% of the site for parking and green space.
51	Different setback values are mentioned for different plots .Please confirm if these are to be followed or if a common byelaw is applicable.	BID Document; Final Site drawings.	Consider setback Values given in the drawings.
52	Please clarify that 70% mixed site development means Commercial + residential.	BID Document; Final Site drawings.	Mixed Development means commercial and residential in the following manner. 1. Commercial is not required in all sites and where required is only in the Ground floor 2. Buildings developed in Thinadhoo sites do not have any commercial area. Ground floor also should have residential apartments. 3. Development site 2 (block 305) only requires a pre-school of 3,000 sq.ft. in the ground floor. The remaining built area in the ground floor should be for parking and entrance/exit of residents. 4. Development site 3 (block 119) and site 1 (block 355) requires commercial area to be developed in the ground floor including area for parking and entrance/exit of residents.
53	Regarding Development of Site-1, please clarify whether both Block 355 & 356 to be considered for development as the area given is only for Block 355.	BID Document; Final Site drawings.	As given in the drawing
54	Please mention the distribution of 500 units amongst all sites. 100 units mentioned for Thinadhoo site and whether the rest 400 units are to be equally divided amongst remaining 3 sites at Male.	BID Document; Final Site drawings.	As three sites in male' is different sizes, it cannot be divided equally, so its contractors responsibility for the distribution of 400 housing units in three sites of male' No of housing units will be decided in concept drawing from the contractor.
55	In the AutoCAD file, boundary areas do not match the values written in drawing. Please confirm the plot boundary for design consideration.	BID Document; Final Site drawings.	Consider autocad file as correct and Use set back values from the drawings.

56	It is mentioned that 'External walls shall be cavity type comprising 100mm solid concrete externally, a 50mm insulated cavity and 150mm hollow concrete block internal skin or 200mm solid block work.' Please clarify, whether the external walls shall be- a) Cavity wall- comprising 100mm solid concrete externally, a 50mm insulated cavity and 150mm hollow concrete block internal skin OR b) Cavity wall- comprising 100mm solid concrete externally, a 50mm insulated cavity and 200mm solid concrete block internal skin OR c) 200mm solid block work.	4.Employer's requirements; Section 4.3.6; Concrete Blockwork	Consider using 200mm Solid blocks for external walls and 150 Hollow blocks for internal works except toilet walls.
57	It is mentioned that 'Walls dividing storage areas from office areas, walls surrounding electrical rooms shall be minimum 200mm hollow concrete block. Other internal blockwork walls shall be minimum 150mm hollow concrete block' Please clarify whether we consider 150mm Solid blockwork for toilet partitions.	4.Employer's requirements; Section 4.3.6; Concrete Blockwork	Yes., Toilet walls shall be made with 150mm solid blocks,
58	Pls confirm any restrictions for the Height of Building at Male sites envisaged i.e whether the buildings would be multi-storied or single storey		Building should be of maximum height 30m and/or ten floors.
59	Jungle clearance of all sites to be in Client scope		though it was stated in the pre-bid meeting that a separate drawing will be provided which will indicate the trees to be removed, it has been decided that such a drawing can be prepared upon finalisation of the development concept which will be developed by the contractor. therefore, for the purpose of bidding please consider removal of trees that fall within the built up area of the concept plan prepared by the contractor.all site clearance will be responsibility of the contractor.
60	Please confirm whether the demolition of Half way home is in client / Contractor scope.		All demolitions is in the contractors scope.
61	If the item no 13 is in Contractor's scope than please provide the dimension drawings of the same		Dimension drawings not available and it is contractors responsibility to identify the scope of demolition.
62	Labour camps should be provided free of cost by Client for / at the respective sites		A labour camp space will be provided free of cost,
63	Please provide us the building byelaws of Maldives		There are no building bylaws. Only male' planing regulations are available which is in local language, and is available in MHE website.
64	Please confirm whether Custom duty / GST, Withhold tax, incometax etc are exempted for the project.		All duties and taxes applicable by law shall be considered applicable to this project.
65	Please confirm that the complete scope of work (i.e for all site) will be awarded to a single contractor		Yes.
66	We request you to extend the date of submission by Six weeks.		Any extension on submission date is not possible.
67	SERVICES QUERIES		
68	Please confirm whether lift has to provided for housing units at all Site or for any specific site		All Buildings constructed in male' shall have lifts.Buildings in Thinadhoo are four storey walk-up flats.
69	Please provide the regulations / laws regarding provision of a lift in the buildings i.e after 3 or 4 or 5 no of floors lift has to be provided/ considered		No such laws.
70	Please confirm on the following presumptions with regard to the services for the Units.	4.Employer's requirements; Section 4.2-Minimum Design Requirement	-
a	Power Supply:- - Self generation using DG sets. - System: 415V,50Hz , 4 Wires. - Please confirm whether a Diesel Storage Facility is required.		Self Generation not required. All the sites have access to power mains.contractor may choose to have self generations for the purpose of construction.
b	Water Supply:- - RO Plant.		RO Plant not required to the buildings.contractor may choose to have RO Plant for the purpose of construction.
c	Sewerage:- - Sewerage Treatment Plant.		Not required.

