

Clarification Questions and Responses

Project Title: Development of New Social Housing Designs

Date: 30th November 2019

Clarification Question	Government of Montserrat Response
1. What are the slopes on both properties?	Information on the slopes on both properties are not currently available, and would be better determined by a topographic survey.
2. Would ACAD (2015) files be readily available?	No, these are not available.
3. Is there a minimum size foot print that the GoM has or is this left up to Tenders design concepts? The OECS (Section 3 - 301.6) does not make mention of Social Housing. Where will these be classified under (see table 3-1 Occupancy Content of a Building; Group E Residential E(a), E(b) or E(c))? Or will there be an exception made?	In the Montserrat context, we're inclined to lean towards Group E Residential E(a) for Social Housing, which would reflect approximately " 1 person for each 300 sq ft of floor space ". That being said, we may have some flexibility to execute a design response that reflects some elements from Group E(b) - but it is not advised that we reduce the area below 285 sq ft per person of floor space .
4. What is the approximate amount of Housing on the waiting list (this helps when calculating time for design concepts)?	Approximately 300, however the detailed housing list will be made available to the selected tenderer.
5. Will these units be for rental and or sales purposes via GoM?	Further details will be provided to the selected tenderer. However, the units are mainly proposed for rental.
6. For which working class will the social housing be designated for (low-income or Middle income or combination)?	The housing will be allocated as per the Government's Housing Policy, which can be discussed in further detail upon award. It is expected that a combination of
7. What are their approximate wage rages (we design homes based the people's income making sure the average person can afford it)?	This information will be provided to the selected tenderer.
8. Have there been any winds studies done at the locations of the two Lots/properties?	Wind studies are not available for these locations.

<p>9. Is it the intention to use (majority) local labor? If yes for budgetary purposes: what are the cost for:</p> <ul style="list-style-type: none"> • Helpers (hourly rate) • Skilled Labor (hourly rate) • Foreman (hourly rate) • Supervisor (hourly rate) <p>If material is to be purchased locally, what are the cost for:</p> <ul style="list-style-type: none"> • Sand (\$/y3 or \$/m3) - course and fine • Cement (94lbs bags or what is available) • Gravel (\$/y3 or \$/m3) 	<p>Please note that tenderers are responsible for appropriately pricing their bids. The Government of Montserrat is not responsible for providing labour rates to prospective bidders. Some very approximate rates for workers are provided below, however these are estimates, and open to variation within the labour market:</p> <p>Helpers \$100.00 per day Skilled Labor \$150 - \$170 per day Foreman \$250 – \$300 per day Supervisor \$300 - \$350 per day</p> <p>Please note that tenderers are responsible for appropriately pricing their bids. The Government of Montserrat is not responsible for providing material costs to prospective bidders. Some very approximate costs for materials are provided below, however these are estimates, and open to variation within the materials market:</p> <p>Sand (\$/y3 or \$/m3) - course and fine \$40 per cu. Yd for both coarse and fine Cement (94lbs bags or what is available) \$25 per bag or \$860.00 per pallet of 35 bags Gravel (\$/y3 or \$/m3) \$40 per cu yd.</p>
<p>10. Please clarify the timeline for delivery of the Inception Report</p>	<p>The Inception Report should be produced and agreed within 3 weeks of mobilisation.</p>
<p>11. Please clarify the scope of the Detailed Design Options required. Are multiple options required for each of the following six residential unit types:</p> <p>a) Single Storey 1 bedroom, 2 bedroom, 3 bedroom</p> <p>b) Multi-storey 1 bedroom, 2 bedroom, 3 bedroom</p>	<p>The nature of the options would be proposed by the selected tenderer, having assessed – for example – the nature of the sites, and the needs profile of the waiting list. More detailed information on these aspects would be provided upon contract award in order to inform the masterplan.</p>
<p>12. Can the multi-storey be a single structure that combines multiple unit types (high rise residential development)?</p>	<p>Yes, multi-storey options may include multiple unit types, whilst being sensitive to the Montserrat context.</p>
<p>13. Is there an estimated number of housing units to be provided by this project?</p>	<p>No there is not an arbitrary estimate at this point, however the aim would be to develop value for money and socially relevant site and housing</p>

	designs to accommodate as many of those on the waiting list as possible within the constraints, noting that such development might be phased over time.
14. The number of sites to be designed?	Two government owned sites have been identified, however this does not preclude other sites being considered. The sites to be designed will be confirmed following appointment.
15. The definition of what is meant by “detailed plans”?	<p>The scope of work defines this as follows: “In conjunction with the local stakeholders (including MLDA), identify sites for possible development, assess the development viability and carrying capacity and include access to services and the provision of infrastructure, and develop a Master Plan for these identified housing sites (possible sites to include two (2) government owned sites at Drummonds – Block 15/9 Parcel 19 of approximately 2.89 acres; Block 15/9 Parcel 42 of approximately 1.13 acres);</p> <p>...Prepare new and improved housing design options which are in accordance to all relevant codes and standards, respond to the needs of the current waiting list, and which reflect Caribbean best practices and international standards. These designs should be transposed onto agreed site locations. Provisions for accessibility for persons with disabilities should be incorporated into the designs;”</p>
16. The process to acquire the relevant site studies and plans (topography, hydrology, soil studies, etc.)?	These studies are not currently available, and would need to be conducted. These can be included and priced as an optional scope element within the bid.
17. How many sites are foreseen to be developed? Is it 1 in total or 2 sites? There seem to be some inconsistencies between the Scope of Work and the Key Outputs.	Two government owned sites have been identified, however this does not preclude other sites being considered. The sites to be designed will be confirmed following appointment.
18. Is the site(s) already selected? The SOW seems to indicate a mapping, identification and categorization of possible sites beyond the 2 mentioned.	Two government owned sites have been identified, however this does not preclude other sites being considered. The sites to be designed will be confirmed following appointment.

<p>19. Could you further define “<u>detailed housing plans</u>?” Are these supposed to be construction drawings? Seeing the tight timeline expected for the project, it is assumed the level of drawings and designs to be provided would be at a detailed design development phase (not yet construction drawings).</p>	<p>Preliminary design stage.</p>
<p>20. Would the government provide the required site(s) studies for the design and planning to take place (topography, wind, soil studies, hydrology, etc.)?</p> <ul style="list-style-type: none">o If not, these studies would have to be subcontracted locally - could you provide general estimates for these studies in Monserrat?o Also, is there an acknowledgement in the <u>projected timeline</u> for these site studies and results to take place?	<p>These studies are not currently available, and would need to be conducted. These can be included and priced as an optional scope element within the bid.</p>