DEKWANEH WAREHOUSE

CONSTRUCTION PERMIT

&

WORKS SUPERVISION

REQUIREMENTS

Sites Build Department

Projects Studies

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# GENERAL

## SUMMARY

### MIC1 has launched a RFT for the construction of a warehouse facility within the ministry of telecommunications land at Dekwaneh.

### The purpose of the present document is to provide a detailed description of the services expected from the bidder to acquire the construction permit and carry out the works supervision throughout the project. The selected contractor will be responsible for obtaining all relevant permits and overseeing construction in accordance with the provided specifications, applicable laws, and safety regulations.

## DOCUMENTS and DRAWINGS PROVIDED by MIC1

### Annex01: Topographic survey of the plot #1668.

### Annex02: REC of the plot #1668.

### Annex03: Drawing showing the allocated area for MIC1.

### Annexes 04: Detailed drawings and specifications (6 plans).

### Annex05: Warehouse Dekwaneh General Guidelines.

# DELIVERABLES

## CONSTRUCTION PERMIT

### The bidder will be responsible for obtaining all necessary building permits, environmental permits, and any other required authorizations for the construction of the warehouse.

### The bidder should ensure full representatives in front of the official entities with all the needed additional plans or perspectives in respect to the ones provided within the tender document.

### The bidder must ensure compliance with local zoning laws, building codes, environmental regulations, and other legal requirements.

### This means acquiring all the required documents, executing all the needed procedures, signatures, obtaining approvals, follow-up until obtaining the official signed permits that allows the start of the construction works.

### The time to obtain the 'start of works permit' should not exceed three (3) months.

### The bidder must close the file at the concerned institutions (Real Estate Institution, municipality, OEA, etc.) (**رخصة** **اسكان\اشغال**).

### Official fees from public authorities/bodies and relevant entities to be quoted during project execution based on official receipts. Official invoices will be paid by MIC1.

### Bidder to consider all unforeseen fees for smooth process to acquire the necessary and needed permits within his services fees.

### Bidder to specify the duration of the end-to-end permit process under normal conditions.

## CONSTRUCTION SUPERVISION

### The bidder is expected to provide construction supervision throughout the project.

### Coordinate between subcontractors, suppliers, and other parties involved in the project to ensure smooth operations and resolve any issues that may arise.

### The bidder is expected to monitor and manage all construction activities to ensure they meet the approved plans, including the preparation of the site, foundation, structure, roofing, and any other associated works.

### The bidder should ensure the project adheres to quality, safety, and budget standards, monitoring timelines and contractor(s) performance.

### The bidder should ensure close coordination with local authorities to ensure compliance with all regulations and standards.

### The bidder should involve the below list of experienced and qualified personnel for the supervision and control of the carried works.

#### **Engineers**

##### Electrical Engineer

##### Civil Engineer

##### Mechanical Engineer

#### **Foreman**

### Role of the Engineers

#### Having a minimum experience of 5 years on site.

#### Daily inspect carried works.

#### Coordinate with different trades (electrical, mechanical, civil, fire, security)

#### Approves submitted shop drawings.

#### Signs material acceptance forms.

#### Submit any variation request.

#### Update execution plans

#### Update Bill of Quantities.

#### Submit weekly progress reports.

#### Attend weekly progress meetings and on call site meetings.

#### Detailed profile of every engineer should be submitted.

### Role of foreman

#### Having a minimum experience of 10 years on site.

#### Supervises and controls the quality of works on full time basis.

#### Coordinates with different trades.

#### Receives materials in compliance with MIC1 requirements.

#### Reports to engineering entity.

#### Detailed profile of the foreman should be submitted.

### Provide regular progress reports, including status updates on timelines, quality assurance, safety compliance, and cost tracking.

# END OF SECTION