

*The Indian School*

KINGDOM OF BAHRAIN

Estd. 1950



المدرسة الهندية

مملكة البحرين

ISO 9001: 2008 Certified Institution

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**Tender**

**For**

**Construction of New Security Cabin-Isa  
Town campus**

11.10.2023

We are pleased to invite the contractors to submit a tender for the construction of the security cabin at our Isa town campus. This tender document contains all the necessary information and instructions for the submission of your bid.

**PROJECT** : CONSTRUCTION OF NEW SECURITY CABIN

LOCATION: The Indian School, Bahrain, Isa Town Campus.

Contact Person: Kunjali

Contact No: 39096688

### 1. Project Description:

**Construction of security room as per the attached drawing and specification.**

Tender submission start date-: 11.10.2023, 8 am

- a) Tenders must be delivered in a properly sealed envelope and with no external inscription or mark of identification other than **“TENDER – Construction of New Security Cabin (Isa Town Campus).**
- b) The sealed envelope shall be deposited, in the tender box placed in 1<sup>st</sup> Floor, Executive Committee Room, Administration Block, Isa Town Campus, Indian School Bahrain, not later than 04.00 pm, 07<sup>th</sup> November 2023 (Tuesday).
- c) Tenders delivered after the date and time stated above will not be considered.

### 2. SITE INSPECTION

The Tenderer shall visit the site entirely at his own risk and expense, and obtain all requisite information regarding the nature of the site like water table, soil condition means of access, and other matters affecting his tender — e.g. supply of labor, the full extent and character of the operations, etc.

### 3. TENDER INFORMATION

- a) It is the Tenderer's responsibility to obtain all the information that is required to arrive at his tender price and no claim for the alteration of the tender amount shall be entertained on the grounds of failure to obtain accurate information, or any alleged misrepresentation, misinformation, or of any written instruction given by any person other than the Owner or the Architect, and/or by their respective representatives.
- b) Should there be any doubt, inconsistency, or obscurity as to the meaning of any term in the Tender Documents, or as to anything to be done or not to be done by the Contractor, or as to these instructions, or as to any other matter or thing pertaining to the Contract, the Tenderer must submit in writing such doubt or obscurity to the Owner's Representative immediately upon it becoming apparent and, in any case, not later than two weeks before the date of submission of the Tender. Where it is deemed necessary the Owner and/or the Architect will respond by circulating a letter to clarify the situation and any such letter shall be considered an addendum.
- c) The form of contract shall be the Joint Contracts Tribunal (JCT) conditions of contract without quantities 1963 edition (revised in July 1977) as amended.
- d) The Tender must be on a Fixed Price Lump Sum basis and shall be deemed to include for all items indicated in the Tender Documents in order to carry out the works to the Client's requirements, and no adjustments of

the contract sum shall be made in respect of either increase or decrease in the cost of materials, transport, labor, plant or other costs, which may take place subsequent to the date of tender.

- e) The quantities and rates are to be determined and inserted by the Tenderer in the Bills of Quantities/ Schedule of Rates, and are to be the full inclusive value of the finished work described in the Tender Documents. They are to include for profit and all obligations and liabilities of every kind which under the contract are borne by the Contractor, and any other work or obligations which, although not mentioned or shown, may be reasonably be inferred there from.
- f) The Tenderer's attention is particularly drawn to the section in the Bill of Quantities entitled 'Preliminaries and General Conditions' in which provision is made for pricing of the Contractor's general obligations. Any item not priced either in this section or elsewhere in the Bill of Quantities shall be deemed to have been included in the prices inserted elsewhere in the Bill of Quantities.
- g) The Tenderers attention is drawn to the fact that he will be deemed to take full responsibility for all his quantities. No claims will be entertained where the figures included in the Bill of Quantities differ from those encountered on site unless the work is the subject of a Variation Order. Similarly, the Tenderer shall be responsible for the completeness of the Bill of Quantities and no claims will be entertained for missing or incomplete items.
- h) The Tenderer must note that the rate he inserts against each item in the Bill of Quantities are the rate, or rates, pro-rata thereto, which shall be used to ascertain the value of variations of both additions and omissions. The contractor shall NOT be entitled to payment for overhead and profit on the value of work omitted.
- i) The Tenderer shall insert quantities against each item in the Bills of Quantities and may amend descriptions he deems incorrect, or alternatively add items he considers to have been omitted.

Any such amendments must be made in ink to the returned tender document, and must be summarized under a separate cover. Failure to comply with this requirement may render such amendments void.

Notwithstanding the above, the Tenderer will not amend any quality or item marked "Provisional", "Prime Cost", or "Contingency". Similarly, the Tenderer shall not alter any items contained in the Day Works section other than inserting his own tendered rates. The value of these items will be automatically omitted and the value of work actually carried out during the Contract period will be added, and calculated at the rates or percentage, where applicable, inserted by the Tenderer. These adjustments to the Contract Sum will form the basis of the Final Account.

- k) The tender price shall include for all work contained and/or implied in the Contract Documents, and any work which although not mentioned in the Specifications or shown in the Drawings may, in the Architect's opinion, be reasonably inferred there from.
- l) Any clarification, interpretation, or change of the Tender Documents prior to the specified date for the delivery of the tender will be made only through Addenda and/or Notice to Tenderers, issued by the Owner or by his representative, to each Tenderer, and such Addenda and/or Notice to Tenderers shall become part of the Tender Documents. No clarification, explanation or interpretation of the Tender Documents shall be valid unless in the form of an addendum and/or notice.
- m) The Tenderer shall bring any discrepancy to the notice of the Architect before submitting the Tender. No adjustments to the Contract Sum will be allowed for any discrepancy discovered after tendering.
- n) The Tenderer shall notify the Architect of any technical defects or errors in the Specification, which in his opinion might adversely affect the work to be considered.
- o) After appointment of the Contractor, in the event of any dispute relating to discrepancies between Drawings, Specification and Bill of Quantities, the Drawings and Specification will take precedence. Such discrepancies shall be referred to the Owner for clarification or discussion, and his decision shall be final and binding on both parties.

#### **4. DATE OF POSSESSION AND TIME FOR COMPLETION**

a) Date of Possession of Site:

Possession of the Site will be given not later than seven (7) days from the 'Instruction to Commence' (Letter of Intent), or any other document with similar intent, and shall be subject to agreement with the Owner.

b) Time for Completion:

The Time for Completion stated or inserted in the Form of Tender will be calculated from the Date of Possession of the Site.

#### **5. NO ALTERATIONS**

No alterations (save only those made via an Addendum issued by the Owner) may be made in the format of the Tender Documents. If any such alterations are made in any of the Tender Documents, or if the forms are incompletely or improperly filled in, such alterations shall not be accorded any significance, or may even invalidate the Tender.

#### **6. PRICING**

- a) All tenders shall be priced in the Bahrain currency, namely Bahrain Dinars, unless a provision to the contrary is stated in the Appendix hereto. The prices shall be stated in figures in the Schedule of Rates and Bill of Quantities and both in figures and words in the Form of Tender.
- b) The rates set down by the Tenderer against the items in the Tender Documents are to be the full inclusive value of the unit amount of the finished work described in the relevant and complementary portions of these documents, and these are to include for profit, and all obligations, and liabilities of every kind which, under the contract conditions, are to be borne by the Contractor.
- c) If the Tenderer refrains from stating the price of an item or category in a list then it shall be treated at the discretion of the owner either as a refusal to by the Tenderer to quote an offer in respect of that item or category or as an acknowledgement by the Tenderer that the price of such item or category is included in the overall quoted price.
- d) The Tenderer shall not be allowed to increase or decrease his quoted price after submission. The Tenders, which are expressed to be subject to foreign exchange fluctuations, shall not be considered unless otherwise stated in the Appendix hereto.
- e) Tenders submitted on the basis of a percentage reduction of the lowest tender shall not be considered and all tenders shall state a given fixed price in accordance with the Tender Documents.
- f) If the unit price differs from total price, the unit price may consider as the offer. If the unit price of an item in the Bill of Quantities differs from those in the Schedule of Rates, then the rate to be considered to ascertain the value of works or variations shall be to the discretion of Architect / Employer.
- g) The Tenderer's attention is particularly drawn to the Preliminaries and General Conditions for which provision is made for the pricing of the Contractor's general obligations. Any item not priced either in this section, or elsewhere in the Tender Document, will be deemed to have been included in the prices inserted against other items in the Tender Document.
- h) The Tenderer should be fully aware that this is a Fixed Price Lump Sum Tender and he should allow in his Tender for any and all works indicated or implied in the Tender Document, Drawings and Specifications.
- i) All items included in the pricing forms within the Tender Document should be reviewed and priced accordingly by the Tenderer, and the rates that are inserted against each item shall be the rate, or rates pro-rata thereto, which will be used to ascertain the value of the Works, or part of the Works.

