

Clarifications- Design and Construction of 100 Housing Units at Lh. Naifaru

1. Can you arrange a site visit?

The Contractor shall arrange the site visit at the Contractor's expense. Arrangements could be made for personnel from the council to accompany the bidder to the site. Please contact 7797775 for assistance regarding the site visit.

2. Is there any special restriction in atoll except Maldives government law?

All local acts, regulations and codes shall apply to the project. Any international standards that are to be followed will be applicable.

3. Is there main water distribution and drainage network system in the island? Else, what is the contractor scope for water supply and drainage system for proposed houses?

The Contractor should design, approve and provide all the internal network lines for the utilities and should allocate the appropriate number of elements required in accordance with the requirements of the utility service providers.

The installation of the main water supply and sewer networks are currently ongoing, and will be available on the island in the near future. The utilities around the site are currently not functional. The Contractor shall be responsible for provision of temporary utilities on that are required for the construction site from the utility service provider on the island.

4. Do we have to include the furniture price to this proposal?

Contractors are not required to furnish the apartments, however all the fittings, fixtures and elements that are required for the building to be functional should be provided.

5. What is the expected finishing level? (High, medium, moderate or low)?

All the fittings, fixtures and finishing that are used should be durable and be able to withstand salty water and air conditions.



6. In the requirement mentioned that Height of the Building should not exceed 9m height for three floors and also mentioned that building should be elevated 1m height from ground level(the finished floor level of ground floor should be 1m from the ground level) – kindly clarify
The building should be raised 0.3m from the ground level. The building height should not exceed 10m for the three story blocks and the 13m the four story block.
7. Please provide site condition and demolition of any building or trees need to cut or transported?
Is there any demolition work/ removing and replanting of trees/ removing of underground structure/ underground service line, or is it clear land?
The bidders are required to check the conditions on site.
8. Ground water can be used for construction
Water shall not contain injurious amount of impurities that may adversely affect concrete and reinforcement. Water shall be obtained from a public supply where possible, and shall be taken from any other sources only if approved by the Consultant. Only water of approved quality shall be used in the construction.
9. Please clarify the availability of material storage & Accommodation.
The space for material storage and accommodation can be accommodated within the site; however, the Contractor shall build the necessary temporary shelters for the material storage and accommodation.
10. Please confirm whether temporary Electricity & water can be obtained from site?
What is the availability of water and electrical facility for construction purpose?
The Contractor shall make all necessary arrangements and provide water and electricity for the proper execution of the works.
11. Please confirm Rock sand can be used for structural Concrete works
Fine aggregate shall be river sand conforming to BS 882.



Coarse aggregate shall be crushed stone excluding limestone or derivatives of limestone conforming to BS 812.

Aggregate shall not contain injurious amount of rubbish, dirt, organic impurities and other foreign matters.

Strength of aggregate shall be more than that of hardened concrete paste.

Shape of coarse aggregate shall not be flat or slender.

The Contractor shall propose the specifications of the aggregate to be used for the work for approval by the Client and the properties of such shall be detailed in the Technical specifications to be provided by the Contractor.

12. Can use local sand for Block making

Masonry work shall be done with bricks or blocks of approved quality unless specified otherwise.

The blocks shall be free from excessive amounts of salt or other impurities and shall be inspected and approved by the Consultant/ Client.

13. Kindly provide the Distance from the Electrical Main DB

Bidders are required to check the measurements on site.

14. Kindly provide the Distance from the main sewer

Bidders are required to check the measurements on site.

15. Kindly provide the distance from the waste management site

The bidders are required to check the measurements on site.

16. Kindly provide the plot location & details

A site location plan is attached with this document.

17. Whether Roofs can be covered with Roofing sheets with Gutters or concrete roofing?

The roofing material is standard lysaght roofing sheets and should be installed according to the manufacturer's instructions.

18. Whether overhead tanks & wells can be provided individually for houses or common for Blocks?



A ground water well should be provided for every 4 units. The diameter of the wells should be 5 feet and a water depth of a minimum of 3 feet should be there even at low tide, the selected Contractor should make the necessary surveys and determine the water levels on site. The overhead tanks for rainwater storage are not required under the current scope of works. The Contractor should provide for future connection to the main water supply connection on the island.

The overhead tanks are no longer required under the current scope.

19. Whether the row houses shall be Villa type or chain houses

The development should be in the form of apartment blocks as specified in the Requirements of the Client. There should be 4 apartment buildings (blocks) consisting of

Three apartment blocks with 24 apartment units per building and,
One block with 28 apartment units.

The maximum number of apartments per floor is 8 units and should not be higher than 4 stories.

20. Whether staircase shall be provided individually for each house?

Two staircases should be provided for each block and the distance from the apartment entrance to the nearest staircase should not exceed 20m.

21. Whether the parking areas shall be provided individually for every block or common to the plot?

Parking areas shall be common or individual for Blocks?

The Contractor is required to propose the parking areas; can be common or individually provided for each block.

22. Children play area shall be common for the whole project or for individual blocks?

A play area common for the development is preferred.

