

Malta case study

Business



The staff at the disposal of even the largest demolition contractor in the nation consists of only 20 members, because of which it is ill-equipped to execute an undertaking of this stature and complexity. Consequently, the demolition works will be performed by a foreign contractor that employs sufficient resources and has also solidified its reputation as an expert. Bids for the contract have been invited from major players in Italy, Russia, UK and Egypt.

These potential contractors have been shortlisted by ROB, which is the quantity surveying agency working on the project. The requirements of the demolition contract are taxing and intricate, creating several critical points that the future contractor must survey comprehensively and carefully before taking up the contract.

These contractual issues that must be given diligent consideration have been elaborated upon as under. Firstly, the demolition budget is predetermined at US \$10 million.

Within the constraints of this figure, the demolition contractor will be contractually obliged to carry out the assigned tasks, which include the main demolition, construction of temporary sites for workers, creating stringent protocol and mechanisms to ensure adherence of health standards as well as exhaustive site preparation to make the rear completely ready for construction work. In short, a tight budget becomes imperative for any potential contractor. The contractor must strategize and prepare a detailed and realistic forecast for all the expenditures that would be involved in the project.

Only when the forecast predicts a significant possibility of the project being executed with the allotted funds, should the contractor sign up for the demolition assignment.

Secondly, the contractor needs to especially consider the fact that the project involves not only demolition works, but also complete site preparation. As such, the annotator must confirm whether or not his team is reasonably knowledgeable about such post-demolition work. Apart from the technical know-how, the contractor must ascertain whether or not he possesses the human, mechanical as well as technical resources needed to accomplish the task.

Thirdly, the contractor must carefully evaluate the feasibility of the deadline specified in the contract. The demolition contractor is required to bulldoze the warehouse and the other buildings within the allotted time span of 20 weeks.

Failure to adhere to the pre-determined completion date can lead to monetary damages that can severely . NET the financial strength of the contractor. Defaulting contractors will be required to pay exorbitant charges amounting to US \$100, 000 per day. Lastly, the contractor must consider the latent expenses and efforts involved in the project in order to accurately appraise its profitability and viability.

The onus of obtaining the requisite permissions for carrying out the demolition is on the contractor, which essentially implies hidden expenses and cumbersome petty tasks.

Procuring work permits for its employers is another task that is the sole responsibility of the contractor. Further, the zero tolerance policy towards health hazards requires the contractor to engineer expensive, effort-intensive and foolproof safety and health protection systems. The demolition infrastructure needed for the project, including the plant and the machinery, must also be imported, adding more expenses and bureaucratic tangles to the contractor's effort.

The contractor would be legally barred from letting out the demolition works to earn additional income. Such prohibitions enlisted in the contract must also be studied and adhered to with caution. 2.

Discuss some of the fundamental issues that must be considered by any demolition contractor bidding for the work. The demolition contract entails the annihilation of a 10, 000 square meter warehouse and three two-storied industry buildings in order to ready the site for the construction of the proposed developmental property. The cost required to be incurred on this project is estimated at US \$10 million.

As a large-scale demolition and construction endeavor involving unprecedented costs, resources and straightening, all contractors who wish to bid for the project must vigilantly analyze and interpret the fundamental issues surrounding the execution of the task. These issues have been discussed as follows. Firstly, the project involves a very high degree of technical erudition.

The buildings to be demolished lie close to certain historically significant sites and residential areas, which must be insulated from any sort of noise and vibration.

<https://assignbuster.com/malta-case-study/>

This spells increased expenditures and efforts on the part of the contractor, and also implies rigorous financial damages in case the contractor fails to deliver the completed project within the stipulated timeline. Secondly, the contractor just examine reports that suggest that portions of the land being prepared for the new property is polluted. On account of the industrial activities that are prevalent in the region, the chemicals utilized in the manufacturing process have been discarded in an unprocessed manner on the land, resulting in soil contamination.

If the land is indeed contaminated, such information must be intimated to the architect and the engineer supervising the demolition project. Failure to bring the existing pollution to the notice of the Government and the client can result in false pollution charges on he demolition contractor himself.

Besides, the client may have inhibitions about constructing hotels and resorts on a contaminated site, because it could imply that other aspects of site's environment, like the water sources available and the atmosphere in general might also be polluted and unsuitable for the construction of such recreational property.

Thirdly, the site is located in the heart of Valetta, which is the most culturally opulent city in Malta. As such, the contractor must ensure that the site is adequately excavated and examined for items of historical or heritage value. The contractor must also establish clear and transparent protocol with government, to ensure that if any antique items are discovered, they are brought into the possession of the official authorities. He must also ensure

that he receives fair reward in case such items are discovered during the demolition efforts.

Fourthly, the contractor must proceed with immense caution so far as the stringent recycling requirements involved in the demolition contract are concerned.

The Government of Malta's guidelines on sustainability mandate that 90 percent of the demolition materials must be recycled. This implies that the contractor bidding for the demolition project must either have recycling equipment and know-how at his disposal, or he must be in contact with a reliable and efficient recycling partner who can ensure that the contract specifications with respect to recycling are met fully.