- j) The Tenderer is to price the preliminaries to incorporate all costs relative to the Contractual Requirement, Establishment, General Management, Operation and Maintenance, and Temporary Utility items as described in that Section, and required for the works.
- k) The Tender Documents shall be priced ensuring that all rates inserted include for all the requirements of the General Specifications. The Tenderer should also indicate all other costs for items not mentioned in the Preliminaries but which the Tenderer requires for completion of the works. Day-works and contingency allowances shall be priced as indicated in that Section.
- l) The Tenderers are required to quote prices individually for each item in the "Bills of Quantities / Schedule of Rates" and complete the summary sheet and Form of Tender. Incomplete submissions may be disqualified.
- m) The Tenderers are to note that the level of prices quoted in the pricing forms will be taken into consideration when evaluating the Tender submission.

## **7. ERRORS IN PRICING AND TENDER DISCOUNTS**

Before accepting any tender, the pricing shall be arithmetically checked, and any errors found will be corrected by adjusting some or all of the rates (including the Preliminaries) as directed by the Owner, in order that the corrected Final Summary equates to the amount on the Form of Tender.

The total of any tender discounts shall automatically adjust all unit rates and prices, preliminaries, day-work rates, including profits and attendances, by an equal proportion as directed by the Owner, in order that the corrected Final Summary equates to the amounts on the Form of Tender. Such corrections or percentage discounts shall not be applied to any of the Prime Cost or Provisional Sum items.

The successful tenderer will be responsible for resubmitting the Tender Document adjusted in line with the Owner's directions as indicated above. The rates and prices, so adjusted, will become the Contract Rates and Prices, for evaluating variations in accordance with the Conditions of Contract.

## **8. WITHDRAWAL FROM TENDER**

The Tenderer may withdraw from the Tender procedure, and shall manifest this by writing to the Owner immediately upon making the decision to withdraw. All tender documents, drawings, and specifications must be returned at the time of withdrawal of the Tender.

Failure to comply with this procedure may result in the Tenderer being barred from participating in future tendering processes. Withdrawal prior to the date of submission of Tender will incur no penalty. It is understood however, that the Tender Fee is non-refundable.

## **9. APPROVAL OF SUPERVISING OFFICER**

The Tenderer should note that the acceptance of a tender shall not release the successful Tenderer from any obligations arising under the Contract to obtain the approval of the Supervising Officer for materials or products for the Project.

## **10. ASSIGNMENTS AND SUB-LETTING**

The Tenderer's attention is drawn to the relevant clauses in the Conditions of Contract, which prohibit the assignment or sub-letting of either the whole or any part of the Project without the prior written consent of the Owner.

The Tenderer shall submit with his tender a list of all the portions of the works for which he proposes to sub-let, but the acceptance of his tender shall not be regarded to imply in any way the approval of his proposal(s) for sub-letting.

Should the Owner approve the sub-letting of either the whole or any part of the Project.

## **11. SUB-CONTRACTOR'S QUALIFICATIONS**

In the event that sub-contracting is proposed, the following details shall be included in the tender:

- a) Evidence in writing of firm commitment(s) from sub-contractor(s) to whom it is intended to sub-contract the supply of any major items (e.g., plant and equipment), or the execution of any major portion of the Project.

## **12. FORM OF TENDER**

The Tender must be submitted on the original "Form of Tender" provided in the Tender Documents. The tender amount is to be inserted in words and in figures in the space provided, and all other blank spaces elsewhere in the Form of Tender must be filled in with the information required.

The Form of Tender must be signed by the Principal of the firm, or by a person properly authorized for the purpose, and the registered name and address of the Contractor shall be printed or typed in **BLOCK LETTERS** in the space provided for. All insertions made by the Tenderer on the Form of Tender shall be in **BLACK BIK**.

Any "Form of Tender" that is incorrectly filled-in will not be considered. The person authorized to sign the Form of Tender must affix his initial to any alterations to the figures inserted in the Form of Tender.

The fully priced Tender Document shall be returned at the same time as the Form of Tender. Should a discrepancy arise between the priced figures and the amount written in words on the Form of Tender, the amount written in words shall be considered as being correct.

## **13. RETURN OF TENDERS**

- a) The completed Form of Tender and the fully priced Tender Document must be delivered at the same time in the separate envelopes provided, properly sealed, and with no external inscription or mark of identification other than those provided.
- b) Tenders not received by the time stated for the Return of Tenders will not be considered.

## **14. EVALUATION OF TENDERS**

The evaluation of the tenders shall be based on the following:

- a. Conformity of the tender to the requirements of the Tender Documents.
- b. The Tenderer's qualifications, experience, organization and facilities.
- c. The Total quoted price.
- d. Adjustment of arithmetical errors.
- e. Time of completion.
- f. Reliability and other related features.

The owner shall not be bound to award a contract to the Tenderer submitting a tender with the lowest price or to any Tenderer.

## **15. ACCEPTANCE OR REJECTION OF TENDERS**

- a) The Client does not bind himself to accept the lowest or any tender and is not obliged to give reasons for the rejection of any tender.
- b) The Client will not reimburse a Tenderer for any cost incurred in the preparation of the Tender.
- c) A notification of the acceptance of a tender will be given to the successful Tenderer by the Owner or his representative, in writing, and prior to the expiration of the tender validity period. This notice (hereinafter called the "Notice of Acceptance of Tender") shall name the sum (hereinafter called the Contract Sum) that the Client will pay in consideration of the execution, completion, and maintenance of the Project by the Contractor, and shall reference all documents forming the Contract.

## **16. CANVASSING**

Any form of canvassing is strictly prohibited. If a Tenderer makes any representation intended to influence the consideration of the tenders either directly or indirectly, his Tender shall immediately be disqualified. In the event of a second occurrence, he will be suspended from the listing of acceptable Contractors.

## **17. LABOUR REGULATIONS**

The Tenderer is to comply with all regulations, rules, or instructions concerning conditions and terms of employment of any class of employee as required under the laws of Kingdom of Bahrain. Before submitting his Tender, the Tenderer is to ascertain from the Ministry of Labour and Social Affairs all legal requirements affecting the employment of labour in respect of this Contract.

## **18. FORMAL CONTRACT**

The Contractor, whose Tender is accepted will be required to execute a formal Contract with the Owner.

If the Contractor fails to sign the formal Contract Documents within fourteen days of notification that the Contract Documents are ready for signature, then the acceptance of his Tender shall be considered cancelled without prejudice to any rights or remedies the Owner may have in respect of such failure, unless directed otherwise by the Owner, and the Contractor shall have no claim whatsoever.

At least one (1) copy of the contract documents and drawings shall be furnished to the Contractor by the Owner, which shall be kept by the Contractor on site. The same shall at all reasonable times be available for inspection and use by the Owner or by his representative(s).

## **19. SUFFICIENCY OF TENDER**

By submitting his Tender; the Tenderer demonstrates that he is fully aware of the conditions affecting or that may affect the Project, has satisfied himself that there are sufficient resources available, or undertakes to provide sufficient resources to complete the Project within or by the time for completion, and has made due allowances in pricing of the works involved.

## **20. VALIDITY OF TENDER**

The Tender shall remain a valid offer open for acceptance at any time up to one hundred and twenty (120) days from the date of submission unless previously withdrawn by writing a letter to the Owner.

## **21. UNSUCCESSFUL TENDERERS**

- a) When the "Notice of Acceptance of Tender" has been issued, the unsuccessful Tenderers shall be advised in writing on the non-acceptance of their tenders without disclosing the reasons thereof, and no further correspondence in connection with their Tenders shall be taken thereafter.
- b) The unsuccessful Tenderers must return the tender documents (including all copies made for the purpose of tendering) to the Owners Representative within three (3) days of receipt of the above notice; otherwise their Tender Bond will be forfeited.

## **22. AWARD OF CONTRACT**

The successful Tenderer will be required to enter into formal Contract. Until such time that both parties have signed the Form of Agreement (a specimen of which is included in the Tender Documents), the Contract shall not be deemed to have been entered into. No other correspondence or communication of whatsoever nature shall be deemed or implied to be an award of Contract.