23. Intended duration of the project

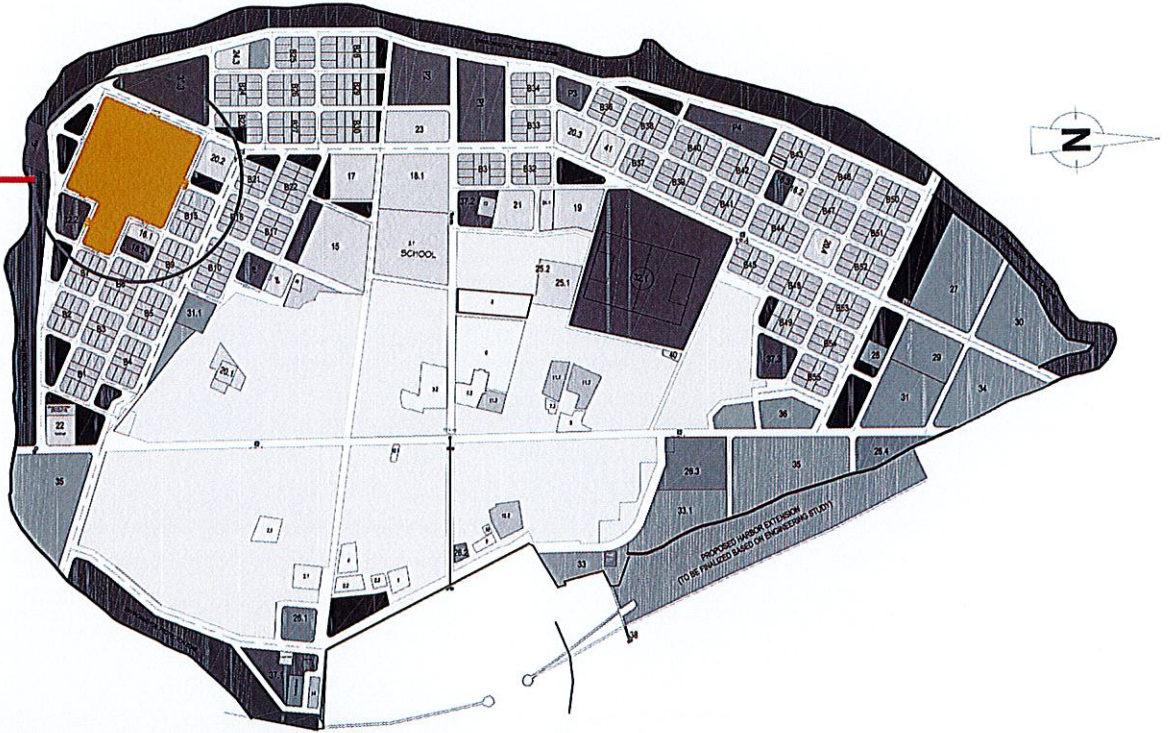
Do you have expected project duration and budget for the project?

The bidders are required to propose the duration; the budget for the project cannot be communicated.

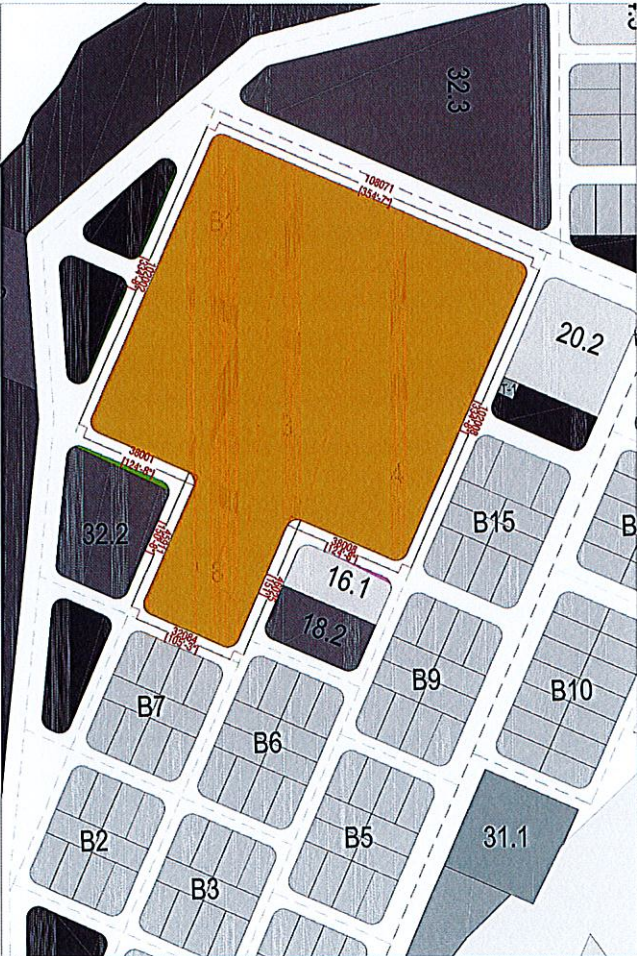


AMK

PROPOSED SITE



PROPOSED LAND FOR PUBLIC HOUSING AREA = 134,367 sqft



PUBLIC HOUSING AREA (P1-P4)

LEGEND:
PROPOSED:

