

Tender Reference	SY_2026_OT_001_CIVIL WORKS
Date	5th August 2026

Subject: Clarifications to Requests for Invitation to bid for rehabilitation works of National Public Hospital of Al-Rastan, Homs Governorate

This document has been prepared to compile, present, and clarify all requests for clarification received from bidders in relation to EMERGENCY ONG ETS Local Open Tender **Ref. SY_2026_OT_001_CIVIL WORKS**, launched on **22 July 2026**.

The purpose of publishing this document is to ensure consistent, comprehensive, and transparent access to information for all bidders, thereby guaranteeing equal treatment and fairness throughout the procurement process. The information contained herein is made available to all interested bidders, regardless of whether they have submitted a request for clarification.

Please refer to the **Table of Contents** to identify and consult the topics of interest, including **Procurement Process Clarifications** and **Technical Clarifications**.

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A. PROCUREMENT PROCESS CLARIFICATIONS

1. Clarification Request no. 1 - Deadline for submission of offers

Due to external legal and procedural process related to national requirements, please note that the deadline for the submission of bids has been postponed to **Wednesday, August 12, 2026 (COB)**. Consequently, the **opening of the bids** will take place starting from **13 August**. All other deadlines remain unchanged.

2. Clarification Request no. 2 - Taxes and Customs Exemptions

Customs Duties and Import Tax Exemptions

EMERGENCY may benefit from customs duties and import tax exemptions granted by the Government of the Syrian Arab Republic for goods, materials, and equipment imported for the implementation of the Project, as stated in the Tender Documents.

When granted, EMERGENCY shall undertake the necessary actions with the competent authorities to obtain the applicable customs and tax exemptions. The Contractor shall provide any technical information and supporting documentation reasonably required for this purpose, in accordance with Article 5.2 of the General Terms and Conditions.

The Contractor shall remain fully responsible for all activities related to the importation and delivery of materials, including but not limited to:

- preparation and submission of import documentation;
- customs clearance procedures;
- port handling and storage;
- transportation and delivery of materials to the Project Site;
- compliance with all applicable import, customs, and regulatory requirements.

For the avoidance of doubt, EMERGENCY's responsibility is limited to facilitating the exemption process through the relevant authorities. All operational activities related to importation, customs clearance, logistics, handling, storage, and transportation remain the Contractor's responsibility, as provided for in the Tender Documents.

Bidders shall prepare their financial offers in accordance with the provisions of the Invitation to Bid and the General Terms and Conditions.

Summary

Aspect	Clarification
Customs Duties and Import Taxes	EMERGENCY may benefit from customs and import tax exemptions for Project-related imports.
Exemption Process	When the exemption is granted, EMERGENCY will undertake the necessary actions with the competent authorities to obtain the applicable exemptions.

Contractor Support	The Contractor shall provide any information and documentation reasonably required for the exemption process.
Import Documentation	Responsibility of the Contractor.
Customs Clearance	Responsibility of the Contractor.
Port Handling, Storage and Transportation	Responsibility of the Contractor.
Pricing	Bidders shall prepare their offers in accordance with the Tender Documents.
Cooperation	Both parties shall cooperate as required under Article 5.2 of the General Terms and Conditions.

References

- Invitation to Bid, Page 3 ("Tax on Price")
- Invitation to Bid, Page 3 ("Costs Include")
- General Terms and Conditions, Article 5
- General Terms and Conditions, Article 5.2

3. Clarification Request no. 3 - Tender Submission Currency and Exchange Rate

3.1 Currency of Bid Submission

As stated in the Invitation to Bid, the Contract Price shall be expressed in **Syrian Pounds (SYP)**.

However, in consideration of the market context and the participation of international bidders, EMERGENCY will accept financial offers submitted in either EUR or USD, provided that the bidder also clearly indicates the equivalent amount in SYP.

3.2 Exchange Rate for Bid Evaluation

For the purpose of tender evaluation, EMERGENCY will convert all offers submitted in currencies other than SYP using **the InforEuro exchange rate** ([InforEuro, the exchange rate of the Euro currency](#)) published by the European Commission and applicable during the month of the bid submission deadline.

The same exchange rate will be applied uniformly to all offers to ensure a fair and transparent evaluation process.

The exchange rate used for evaluation purposes shall also constitute the contractual exchange rate.

3.3 Contract Currency and Payment

Notwithstanding the currency used for bid submission, the Contract shall be awarded and administered in Syrian Pounds (SYP) and **all payments shall be made in SYP**, in accordance with the Contract conditions and applicable Syrian legislation.

Following contract award, the possible accepted offer expressed in EUR or USD and converted using the InforEuro exchange rate applicable during the month of the bid submission deadline shall constitute the reference value for determining the final Contract price.

The resulting SYP amount shall constitute the final Contract price and shall remain fixed for the entire duration of the Contract, except in the circumstances expressly authorized under the Contract.

3.4 Contract Variations

Any request for adjustment of the Contract Price shall be subject to:

- Prior written notification by the Contractor;
- Review and validation by EMERGENCY;
- Formal written approval by EMERGENCY before any adjustment is applied.

Any approved variation shall be governed by the applicable contractual provisions and shall remain subject to Article 13 of the General Terms and Conditions, which states:

"Notwithstanding the above, the total increase in the contract price resulting from all variations shall not exceed 20% (twenty per cent) of the original contract price, unless otherwise agreed in writing by both Parties."

Summary

Aspect	Confirmation
Submission Currency	Offers may be submitted in EUR or USD, provided that the equivalent SYP amount is indicated.
Exchange Rate for Evaluation	InforEuro exchange rate applicable during the month of the bid submission deadline.
Contract Currency	Syrian Pounds (SYP).
Payment Currency	Syrian Pounds (SYP), in accordance with the Contract and applicable Syrian legislation.
Contract Price Determination	The accepted EUR/USD offer will be converted into SYP using the InforEuro rate applicable during the month of bid submission
Contract Variations	Subject to EMERGENCY's prior approval and the limits set out in Article 13 of the General Terms and Conditions.

4. Clarification Request no. 4 – Payment and Bank Transfer Procedure

4.1 Payment Procedure

As stated in the Invitation to Bid and the General Terms and Conditions, payments shall be made as follows:

- **Advance Payment:** 10% of the Contract Price upon commencement of the Works, against submission of the required bank guarantee.
- **Progress Payments:** Monthly payments based on works executed, measured and approved by EMERGENCY.
- **Final Payment:** Upon completion of the Works and issuance of the Certificate of Completion.

4.2 Certification of Progress Payments

The certification process shall be as follows:

1. The Contractor submits a monthly progress claim, including supporting measurements and relevant documentation.
2. EMERGENCY verifies the executed works and jointly measures the quantities with the Contractor.
3. EMERGENCY issues the relevant Interim Payment Certificate for the approved amount.
4. The Contractor submits the corresponding invoice.
5. EMERGENCY processes payment in accordance with the Contract.

The following deductions shall be applied as provided in the Contract:

- **10% recovery of the advance payment from each progress claim**, until the advance amount has been fully recovered;
- **5% retention** as guarantee for the Defects Liability Period (see Par. 7 for more details).