Fifthly, the contractor should also exercise special caution to deal with the dust arising on account of the demolition work, during the extremely hot seasons in Malta. Before any demolition work is started, provisions should be made to fence the demolition site. Furthermore, clear and legible hoardings must be set up to demarcate the site as demolition area and convey this information to the public. This needs to be done impeccably, in order to prevent traffic congestion in the narrow streets of the city.

Malta is supplied water from desalination plants, but water is a dear commodity in the island due to its shortage, and hence, must be conserved to the maximum possible extent. The contractor should keep in mind the fact that the current water treatment facility is insufficient for the proposed development. Although there is a possibility of a substantial part of Valetta

running through the tie at a depth of 5 meters, but the water company is not sure of its exact location.

Like water, electricity supply and the telephone and data cables present at the site must be protected during the demolition. These logistical requirements are an extremely important aspect of the demolition project, to which the contractor must pay total emphasis.

3. The client has requested a detailed health and safety plan to De summate Walt ten 010. Describe want snout a De Included In sun a plan. The demolition project entails strict adherence to complex health standards and acquirement as envisaged by the Maltese government.

The buildings to be demolished are located in the vicinity of several residential buildings and sites of historical importance.

Furthermore, being a predominantly industrial area, this part of Valetta is home to numerous offices and industrial sites. This implies that ensuring minimal damage to these areas and also following the pre-specified health protocol is indispensable for the demolition contractor as well as the client. The principal issues that must be covered in the health and safety plan to be submitted to the lenient have been enlisted and expounded upon as under.

Firstly, the demolition contractor must get the site inspected and investigated for any substantial signs of contamination. Reports have suggested that owing to the manufacture intensive nature of industrial activities that are common in the region, severely destructive chemicals have been unleashed into the environment. Post a thorough and vigilant

examination of the site, the contractor must perform the necessary control operations to ensure that the hazardous pollutants in the land and the water of the area do not pose health threats to the on site workers.

Secondly, the contractor must provide the requisite safety and protection gear to the workers who are directly involved in the demolition. The excessively hot climatic conditions prevalent in Malta, especially in the city of Valletta make the area tremendously dust prone. Prolonged and direct exposure to an atmosphere contaminated with industrial chemicals, dust and other suspended particulate matter can cause respiratory problems and other extreme diseases to the workers. Therefore, the contractor must ensure adequate safety mechanisms for the demolition workers.

Thirdly, the contractor must ensure that the nearby spaces are carefully vacated during the demolition process.

Residential areas and historical sites lie in close proximity to the demolition site. Any sort of carelessness exhibited by the workers can lead to casualties, injuries and damages to the nearby buildings and architecture. Thus, the contractor and the client must collectively devise a comprehensive plan to make sure that the demolition undertaking does not harm any person and is carried out in a smooth and uninterrupted fashion.

Fourthly, the contractor must prepare a thoroughly thought- UT demolition blueprint and ensure that the same is executed with utmost perfection. All the subtasks involved in the process of demolition must be double checked foray potential to damage the health of the workers executing them.

Lapses of any kind can result in unnecessary and unanticipated financial burdens, uncalled for legal repercussions and acute damage to the health of the people involved as well as those residing nearby.

Therefore, the health and safety plan submitted by the demolition contractor to his client must describe in detail the specific procedures that will be followed to accomplish the demolition, without putting anybody's health at risk. The aforementioned issues must be covered in the health and safety plan in order to assure the client as well as other stakeholders that health ranks high on the contractor's priorities and that the seamless safety precautions being adopted have hence been developed to conduct the demolition in a safe and secure fashion. 4.

What actions should be taken to ensure the recycling requirements are met? The guidelines released by the Government of Malta require all demolition material to be recycled to ten extent AT YOU percent.

In view of the necessity for recycling is further emphasized by the planning team involved with the project. In order to conduct the demolition in an ecologically intrusive and sustainable manner, the demolition contractor must take several systematic steps to ensure that the recycling requirements of the contract are duly fulfilled. These actions have been explained as under.

Firstly, the contractor must conduct an exhaustive capital budgeting exercise to determine which route to recycling is the most suitable in terms of current costs and expected returns. The alternatives available with the contractor include archiving and installing in-house recycling machinery to execute the

<https://assignbuster.com/malta-case-study/>

project, leasing or hire-purchasing the equipment from a third party to recycle the materials, or , outsourcing the recycling aspect of the project to a partner who specializes in recycling and has experience and expertise in the field.

Purchasing and installing own machinery is a suitable option if the contractor regularly takes up assignments involving recycling requirements. On the contrary, if this recycling requirement is a one-off instance and can be handled without any major technically or functionally trained workforce, leasing, renting or hire-purchasing the equipment for the duration of the demolition project could be the most appropriate option. Another pertinent alternative can be partnering with a third organization that focuses on recycling as its main service.

This is suitable when the recycling is required on an extremely large scale and can be adequately performed only under the supervision of skilled and experienced operators. It is also the alternative that involves the lowest degree of complications and efforts, as compared to the other two. As such, in the context of the emulation project which requires Upton 90 percent recycled demolition materials, the third option would be the most beneficial.

Once the team entrusted with the recycling effort has been finalized, the demolition contractor must now turn his attention to the recycling procedure. Along with his own team or his recycling partner, the contractor must carefully evaluate the entire recycling process and check for loopholes. 5. What programming tools and techniques could be used to plan the

demolition? Duration and to remove the risk of non-completion within the stipulated time frame?