



TENDER OF A PROJECT MANAGER FOR THE DETAILED DESIGN AND CONSTRUCTION OF THE SAVALALO NEW FLEA MARKET SLC-PMSAV-2022.

CLIENT – GOVERNMENT OF SAMOA THROUGH SAMOA LAND CORPORATION

Client Response – Request For (Clarification Of Information)

COI No.	Date of Receipt of COI Request	Questions in COI	Client Response to COI dated 07 September 2022.
1	05 th Sept 2022	<p>Q1. There was much discussion during the pre-bid meeting with re Clause 18.1 of the Data Sheet, the reference to the 20 years of specific experience and qualification of the Team Leader, IPES CPEng, Structural - Civil Engineer, ST10M value in projects to confirm.</p> <p>We need to open up the criteria to be more fair and transparent for other competing bidders. A +10 years of PM relevant experience in the pacific region seems fair to match the other 2 key staffing positions.</p>	<p>CR1. SLC as the Procuring Entity has taken a broaden approach by having a much critical and in-depth Risk Assessments Review of the project specifically at the Site (Savalalo Area). We would like to re-visit some of past natural disasters that were badly affected the Old Market especially the Tenants and the Public at large that would be of great importance for the designing of the Scope Of Works for Stage 2 & 3 like the Major Fire in 2016, four or more Major Floods from 2013 up to the latest in 2020 and more.</p> <p>This is one of many significant reasons why SLC/Government has opted to advertise the PM locally in order to appoint someone who will be the Team Leader that understands immensely and clearly on the history background of the Site itself and its surrounding reaching out to the whole Apia Township Area, also got the accreditation recognition of the IPES full membership with a wealth of experience in Structural and Civil Building Construction Works particular as a Project Manager.</p> <p>In widening the field to cover the Pacific, it will be a one way street giving more advantages to large international companies or locally based overseas bidders but it will disadvantage the Locals for being in Samoa only for most if not all of their working and specific experience.</p>

			<p>Moreover, in light of that, SLC might as well advertise the PM internationally and again the Locals will have a minimal chance when competing with larger overseas Firms but they (The Locals) have the huge potential to carry out the PM role.</p> <p>Furthermore, this project is specific for Samoa and the funding by NZ is also specific to benefit the Samoan community.</p> <p>In considering the Request on the other hand, SLC will issue an Addendum to <u>approve reducing of the years of experience for the Team Leader from 20 to 15+ but the phrase “experience in Samoa” still remains.</u></p> <p>Other two key positions are key subordinates to the Team Leader and the 10+ years of experience for them are relevant compared to the 15+ of the Team Leader.</p>
2	05 th Sept 2022	<p>There are not too many IPES CPEng qualified candidates that fits the Structural-Civil experience outlined by the RFP. Even more challenging for a number of bidding local candidates / firms to confirm they hold current PI and General Liability cover over the value of ST1M tala.</p> <p>Wanting to add further clarification with Clause 18.1 (iii) a) - this requires the Team Leader to have <u>IPES CPEng registration for at least 5 years.</u></p> <p>The ranked Civil -Structural Engineer would need <u>at least 10 years of relevant design or PM experience</u> to qualify for the IPES CPEng rank above.</p>	<p>CR 2. This is a big project and "specific experience for large commercial buildings" of the project manager is required to act in the best interest of the client (the Samoan Government/SLC) and also for the Donor (NZ Government). Having a CPEng Member with a 10 years' experience pre-membership plus 5 years post-membership give a fair minimum years of experience required of 15 is considered as most relevant.</p> <p><u>Thus, SLC has now amended the minimum years of experience to 15 from 20. As per CR1 above.</u></p> <p>Personal and General Liability Insurance Cover will only be required from the Winning Bidder before signing a Contract with the winning Bid Price as the minimum amount of the Sum Insure.</p>

3	05 th Sept 2022	<p>Kindly asking for a further 1 week extension to submit a priced bid submission.</p>	<p>CR 3. Looking at the bigger picture, the PM role is relatively small compared to the Detailed Design and Construction stage. The final goal is to engage the PM on Board and start the Stage2&3 asap by November this year. The whole project is planned to be completed in 2024 and it could be much better if completed before the Commonwealth Meeting to be held in Apia in the same year.</p> <p>Working backward from now, there is probably only 21 months left. It is planned for the Major Construction to take 15 months at minimum and that would leave 6 months for the Procurement and A&E sections to complete;</p> <p>But let's look at a brief summary of a more realistic time frame given below;</p> <ol style="list-style-type: none"> 1. 1 month for the bidding of the PM, due 19 September 2022; 2. 1 month for the evaluation and procurement of the PM, say due 19 October 2022; 3. 1 month for the PM to prepare and complete the bidding documents for the Design & Build stage, say due 19 November 2022; 4. 3 months minimum for tendering the Design and Build tender. There is potential the bidders will ask for more time here. This is stage where the client should consider time extension in order to receive competitive bids. Let's say allow 4 months, say due 19 March 2023; 5. 1 month for the evaluation of bids of the D&B, say due 19 April 2023; 6. 1 month for final procurement and Tender Board and Cabinet FK. Say due 19 May 2023; 7. 3 months for the Design component of the D&B contract. Construction can still start within this 3 months to carry out field investigations such as; geotech,
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4.	06 Sept 2022	<p>Section 5 – Terms of Reference:</p> <p>1. Team Leader:</p> <p>a. Reduce number of years of experience from 20 to 10 years' experience;</p> <p>b. Replace the statement "in Samoa" to "in the region".</p>	CR 4. Please refer to SLC comment in CR1 & CR2.
5.	06 Sept 2022	<p>Section 2 – Data Sheet</p> <p>2. Section 15.7: deadline for submission be extended by one (1) week to Mon 26th September 2022.</p>	CR 5. Please refer to SLC comment in CR 3.
6.	02 Sept 22	There should be an exception to include other Specialists like the Quantity Surveyor in the Team and count in the marking allocation given the years and nature of experiences as a Project Manager.	CR6. The key Staff Personnel required are already given including the Structural and Civil Engineer, Architect and Clerk of Works and all are included in the Marking Allocation for Key Staff Category, BUT it does not deter the Bidder to include a Quantity Surveyor as part of its Team and may be counted in the Technical Response marking.
7.	02 Sept 22	If there are no experiences in Building Construction but with civil works only, does the Contractor lose its marks?	<p>This is a big project and "specific experience for large commercial buildings" is very important. Thus the "specific" experience for large commercial buildings" is a key requirement for evaluation and marking allocation,</p> <p>However, within the Technical Responsive Section, it can be filled out to fully explain how would the Contractor (PM) in its current working experience capacity satisfies the above requirements especially in critical areas as stated.</p>
8.	02 Sept 22	How to lodge Tender Documents, is there any E-Portal to lodge on line.	
End of COI			

