

Employer's Requirements

Overall Statement of Requirements

The Employer requires the construction of Phase 3A of the Cable Bay development project as indicated in the Ocean's Edge Final Planning Submission document July 2009 (Appendix A)

Phase 3A comprises condominium units, a restaurant, a pool bar and various external works; all as detailed below.

- BF 1 bed 17nr
- BF 2 bed 12nr
- BF 3 bed 1nr
- HS 22nr
- PS 10nr

The Employer requires that the whole of the works be commenced no sooner than Monday 1st March 2010 completed no later than Friday 3rd December 2011

The Employer's budget to complete the works is EC\$50,000,000

The project has duty and tax exemptions as detailed in Appendix B of this document.

Outline Designs

The Employer has previously completed a number of units of the Hillside and certain of the Beachfront types; it is a requirements that the Hillside and Beachfront units comprised in Phase 3A should, other than as noted elsewhere in these requirements, as a minimum conform to the standard of fit, finish and appearance of these existing units, to assist in this copies of the construction drawings for the units, supplemented by copies of as-built drawings, are attached.

It is a central tenet of these Employer's Requirements that the works comprised in Phase 3A should fully integrate with those already completed under the Phase I & II contract and the villas completed and under construction of the hillside overlooking the development site. This integration is to be sufficient as to provide a "seamless join" between the Phase 3A and those parts of the development already completed.

The "seamless" join shall primarily be concerned with the "look and feel" of the buildings and their environs but shall also be considered as relating to materials and fittings used – these shall be interchangeable. This has particular relevance for wall coatings e.g. in respect of future maintenance, any wall coatings used should be capable of over-coating at a future date with materials which would also be suitable for over-coating the buildings in Phases I & II

The Employer has produced scheme design drawings for the Poolside units and other variants on the Beachfront designs, these are a new product and prototype units have

not been constructed. The Poolside units are generally to be constructed to the standard of fit, finish etc as the Hillside units.

The design of restaurant and poolside bar are provided in outline specific the required floor spaces and functional areas, the specifics of the design are to the discretion of the contractor with a general requirement that the materials fit and finish are compatible with those used on the remainder of the development generally and Phase 3A and the July 2009 planning document specifically.

It is anticipated that the upper level of the restaurant building will be used by the Employer as an office and sales area ahead of the full use as restaurant for the whole development once completed; fit-out of the upper floor for this temporary purpose is not included within the scope of Phase 3A. It is assumed that the restaurant operator will for Phases I through 3A operate solely from the ground floor.

The conference centre noted on the planning submission of July 2009 is now not to be carried out under Phase 3A as it is intended to possibly relocate the existing prefabricated building in a refurbished form for this purpose in a subsequent phase.

The only work associated with the conference facility is to provide a drainage connection point, a power stub-up, a water stub-up and ICT stub-up in the position indicated as the future location of the Conference facility.

An external services drawing is included showing the as-built position of buried services and prohibited areas in which no buried services are to be placed. The contractor is required to utilize these existing service runs and to ensure continuity of the services to the existing Phases I & II as well as the villas connected to the development services infrastructure spine.(HV power and potable water).

In order to ensure uniformity of the external works for the whole development, the landscape generally is to comply with the requirements on the indicative external works drawings and details.

The external works' hard landscaping around the Beachfront units constructed under Phases I & II (BF7 and BF8) is temporary; the Contractor shall allow within the scope of Phase 3A for the replacement of the temporary pavings and surfaces with permanent works integrated to and providing continuity between Phases I & II and Phase 3A.

The Employer is arranging under other contracts to have the electrical intake building completed and provided with energized panels; the Contractor is to arrange for the connection of the electrical spine from the current arrangements to these permanent panels.

The waste water drainage is connected to a temporary arrangement; Employer has made arrangement for the waste water for the development to be treated by the private treatment plant at the Marriott hotel complex. The Contractor is to make due allowance for connecting the drainage spine to the Marriott hotel waste water treatment plant via a pipeline and excavation in the public roads.

Under the separate contracts for the construction of the villas and villa roads a main electrical service is being installed; this service is being connected to the electrical intake building under the separate arrangements being made by the Employer ahead of Phase 3A.

At present there is a temporary tenant car park located on the site of BF9; BF9 is to be constructed early in Phase 3A. The Contractor shall provide a temporary tenant car park close to the Phase I & II buildings with a drivable two-way access down through the site to the roundabout on the public road with sufficient temporary lighting. The existing temporary access road to the existing temporary tenant car park will be decommissioned as soon as the alternative car park is provided.