4.3 Payment Period

Payments shall be made within **10 working days** following receipt of a correctly issued invoice corresponding to an approved Payment Certificate, in accordance with Article 12 of the General Terms and Conditions.

Invoices shall be addressed to EMERGENCY and include all information required under the Contract.

4.4 Payment Method and Currency

Payments shall be made by **bank transfer** to the bank account designated by the Contractor.

In accordance with the Invitation to Bid and the Contract conditions:

- The **Contract Currency** is Syrian Pounds (SYP);
- The **Payment Currency** is Syrian Pounds (SYP);
- Payments will therefore be made in SYP to the bank account indicated by the Contractor.

4.5 Retention Release

The 5% retention amount shall be released following expiry of the Defects Liability Period (12 months) and fulfilment of the relevant contractual requirements, as provided in the General Terms and Conditions.

Summary

Aspect	Confirmation
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Advance Payment	10% against submission of the required bank guarantee.
Progress Payments	Monthly, based on measured and approved works.
Certification	Interim Payment Certificate issued by EMERGENCY following verification of works.
Deductions	10% advance recovery and 5% retention.
Payment Period	Within 10 working days after receipt of a correctly issued invoice.
Payment Method	Bank transfer.
Contract Currency	Syrian Pounds (SYP).
Payment Currency	Syrian Pounds (SYP).
Retention Release	At the end of the Defects Liability Period, in accordance with the Contract.

5. Clarification Request no. 5 - Technical Proposal and Financial Proposal Submission Format

Offers shall be submitted electronically to **tender.syria@emergency.it** within the updated deadline indicated in the documentation.

To facilitate the evaluation process, bidders are requested to submit the **Technical Proposal** and the **Financial Proposal** as **separate files attached to the same email**.

The Technical Proposal shall not contain any pricing or financial information.

The Financial Proposal shall include the completed Bill of Quantities (BoQ) and any other required financial documentation.

5.1 Supporting Documentation

The submission shall also include all documents required under the Admission Phase, including:

- Identification documents and Power of Attorney, where applicable;
- Tax Identification Number (TIN);
- Business License;
- Annex 3 duly signed and stamped;
- Annex 4 duly signed and stamped;
- Annex 5 – Contractor's contacts details;
- Any other documentation required by the Invitation to Bidder.

The BoQ shall be submitted in both **Excel (.xls/.xlsx)** and **PDF** format, as required by the tender documents.

Summary

Aspect	Confirmation
Submission Method	Electronic submission to tender.syria@emergency.it
Email Submission	All documents may be submitted within the same email
Technical Proposal	Submitted as a separate attachment and must not contain financial information
Financial Proposal	Submitted as a separate attachment and include the completed BoQ
BoQ Format	Excel and PDF
Supporting Documents	As required under the Admission Phase of the ITB

6. Clarification Request no. 6 – Clarification requests from Bidder - deadline for submission

As stated in the Invitation to Bid, EMERGENCY is under no obligation to respond to clarification requests received after the clarification deadline of 31 July 2026.

Bidders are therefore requested to submit any requests for clarification within the deadline specified in the tender documents.

Notwithstanding the above, during the evaluation process EMERGENCY reserves the right to contact bidders and request additional information or clarifications regarding their submitted proposals where necessary for the assessment of the offers.

Summary

Aspect	Confirmation
Clarification Deadline	31 July 2026
Late Clarification Requests	EMERGENCY is under no obligation to respond to requests received after the deadline.
Clarification Response Deadline	5 August 2026
Technical Clarifications Contact	constr.site.syria@emergency.it
Clarifications During Evaluation	EMERGENCY may request additional information or clarifications regarding submitted offers where required for evaluation purposes.

7. Clarification Request no. 7 - 5% guarantee (retention money) after ending the project

As stated in the Invitation To Bid and the General Terms and Conditions, EMERGENCY shall retain **5% from each progress payment** as a guarantee during the Defects Liability Period.

The retention amount shall be released **twelve (12) months after the issuance of the Certificate of Completion**, provided that no pending defects, outstanding obligations, or unresolved issues remain under the Contract.

7.1 Conditions for Release

The retention amount shall be released upon fulfilment of the following conditions:

- Expiry of the twelve (12) month Defects Liability Period;
- Completion of all corrective works, if any;
- No outstanding defects or contractual obligations remaining at the time of release;
- Confirmation by EMERGENCY that the Contractor has fulfilled its obligations under the Contract.

Summary

Aspect	Confirmation
Retention Amount	5% deducted from each progress payment.
Defects Liability Period	12 months from the date of the Certificate of Completion.
Release of Retention	Upon expiry of the Defects Liability Period and fulfilment of all contractual obligations.
Outstanding Defects	Any pending defects or unresolved issues may delay the release of the retention amount.
Approval of Release	Subject to confirmation by EMERGENCY that all contractual obligations have been fulfilled.

8. Clarification request no. 8 - Payment Mechanism and Accessibility of Project Funds

In accordance with the contractual provisions, all payments under the Contract shall be made in Syrian Pounds (SYP) through transfers between bank accounts **held within the Syrian banking system**.

EMERGENCY is fully aware of the current economic, financial and banking environment in Syria, including any operational constraints that may affect the movement and accessibility of funds. Accordingly, EMERGENCY is committed to implementing all available safeguards and utilizing all legally compliant financial instruments and procedures at its disposal to ensure the proper and timely processing of payments under the Contract.

Should exceptionally circumstances or force majeure events give rise to difficulties affecting the execution of payments or the accessibility of transferred funds, EMERGENCY will assess the situation in good faith and take appropriate measures to identify and implement the most transparent, lawful and compliant solution available, with due regard to applicable regulations and the operational requirements of the Project.

9. Clarification request no. 9 - Applicable Procurement Regulations and Contracting Parties & Contractual relationship

EMERGENCY ONG ETS is the contracting authority and the primary entity responsible for this procurement procedure. The tender process, evaluation methodology, award procedures and contract administration are governed by EMERGENCY's internal procurement policies and procedures, as well as by the applicable requirements and regulations established by the Project Donor.

The contractual and financial relationship arising from the Contract will be exclusively between **EMERGENCY ONG ETS** and the selected **Contractor**. Accordingly, EMERGENCY will be the sole contractual counterpart for all matters related to contract management, instructions, certifications, payments, variations, performance monitoring, acceptance of works and contractual correspondence.

Any coordination, approvals, authorizations, or interactions required with governmental entities, public institutions, hospital management, ministries, local authorities, or other external stakeholders will be managed by EMERGENCY within the framework of its institutional responsibilities and project agreements.

The Contractor shall therefore interface contractually with EMERGENCY, while EMERGENCY will retain responsibility for managing relationships with the relevant institutional stakeholders and ensuring that all necessary external engagements are conducted in accordance with applicable legal, regulatory and project framework.