### **23.PERFORMANCE BOND Or GUARANTEE CHEQUE**

- a) The successful Tenderer will be required to provide a Performance Bond or a company guarantee cheque and to sign the Form of Agreement and complete all other Contract formalities within Fourteen (14) days of the date of the "Notification of Acceptance of Tender".
- b) Failure by the Tenderer to provide a Performance Bond or a company guarantee cheque or sign the Form of Agreement within a further seven (7) days of the date of reminder notice will render the Notification null and void, and shall constitute withdrawal of Tender.
- c) The Performance Bond shall be obtained from one of the approved local Banks and shall be submitted in the "Form of Performance Bond" attached to the value of 10% (Ten percent) of the amount of the Contract Sum.
- d) The Performance Bond shall be valid up to the date of issuance of the "Certificate of Completion of Making Good Defects Works".
- e) If the successful Tenderer fails to provide a Performance Bond or refuses to sign the Contract within the period stated above, he will forfeit his Tender Bond.

### **24.ADVANCE PAYMENT BOND OR COMPANY GUARANTEE CHEQUE**

- a) Should an Advance Payment be required; the successful Tenderer will be required to provide an Advance Payment Bond in accordance with the relevant clauses of the contract documents.
- b) The Advance Payment Bond shall be obtained from one of the approved local Banks and shall be submitted in the "Form of Advance Payment Bond" attached, and to a value equivalent to the Advance Payment.
- c) If approved, the amount of advance payment shall be reckoned by deducting the Provisional, Prime Cost and Contingency sums from the Contractor.

### **25. CONDITIONS OF CONTRACT:**

- a) On completion of the Works, the Contractor shall make good all surfaces both within and outside the cartilage of the site to the satisfaction of the Architect.
- b) Access to Site  
The Contractor shall indemnify the Employer against any damage caused to the access roads and verges by reason of carrying out the works and shall make good all such damage, to the approval of the Architect, at his own expenses.
- c) The Contractor shall notify and comply with police or municipality with regards to the use of public roads giving access to the site. The Contractor shall pay (or indemnify the Employer for) any costs or claims arising out of the use of public or private roads during the execution of this Contract

### **26. Inspection of Site**

The Contractor shall inspect the drawings, visit the site and fully ascertain the nature of the site and the extent of the Works, any limitations and restrictions as to the means of access, working and storage space any other relevant factors prior to tendering as no claim of any kind shall be entertained for want of knowledge or ignorance of the conditions under which the Works will be executed



## **27. Temporary Storage**

The temporary storage shall be located within the boundary of the site and in position to be agreed with the Client.

## **28. Working Hours**

The approval of the Client must be obtained before work is carried out beyond normal working hours, on Fridays, or on public holidays.

## **29. Safety Requirements**

The Contractor shall keep upon the Works at all times a competent person who shall be nominated as "Safety Officer" responsible for all aspects of the safety of the work people engaged upon the Works and all other parties and property in the vicinity of the Works.

## **30. Working Area**

The Contractor must at all times confine his activities and those of his work people to within the area of the site. The Contractor must liaise with Public Security and Traffic Police at all times, and must adhere to all of their requirements and instructions.

The Contractor will be held entirely responsible for ensuring that these requirements are complied with.

## **30. Samples and Samples Panels**

The Contractor shall allow for submitting all samples of materials and workmanship to the Client or his representative and obtaining his approval. This shall include preparing mock-ups/samples of workmanship for items like block work, carpentry and joinery items, false ceiling painting and all other finishing items. The mock-ups/samples shall be at least 1m<sup>2</sup> and shall be prepared and Architect's approval obtained before commencing the actual work. Mock-ups and samples to be submitted 10 days prior to commencement of work.

Materials and goods delivered and workmanship executed which do not conform to the approval mockups/samples will be rejected.

## **31. Testing of Materials**

The Contractor shall allow for providing all apparatus for tests to be carried out by the Contractor for performing all tests to be executed by the Contractor and for transport and delivery of samples to independent testing bodies as specified.

The Contractor shall allow for all fees and any other cost incurred in the testing of materials.

The Contractor shall arrange with Client or his representative to attend all tests of materials and plant, executed at the premises of Sub-Contractors or Supplier as reasonably required by the

Architect.

### **32. Locating and Maintaining Existing Services**

The Contractor shall allow for taking all necessary measures to ascertain the location of all existing services within the boundaries of the site or in the vicinity of the site and access thereto including liaising with local authorities, public undertakings, the Employers representative and any other persons having knowledge of the site to avoid damage to any existing services.

The Contractor shall allow for protecting, upholding and maintaining all existing services during progress of the Works and for giving all necessary notices to the Statutory Authorities.

The Contractor shall make good any damage to the existing services due to any cause within his control at his own expenses and shall pay any costs and charges in connection therewith, and shall indemnify the Employer against the results of any damage so caused.

### **33. Removing Rubbish and Cleaning**

Allow for removing rubbish and debris from time to time as it accumulates or as may be directed including that caused by the sub-contractors or other specialists.

Allow for thoroughly cleaning all floors, glass and sanitary fittings, eradicating stains and splashes, removing protective coverings and leaving the premises clean and fit for immediate occupation prior to handing over any portion of the Works and for leaving the site clean and tidy.

### **34. Variations, Provisional and Prime Cost Sums**

All variations required by the Client or subsequently sanctioned by him in writing and all work executed by the Contractor shall be measured and valued by the Client or subsequently sanctioned by him who shall give in time such measurement and of taking such notes and measurements as the Contractor may require.

The valuation of variations and of work executed by the Contractor for which a Provisional Sum is included in the Tender Document (other than work for which a tender has been accepted as aforesaid) unless otherwise agreed shall be made in accordance with the following rules; -

- a) The rates in the Tender Document shall determine the Valuation of work of similar character executed under similar conditions as work priced therein.
- b) The said prices, where work is not of a similar character or executed under similar conditions as aforesaid, shall be the basis of prices for the same so far as may be reasonable, failing which a fair valuation thereof shall be made.
- c) The effect of any percentage or lump sum adjustments priced in the Tender Documents shall be taken into an account in applying rules (a) and (b) of this sub-clause.
- d) The Valuation of all such work which cannot properly be measured and valued, shall, unless otherwise agreed, be allowed as Day work at the rates inserted by the Contractor in the Tender Document "Day works" section, or where not applicable, at the prime cost of such work is carried out, provided that in any case vouchers are submitted, signed and verified in accordance with the procedure described in the "Day works" section.

### **35. Guarantee the Works**

- a) The Contractor Shall Guarantee the materials and workmanship used in the Works and the safety of the Works for a minimum period of 5 (five) years beyond the one-year defects liability period against any and all defects in materials and workmanship. This guarantee shall not limit or negate any of the Client's rights or the Contractor's obligations under the Kingdom of Bahrain.
  
- b) For sub-contractor's work, such guarantee shall be jointly given by the sub- contractor and the main contractor.

## **GENERAL SPECIFICATIONS**

### **1. General**

All materials and workmanship shall be carried out in accordance with Section 3 to latest available revision issued by the Ministry of Works and Agriculture inclusive of the Standard Specification for Building works, dated January 1994 Manama, Kingdom of Bahrain, modified expressly or by implication by the Particular Specification set out hereunder, or by the drawings listed in the "List of Drawings".

### **2. Locating and protecting existing Services**

The contractor must take all necessary measures to ascertain the location of all existing services within the boundaries of the site or in the vicinity of the site and access thereto including liaising with local authorities, public undertakings, the Client and Architect and any other persons having knowledge of the site to avoid damage to any existing services.

The Contractor must protect, uphold and maintain all existing services during the progress of the Works, and shall give all necessary notices to concerned authorities.

The Contractor shall make good or any damage due to any cause within his control at his own expense or shall pay any costs and charges in connection therewith, and shall indemnify the Client against the results of any damage so caused.

### **3. Clarifications**

If any Tenderer wishes to clarify any provision in the Tender documents with respect to its intentions / interpretation, he may do so prior to submission and/or finalising the contract. Architects contention, interpretation at the time of execution and payment shall be final and binding on all parties.

### **4. Failure to Produce Acceptable Work or Materials**

In the event the Contractor fails to propose a proper sample or quality of material acceptable for a specific item of work, the Architect, as a gesture of co-operation and assistance to the Contractor and in the best interest of the Project, may suggest certain sources or supplier of quality materials and samples or Sub Contractors. The Contractor shall propose materials and samples from such suppliers and get the work done through them subject to the approval of the Architect of all aspects of the work. In such cases, these Contractors/suppliers suggested by the Architect, shall, for all contractual purpose, be considered as Contractor's 'Domestic Sub Contractors', and under no circumstances whatsoever, should they be construed as a 'Nominated Sub Contractor' and the main contractor cannot absolve himself of any of his contractual responsibilities towards such Sub Contractors.

### **5. Completion:**

NOTICE OF COMPLETION:

Give Consultant at least 2 weeks written notice of the anticipated dates of practical completion of the whole or part of the works.

#### MAKING GOOD DEFECTS:

The Contractor shall make arrangements with the Owner and give reasonable notice of the precise dates for access to the various parts of the works for purposes of making good defects. The Contractor shall also inform the Consultant when remedial works to the various parts of the works are completed.

## **PARTICULAR SPECIFICATIONS**

### **1. MATERIALS**

- a) All Materials and finishes shall be as detailed and to the specific approval of the Architect/Architect's Representative.
- b) The Contractor shall submit to the Consultant samples/ catalogues / Technical brochures for all materials proposed to be used for the works, together with a list of suppliers to be employed. The Engineer's consent in writing shall be obtained to all such samples and sources of supply before concreting work is put in hand. But such approval does not imply product endorsements, suitability for particular application and does not relieve the contractor from responsibility for its suitability, performance or design change implied by such use.
- c) No changes shall subsequently be made without the Engineer's written approval. The Engineer shall have access to all sources of supply for the purpose of inspecting and taking samples.

### **d) CAPITAL CONTRIBUTION:**

Capital Contribution for permanent water and electrical connections shall be paid by Client. However, the tenderer shall allow for all necessary liaison work for the provision of such connections and ensure timely submission of all applications to required authorities such that all services, such as power, water, drainage, telephone are connected before the completion period. Delay on this account shall not be accepted as basis for delay in timely completion of the project.

### **2. EXCAVATION & FOUNDATIONS**

- a) It is the responsibility of the contractor to study the soil details of the plot and price. However, the Contractor shall carry out tests, if necessary, to ensure soil strata.
- b) Prices for all excavation work shall include for excavating in rock and/or any other type of soil whatsoever nature encountered necessary shoring and dewatering to keep the excavation free of water, disposal thereof and filling excavated areas and building up areas with approved materials as per general specifications and Architect's instructions.
- c) The contractor shall also allow for protection of neighboring structures. The contractor shall include provisions for protecting and re-routing all existing services after coordinating with the concerned authorities.
- d) The levels of the foundations are only indicative in the drawings and the contractor shall include for any additional works or materials necessary, if the ground conditions encountered dictate that the foundations should be taken down to a lower level over the whole or parts of the site and it is the responsibility of the contractor to ensure that the foundations are resting on strata where the design bearing capacity is attained.
- e) The site shall be cleared of rubbish and any vegetation grubbed up, and cleared away and any suitable materials kept reserved for possible future landscaping use.
- f) The bottoms of all excavations are to be inspected by Client representee before any further work is carried out.

- g) Contractor shall make two trial pits at site of at least 2.0m below the existing ground level for Architect' s inspection prior to proceeding with excavation works.
- h) One number plate load test for each house shall be carried out at founding level to ascertain bearing capacity of soil, if instructed by the Architect.
- i) Grading: Grading of existing ground and filling with imported approved materials to make up levels to meet proposed levels as shown on drawings and as recommended.

### **3. CONCRETE WORK:**

#### **General:**

- a) All design must be in accordance with either the A.C.I. code or the relevant British Standard.
- b) All materials and workmanship shall comply with the relevant American or British Standards except as amended herein and should apply equally to in-situ and pre cast concrete.
- c) The Contractor shall submit to the Consultant samples of all materials proposed to be used for the works, together with a list of suppliers to be employed. The Engineer's consent in writing shall be obtained to all such samples and sources of supply before concreting work is put in hand.

No changes shall subsequently be made without the Engineer's written approval. The Engineer shall have access to all sources of supply for the purpose of inspecting and taking samples.

- d) The Engineer may disapprove the use of materials, which do not comply, with the requirements of this specification. Approval by the Engineer of a material or product shall not relieve the Contractor of his responsibility to ensure compliance with the other requirements of this specification or this specification or the specification as amended by the Engineer.
- e) Concrete mixes, unless otherwise specified, Grade 45 concrete with SRC shall be used for all sub-structure work.
- f) Unless otherwise specified, Grade 35 concrete with OPC shall be used for all super- structure works.
- g) All concrete used in permanent works shall be ready-mixed concrete supplied by an approved supplier and approval for mix designs proposed shall be obtained prior to use in works.
- h) Design, supply and erection of post tension slab for the areas shown in the drawings should be carried by an approved specialist post tension contractor. Thickness of post tension slab and beams shown in the drawing are indicative only. Final detail post tension slab design including any additional reinforcement details should be carried by the contractor through a specialist post tension contractor and submit the shop drawings to SWD engineer prior to commence the work at site.

### **4. CURING AND PROTECTION OF CONCRETE:**

- a) **Curing and Protection of Exposed Concrete Surfaces:**

1. Exposed surfaces of concrete shall be completely covered with polythene sheeting with substantial close fitting laps within two or three hours of this time shall quickly be replaced by wet Hessian covered with

polythene. Polythene sheeting may be temporarily removed for surface finishing where required.

- u. The Hessian shall be kept damp continuously using water of the quality specified for concreting for a period of at least seven days or such longer period as the Engineer may direct.

111. Approved curing compounds may be applied to supplement the use of wet Hessian and polythene sheet.

- iv. In addition to the above measures, shading from direct sunlight and wind breaks may be proposed or as may be required by the Engineer to give added protection.

b) **Curing and Protection of Formed Surfaces:**

1. Formwork shall be shaded and/or continuously wetted to prevent high temperatures accelerating curing.
  11. Formed surfaces shall be completely covered by wet Hessian and polythene within half an hour of stripping the formwork and shall then be treated in accordance with the requirements for exposed surfaces.
- iii. For formed surfaces, which are to be exposed, effective approved measures shall be taken to prevent concrete surfaces from drying out and to ensure adequate curing whilst rubbing down in taking place and before application of any approved curing members or other curing methods.

**5. CURING COMPOUNDS:**

- a) Curing compounds shall be stored and used strictly in accordance with the manufacturer's instructions.
- b) Curing compounds shall not be applied to surfaces to which further concrete or a surface finish is subsequently to be bonded.

**6. STRUCTURE:**

- a) The reinforced concrete structure shall be designed and executed to comply with the German DIN 1045 and equivalent to British Standards.
- b) The concrete grade slab shall be 100mm thick with BRC A1 42 as shown on the drawings. Floor finishing shall be as per the schedule of finishing.
- c) The floor slab shall be cast in panels with necessary expansion joints as instructed by Consultant's representative.

**7. BLOCK WORK:**

a) **Aggregates:**

Aggregates used for the manufacture of blocks, at all levels shall be aggregate obtained from Ras Al Khaimah.

b) **Block work:**

All Hollow Blocks shall be 7 N/mm<sup>2</sup> strength with S.R.C. cement for sub-structure and shall be with OPC cement for superstructure. All external block walls shall be of light weight non-load bearing blocks of thickness as shown in concerned architectural drawings. The thermal resistance of these insulated blocks shall 0.75-m<sup>2</sup> k/w. All internal walls shall be approved load bearing blocks of compressive strength 7 N/mrn<sup>2</sup>.



## **8. HEAVY DUTY POLYTHENE:**

Heavy-duty polythene shall be of 1000 gauge to be laid below slabs and foundations and to be lapped with shelf adhesive sheet. All laps shall be minimum 300mm.

## **9. SUB STRUCTURE PROTECTION:**

The sub-structure to be provided with fibred reinforced Bituminous protective paint of Isomastic- SB or Equivalent on prepared primed and sealed surfaces in accordance with the manufacturer's instructions and shall be suitably protected prior to back filling as indicated on the drawing.

## **10. PRECAST CONCRETE:**

### **a) General:**

1. All materials and workmanship are to be in accordance with CP115 & 116 or any latest revisions made to the relevant codes.
11. Moulds for pre cast concrete lintels, window surrounds and sill are to be constructed to the correct size and shapes and shall be of metal or stout timber and properly formed together including all fillets, blockings and dovetail fixing blocks cast in. Units, which are to be plastered, shall be formed with a suitable keyed face.
111. Pre cast concrete units, which are removed from their moulds before full curing has taken place, shall be stacked in a manner to facilitate the continuity of the curing process.
- 1v. All pre cast concrete units shall be stacked on suitable bearers in such a manner as to prevent damage. All units shall be clearly marked to show which is the top side, and care must be taken to ensure that they are fixed in the correct position. All pre-cast concrete units are to be carefully bedded on an even layer of cement mortar.

## **11. CONSTRUCTION & EXPANSION JOINTS:**

- a) All necessary construction joints, expansion, contraction, longitudinal and transverse joints be provided as per B.S. Codes and General specifications or as directed by the Architect. Contractor is deemed to have included all costs necessary for the required joints as per standard practices of BS Codes.
- b) Compressible preformed expansion joint filler shall be cork or bitumen impregnated fiber board of thickness required as per joint detail. The expansion joints to be provided with proprietary powder coated aluminium expansion joint covers. All joints shall be sealed with approved polysulphide sealant.

## **12. ANTI-TERMITE TREATMENT**

The Contractor shall appoint an approved pest control sub-contractor to apply anti- termite solution to the entire new construction area. The sub-contractor shall advise the best method and shall submit minimum 10 years guarantee for its application.

## **13. WATER PROOFING:**

All waterproofing works shall be carried out by approved waterproofing sub-contractor as per drawings and specifications.

a) **Waterproofing for the flat roof slabs:**

Waterproofing for the flat roof slabs shall consist of the following:

- a. 50mm thick extruded polystyrene insulation over the structural slab.
- b. Approved geotextile of 100% polypropylene and minimum weight of 100g/m<sup>2</sup> over the polyurethane foam insulation. Geo textile shall be laid with a minimum overlap 300mm.
- c. Average 75mm and 50mm thick lightweight screed and cement concrete screed laid to falls with 1 in 80 minimum slope and a density of 800kg/m<sup>3</sup>, laid in bays with 12mm expansion joints filled with approved joint filler between bays.
- d. Approved 4mm thick polyester reinforced, APP modified, slated bituminous membrane fully bonded by torching with two coats of primer, 200mm wide skirting, aluminium flashing, angle fillets, grooves, sealant, etc.

Water test must be carried out after installation. Water testing shall include flooding of the entire area with water for a minimum height of 3" after plugging all down take pipes at the ground level for a minimum of 48 hours. The waterproofing membrane shall be continuous over all up stands and machine bases, AC unit foundations, etc. Angle fillets shall be provided for all up stands, bases, AC foundations and parapets. Minimum skirting for the waterproofing membrane above screed level is 200mm and shall be terminated into 12mm x 12mm groove on the plastering. The waterproofing shall be provided with protective 1.2mm thick aluminium flashing properly cranked and fixed into the groove sealed with mastic.

b) **Guarantee:**

The entire waterproofing system as above shall be guaranteed for 10 years against leak or damage, as per approved format given in Appendix 'G' prior to issue of Practical Completion Certificate. The Complete system and its protection shall be applied by approved waterproofing sub-contractor as single agency.

- a) A water test shall be carried out after the application of the waterproofing system by flooding the entire water proof with 100mm deep at upstands and not less than 25mm deep at the highest point) for a period of 24 hours. Repair any leaks and repeat the test until a watertight system is attained. A further test shall be done before the end of the Defects Liability Period.

## **14. ALUMINIUM WORKS**

- a) All aluminium doors and windows shall be powder coated wood color finish Balxco 100/45 new series section with 26-gauge 14x14 mesh aluminium fly screens, and approved wrought iron grills with antique finish to Architect's approval. Complete aluminium work shall be watertight and shall be guaranteed for 5 years against leakage. All windows and doors shall be provided as per the drawings. The fly screens to be fixed internally and shall be provided with wheels. All aluminium work shall comply with the requirement of BS 4873.

**15. PLASTER WORK AND OTHER FLOOR, WALL & CEILING FINISHINGS:**

**a) Plaster Work:**

1. All internal Wall unless otherwise mentioned, shall be plastered to a thickness of maximum 15mm and finished smooth to receive approved paint.
11. Cement shall be Ordinary Portland Cement complying with relevant BS standards.
- iii. Sand shall be clear, sharp, well graded, complying with the requirements of BS: 1199. Clay/silt contents (< 75 microns size) should not exceed 3%. The maximum permitted concentration of chlorides and sulphates expressed as percentage by weight of dry sand are 0.10% (as acid soluble Cl) and 0.4% (as acid soluble SO<sub>3</sub>) respectively.

**b) Porcelain /Ceramic Floor Tiles:**

1. Floor Tiles shall be non-slip ceramic or porcelain tile as approved by the Engineer in the areas as per the schedule of finishes.
11. Floor tiles shall be 100mm wide pieces to be used as skirting (maximum two skirting pieces from one floor tile).
111. The Contractor shall prepare and submit shop drawings on 1:20 scale and obtain Consultant's or Client written approval before proceeding with the work.
- 1v. Floor tiles shall be laid over a mortar bed of 45 mm average thickness, in cement mortar 1:6 with a neat coat of cement paste given on the mortar bed and on the back of the tiles.

**c) False Ceiling:**

**Gypsum Board Ceiling:**

**Gypsum Board:**

Gypsum boards shall be 12.5mm thick 1200x2400mm with tapered edges from National Gypsum Co., Saudi Arabia/ BORAL / equal approved. The gypsum boards for the pantry and toilets shall be moisture resistant and waterproofed. The sheets shall be fixed across the furring channels as shown in the manufacturer's catalogue.

## **16. PAINING & DECORATION:**

### **Painting**

#### **Internal Painting Works:**

All internal block walls shall be finished with one coat acrylic primer, 2 coats filler, 2 coats approved Royal silk emulsion paint.

#### **External Painting Works:**

All external block walls shall be painted with one coat exterior quality primer, 2 coats of approved exterior quality paint.

## **17. PACKAGED AND SPLIT A.C. UNITS**

Contractors shall supply and install at the position shown on the drawing or as directed by the Supervising Engineer Split units. Installation of the unit shall be strictly in accordance with the manufacturers' recommendations to avoid any noise or vibration transmitting to the building structure.

All split AC units shall be under full maintenance guarantee from the date of commissioning and handing over.

## **SCOPE OF WORK**

The Scope of Work shall be as shown in the drawings and specifications and shall include but not limited to the following:

Construction, completion and maintenance of a Security Cabin:

Detailed Scope of Works

- a. Excavation, backfilling, foundation, sub-structure, super structure, beams, columns, and masonry wall etc. all as per the drawing and specifications.
- b. Roof waterproofing with 'PERLITE' roof insulation system including up-stands for A/C units etc., as per the drawings and specifications.
- c. Internal & External wall plastering works.
- d. Floor finishing works with ceramic or Porcelain tiles.
- e. Supply and fix gypsum ceiling with shadow groove.
- f. Supply and fixing of GRC panel and claddings, railing and Arabic calligraphy, inscriptions and the like as per the drawings.
- g. Internal wall, and External wall painting work.
- h. All electrical works as per the drawings and specification from conduiting, trunking, cables and isolators, DB's, MCCB's and supply and fixing of light fittings. Electrical works for a/c power and control wiring from the DB as per the drawing and specification including switches and sockets shall be included to sub-contractor's works if any.
- i. Supply and install Fire Detecting / Protecting system with conduits, wiring, installations, etc. complete.
- j. Supply and fix aluminium windows and doors.
- k. Supply and fix Marble bench.
- l. Supply and install Split unit A/Cs.
- m. Remove & relocate existing security cabin.

# **BILL OF QUANTITIES**

## SUMMARY

ITEM	DESCRIPTION	AMOUNT
1	PRELIMINARIES (Page 1)	
2	DEMOLITION, SITE CLEARANCE, EXCAVATION & EARTHWORK (Page 2)	
3	CONCRETE WORKS - SUBSTRUCTURE & PRECAST WORK (Page 3)	
4	CONCRETE WORK - SUPERSTRUCTURE (Page 4)	
5	BLOCK WORKS (Page 5)	
6	WATERPROOFING WORK (Page 6)	
7	METAL WORKS & GLAZING (Page 7)	
8	FINISHES (Page 8)	
9	PAINTING WORKS (Page 9)	
10	ELECTRICAL & MISCELLANEOUS WORKS INCLUDING A/Cs (Page 10)	
	<b>TOTAL LUMP SUM AMOUNT FROM TENDER {BD}</b>	

**BILL OF QUANTITIES**

Item	Description	Qty	Unit	Rate	Amount
<b><u>PRELIMINARIES</u></b>					
A	Project Staff	1.000	Item		
B	Mobilization	1.000	Item		
C	Scaffolding	1.000	Item		
D	Safety & Fire equipment	1.000	Item		
E	Construction equipment & Plant	1.000	Item		
F	Site Protection (Fencing)	1.000	Item		



Preliminaries Carried to Summary					
Item	Description	Qty	Unit	Rate	Amount
	<b>SITE CLEARANCE, EXCAVATION AND EARTHWORKS</b>				
	<b>Site preparation</b>				
A	Remove & relocate existing security cabin		Item		
B	Break and remove existing compound wall including gate as per the drawing		Item		
	<b>Excavation</b>				
	<u>Excavate from existing ground level, including necessary earthwork support, etc., complete as specified and shown in drawings</u>				
C	Top soil removal		m3		
D	To receive foundations generally		m3		
	<b>Backfill &amp; Disposal</b>				
	<u>Filling in layers, with approved fill materials, including compaction, testing, etc., as specified and shown in drawings</u>				
E	Type B fill, compacted in 150mm thick layers;		m3		
F	Backfilling with selected excavated material, compacted in layers, as specified		m3		
G	Remove surplus excavated soil from site to an approved tip off location		m3		
H	Crusher fines, 50mm thick, below grade slab		m2		
	<b>Anti-Termite Treatment</b>				
	Anti-termite treatment, complete as shown in drawings				
I	To horizontal and Vertical sides of soil surface		m2		
	-				

Earthworks Carried to Summary					
Item	Description	Qty	Unit	Rate	Amount
	<b>CONCRETE WORKS- SUBSTRUCTURE</b>				
	<u>Plain in-situ concrete; mix to standard specification; sulphate resistant</u>				
A	Blinding		m3		
	<u>Reinforced concrete: Grade C45 concrete with a compressive strength of 45N/mm2 at 28 days using SRC cement including reinforcement and all as specified. Including formwork.</u>				
B	Footings		m3		
C	Ground beams		m3		
D	Grade Slab		m3		
E	Columns		m3		
F	1000 g Polythene sheet		m2		

<b>Concrete- Sub structure Carried to Collection</b>					
<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount</b>
	<b>CONCRETE WORK - SUPER STRUCTURE</b>				
	Concrete works				
	<u>Reinforced in-situ concrete Grade C45, OPC, minimum cement content 370 kg/m3, including reinforcement complete as specified including formwork.</u>				
A	Columns		m3		
B	Beams		m3		
C	Suspended slabs		m3		
D	lintels & cills		m3		
E	Staircase including landing		m3		
F	Coping beam		m3		
	-				
	-				
	<b>PRE-CAST SLAB</b>				
	<u>Contractor designed precast concrete; reinforced; bedding in cement: sand mortar, as shown in drawings and all as specified</u>				
	150mm thk				
P			m2		
	-				

Superstructure Concrete Carried to Summary					
Item	Description	Qty	Unit	Rate	Amount
	<b>BLOCK WORKS AND PARTITIONS</b>				
	<u>Sub structure load bearing sulphate resistant in-filled block work 10 N/mm<sup>2</sup> in cement mortar all as described including filling blocks with reinforcing dowel bars at every blocks as shown.</u>				
A	200mm thick block		m <sup>2</sup>		
	<b>Internal walls</b>				
	<u>Hollow core concrete blockwork load bearing 7N/mm<sup>2</sup> in cement mortar all as described including filling blocks with concrete class I for bearings, openings, abutments and the like.</u>				
B	200mm thick		m <sup>2</sup>		
C	150mm thick		m <sup>2</sup>		
	<b>External walls</b>				
	<u>Insulated concrete blocks as specified in cement sand with plasticizer (1:6)</u>				
D	200mm thick		m <sup>2</sup>		
	<b>Parapet walls</b>				
	<u>Hollow core concrete blockwork load bearing 7N/mm<sup>2</sup> in cement mortar all as described including filling blocks with concrete class I for bearings, openings, abutments and the like.</u>				
E	200mm thick		m		
	<u>Damp proof course as specified; with polyethylene base; 100 laps; bedding in cement mortar (1:3)</u>				
	On horizontal surfaces				
F	200mm wide		m		
G	Marble Bench		Item		

Blockwork Carried to Summary					
Item	Description	Qty	Unit	Rate	Amount
	<b>WATERPROOFING AND INSULATION</b>				
	<b>Roof Waterproofing System</b>				
	<u>Waterproofing system with 2 layers of 4mm thick waterproof membrane, on light weight concrete screed minimum 50mm thick, including 80mm thick PU Foam, 1000-gauge polythene separation layer, unwoven polyester fabric separation layer &amp; 500x500x50mm Precast concrete tiles etc., including testing, &amp; 10-year guarantee, complete as specified and shown in drawings.</u>				
A	to roof		m2		
	<u>Water proofing termination to perimeter walls with 0.9mm thick aluminium flashing, poly sulphide sealant, etc. complete as specified and shown in drawings</u>		Item		
	-				
	-				
	-				

	<b>Waterproofing Carried to Summary</b>				
<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount</b>
	<b>METAL WORKS &amp; GLAZING</b>				
	<u>Aluminium doors Balexco section 100/45 including framing, fixings, sealant, ironmongeries, complete as per drawings and specifications. Aluminum Door with Glass - Double Glazed according to EWA Regulations</u>				
	Doors				
A	D1 - 2.10 x 1.00 mtrs (As shown in drawing)		Nos		
B	D2 - 2.10 x 0.90 mtrs (As shown in drawing)		Nos		
C	Remort control door		Nos		
	Windows				
	<u>Aluminium windows Balexco section 100/45 including framing, fixings, sealant, ironmongeries ,complete as per drawings and specifications.</u>				
E	W1 - 1.20 x 2.2 mtrs (As shown in Drawing)		Nos		

Metal Works & Glazing Carried to Collection					
Item	Description	Qty	Unit	Rate	Amount
	<b>FINISHES</b>				
	<b>Wall Finishes</b>				
	<u>Plaster finish: including surface preparation to insitu concrete or block works complete as per drawings and specifications</u>				
A	12mm thk to internal walls		m2		
B	ditto to receive wall tiles		m2		
C	15mm thk to external walls		m2		
	-				
	<b>Floor Finishes</b>				
	<u>Concrete screed including surface preparation complete as per drawings and specifications:</u>				
D	Tile Works		m2		
	-				

Finishes Carried to Collection					
Item	Description	Qty	Unit	Rate	Amount
	<b>PAINTING &amp; DECORATION WORKS</b>				
	<u>Prepare and apply one coat primer. 2 coats of wall levelling putty and 2 coats of approved emulsion paint internally complete as per the drawings. specifications and manufacturer's recommendation.</u>				
A	Internal to internal plastered walls		m2		
B	Painting to gypsum board ceiling		m2		
	<u>Prepare and apply one coat primer. 2 coats of putty and 2 coats of approved fine textured paint Externally. complete as per the drawings. specifications and manufacturer's recommendation</u>				
C	To external walls - Generally -		m2		



<b>Painting &amp; Decoration Carried to Summary</b>					
<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount</b>
	<b>ELECTRICAL INSTALLATION &amp; MISCELLANEOUS WORKS</b>				
A	INCLUDING SWICHES, LIGHT FITTINGS, POWER SOCKETS, AND CABLES ETC		Item		
B	Supply and install Split unit A/Cs		Nos		
C	Supply and fix Rainwater pipeline		Item		
<b>Electrical installation &amp; Miscellaneous Works Carried to Collection</b>					

PROPOSED EXTENSION OF INDIAN SCHOOL - BAHRAIN

**FORM OF TENDER**

**FORM OF TENDER**

To: **The Indian School Bahrain,**

**P.O BOX ,- 558**

**KINGDOM OF BAHRAIN**

**REF: PROPOSED EXTENSION OF INDIAN SCHOOL - BAHRAIN**

Sir,

Having examined the Drawings and Tender Documents for the construction of the above-mentioned work, we, the undersigned, hereby offer to construct, complete, remedy defects and maintain the whole of the said works in conformity with the said Drawings and Tender Document, for the sum of

Bahrain Dinar -----

or such other sum as may be ascertained in accordance with the conditions of contract contained within the said Tender Document.

We undertake to complete the Works comprised in the Contract (excluding any maintenance period) within \_\_\_\_\_ **months** or less from the Date of Possession, which includes a Mobilization Period of \_\_\_\_\_ **days**.

Our offer is based on a working week of **Forty-eight (48)** hours per week.

If our Tender is accepted, we will obtain the guarantee of company guarantee cheque or an approved Bank to be jointly and severally bound with us in a sum not exceeding 10% of the above-named sum for the due performance of the Contract under the terms the Bond in the prescribed form as attached in Appendix 'C' of Tender Document.

We agree to abide by this tender for a period of 90 days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of this period.

We undertake in the event of your acceptance of this tender to execute with you forthwith upon being called to do so a formal Agreement embodying all the Terms and Conditions of Contract in the prescribed form as attached in Appendix 'A' of Tender Document.

Unless and until a formal Agreement is prepared and executed, this tender, together with your written acceptance [Letter of Intent] thereof shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest or any tender you may receive and that you will not pay any expenses incurred by us in tendering.

We acknowledge receipt of Amendment Statement Nos. \_\_\_\_\_ to the Tender Documents and agree that they form part thereof. -----

Name: \_ \_ \_ \_ \_

C.P.R. No.:

Signed: \_\_\_\_\_ on behalf of Contractor:

\_\_\_\_\_  
Address:

\_\_\_\_\_  
C.R.No.: \_ \_ \_ \_ \_

Date: .....

Telephone No.: \_ \_ \_ \_ \_

Stamp: \_ \_ \_ \_ \_

**Witness**

Name: \_\_\_\_\_

C.P.R. No: \_ \_ \_ \_ \_

Occupation: \_ \_ \_

Date: \_ \_ \_ \_ \_

Signature: \_\_\_\_\_



*Note: If the signed above is not the owner of the Company, he should submit an authorization letter from the Company along with the Form of Tender.*

PARTS

APPENDIX

**APPENDIX-A**

**ARTICLES OF AGREEMENT**

This agreement is made on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ -- between

\_\_\_\_\_  
Address \_\_\_\_\_

(hereinafter called "The Employer") of the ONE Part and

\_\_\_\_\_  
Address \_\_\_\_\_

(hereinafter called "The Contractor") of the OTHER part.

WHEREAS, the Client desires that certain works shall be constructed, completed and maintained, namely " \_\_\_\_\_

(hereinafter called "The Works") as more particularly described in the sundry documents hereinafter mentioned and has caused drawings and specifications to be prepared by or under the direction of Sunni Waqf Directorate and has accepted the Contractors Tender for the execution of such works.

***NOW IT IS HEREBY AGREED AS FOLLOWS:***

1. For the consideration hereinafter mentioned, the Contractor will, upon and subject to the conditions hereinafter referred to, carry out and complete the works shown upon the Contract Drawings and described by or referred to in the Contract Documents and in the said condition.

2. The Contract Documents consists of the following:

A. Tender/ Contract Documents are prepared by **The Indian School, Bahrain Engg Section** or their agent and revised offer submitted as per

letter No ----- dated-----  
consist of

- (i) Instruction to Tenderers
- (ii) Preliminaries and Conditions of Contract General
- (iii) Specification/Particular Specification Scope of Works
- (iv) Bills of Quantities & Main Summery
- (v) Form of Tender
- (vi) Appendices

B Contract Drawings signed and attached with this agreement

- C. Municipality, Civil Defense and Fire Safety Directorate & Statutory Agencies requirements.
- D. Standard Form of Building Contract for use without Quantities, private edition 1963 (July 1977 revision) published by the Joints Contracts Tribunal as amended in the Tender Documents (the Condition).
- E. Tender Addendums/Contract correspondence, if any.

These forms of the Contract, and all are fully part of the Contract as if attached to this Agreement or repeated therein.

3. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned the Contractor hereby covenants with the Employer to execute, complete and maintain the Works in conformity in all respects with the provisions of the Contract.
4. The Employer hereby covenants to pay the Contractor in consideration of the execution, completion and maintenance of the Works such sums as shall become due at the times and in the manner prescribed by the Contract.
5. The Employer will pay to the Contractor the sum of Bahrain Dinars \_\_\_\_\_ only (BD. \_\_\_\_\_ (hereinafter referred to as "the Contract Sum") or such other sum as shall become payable hereunder at times and in the manner specified in the conditions.
6. If the Contractor shall have failed to reach Practical Completion of the Works within the period named in the Form of Tender, or within any extended time allowed in accordance with the Conditions of Contract, there shall be forfeit by the Contractor damages in the amount stated in the Appendix to Conditions of Contract.
7. The term "the Architect" in the said Conditions shall mean the said Sunni Waqf Directorate Engg Section of P.O. Box 5513, Manama, Kingdom of Bahrain.
8. Amount of Performance Bond / company guarantee Cheque 10% of contract sum.
9. Date of Possession Not later than 7 days from the Letter of Intent.
10. Date of Completion \_\_\_\_\_ months from the date of Possession  
Including mobilization.



AS WITNESS the hands of the said parties:

**Signed for and on behalf of the Employer, Sunni Waqf Directorate**

Signature

Name

**In the presence of:**

Name

Description

Signature

**Sign for and on behalf of the Contractor, *Mis.* -----**

Signature

Name

**In the presence of:**

Name

Description

Signature

.....

**APPENDIX-C**

**STANDARD FORM OF PERFORMANCE BOND OR GUARANTEE CHEQUE**

**SPECIMEN ONLY**

M/s.  
Kingdom of Bahrain.

Dear Sirs,

PERFORMANCE BOND NO. \_\_\_\_\_ for BD. \_\_\_\_\_

PROJECT:

CONTRACTOR:

In consideration of you, M/s. \_\_\_\_\_, Kingdom of Bahrain

("t he Employer" ), having agreed to enter into the above contract (the "Contract") with M/s. \_\_\_\_\_ (the "Contractor"), we \_\_\_\_\_ hereby

irrevocably and unconditionally guarantee to the Employer subject only to the monetary limitation hereinafter specified, that the Contractor shall well and truly perform and fulfil all the undertakings, covenants, terms and conditions of the Contract for

\_\_\_\_\_ (the "Works") and of any extension thereof, that the Contractor shall well and truly perform and fulfil all the undertakings, covenants, terms and conditions of any and all changes, modifications, additions or amendments to the Contract that may hereafter be made, and that the Contractor shall also fully indemnify defend and hold harmless the Client from all costs, liability and damage which the Client may suffer by, reason of the failure of the Contractor so to do.

In the event that the Employer, in it's absolute discretion, gives notice to us at anytime of the failure of the Contractor to perform or fulfil any of the acts or obligations set forth in the preceding paragraph. we hereby unconditionally and irrevocably undertake, without an, right of set off or counterclaim whether on our behalf or on behalf of the Contractor, to pay to the Employer the sum of BD: \_\_\_\_\_ (Bahrain \_\_\_\_\_ Dinars \_\_\_\_\_ being an amount equal to ten percent (10%) of the

of the price recorded in the contract. Such written notice of the Employer shall be conclusively binding on us for all purposes under this Performance Bond.

We further agree that any, change, modification, addition or amendment which may be made to the terms and conditions of the Contract, or to the Works to be performed there under, or to the payments to be made on account thereof, or any extension of the time of performance of the Works or any composition, settlement, promise not to sue or other forbearance on the part of either the Employer or the Contractor to the other shall not in any way release us from our continuing liability hereunder, and we hereby expressly waive our right to consent to or to receive notice of any such change, modification, addition, amendment, extension, composition, Settlement, promise or forbearance.

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This Performance Bond shall be valid until the \_\_\_\_\_ day of \_\_\_\_\_ 19  
or until the date of a certificate by the Consultant as defined in the Contract under the terms of the Contract upon the satisfactory expiry of the Defects Liability Period as defined in the Contract whichever shall be the latter and any request for payment hereunder must be received by us on or before the later of such dates.

This guarantee is not assignable.

This Performance Bond shall be governed by and interpreted under the Laws of the Kingdom of Bahrain. It shall be returned to us on its expiry.

**APPENDIX-D**

**STANDARD FORM OF ADVANCE PAYMENT GUARANTEE**

**SPECIMEN ONLY**

M/s.

Kingdom of Bahrain.

Dear Sirs,

ADVANCE PAYMENT NO. \_\_\_ - - - - - for BD. - - - - -

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PROJECT:

CONTRACTOR:

In consideration of you, M/s. \_\_\_\_\_ Kingdom of Bahrain ("the  
Owner"), having made an advance payment of BD. \_\_\_\_\_ (Bahrain Dinars

) ("the advance payment") being an amount equal to Ten Percent (10%) of the price recorded  
in the above contract ("the Contract") to Mis. \_\_\_\_\_ ("the Contractor"), we hereby  
irrevocably and unconditionally guarantee to the employer subject only to the monetary  
limitation hereinafter specified that the Contractor shall well and truly perform and fulfil all the  
undertakings, covenants, terms and conditions of the Contractor for

\_\_\_\_\_ for Mis. \_\_\_\_\_ ("the Works") and of any  
extensions thereof and that the Contractor shall well and truly perform and fulfil all the  
undertakings, covenants, terms and conditions of any and all changes modifications ,  
amendments to the Contract that may hereafter be made and the Contractor shall also fully  
indemnify, defend and hold harmless the Employer from all costs, liabilities and damage which  
the Employer may suffer by reason of the failure of the Contractor so to do so.

In the event that the Employer, in his absolute discretion, gives written notice to us any time of  
the failure of the Contractor to perform or fulfil any of the acts or obligations set forth in the  
preceding paragraph, we hereby unconditionally and irrevocably undertake, without any right  
of set off or counterclaim whether on our behalf or on behalf of the Contractor to pay to the  
Employer the sum equivalent to the BD. \_\_\_\_\_ (Bahrain Dinars

Only) (the amount of advance payment) or such portion of the advance payment as may be then outstanding. Such written notice of the Employer shall be conclusively binding on us for all purposes under the Advance Payment Guarantee.

We further agree that any change, modification, addition or amendment which may be made to the terms and conditions of the Contract or to the works to be performed there under or to the payments to be made on account thereof, or any extension of the time of Performance of the works, or any composition, settlement, promise not to sue or other forbearance on the part of either the Client or the Contractor to the other shall not in any way release us from our continuing liability hereunder and we hereby expressly waive our right to consent to or to receive notice of any such change, modification, addition, amendment, extension, composition, settlement, promise or forbearance.

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This advance Payment Guarantee shall be valid from the date upon which the advance Payment is received by the Contractor and shall remain valid until the extinction of the advance payment by its recoupment from the Contractor in accordance with the terms and Contract whereupon our liability hereunder will immediately automatically cease or until the when such portion of the Advance Payment as is still outstanding at such date will automatically fall due for payment and will be paid to the Employer within seven (7) days.

This Advance Payment shall be governed by and interpreted under the Laws of Bahrain. It shall be returned to us on its expiry.

**APPENDIX-E**

**SITE INSPECTION**

We hereby certify that we have visited the site and fully understand the extent, character, working space and access to the operations described in the Tender Documents.

Date of Visit \_ \_ \_ \_ \_

Name (BLOCK LETTERS): \_ \_ \_ \_ \_

Signature: \_\_\_\_\_

**APPENDIX-F**

**FORM OF MAIN CONTRACT GUARANTEE**

Guaranteed this            day of            2006 to the            (the Owner) in respect of the  
..... (the Contract works) forming part of the construction  
and maintenance of ..... at.....Bahrain (the main contract works)

We.....(the main contractor) in  
consideration of your award to us of a contract dated..... for the  
main contract works

1.     **HEREBY SEVERALLY GUARANTEE** the contract works and shall accept liability for and shall indemnify you against any liability claim proceedings expense for loss whatsoever and howsoever arising as a result of any defect in the contract works for a period of ten years from the date of issue by you to us a certificate of practical completion in respect of the main contract works.
  
2.     **HEREBY SEVERALLY UNDERTAKE** without prejudice to our liability that:
  - a)     We shall execute all such work of repair, amendment, reconstruction, rectification and making good defect, imperfections, shrinkage's or other faults in respect of the contract works as may be required of us in writing by you during the guarantee period as a result of an inspection by the engineer of the main contract works prior to the expiration of the guarantee period and
  
  - b)     We shall carry out all such works at our own expenses if the necessity thereof shall be due in the opinion of the engineer or any defect in any of the materials and/or workmanship of the main contract works.
  
  - c)     If we shall fail to do any such work as is required by you aforesaid then you shall be entitled to employ and pay other persons to carry out such work and if such work should in the opinion of the engineer be carried out by us at our own expense in accordance with paragraph (b) above then we shall reimburse you forthwith all expenses consequent thereon and incidental thereto, and
  
  - d)     If required by the engineer in writing we shall search under the direction of the engineer for the cause of any defect, imperfection or fault appearing during the course of the guarantee period provided that if such defect, imperfection or fault is not one that in the opinion of the engineer should be made good at our own expense in accordance with paragraph (b) above, then the cost of such searching shall be ascertained and paid for by you.

Signed for and on behalf of.....  
The main contractor

**APPENDIX-H**

**STANDARD FORM OF GUARANTEE OF ROOF WATERPROOFING  
TREATMENT**

**SPECIMEN ONLY**

To be engrossed on Contractor's letterhead.

No terms shall be deleted from this Guarantee nor shall any terms be added.

PROJECT NAME: \_\_\_\_\_

CONTRACT NUMBER: \_\_\_\_\_

Pursuant to the terms of the above-mentioned Contract and for the consideration set out therein, we

(hereinafter called the "Contractor") hereby guarantee to you, \_\_\_\_\_

\_\_\_\_\_ (hereinafter called the

"Client") that the waterproofing system as more fully described in Part A of the Schedule

hereto (hereinafter called the "System") installed by us at \_\_\_\_\_

will remain in a watertight condition for a period of ten (10) years from the end of the Period

of Maintenance/Defects Liability Period (as defined in the Contract) and in the event of a failure of the System from any cause whatsoever (save as hereinafter provided), we will repair or replace the System so to restore it to a watertight condition. on and subject to the following terms:

1. For the purposes of this. guarantee, the System shall be deemed to have failed if at any time it is no longer in a watertight condition, whether or not leakage of water has occurred.



2. Inspection of the System:
  - (a) The Contractor will inspect any solar reflective panels forming part of the System during April or May of each year during the lifetime of this guarantee.
  - (b) The Contractor will inspect the entire system during November or December of each year during the lifetime of this guarantee.
  - (c) The results of each such inspection shall be notified in writing to the Employer within fourteen (14) calendar days of such inspection.
3. In the event of failure of the System:
  - (a) If the System fails within the period of this guarantee the Contractor will repair or, depending on the extent of the failure and after discussions with the Employer, replace the same.
  - (b) If the System fails more than once during the period of this guarantee the Contractor will repair or at the Employer's option replace the same.
4. The Contractor will commence repair or replacement of the System within a reasonable time of being notified of or detecting such failure and will, in any event. Immediately on being notified of or detecting such failure take all such steps as may be necessary to protect the Building from any or further damage until such time as the repair or replacement has been completed.
5. The repair or replacement carried out shall be at no cost to the Employer.
6. If the Contractor fails to fulfil any or all of its obligations under this guarantee. The Employer shall be at liberty to engage another contractor to carry out such repair or replacement as the Employer, in its sole discretion, shall consider necessary and the Contractor shall be obliged to pay to the Employer the cost of such repair or replacement.
7. Without prejudice to and in addition to the provisions of Clause 5 above, if the Contractor fails to fulfil any or all of its obligations under this guarantee or if the Contractor shall be declared bankrupt or have a receiver, liquidator or manager appointed over its assets or save for the purposes of amalgamation or reconstruction, have a resolution for voluntary winding-up passed, the Employer shall be entitled to an assignment of the benefit of any guarantee that the Contractor may have received in respect of part of the System.
8. The Contractor shall not be liable under this guarantee in the event that:
  - (a) Alterations or repairs have been made to the System by anyone other than the Contractor (save where the Contractor has failed to fulfil its obligations under this guarantee), its servants, agents or sub-contractors; or

- (b) The failure of the System is caused by a structural failure of the Building or any adjoining premises or deliberate misuse of the roof by the Employer
- (c) The failure of the System is caused by extraordinary, natural occurrences, such as acts of God (for example: hurricanes, cyclones, tornadoes, lightning, earthquake and the like) or fire.

9. Intended use of Building and consequential damage:

- (a) The Building is intended to be put to the use described in Part B of the schedule hereto. The Contractor shall be liable for any damage caused by a failure of the System to the fixtures and fittings described in Part B of the Schedule hereto.
- (b) The Contractor shall not be liable for any other consequential damage resulting from a failure of the System save where the Contractor has behaved maliciously, willfully or recklessly resulting in damage to the System.

10. The address of the Contractor for service of notices under this guarantee shall be as follows, unless otherwise notified in writing to the Client:

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Telex No.: \_\_\_\_\_

Facsimile No.: \_\_\_\_\_

A notice served at such address (or such other address as may be properly notified) shall be deemed to have been validly served.

Dated this \_\_\_ \_\_\_ day of \_\_\_\_\_ 19 \_\_\_

Signed for and on behalf of the Contractor:

Signature \_\_\_ \_\_\_ in capacity of \_\_\_ \_\_\_

in the presence of (Witness)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Telephone No

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