

PROJECT BRIEF & ELIGIBILITY TO PARTICIPATE															
<b>Project Name</b>	<b>Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package One (12) Nos. Schools</b>														
<b>Project ID</b>	<b>BP 2025 C 024 S</b>														
<b>Ministry of Finance (MoF) Classification</b>	<table border="1"> <thead> <tr> <th>Category</th> <th>Classification</th> <th>Company</th> <th>Grade</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>Contractors</td> <td>Buildings Specialization</td> <td>All</td> <td>1</td> <td>-</td> </tr> </tbody> </table>					Category	Classification	Company	Grade	Conditions	Contractors	Buildings Specialization	All	1	-
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Contractors	Buildings Specialization	All	1	-											
<b>Eligibility to Participate</b>	<p>Classification certificate issued by the Ministry of Finance (MoF) in the State of Qatar according to the following rules:</p> <ul style="list-style-type: none"> <li>A. local Tenderers without the requisite classification certificate as stated in the Executive Summary are not eligible to participate in this tender.</li> <li>B. local Tenderers without classification certificate in accordance with the category, activity, grade and condition (if any) or no longer having requisite valid classification shall only participate in the tender on the condition that they shall submit the requisite valid classification within five (5) working days from the Tender Evaluation panel’s clarification notice in case of One-Envelope Tendering System OR in case of Two-Envelope Tendering System shall submit the valid classification certificate on the date stated in the Tender Evaluation panel’s clarification notice. Failure to submit the requisite valid classification certificate on the stated cut-off date, their tender, at the sole discretion of the Tenders Committee, will be disqualified from the tender process.</li> <li>C. Any evidence of application for upgrade or renewal or new classification request to the concerned office of classification by Tenderers shall not be acceptable.</li> <li>D. for foreign companies without Qatar MoF classification certificate, a similar or equivalent certificate from the country of origin will be sufficient for tender submission. A copy of such classification certificate translated in English/Arabic and attested by the competent authority/ministry at country of origin and Qatar diplomatic embassy at country of origin shall be submitted. In the event of there is no such equivalent authority/ministry issuing the classification in their country of origin, any other form of certification/ classification/ client testimonial for specialized works/services issued and endorsed by reputable/competent organization /authority/ board governing the construction industries related and attested by the Qatar diplomatic embassy at country of origin may also be considered. This is also applicable to foreign company’s status who has already had Qatar company registration. Refer G below for guideline for Foreign Company status.</li> <li>E. should these foreign companies be awarded a contract, then they are required to register with MoF by submitting the required relevant documents as stated in Sub-item D to MoF before signing the contract with the Authority. The same rules in Sub-items D and E are applied to foreign companies either as single entity or joint venture with a local company.</li> </ul>														

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	<p>F. In case the foreign companies do not have classification certificates from their country of origin then the same rules applicable to local companies as mentioned in Sub-item B and C above shall be applied.</p> <p>G. Guidelines for classifying the companies are available at Qatar Ministry of Finance as following link: Guidelines for classifying the companies are available at Qatar Ministry of Finance as following link : <a href="https://monaqasat.mof.gov.qa/eservices/Account/Login?ReturnUrl=%2feservices%2f">https://monaqasat.mof.gov.qa/eservices/Account/Login?ReturnUrl=%2feservices%2f</a></p> <p>H. In case of the tenderer forming a joint venture, the leader of the joint venture shall hold the required classification. A foreign company led joint venture may bid the tender in compliance with item D to F.</p> <p>Tenderer who does not comply with the above criteria shall not be eligible to participate and be disqualified</p>
Project Description	
<b>General Scope of Works</b>	<p><b>Project Overview</b></p> <p>The scope of the Works covers the Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package One (12) Nos. Schools</p> <p>1.1.1.1 The Buildings were constructed to the standard school model template design. The template design has evolved over the years from when first introduced. The buildings were constructed to either a right-hand or left-hand (mirrored) site layout; and to either a boys or a girl’s school layout. The basic template original building design type in this package of works comprise Standard School with different types.</p> <p>Buildings of the same outline design type may well vary between individual sites due to a variety of reasons, including:</p> <ul style="list-style-type: none"> <li>• design development over the years since the original template design, including changes to the quantity / locations / specification / materials of the following fabric and MEP systems: <ul style="list-style-type: none"> <li>○ Fire rated/ non-fire rated doors and Hardware/ Ironmongeries;</li> <li>○ door escape hardware;</li> <li>○ signages;</li> <li>○ masonry wall;</li> <li>○ rescue windows and any other windows could be required;</li> <li>○ staircase balustrading and handrails;</li> <li>○ MEP pumps and hose reels;</li> <li>○ MEP emergency lighting and to replace all lights from florescent type to LED including the theater and dimmer system;</li> <li>○ MEP fire alarm and detection system;</li> </ul> </li> </ul>

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- MEP a/c ductwork fire or smoke dampers; and
- external landscaping

- Standard Schools – The buildings are constructed either to a right-hand or left-hand layout (i.e. as a mirror layout).
- Standard Schools – Girls schools have a limited number of rooms to a different design than the Boys schools (e.g. Home Economics / Needlework room); and
- Site demise and landscaping.

1.1.1.2 The Project Design of the upgrading Fire Life Safety works of the existing school building and whole school premises for schools as shown in the summary table below:

Sr	School Name	Pin No.
1	Ash-Shamal Preparatory and Secondary School for Girls	79050721
2	Maria al-Qibtaiyya Preparatory School for Girls	70100738
3	Al-Dhakhira Model School for Boys	75010588
4	Ash-Shamal Primary School for Girls	78080207
5	Ash-Shamal Primary School for Boys	78080204
6	Abd al-Hameed Al-Dayil Model School for Boys	70210905
7	Ash-Shamal Kindergarten for Girls and boys	78080206
8	Al-Dhakhira Kindergarten for Boys and Girls	75020054
9	Al-Jumaliyah Kindergarten for Girls	73080203
10	Al-Shifaa Bint Abd al-Rahman Al-Ansariyah Kindergarten for Girls	71510073_A
11	Abd al-Hameed Al-Dayil Kindergarten for Boys	70030173
12	Um Salal Secondary school for boys	71510038

1.1.1.3 The Contractor is responsible for liaising with local Municipalities per site, preparing local Municipality submissions (per site), obtaining Municipality Approvals / Building Permits (per site) and obtaining Municipality Completion Certificates (per site) including Qatar Civil Defense Approvals. The sites are located in different Municipalities. Each local Municipality require a DC1/DC2 process. The Contractor will be responsible for the complete DC1/DC2 processes as deemed required by each Municipality including obtaining Qatar Civil Defense Approvals (per site). The Authority will undertake the initial opening of the Municipality project files per-site with the individual Municipalities.

1.1.1.4 The Contractor is responsible for liaising with Qatar Civil Defense, preparing Civil Defense submissions (per site), obtaining Civil Defense Approvals (per site) and obtaining Qatar Civil Defense Completion approvals (per site) as required by the Municipality prior to the issuance of Building Permit and Municipality Completion Certificate.

1.1.1.5 The Contractor is required to ensure compliance with, inter alia, the following Regulatory Bodies Codes, Standards, Regulations and Circulars:

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- Ministry of Municipality.
- Ministry of Environment and Climate Change.
- Ministry of Education and High Education.
- Urban Planning Affairs.
- Municipalities.
- Qatar Rail.
- Ministry of Interior.
- Public Works Authority.
- Ministry of Transport and Communications.
- Qatar Civil Defense
- KAHRAMAA
- Woqod
- Ooredoo

1.1.1.6 During the project duration, the Contractor will be responsible for temporary traffic/ road and services diversion works for school premises affected by the Works until the permanent solution is adopted.

1.1.1.7 The Works, commencing with to perform comprehensive survey works to verify and update the Available As-Built Drawings provided with the Tender Documents (as built drawings for Some Schools is not available, the contractor shall provide the necessary as built drawings based on his survey without additional cost or time). Then Design Works as above-mentioned in item 1.2.2.4 and Building Permit Services with the concerned Municipalities followed by the required construction works as per the approved municipality drawings and Contract Documents requirements then Testing and Commissioning works and obtaining of Municipality Completion Certificate with its Issuance Process and handing over to end user with full handing over documents prior to issuance of the Taking-Over Certificate. The overall period from the Commencement Date to the Taking-Over Certificate date shall not exceed a total duration of 450 days.

**1.1.2 Site Location**

The project locations is as per the following Schedule of coordinates:

Sr.	School Name	PIN	Latitude	Longitude
1	Ash-Shamal Preparatory and Secondary School for Girls	79050721	26° 7'56.79"N	51°12'44.94"E
2	Maria al-Qibtiyya Preparatory School for Girls	70100738	25°26'54.05"N	51°26'13.32"E
3	Al-Dhakhira Model School for Boys	75010588	25°43'22.45"N	51°32'6.90"E
4	Ash-Shamal Primary School for Girls	78080207	26° 7'1.11"N	51°11'36.31"E
5	Ash-Shamal Primary School for Boys	78080204	26° 7'12.09"N	51°11'33.06"E
6	Abd al-Hameed Al-Dayil Model School for Boys	70210905	25°25'58.13"N	51°27'10.10"E

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7	Ash-Shamal Kindergarten for Girls and boys	78080206	26° 7'6.90"N	51°11'36.21"E
8	Al-Dhakhira Kindergarten for Boys and Girls	75020054	25°44'0.37"N	51°32'49.83"E
9	Al-Jumaliyah Kindergarten for Girls	73080203	25°37'47.25"N	51° 4'50.95"E
10	Al-Shifaa Bint Abd al-Rahman Al-Ansariyah Kindergarten for Girls	71510073_A	25°26'12.13"N	51°24'31.49"E
11	Abd al-Hameed Al-Dayil Kindergarten for Boys	70030173	25°24'21.27"N	51°27'36.03"E
12	Um Salal Secondary school for boys	71510038	25°27'4.88"N	51°24'27.66"E

**Scope of Works**

**1.2.5.1 Project Outline**

- a) The scope of the Works covers the design, construction, completion and commissioning of fire and life safety code compliance upgrade and modification works to existing (13 nos) school buildings located in Qatar, to achieve compliance with the latest Qatar Civil Defense Design Codes for existing educational occupancy buildings before issuance of Taking-Over Certificates. The scope of the Works includes obtaining Municipality Approvals, Qatar Civil Defense approval and Completion Certification and handing over to MOEHE.
- b) The buildings are, and will remain, operational and occupied by students and School Authority during normal school hours. For the duration of the Works and Defects Liability Period, the Authority will provide access into the school premises for the Contractor to carry out the Works at the times specified.
- c) The scope of works shall also include,
  - Appointing a design consultant to carry out design work for various aspects of the project.
  - All required Governmental approvals / permits
  - Construction Management
  - Site Set-up, Maintenance
  - Connection Fees if applicable
  - Health and Safety management
  - Quality Assurance and Quality Control
  - All Equipment installation.
  - Phased completion to provide earliest occupation by the operator.
  - Protection and maintain the existing school assets and walls art works / stickers.

**1.2.5.2 Areas of Works**

**1.2.5.2.1 General**

The works are individual to each site, but typically comprise of the Design and Build Works for the following:

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- Existing School Building Modification and Fire & Life Safety Works to Upgrade the existing building to comply with Qatar Civil Defense (QCD) Fire Safety Standards (QCD FSS) which are underpinned by the National Fire Protection Association (NFPA) suite of codes. As a result, the requirements of both the QCD, FSS and NFPA codes and standards should be met for all fire & life safety designs for School Buildings.

**1.2.5.2.2 Key Scope for Existing School Buildings Modification and Fire & Life Safety Works**

General

All existing school buildings are, and will remain, operational and occupied during normal school hours. All internal works to existing school buildings must be undertaken outside normal school hours to ensure the Works will not cause any disruptions to schools' activities. The buildings must all remain fully operational, with commissioned existing fire life safety systems, between Contractor working shifts. The Contractor is to coordinate with the existing maintenance companies at each site to keep fire life safety systems operational at all times during school hours and for necessary connections.

Contractor scope of works includes doing full surveys for the existing schools including all systems, plans, elevations which will be required during the design stage.

**a) Architectural & Civil Works**

The Contractor shall design and construction of all architectural and civil works as per the Contract Documents requirements and can use the available As Built Drawings for Guidance Only contained in SCHEDULE A – Project Brief - Part 6; Reference Data for FLS Upgrading Works Plans for Schools to be accomplished. These Works include but not limited to the following key scope to ensure full compliance with QCDD codes and all applicable standards.

1. Earth Works (For New External Staircase (if required))
2. Sub-Structure Civil Works (For New External Staircase (if required))
3. Super-Structure Civil Works (For New External Staircase (if required))
4. External and Internal Wall Works
5. Ramps, Steps, Handrails and Gates
6. Internal and External Finishing Works (Floor, Wall & Ceiling)
7. Doors & Windows Works (Includes Ironmongery and Master key for all new and existing doors)
8. Sanitary Appliances if required
9. Internal and External Handrails Works
10. Fittings, Fixtures and Equipment (counters, signage, Queuing Rails...)

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11. Fire & Smoke Stoppings Works
12. Fire Truck Path and Signage Works and road marking.
13. Removal of existing redundant fixtures/ fittings/ building elements
14. Modifications of existing layout/ structure
15. External Services Diversion

**b) Electrical Works in accordance with Electrical Specifications**

The Contractor shall design and install all electrical works as per all the Project Brief requirements and can use the available As Built Drawings electrical Brief Drawings For Guidance Only contained in SCHEDULE A – Project Brief - Part 6; Reference Data for FLS Upgrading Works and including but not limited to the following key scope to ensure full compliance with QCDD codes and all applicable standards.

- 1 Fire Alarm System and replacement of the fire alarm panel if required
- 2 CAMS System includes Coordination with MOI for providing, installing, connecting, disconnecting, coordinating and any fees.
- 3 Emergency and Exit Light System
- 4 Voice evacuation and Public Adress System as per QCDD Requirements
- 5 Magnetic Door Locks with time relay device (to limited number of doors as per QCDD and End User Requirements)
- 6 Existing lighting modifications
- 7 Existing lightning protection modifications
- 8 New lighting for new staircases
- 9 Power supply for motorized smoke dampers
- 10 Duct detectors to comply with QCDD requirements
- 11 Replacement of Existing External and Internal fluorescent / Normal Light Fittings to be LED Light fittings (with light control system / Dimmer if required).
- 12 Upgrade / Replacement Existing Lift Control Panel to be connected and interfaced with the fire alarm control panel and achieve the latest QCDD requirements
- 13 Upgrade Existing Building Management System (BMS) and Design, Supply and fix new Systems if not available.
- 14 CCTV System if required

**c) Mechanical Works**

- 1 Removal of existing firefighting system (refer to project specification)
- 2 Upgrade / replace / calibrate and certify the existing fire extinguishers and provide any additional to comply with QCDD requirements

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	<p>3 ACMV system (refer to project specification)</p> <p>4 Upgrade / Replacement Existing ACMV System Including Control Panels / controllers to be connected and interfaced with the fire alarm control panel and achieve the latest QCDD requirements and to Maintain air balancing for the system to comply with standards</p> <p>5 Drainage system (refer to project specification)</p> <p>6 Plumbing system (refer to project specification)</p> <p>7 LPG and its Gas Detection systems to comply with Woqod, QCDD and NFPA requirements.</p>
Time for Completion	
<b>a) Completion of the Works</b>	450 Days from the Commencement Date
<b>b) Maintenance Period</b>	400 Days
Others:	
	<p><b>1. Contract Form and Reimbursement Methodology</b></p> <p>The Contract form used for the Project is the Public Works Authority's <b>Building and Engineering - Design and Build 2018 Edition</b> General Conditions of Contract paid against Lump Sum without Quantities and Schedule of Prices. Based upon requirements and Specifications</p> <p><b>2. Tender Details</b></p> <p>For the purposes of tendering for the Project the following information is provided:</p> <p>Tender Administrator:</p> <p>The Tender Administrator for this Project shall be:</p> <p><b>Engineering Services Department Manager</b></p> <p>Public Works Authority Al Nakheel Tower 3 West Bay, Doha P.O. Box 22188 State of Qatar</p> <p>Email address (for general communication only)</p> <p><a href="mailto:esd.tenders@ashghal.gov.qa">esd.tenders@ashghal.gov.qa</a></p> <p><b>All tender related communications, including requests for tender clarifications, shall only be submitted to the Tender Administrator electronically through the Public Works Authority e-Tendering System. Any</b></p>

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tender related communications, including requests for tender clarifications, received by the Authority by any system other than through the Authority's e-Tendering System may not be read or receive replies.

**Tenders Committee:**

The Project tender process shall be completed under the auspices of the

**Small Tenders Committee** and the Tender shall be addressed to the Chairman of the said Committee.

The tender shall be submitted in the following means:

**electronic submission via E-tendering application**

Tenderer shall refer to the user guide manual for e-Tendering published in Ashghal's website.

The Tender Closing Date shall be as stated in the Letter of Invitation to Tender or Tender Advertisement or any extension thereof as notified by the Authority through Tender Circular.

The Tender Clarification Closing Date shall be seven **(7) calendar days prior to Tender Closing Date**. The Tender Administrator shall be under no obligation to issue Tender Circulars for requests for clarifications received after the said Tender Clarification Closing Date.

**AWARD OF MULTIPLE TENDERS TO A SINGLE CONTRACTOR**

This Tender is issued in the following group of Tenders which have similar scope of works and requirements:

Item	Tender Number	Project ID	Project Title
1	PWA/STC/.../2025	BP 2025 C 024 S	Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package One (12) Nos. Schools
2	PWA/STC/.../2025	BP 2024 C 025 S	Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package Two (12) Nos. Schools
3	PWA/STC/.../2025	BP 2024 C 026 S	Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package Three (13) Nos. Schools
4	PWA/STC/.../2025	BP 2024 C 027 S	Design and Build of Modification and Additional Works to Fire systems and Fire Life Safety for the Existing (50) Schools – Package Four (13) Nos. Schools

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Each of the Four (4) subject tenders shall be awarded to only one tenderer per tender, to ensure competitive offer among different tenderers. No claims or disputes arising from this condition will be entertained.