B. TECHNICAL CLARIFICATIONS

Clarification Request no. 1 – T - Item 1.1.4 - Temporary Fencing: Please provide us with the initial specifications for the fence

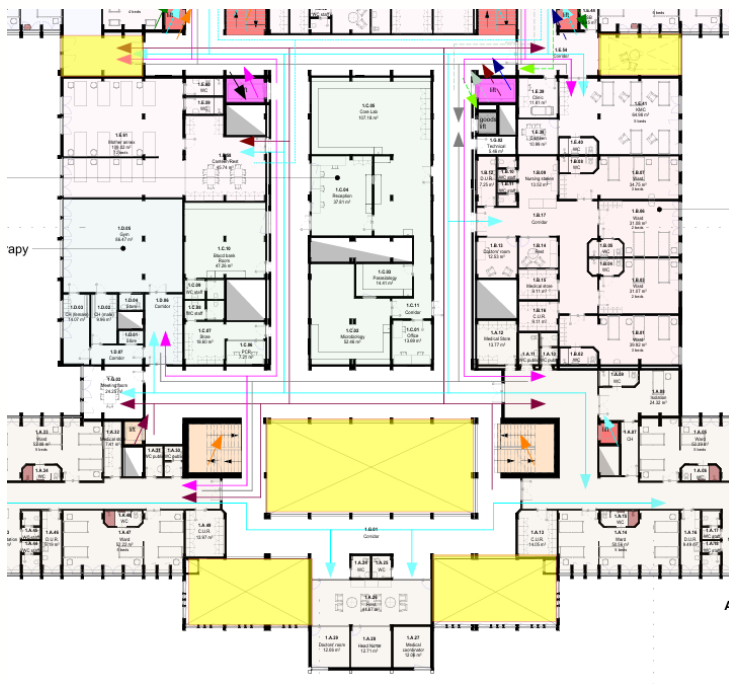
Clarification

Please refer to Tender Document Al Rastan Technical Specification – General Specification (page 6) “As a general rule, where a material is not fully or specifically defined in the technical specifications, the bidder shall propose a suitable material of its choice and provide full details of the proposed brand, model and technical specifications.” Please provide details of what you are offering by means of a description referring to B.O.Q. Item and data sheet.

Clarification Request no. 2 – T - Item 3.1.1 - HI-BOND Slab: a. Can you provide us with the expected installation locations? b. Is there an additional horizontal diagram? c. And is the IPN 16 or IPN 18

Clarification

- a. Please refer to following abstract from drawing ARH-A003; the areas are highlighted in yellow (nota: NON è vero nel senso che chiuderemo molto meno e sarà indicato nella revision prima di appaltare, ma in questo modo arriviamo ai 305 mq di BoQ)



b. No. In this phase we are not giving an horizontal diagram; just provide your quotation based on description given in Al Rastan Technical Specification and the generic diagrams there reported (e.g. Supporting beams spaced 1 meter center to center, orthogonal to the direction of steel decking)

c. Consider IPE 180 profile as per EN1993-1-1:2005.

Dimensional Standard: Its dimensions are standardized according to EN 10034 or EN 10365.

Steel Grades: As per EN 10025, S235.

As further clarification the structural concrete mentioned shall:

- Reference Standard: The concrete for the composite slab shall be specified, produced, and conformity assessed in accordance with the European Standard EN 206:2013+A2:2021 "Concrete - Specification, performance, production and conformity".
- Designation: The concrete is to be classified as a structural concrete as defined within the scope of EN 206:2013+A2:2021, which applies to concrete for structures cast in situ, precast structures, and structural precast products for buildings and civil engineering works.
- Type of Concrete: The system is a composite steel-concrete deck slab. The concrete can be either normal-weight or lightweight aggregate concrete, as permitted by EN 206 and design standards like Eurocode 4 (EN 1994-1-1) for composite slabs.
- Strength Class: As a minimum, bidders must consider a concrete strength class of C25/30 for normal-weight concrete or LC25/28 for lightweight aggregate concrete, as these are typical minimums for composite slabs, but the final class will be determined by design requirements. For a slab intended as a wearing surface, a higher class like C28/35 or C32/40 may be required.

- **Cover Requirements:** The nominal cover to the reinforcement must be a minimum of 25mm for an exposure class XC1, with a fixed tolerance of +10mm / -0mm, as per standard practice for composite slabs (e.g., to SCI P300).
- **Final Definition:** The exact performance requirements (including final strength class, water/cement ratio, and exposure class) will be provided in the second phase of the tender, following final structural calculations. Bidders are encouraged to propose a concrete design that meets the requirements of EN 206 for durability and structural performance in an internal environment.

Clarification Request no. 3 – T - Item 6.1 - Internal Doors- Several Types are required; can you provide us with preliminary plans or drawings or explanations of the required Types?

Clarification

Since we have not yet have finalized architectural door schedules or shop drawings for the internal doors listed under Item 6.1. These are currently under development and will be revised before final discussion in next tender phase, as basis for actual Quotation bidders are required to price the internal doors (Items 6.1.1 to 6.1.12) based on the net passage dimensions indicated in the BOQ, interpreted as follows:

BOQ Designation	Meaning
70x210 cm	Single leaf, net passage width 70 cm, net height 210 cm
80x210 cm	Single leaf, net passage width 80 cm, net height 210 cm
90x210 cm	Single leaf, net passage width 90 cm, net height 210 cm
70+70 x 210 cm – int	Double leaf, each leaf 70 cm net passage width, total 140 cm, height 210 cm
80+40 x 210 cm – int	Double leaf, unequal leaves (80 cm + 40 cm), total 120 cm, height 210 cm
80+80 x 210 cm – int	Double leaf, each leaf 80 cm, total 160 cm, height 210 cm
80+80 x 270 cm – int	Double leaf, each leaf 80 cm, total 160 cm, height 270 cm
90+90 x 210 cm – int	Double leaf, each leaf 90 cm, total 180 cm, height 210 cm
60+60 x 210 cm – ext	Double leaf, each leaf 60 cm, total 120 cm, height 210 cm (external location)
70+70 x 210 cm – ext	Double leaf, each leaf 70 cm, total 140 cm, height 210 cm (external location)
90+90 x 210 cm – ext	Double leaf, each leaf 90 cm, total 180 cm, height 210 cm (external location)
Sliding – (90 x 210 cm)	Single leaf sliding door, net passage width 90 cm, height 210 cm

Scope of Supply for Internal Doors (Item 6.1): Unless otherwise specified, the unit rate for each internal door shall include:

- Complete door leaf/leaves
- Steel or timber frame (as appropriate)
- All necessary hardware (hinges, handles, locks, latches, stoppers)

- Intumescent seals where required by fire compartmentation
- Factory-applied primer or finish (to be specified in final schedule)
- Installation and fixing to adjacent walls/partitions
- Material and Finish: In the absence of a detailed specification, bidders shall assume internal flush doors with a veneer or laminated finish, suitable for a hospital/internal environment. Final material, finish, color, and hardware schedule will be confirmed in the final Doors & Windows schedule to be issued after contract award.
- Provisional Quantities: The quantities in the BOQ are provisional. The final quantities will be confirmed in the final Doors & Windows schedule, which will be issued with revised drawings prior to contract signing. The unit rates quoted in this tender will be applied to the final quantities.
- Final Definition: The complete technical description, including material specifications, fire-rating requirements (if any), acoustic performance, hardware schedule, and shop drawings, will be provided in the final Doors & Windows schedule. Bidders are advised to include a provisional allowance in their rates to cover a reasonable range of finishes and hardware options.