d	Storm Water Connection:- - To Sea/ to network		Not required.
e	Telecommunication:- - Lines from local service provider.		All internal wirings for ICT and TV shall be installed within the buildings ready for connection by the service providers.
f	Fire Fighting:- - Not considered.		Fire fighting provisions within the buildings is compulsory.
71	Please indicate requirement for any Common Amenity Building.		not required.ground floors of all buildings shall provide space for electyrical meters, water meters and any pump systems required for well water supply to toilets.
72	The Tender Document which was supposed to upload on your website on 8 th of Sep. Whereas the document was loaded on 11 th morning.		Yes
73	3 site at Male to build 400 Houses : will the site be provided after demolition of the old houses and the trees in the premises .		Already Answered in another Question.
74	100 Flats at Thinadoo Ga. Atoll: Can we have more detail of the photos of the site and whether it is clear land.		Contractor is to visit the sites
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82	Can we get the EPA and IEE protection agreement and Define parameter?		Available on EPA website.
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85	Ples arrange the Labor Quota , Rules and Regulation for getting the workers and is Maldives government has any norms for getting the Labors for the project.		Labour Quota will be provided by the government, upon signing the contract.Labour is usually brought into the country through labour agents and as per regulations and procedures setout by imigration department and human resources ministry.
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87	Page 3 of 18 :Ples let us know the amended Modification of Envelop Date and time.		Remains the same as in the bid document.
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89	Time Frame for the Compilation of the 500 Flats.		Contractor to propose.
90	Material of the Windows to be used and also if you can provide the BOQ frame of the Male existing Flats project done by any foreign contractor or Male local contractor.		Materials for windows should be anodized aluminum.
91	EIA Process of removal of the Trees from the Sites .		Refer guidelines provided by Environment Protection Agency(EPA)on its websites.
92	As per the Project should we contact 70 % of the land area and balance 30 % to be used for extra amenities (Garden , parking and open area etc)		Yes
93	SET back rules and guide line .		As per drawings provided.
94	Will we get the Special rate from the Water department MWSC and Electricity department STELCO.		Special rates will be facilitated for male' sites.
95	Do you have the Soil test for the Maldives allotted site.		No soil tests available for the four specific sites.
96	Please let us know the last date of query to be send and Last date of our query which will be answer by the Ministry .		As per bid document.

97	You need physical bid bond or through bank transfer.		Physical Bid bond to be provided in the name of Ministry of Finance and Treasury.
98	We are bidding as a joint venture . Could any partner submit the bid bond?		Yes any partner could send the bid bond.
99	Is the Structure Duplex / Single Storey / Multi- Storey?		Pleaserefer to Bid Document.
100	Material used for walls?		Already Answered in another Question.
101	Material used for False Ceiling?		Usually false ceiling is required in toilets and commercial areas.
102	Ceiling type – Laminated / PVC? Gypsum board or any other		Gypsum Board
103	Paint (preferred make)		To be proposed
104	Material to be used for access road, drains and pipes		Not required
105	Type of Floor Tiles? (Ceramic or vitrified)		High quality Ceramic tiles.
106	Type of Wall Tiles? Thickness and Sizes and No. of Joints to be considered		High quality Ceramic tiles.
107	Detailing of Landscape ? Types of Trees and Grasses		Not required
108	Types and sizes for Doors and windows?		Alluminum Windows.Wooden doors.size to be determined by the Architech.
109	Adequate Lighting refers to natural / artificial and also provide the percentage for Artificial lighting		Natural and Artificial lighting.
110	Wiring is Concealed / open? Type of Wiring: Copper / Aluminum? Earthing Arrangement		Concealed wiring and earthing required.
111	Source of Power / Electricity		STELCO in Three sites of male' and utility company in Thinadhoo site.
112	Plumbing – GI pipes / UPVC and pressure of pipes, specifications of pipes		UPVC pressure of pipes.
113	Water Supply from Borewell / Overhead Tank . Provision for Overhead Tank, Size of Overhead tank,, Capacity of Overhead Tank.		Ground water for toilet flushing and fresh water from the mains.
114	Location for Air conditioning Cut –out / duct, drainage area, electrical area for air- conditioning		not required.Additional 15A power sockets to be provided.
115	Sanitary hardware (i.e. WC, washbasin , taps, sinks, etc .) Preferred make and types and sizes		To be proposed
116	Type of Lights (Tube light / CFL) wattage of lights		To be proposed
117	Provision for Gas cylinder / piped gas connection		Gas cylinder
118	Provision for Chimney / hood / exhaust		Hood for Kitchen required.
119	Provision for existing Sewer Lines and their detail survey		Not required.
120	Safety precautions for doors / windows (i.e. Grills, locks)		locks to be provided.
121	Terms of Payment not Specified		Already Answered in another Question.
122	Average turnover for No of years not specified		Per Year.
123	Bid-Security to be provided in the name of all Joint Venture partners or all lead partners . Kindly Confirm		Already Answered in another Question.
Additional Requirement.			
All three sites in Male' (Development sites 1,2 and 3) which shall have a half basement which is to be used for only parking. No basement required for thinadhoo Site.			