**SECTION 7: EMPOYER’S REQUIREMENTS**

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| **2500 HOUSING UNITS IN HULHUMALE’ PHASE 2 PROJECT, 2016** |

**September 5, 2016**

**Public Procurement Division**

**Ministry of Finance and Treasury**

1. **General Background**

The government of Maldives is seeking a party to finance, Design and Construction of 2500 Housing Units of 2 bedrooms with attached toilets in Hulhumale’ Phase-2 of Maldives. The Housing units must be, with a total unit area of 550 square feet. The height of buildings will be 10-15 storeys.

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

* Design stage
* Construction stage
* Maintenance stage

The total duration of the project shall not be more than 720 calendar days.

1. **Design Stage**

Contractor shall complete the detail design prior to construction work, in accordance to Employer’s requirement, tender document and relevant local authorities. The contractor shall not deviate his detail design from the information provided by the Employer.

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 housing 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, façade etc. and a two way dialogues will be conducted in order to attain satisfactory level of work.

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

The scope of works of the project also includes (but not limited to):

* Assessment of existing site conditions
* Carrying out an Environmental Impact Assessment (EIA)
* Development of conceptual design
* Development of detailed design

Other factors that should be taken into account when designing and constructing the housing units and buildings are:

* The height of buildings will be 10-15 Storeys.
* There should be minimum 2 staircases and 3 lifts.
* The design of project shall comply with the Design Guidelines.
* All Design and Construction work should be carried out in accordance to British Standard in addition to the local regulation.

*Please find attached the design guideline for this project.*

**2.1 Contractor’s Documents Related To Design Stage**

The following documents shall be submitted to the Employer by the Contractor:

* EIA (to be submitted to EIA and should be done to EPA requirement)  
  Detail Design Report including calculations, survey results etc.
* Concept for housing units
* Layout drawing of the proposed housing units
* Preliminary design of housing units and buildings
* Detailed design of housing units and buildings.
* Bill of Quantities, including Master List of all material and equipment required for the project.
* Work schedule
* The Contractor shall submit proposed work schedule. The work schedule shall indicate the major works to be carried out under the scope of the project. The work schedule shall clearly show the proposed start and end date for the project and major milestones.
* Following points shall be taken into consideration when preparing the work schedule.
  + Detail design and EIA period shall be clearly specified and should be included within the total duration of the project
  + The total duration of the project shall not be more than 720 calendar days.
  + Contractor shall allow for yearly climatic conditions in the Maldives.

1. **Construction Stage**

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

The Contractor shall execute the Works in accordance to the approved Drawings, 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 Construction stag is only deemed to be completed when the Employer has issued the “Taking-Over Certificate” in accordance to the Conditions of Contact.

**3.1 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 with requirements of relevant authorities.

The Maintenance period shall be minimum duration of 365 calendar days.

The Maintenance stag 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. **Payment Terms**

The contractor shall arrange own financing or arrange and facilitate a financer who will finance the project according to the following terms.

* The contract amount shall include both construction and financing cost of the project (inclusive of GST and all other costs), and should not exceed USD 52,000 per unit.
* The GOM is willing to issue Sovereign Guarantee to the financier where required, if the effective rate of interest of the loan is below 4%.
* The grace period shall be equivalent to the period of construction
* The loan repayment period shall not be less than 10 years

Thus document from the financier shall fulfill the above requirements

Payment for the project will be made Based on the Actual progress percentage (for each 5%)

The Government’s payment obligation towards the contractor shall be within a total of 12 years, inclusive of 2 years grace period.

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 Ingenieurs-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 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. **Other information**

* Ground water shall not be used for any construction. Coral sand may be used for Masonry Block Manufacturing;
  + Sand shall not be taken from the island or the island lagoon except as specified under the scope of the project.
* All designs shall be to the relevant and latest British Standards or an equivalent standard.
* Quality of construction and materials shall be as specified in the technical specifications.
  + Contractor shall submit manufacturers and / or suppliers specifications for any materials or works not covered in the technical specifications.
* The contractor shall have his quality control measures in place and submit quality reports regularly.
  + Apart from this the employer may at any time without notice carry out independent quality assurance tests to verify the quality of materials and works. If the quality of materials or works is below the specified standard the contractor shall rectify the situation to the satisfaction of the employer at his own expense
* The contractor shall provide the testing results provided by its site laboratory which shall be qualified by an independent third party.
* Electricity and water required for the project shall be supplied by the contractor at his expense.
* It is contractors’ responsibility to obtain all the permits required (from regulatory authorities, service providers etc.) for the designs, and for construction.
* The metric system of units shall be used throughout.