Clarification Request no. 4 – T - Item 6.4 - Aluminium Doors and Windows - Several Types are required; can you provide us with preliminary plans or drawings or explanations of the required Types?

Clarification

Since we have not yet have finalized architectural window and door schedules or shop drawings for the aluminum items listed under Item 6.4. These are currently under development.

Technical Specification (Section 6.4): The performance requirements for all aluminum doors and windows are already set out in Section 6.4 of the Technical Specification, including:

- Thermal Transmittance: $U\text{-value} \leq 1.8 \text{ W/m}^2\text{K}$
- Solar Factor: $\text{SHGC} \leq 0.65$
- Compliance with EN 12020 and EN 755 for aluminum profiles
- Compliance with EN 14351-1 for air permeability, watertightness, and wind load resistance (performance values to be declared by the supplier)

Interim Basis for Quotation: Bidders shall price each aluminum door/window type based on the dimensions indicated in the BOQ, interpreted as follows:

BOQ Designation	Interpretation
Window Type 1 - single leaf - 100x100 (sill 175)	Single-leaf window, width 100 cm, height 100 cm, sill height 175 cm above FFL
Window Type 2 - single leaf - 100x155 (sill 120)	Single-leaf window, width 100 cm, height 155 cm, sill height 120 cm

BOQ Designation	Interpretation
Window Type 3 - single leaf - 120x155 (sill 120)	Single-leaf window, width 120 cm, height 155 cm, sill height 120 cm
Window Type 4 - double leaf - 130x155 (sill 120)	Double-leaf window, total width 130 cm, height 155 cm, sill height 120 cm
Window Type 5 - double leaf - 155x100 (sill 175)	Double-leaf window, total width 155 cm, height 100 cm, sill height 175 cm
Window Type 6 - double leaf - 155x155 (sill 120)	Double-leaf window, total width 155 cm, height 155 cm, sill height 120 cm
Window Type 7 - triple leaf - 300x155 (sill 120)	Triple-leaf window, total width 300 cm, height 155 cm, sill height 120 cm
Window Type 8 - french door - 155x270	French door (double-leaf), total width 155 cm, height 270 cm
Window Type 9 - 40x240	Fixed or openable window/panel, width 40 cm, height 240 cm
Door Type 10 - 105x240	Single-leaf aluminum door, width 105 cm, height 240 cm
Window Type 11 - 110x60	Window/panel, width 110 cm, height 60 cm
Door Type 12 - 150x270	Double-leaf aluminum door, total width 150 cm, height 270 cm
Window Type 13 - 155x60	Window/panel, width 155 cm, height 60 cm
Window Type 14 - 40x60 - L-1	Window/panel, width 40 cm, height 60 cm, Location L-1
Window Type 15 - 105x60 - L-1	Window/panel, width 105 cm, height 60 cm, Location L-1
Window Type 16 - 100x60 - L-1	Window/panel, width 100 cm, height 60 cm, Location L-1
Window Type 17 - 155x60 - L-1	Window/panel, width 155 cm, height 60 cm, Location L-1
Window Type 18 - 260x60 - L-1	Window/panel, width 260 cm, height 60 cm, Location L-1
Window Type 19 - 40x120 - corte	Window/panel, width 40 cm, height 120 cm, "corte" (courtyard)
Window Type 20 - 80x120 - corte	Window/panel, width 80 cm, height 120 cm, courtyard
Window Type 21 - 115x120 - corte	Window/panel, width 115 cm, height 120 cm, courtyard
Window Type 22 - 155x120 - corte	Window/panel, width 155 cm, height 120 cm, courtyard
Window Type 23 - 60x40	Window/panel, width 60 cm, height 40 cm
Window Type 24 - 100x40	Window/panel, width 100 cm, height 40 cm
Window Type 25 - 155x40	Window/panel, width 155 cm, height 40 cm
Window Type 26 - 170x40	Window/panel, width 170 cm, height 40 cm
Window Type 27 - Internal windows	Internal aluminum windows, measured in square meters (m ²)
Door Type 1 (90x210 cm)	Single-leaf aluminum door, width 90 cm, height 210 cm
Door Type 2 (80+40 x 210 cm)	Double-leaf aluminum door, leaves 80+40 cm, total width 120 cm, height 210 cm
Door Type 3 (80+80 x 270 cm)	Double-leaf aluminum door, leaves 80+80 cm, total width 160 cm, height 270 cm
Door Type 4 (80+80 x 210 cm)	Double-leaf aluminum door, leaves 80+80 cm, total width 160 cm, height 210 cm
Door Type 5 (120 x 210 cm)	Single-leaf aluminum door, width 120 cm, height 210 cm
Door Type 6 (140 x 210 cm)	Single-leaf aluminum door, width 140 cm, height 210 cm
Door Type 7 (180 x 210 cm)	Single-leaf aluminum door, width 180 cm, height 210 cm

BOQ Designation	Interpretation
Door Type 8 - single-leaf glazed door	Single-leaf aluminum-framed glass door, measured in m ²
Door Type 9 - double-leaf glazed door	Double-leaf aluminum-framed glass door, measured in m ²

Scope of Supply for Aluminum Items (Item 6.4): The unit rate for each aluminum door/window shall include, as per Section 6.4 of the Technical Specification:

- Extruded aluminum alloy profiles complying with EN 12020 and EN 755 (or equivalent)
- Insulated double glazing units with documented U-value $\leq 1.8 \text{ W/m}^2\text{K}$ and SHGC ≤ 0.65
- All system-compatible and certified hardware (corner cleats, hinges, handles, multi-point locks, gaskets)
- Perimeter sealing, fixing, and installation
- Compliance with EN 14351-1 for air permeability, watertightness, and wind load resistance (performance values to be declared by bidder)

Provisional Quantities: The quantities in the BOQ are provisional. The final quantities will be confirmed in the final Doors & Windows schedule, which will be issued with revised drawings prior to contract signing. The unit rates quoted in this tender will be applied to the final quantities.

Final Definition: The complete technical description, including final dimensions, profiles, glazing specification, hardware schedule, color/finish, and shop drawings, will be provided in the final Doors & Windows schedule. Bidders are advised to include a provisional allowance in their rates to cover a reasonable range of profiles and hardware options.

Clarification Request no. 5 – T - Item 6.5 Metal Ramp- PVC Doors and Windows - Several Types are required; can you provide us with preliminary plans or drawings or explanations of the required Types?

Clarification

1. Purpose of This Item

Item 6.5 is an alternative/optional price for PVC doors and windows, offered as a material substitute to the aluminum doors and windows described in Item 6.4 of the BOQ.

This is an optional alternative. The Client will evaluate both the aluminum solution (Item 6.4) and the PVC solution (Item 6.5) during tender evaluation.

Bidders must price Item 6.4 (Aluminum) as the base offer.

Bidders may also price Item 6.5 (PVC) as an alternative offer.

The PVC alternative shall be technically equivalent to the aluminum solution in terms of dimensions, functionality, and performance, but using PVC profiles instead of aluminum.

2. Reference Standards

All PVC doors and windows offered under Item 6.5 shall comply with the following standards:

Requirement	Standard
PVC Profiles	EN 12608: Unplasticized polyvinyl chloride (PVC-U) profiles for windows and doors
Performance (air permeability, watertightness, wind load)	EN 14351-1: Windows and doors – Product standard, performance characteristics
Thermal performance (U-value)	As specified below (minimum U-value ≤ 1.8 W/m ² K)
Solar Factor (SHGC)	As specified below (minimum SHGC ≤ 0.65)
Glazing	Insulated double glazing units, complying with EN 1279

3. Minimum Performance Requirements

The PVC doors and windows shall achieve the following minimum performance levels:

Performance Parameter	Minimum Requirement
Thermal Transmittance (U-value)	≤ 1.8 W/m ² K
Solar Heat Gain Coefficient (SHGC)	≤ 0.65
Air Permeability	Class 4 (minimum) per EN 14351-1
Watertightness	Class E750 (minimum) per EN 14351-1
Resistance to Wind Load	Class V2 (minimum) per EN 14351-1

4. Scope of Supply – What Is Included in the Unit Rate

The unit rate for each PVC door/window type shall include, but not be limited to:

PVC Profiles: Multi-chamber extruded PVC-U profiles, compliant with EN 12608, with steel or galvanized steel reinforcement where required by structural performance.

Glazing: Insulated double glazing units (minimum 4/16/4 or equivalent), with low-emissivity coating, achieving the required U-value and SHGC.

Hardware: Complete with all system-compatible hardware, including hinges, handles, multi-point locking systems, espagnolette locks, and gaskets/seals.

Frames: Complete frames (fixed and/or openable as applicable), including corner cleats, transoms, and mullions as required.

Fixings and Sealing: All necessary fixings, anchors, perimeter sealing, and weather-tight seals.

Installation: Full installation into the prepared openings, including shimming, fixing, sealing, and finishing to the adjacent wall surfaces.

Sills/Thresholds: Where applicable, aluminum or PVC sills/thresholds (to be specified in final schedule).

5. Interpretation of Dimensions and Types

The dimensions indicated in the BOQ refer to the net passage/opening width and height or overall frame dimensions, interpreted as follows:

BOQ Designation	Interpretation
Window Type 1 - single leaf - 100x100 (sill 175)	Single-leaf PVC window, width 100 cm, height 100 cm, sill height 175 cm above FFL
Window Type 2 - single leaf - 100x155 (sill 120)	Single-leaf PVC window, width 100 cm, height 155 cm, sill height 120 cm
Window Type 3 - single leaf - 120x155 (sill 120)	Single-leaf PVC window, width 120 cm, height 155 cm, sill height 120 cm
Window Type 4 - double leaf - 130x155 (sill 120)	Double-leaf PVC window, total width 130 cm, height 155 cm, sill height 120 cm
Window Type 5 - double leaf - 155x100 (sill 175)	Double-leaf PVC window, total width 155 cm, height 100 cm, sill height 175 cm
Window Type 6 - double leaf - 155x155 (sill 120)	Double-leaf PVC window, total width 155 cm, height 155 cm, sill height 120 cm
Window Type 7 - triple leaf - 300x155 (sill 120)	Triple-leaf PVC window, total width 300 cm, height 155 cm, sill height 120 cm
Window Type 8 - french door - 155x270	Double-leaf PVC French door, total width 155 cm, height 270 cm
Window Type 9 - 40x240	Fixed or openable PVC window/panel, width 40 cm, height 240 cm
Door Type 10 - 105x240	Single-leaf PVC door, width 105 cm, height 240 cm
Window Type 11 - 110x60	PVC window/panel, width 110 cm, height 60 cm
Door Type 12 - 150x270	Double-leaf PVC door, total width 150 cm, height 270 cm
Window Type 13 - 155x60	PVC window/panel, width 155 cm, height 60 cm
Window Type 14 to 18 (L-1)	PVC windows/panels, dimensions as stated, located in Zone L-1
Window Type 19 to 22	PVC windows/panels, dimensions as stated

6. Information Required from Bidders (Data Sheet)

To enable a fair comparison of alternative PVC offers, bidders must submit with their tender a complete technical datasheet for the proposed PVC system, containing at least the following information:

Information Required Details

Information Required	Details
Manufacturer and product name	Brand, model, and series of the PVC system
Profile material	PVC-U grade, number of chambers, reinforcement type and thickness
Profile dimensions	Frame and sash depth (e.g., 70 mm, 76 mm)
Thermal performance	Declared U-value (W/m ² K) with supporting test certificate

Information Required	Details
Solar factor	Declared SHGC with supporting test certificate
Air permeability class	Per EN 14351-1
Watertightness class	Per EN 14351-1
Wind load resistance class	Per EN 14351-1
Glazing specification	Glass composition (e.g., 4/16/4), spacer type, low-E coating details
Hardware description	Manufacturer, model, locking points, handles
Color/Finish	Standard colors available (and cost for special colors if different)
Warranty	Manufacturer's warranty period and coverage

7. Provisional Quantities

The quantities in the BOQ for Item 6.5 are provisional. The final quantities will be confirmed in the final Doors & Windows schedule, which will be issued with revised drawings prior to contract signing. The unit rates quoted in this tender will be applied to the final quantities.

8. Final Definition

The complete technical description, including final dimensions, profile details, glazing specification, hardware schedule, color/finish, and shop drawings, will be provided in the final Doors & Windows schedule. Bidders are advised to include a reasonable provisional allowance in their rates to cover a range of profile options and finishes.

Clarification Request no. 6 – T - Item 12.11- Alternative Works - Can you provide us with preliminary diagrams of the model expected to be implemented?

Clarification

1. Purpose and Background

Item 12.11 in the BOQ refers to the renovation and reinstallation of existing window metal grilles that are currently installed on the hospital building.

Background:

- These grilles are existing and are currently rust-affected, embedded in the lateral masonry walls surrounding the window openings.
- Under Item 2.1.5 (Removal of Window Metal Grilles), the grilles will be removed as part of the demolition/preparatory works.

Since we have not yet finalized the decision on whether these grilles will be:

Option A: Permanently removed and not reinstalled (disposal/scraping only), price under 2.1.5.

OR

Option B: Renovated, repaired, and reinstalled in their original positions.

Because this decision will be confirmed only in a later phase of the project, Item 12.11 is included as an alternative/optional price to cover the full renovation and reinstallation scope, should the Client decide to proceed with Option B.

2. Scope of Work – What Is Included in the Alternative Price

The unit rate for Item 12.11 shall be all-inclusive for the complete renovation and reinstallation of each existing metal grille, covering the following operations:

Activity Description

1. Removal and Handling

Careful removal of the existing grilles from their embedded positions in the window openings, including cutting/chipping away any surrounding masonry or render that may have bonded to the grille frame, without causing unnecessary damage to the adjacent wall surfaces. Grilles to be transported to the on-site workshop area.

2. Surface Preparation – Grit Blasting

Full abrasive grit blasting (or equivalent mechanical surface preparation method, to be stated in the quotation) of all exposed metal surfaces (frames, bars, decorative elements, and fixing plates) to remove all existing rust, mill scale, old paint coatings, and contaminants. The surface preparation shall achieve a minimum cleanliness grade of Sa 2½ (near-white metal) as per ISO 8501-1, or equivalent standard.

3. Repairs of Exposed Surfaces

After blasting, all corroded or pitted areas shall be repaired. This includes:

- Filling of pitting with appropriate metal-filled epoxy filler or by welding and grinding back to a smooth surface.
- Replacement of any severely corroded or damaged bars, sections, or fixing plates that cannot be satisfactorily repaired.
- Straightening of any bent or distorted elements.
- Grinding smooth of all sharp edges, weld spatter, and surface imperfections.
- Re-tapping or reaming of fixing holes as necessary.

4. Priming

Application of a high-performance anti-corrosive primer system suitable for ferrous metal in external exposure conditions. The primer shall be applied within the timeframe specified by the manufacturer after blasting (typically within 4 hours) to prevent flash rusting. The primer shall be compatible with the subsequent topcoat system.

5. Painting – Topcoats (Proposed Paint Cycle)

Application of a complete paint system consisting of: - Primer: As above. - Intermediate coat(s): As required by the paint manufacturer's specification. - Topcoat: Minimum 2 coats of high-quality, weather-resistant, UV-stable finishing paint, suitable for external exposure and providing long-term corrosion protection. Color shall be confirmed by the Client prior to application (assume standard dark grey or black unless

otherwise instructed). Total dry film thickness (DFT) shall achieve the paint manufacturer's recommended minimum for the specified exposure conditions (minimum DFT shall be declared by the bidder).

6. Reinstallation

Reinstallation of the renovated grilles into their original window openings, including:

- a. Re-embedding of fixing plates into the lateral masonry walls with appropriate structural mortar or grout.
- b. Mechanical fixing (bolts, anchors, or dowels) as necessary to ensure secure and durable fixing.
- c. Full alignment, leveling, and squaring of the grille within the opening.
- d. All necessary shims, packers, and temporary supports during installation.

7. Touch-Up and Finishing

After reinstallation, full touch-up of all damaged areas of the paint system (scratches, abrasions, or damage caused during handling and installation). Final finishing to ensure a uniform, blemish-free appearance.

8. Making Good Wall Surfaces

Full restoration and finishing of the surrounding wall surfaces (masonry, render, or plaster) that were disturbed during removal and reinstallation, including:

- a. Filling of all chases, cutouts, and fixing holes with appropriate repair mortar.
- b. Finishing flush with the existing wall surface.
- c. Matching the existing wall finish (render/plaster) as closely as reasonably possible.
- d. Painting/touch-up of the repaired wall surfaces to match the surrounding area (if painted).

9. Waste Disposal

Disposal of all removed waste materials (old paint residues, blasting media, damaged sections, packaging) in accordance with local environmental regulations and the project's waste management plan.

10. Protection

Protection of the renovated and reinstalled grilles during the remainder of the construction works to prevent damage from other trades.

3. Information Required from Bidders (To Be Submitted with Tender)

To enable a fair comparison of alternative offers, bidders must submit with their tender a detailed proposal containing at least the following information:

Information Required	Details
Surface Preparation Method	Proposed method (e.g., grit blasting, abrasive wheel, chemical stripping). If grit blasting, specify abrasive media type and grade.

Information Required	Details
Cleanliness Grade Achieved	Declaration of compliance with ISO 8501-1 (minimum Sa 2½) or equivalent.
Surface Profile (Roughness)	Proposed surface profile/roughness (e.g., Rz value) to ensure paint adhesion.
Primer System	Manufacturer, product name, type (e.g., epoxy, zinc-rich, polyurethane), number of coats, dry film thickness (DFT) per coat, and total DFT.
Topcoat System	Manufacturer, product name, type (e.g., polyurethane, alkyd, acrylic), number of coats, DFT per coat, total DFT, and gloss level.
Complete Paint Cycle (Proposed)	Full sequence: Primer → Intermediate (if any) → Topcoat 1 → Topcoat 2. Include drying/curing times between coats.
Paint Performance Data	Declaration of corrosion resistance, UV resistance, flexibility/adhesion, and expected service life (years before maintenance).
Repair Methodology for Corroded Sections	Description of repair method for pitting (e.g., epoxy filler) and for severely corroded sections (e.g., cutting and welding replacement sections).
Fixing Method for Reinstallation	Proposed fixing method (e.g., chemical anchors, through-bolts, re-embedding in mortar). Include type and size of fixings.
Making Good Wall Surfaces	Description of materials and method for restoring masonry/plaster surfaces after installation.
Warranty	Warranty period offered for the complete renovation works (paint system and reinstatement).

4. Unit of Measurement and Pricing

- The BOQ quantity for Item 12.11 is expressed in square meters (m²) as item 2.1.5.
- Bidders shall quote a firm all-inclusive unit rate, covering all activities described in Section 2 above.
- The unit rate shall include all labor, materials, plant, equipment, supervision, and any temporary works required to complete the renovation and reinstallation.

5. Provisional Nature of This Item

This is an alternative/optional price. We have not yet decided whether the grilles will be renovated and reinstalled or permanently removed and not reinstalled.

The final decision will be communicated to the Contractor during the next phase of the project, prior to commencement of the relevant works.

If EMERGENCY decides not to proceed with renovation/reinstallation, this item will be deleted from the contract, and no payment will be made under Item 12.11.

If EMERGENCY decides to proceed, the works shall be executed in accordance with the bidder's proposed methodology and rates.

6. Important Notes to Bidders

Note	Details
Existing Condition	The grilles are currently rusted and embedded in the lateral walls of window openings. Some grilles may have sections that are severely corroded and may require partial or full replacement (included in the rate).
No Detailed Drawings	Preliminary diagrams or detailed drawings of the "model expected to be implemented" are not available, as the scope is the renovation and reinstallation of the existing grilles in their current configuration. Bidders shall base their offer on the renovation of the grilles as they exist on site.
Access	Bidders shall account for any necessary access equipment (scaffolding, mobile platforms, etc.) required to remove and reinstall grilles at height, as part of the unit rate.
Coordination	The renovation and reinstallation works shall be coordinated with the window installation works (under other BOQ items) to ensure proper sequencing and interface sealing.

Clarification Request no. 10 – T - Scope of Works and MEP Interfaces - Please clarify the division of responsibilities between the civil works contractor and the mechanical and electrical contractors, especially regarding openings, sleeves, trenches, equipment foundations, builders' works, making good, and other related support works.

Clarification

1. General Principle

The Contractor is the Main Civil Works Contractor responsible for all civil and finishing works as described in the tender documentation. The Contractor shall facilitate and support the work of the MEP Contractors who will be engaged by EMERGENCY to carry out the electrical and mechanical installations [source: General Terms and Conditions, Premise and Article 8].

The scope of the Civil Works Contractor includes all builders' works, making good, and support works necessary to enable the MEP installations to be properly executed and integrated into the building structure.

2. Division of Responsibilities

The following table sets out the division of responsibilities between the Civil Works Contractor and the MEP Contractors. This division is based on standard construction practice and the contractual provisions in the

tender documents [source: General Terms and Conditions, Article 8 – "The Contractor should facilitate the work of MEP and other companies that work for EMERGENCY in the same construction site"].

Activity	Civil Works Contractor	MEP Contractors
Openings in Structural Walls/Columns	Form, cast, cut, core-drill, or chase all necessary openings, penetrations, and recesses in concrete walls, slabs, and beams as required for MEP services. Provide all necessary structural reinforcement around openings.	Provide the Civil Works Contractor with accurate drawings showing the location, size, and elevation of all required openings.
Sleeves and Embeds	Supply and install all required sleeves, conduits, anchor plates, embedments, and fixing inserts for MEP services (pipes, cables, ducts, hangers, supports).	Provide the Civil Works Contractor with specifications, locations, and sizes of sleeves and embeds required.
Trenches and Chases	Excavate, cast, and finish all trenches, chases, recesses, and floor channels required for MEP services (cable trays, pipes, conduits).	Provide the Civil Works Contractor with drawings and details for all trenches and chases required.
Equipment Foundations	Design, form, cast, and finish all concrete foundations, plinths, and supports for MEP equipment (generators, AHUs, chillers, pumps, etc.). Provide anchor bolts and holding-down bolts as required.	Provide the Civil Works Contractor with equipment loads, dimensions, anchorage details, and foundation requirements.
Access Panels and Hatches	Supply and install all access panels, inspection hatches, and removable coverings required to provide access to MEP services (valves, dampers, junction boxes, etc.).	Provide the Civil Works Contractor with locations and sizes of required access panels.
Builders' Work	Execute all builders' work necessary to accommodate MEP installations, including but not limited to: cutting, chasing, forming, and making good of all surfaces.	Provide the Civil Works Contractor with detailed drawings showing the location of all MEP services requiring builders' work.
Making Good	Make good all surfaces after the MEP installations are completed, including: - Repairing and rendering all chases and cutouts. - Patching and finishing plaster, tile, paint, or other finishes to match adjacent surfaces. - Filling of all penetrations with appropriate fire-stopping materials (as required). - Restoring the structural integrity and appearance of all affected surfaces.	The MEP Contractors shall not be responsible for making good after their installations.

Activity	Civil Works Contractor	MEP Contractors
Selective Demolition / Breaking Out	Execute all selective demolition, breaking out, and removal of existing structural or non-structural elements (walls, slabs, finishes) as required to provide access for new MEP services or to expose existing services for connection. Provide all necessary temporary shoring and structural support during demolition works.	Provide the Civil Works Contractor with accurate drawings showing the location and extent of demolition required for MEP services.
Grouting and Sealing around Penetrations	Grout, seal, and fire-stop all penetrations through walls, floors, and ceilings after MEP services are installed, including both structural and non-structural sealing.	The MEP Contractors shall ensure their pipes, conduits, and cables are properly positioned for sealing.
Floor Slab Depressions / Sloping	Form floor slab depressions, sumps, floor slopes, and drainage falls where MEP equipment (e.g., AHUs, sanitary fixtures) is to be installed.	Provide the Civil Works Contractor with requirements for floor slopes, depressions, and drainage details.
Waterproofing in MEP Areas	Provide and install all waterproofing membranes in areas where MEP equipment is located (plant rooms, wet areas, etc.) prior to MEP installation.	The MEP Contractors shall not damage the waterproofing during their installation. Any damage caused by MEP Contractors shall be repaired at their cost.
False Ceilings and Access	Design, supply, and install all suspended ceilings, and ensure that MEP services are properly routed and accessible through ceiling panels.	The MEP Contractors shall install their services above the ceiling grid and coordinate with the Civil Works Contractor to ensure proper interface at ceiling penetrations.
Coordination of MEP Routes	Coordinate with MEP Contractors to ensure that all required openings, sleeves, and chases are provided at the correct locations before concrete is poured or finishes are applied.	The MEP Contractors shall provide timely and accurate information regarding their service routes.
Protection of MEP Works	The Civil Works Contractor shall protect all completed MEP installations from damage during subsequent civil works activities.	The MEP Contractors shall protect their own works during installation.
Testing and Commissioning Support	Provide access, support, and temporary utilities (power, water) as required to support the MEP testing and commissioning process.	The MEP Contractors shall be responsible for the testing and commissioning of their own systems.

Note: Should any specific activity not be expressly attributed in the table above, the general principle shall apply that **all civil and finishing works, including all support works required for MEP installations, fall within the scope of responsibility of the Civil Works Contractor**, unless EMERGENCY provides a written instruction to the contrary. The Civil Works Contractor shall perform all works necessary to facilitate the correct installation, operation, and maintenance of the MEP systems, in compliance with good industry practice and the contractual documentation.

3. Coordination and Communication

3.1 General Coordination

The Civil Works Contractor shall coordinate all works with the MEP Contractors to ensure proper sequencing and interface management. The Contractor shall [source: General Terms and Conditions, Article 8]:

Facilitate the work of MEP and other companies that work for EMERGENCY in the same construction site.

Provide access to the MEP Contractors at all reasonable times.

Ensure that all required openings, sleeves, and chases are provided before concrete is poured or finishes are applied.

3.2 Site Meetings

Regular site coordination meetings shall be held with EMERGENCY's Construction Manager and all contractors to review progress, interfaces, and any issues that may arise.

3.3 Approval of Drawings

The Contractor shall not proceed with any work that requires coordination with MEP services (e.g., pouring concrete over embedded sleeves, closing walls, etc.) until the MEP Contractors have confirmed in writing that all necessary services have been properly installed or provisioned.

3.4 Information Required from MEP Contractors

The MEP Contractors shall provide the Civil Works Contractor with the following information at each stage, as a minimum:

Stage	Information Required	Timing
Pre-Construction	Size, location, and elevation of all openings, sleeves, and embeds in structural elements.	Prior to ordering formwork/reinforcement.
Pre-Construction	Foundation requirements for MEP equipment: loads, dimensions, anchorage details, bolt sizes, base plate dimensions.	Prior to ordering formwork/reinforcement.
Pre-Construction	Locations and sizes of all trenches, chases, recesses, and floor channels.	Prior to slab casting.
Pre-Construction	Floor slab depression / sloping requirements for drainage.	Prior to slab casting.
Pre-Construction	Locations of all access panels and inspection hatches.	Prior to finishing works.
During Construction	Any changes to the above.	Immediately upon identification.
During MEP Installation	Installation of services through walls, floors, and ceilings, requiring sealing/fire-stopping.	Prior to closure of finishes.

