

## A. SCOPE TO BE INCLUDED IN THE CONCEPT DESIGN

### General and Specific items:

#### **GENERAL:**

1. The Concept Design shall be such that the new Flea Market Re-development will blend into the surroundings and harmonises with the Apia Waterfront and other structures and features nearby.
2. The Main Flea Market Building is a single level structure with medium to high ceiling attic space and with approximately 4000 m2 floor area.
3. Tender submission shall include CAD drawn proposed preliminary floor plans, elevations, sections, and perspective coloured 3D views in A1 size drawings.
4. CAD files shall be included in a Flash Drive part of the bid submission for Stage 1, in addition to A1 drawings floor plans and elevations and sections.
5. The available lands for the new Flea Market Re-development project including external site works (eg carparks, footpaths, fences, ramps, storage water tanks, waste disposal structures, are attached Lots;
  - Lot 662 - Plan 7647
  - Lot 545 - Plan 5410
  - The bidder is responsible to obtain all and any related land details from MNRE Land division for the preparation of its Concept Design for Stage 1 of the project.
  - Refer aerial view of site in Annex B.

**SPECIFICS:**

1. A 6m X 6m enclosed space for SLC to house a manager's office with fully air con with computers and desks and tables and chairs and telephone and internet connections. A storage room for cleaning and maintenance tools.
2. 80 Flea Market stalls, each 2.4m x 2.4m plan,
3. Allow 55 food stalls, each 2.4m x 2.4m plan, allow for gas cooking only to prepare food where each food stall shall be connected to a common gas supply line. Allow water supply to each food stall space with a sink and waste disposal to be discharged to a number of common grease trap units. Services (water, power, gas, telephone) to each food stall shall be metered.
4. Allow 50 retailed shops, each 3.3m x 3.3m plan with a ceiling mounted fan and 4 outlet double power points. Allow water supply to each retailed shop space with a sink and waste disposal to be discharged to a number of common grease trap units. Services (water, power, gas, telephone) to each retailed shop shall be metered. Each shop to have a front counter with aluminium roller doors and lockable doors.
5. Allow for adequate space for customers / tourists foot traffic movements within the building to meet Samoa NBC 2017 and/or approved NZS/Australian Codes and standards.
6. Allow accesses for disables to meet Codes. (ramps, rails, steps, footpaths, pedestrian crossings, ample carparks, access to bus stops, taxis
7. Public toilets to be located inside or immediately outside the main building waste lines connected to the pressure sewer system to the Sogi treatment plant
8. Hygienic utilities and cleanliness
9. Provide ceramic tiled floor finish easy to maintain long term.

10. Large span verandahs to provide shades and protection from the sun and rain
11. Cold Water supply AND solar units to supply hot water supply
12. Waste water and grease traps disposal
13. Grease traps (approved prefabricated units only)
14. Solid waste collection area
15. Power supply using grid supply and allow to maximise solar / wind sources
16. Allow "big-ass" fans throughout.
17. Stormwater drainages and flooding mitigation. Use Base Floor Elevation BSE for 1 in 100 year event. FFL of RL 2.8 MSL based.
18. Appropriate material shall be considered in the design to meet the following Exposure Category:

**DESIGN:****1. Environmental Exposure Classification : A1, B1, B2 (NZS 3101  
Part 1 : 2006****> Steel Corrosion Category : C****> Codes for design: Samoa NBC 2017****AS / NZS 1170.0, 1, 2, 3, 5 (2002, 2004)****AS / NZS 4671: 2019****AS / NZS 2312: 2002****AS / NZS 5131: 2016****NZS 3122: 2009****NZS 3121: 2015****AS / NZS 1214: 2016****NZS 3109: 1997****NZS 3101: Part 1 2006****AS / NZS: 4680:2006****(Note: No other Codes are permitted other than the ones specified above)****2. Structural Design****Building structural design for earthquake and cyclone in accordance with the;**

- Samoa NBC 2017;
- AS/NZS 1170.0, 1, 2, 3, 5 Structural Design Actions

**> Importance Level 3 (Table 3.1 NZ 1170.0: 2002****> Annual Probability of Exceedance Table 3.3 NZ 1170.0: 2002)****Design working life : 50 years****Initial maintenance life: 15 years****ULS 1/500; Regional Wind Speed  $V_{500}$  = FD 80; FD = 1.1****SLS 1/25; Regional Wind Speed  $V_{25}$  = FD 53; FD = 1.0****> Z hazard factor = 0.3****3. Local Laws, Authorities and Jurisdictions****1. Registered Chartered Professional Engineers (CPEngs)**

**Certification of engineering design will be approved and accepted by the Client based on local IPES jurisdictions as follows:**

Only approved CPEng on current IPES Register 2022 can sign off relevant engineering discipline design and issuing of Engineer's Design Certificate in the designer's field of qualification and Practice. CPEng engineers must have qualifications from an approved Washington Accord compliant Institutions.

- 1) Structural design: registered structural engineer CPEng
- 2) Civil design: registered civil engineer CPEng
- 3) Electrical design: registered electrical engineer CPEng
- 4) Mechanical design: registered mechanical engineer CPEng
- 5) Fire design: registered Fire engineer CPEng
- 6) Hydraulic design: registered hydraulic engineer CPEng
- 7) Communication design: registered Comms engineer CPEng

**4. Other Services**

The bidder shall be responsible for the following services to be allowed for as parts of the preparation of the overall project including but not limited to;

- cadastral and topographical surveys
- geotechnical investigation for foundation design
- Environmental and Social and Safeguards including 3 Public Consultations and the preparation of a PEAR if required, and an EIA and Development Consent in preparation for the Building Permit for Stage 2.

**B. TARGET TIMEFRAMES**

Table 3: Indicative Timeframe

Stage No.	Completion	Completion
1	Concept Design	3 months from date of issue of tender
2	Detailed Design	3 months from date of acceptance of Stage 1
3	Alternative Bid (Design & Build)	To be finalised

**C. BUDGET**

Table 4: Project Budget all inclusive of applicable taxes

Stage No.	Completion	Not to exceed
1	Concept Design	SAT \$ 90,000
2	Detailed Design	SAT \$ 200,000
3	Alternative Bid (Design & Build)	SAT \$ 25,000,000

## ANNEX B – LAND DETAILS

Lot 662 – Plan 7647 (Check with MNRE Apia)

Lot 545 – Plan 5410



Fig B1: Aerial photo of available land marked “A-B-C-D” (Area is over 2 acres)









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