4. Future Design Revision – How New Works Will Be Priced

4.1 Tender Documentation Revision in Second Phase

As you have correctly noted, a second phase of the tender process is anticipated during which the design drawings will be revised, and additional information that is currently unavailable will be provided. EMERGENCY acknowledges that some (if not all) missing information will be made available at that stage.

This is consistent with the Invitation to Bid, which states that "at the time of award of contract, EMERGENCY reserves the right to vary the details of works" [source: Invitation to Bid, Page 2 – "At the time of award of contract, EMERGENCY reserves the right to vary the details of works"].

4.2 How New Works Will Be Defined

The tender documents (BoQ, Drawings, Technical Specifications) will be revised and updated during the second phase of the tender process, incorporating any additional information or design changes that have been developed since the initial publication.

The revised documents will form the basis for the final contract scope and will be issued for final pricing or confirmation.

4.3 Pricing of New Works (Not Currently in the BoQ)

If the revised design introduces new works that are not currently included in the BoQ (i.e., items that are not priced in the tender), the following process shall apply [source: General Terms and Conditions, Article 13]:

Step	Action	Responsible Party
1	The new works shall be identified in the revised drawings and/or in a Variation Order instruction.	EMERGENCY
2	The Contractor shall be requested to provide a price for the new works.	EMERGENCY
3	The Contractor shall submit a written quotation for the new works, including a breakdown of costs (labour, materials, equipment, etc.).	Contractor
4	If the new works consist of works or materials already priced in the existing BoQ, those existing unit rates shall apply [source: General Terms and Conditions, Article 13].	Contractor
5	If the new works are not priced in the existing BoQ, the Contractor shall propose a new unit rate based on the cost of labour, materials, and equipment plus a reasonable margin.	Contractor
6	EMERGENCY reserves the right to accept or refuse any price increase requested by the Contractor [source: General Terms and Conditions, Article 13].	EMERGENCY
7	EMERGENCY may propose the use of an equivalent material that meets the Contract requirements [source: General Terms and Conditions, Article 5.1].	EMERGENCY
8	The new works and the agreed price shall be attached to the contract with an official addendum signed by both parties [source: General Terms and Conditions, Article 13].	Joint

4.4 Cap on Price Increases

The total increase in the contract price resulting from all variations (including new works introduced during the second phase) shall not exceed 20% of the original contract price, unless otherwise agreed in writing by both parties [source: General Terms and Conditions, Article 13].

4.5 Important Note for Bidders

- Bidders should note that the second-phase revision may include additional MEP-related builders' works, openings, sleeves, or foundations that are not currently defined in the BoQ.
- Bidders are advised to include a reasonable provisional allowance in their rates to cover potential additional builders' works and making good that may arise from the revised design.
- The unit rates quoted for similar works in the BoQ will serve as the benchmark for pricing any comparable new works.

5. Summary for Bidders

Aspect	Confirmation
Who is responsible for openings?	The Civil Works Contractor shall form, cast, or cut all openings [source: General Terms and Conditions, Article 8].
Who is responsible for sleeves and embeds?	The Civil Works Contractor shall supply and install all sleeves and embeds.
Who is responsible for trenches?	The Civil Works Contractor shall excavate, cast, and finish all trenches and chases.
Who is responsible for equipment foundations?	The Civil Works Contractor shall design, form, cast, and finish all MEP equipment foundations.
Who is responsible for making good?	The Civil Works Contractor shall make good all surfaces after MEP installation.
Who is responsible for coordination?	The Civil Works Contractor shall coordinate with MEP Contractors.
Will the design be revised?	Yes. A second-phase design revision is anticipated.
Will new works be priced?	Yes. New works will be priced as Variations, using existing unit rates where applicable or new rates by agreement [source: General Terms and Conditions, Article 13].
What is the cap on price increases?	Total increase from all variations shall not exceed 20% of the original contract price [source: General Terms and Conditions, Article 13].
How will new rates be agreed?	By written quotation from the Contractor and acceptance by EMERGENCY, formalized via contract addendum [source: General Terms and Conditions, Article 13].

6. Key Recommendations for Bidders

- Include a provisional allowance in your rates to cover potential additional builders' works and making good that may arise from the second-phase design revision.
- Do not proceed with MEP-related works without approved information. The Contractor shall not close up or cover any MEP installation before receiving written confirmation from EMERGENCY's Construction Manager and the relevant MEP Contractor that all services have been properly installed and tested.

- Document all MEP-related interfaces. The Contractor shall maintain a detailed interface register, tracking the status of all openings, sleeves, embeds, and foundations required for each MEP system.
- Attend all coordination meetings. Regular attendance at site coordination meetings is essential to ensure that MEP-related interfaces are properly managed.
- Submit any price proposals for new works promptly. EMERGENCY will not accept any price modification for materials already delivered to the site, nor for works already executed by the Contractor, if prior written approval has not been obtained [source: General Terms and Conditions, Article 13].

Document References Summary

Statement	Source in Invitation to Bid / General Terms and Conditions
The Contractor should facilitate the work of MEP and other companies that work for EMERGENCY in the same construction site.	General Terms and Conditions – Article 8
At the time of award of contract, EMERGENCY reserves the right to vary the details of works.	Page 2 – "At the time of award of contract"
EMERGENCY has the faculty to introduce any variation to the project during the execution of the works.	General Terms and Conditions – Article 13
Extra works and relative amounts will be attached to the contract with an official addendum signed by both parties.	General Terms and Conditions – Article 13
EMERGENCY will not accept any price modification for materials already delivered to the construction site, neither for works already executed by the Contractor.	General Terms and Conditions – Article 13
The total increase in the contract price resulting from all variations shall not exceed 20% of the original contract price.	General Terms and Conditions – Article 13
EMERGENCY may propose the use of an equivalent material that meets the Contract requirements.	General Terms and Conditions – Article 5.1

Clarification Request no. 11 – T - Existing and Concealed Site Conditions - If concealed defects, structural damage, undocumented services, or additional rehabilitation works are discovered during execution and were not visible during the site visit or included in the tender documents, please confirm whether these works will be treated as variations, including the related cost and time adjustments.

Clarification

1. General Principle

The discovery of concealed conditions, latent defects, undocumented services, or additional rehabilitation works that were not visible during the site visit and not included in the tender documents shall be treated

as a Variation under the Contract, subject to the Contractor providing proper notification and substantiation.

2. Definition of Concealed / Latent Conditions

For the purposes of this tender, "concealed site conditions" or "latent conditions" means physical conditions at the Site which:

- Were not visible or reasonably foreseeable during a standard site inspection or from a careful review of the tender documents and available site information;
- Differ materially from the conditions described or indicated in the Contract Documents; and
- Could not have been discovered by the Contractor through reasonable due diligence, including site inspection, review of available documentation, and the exercise of professional judgment expected of a competent contractor.

Common examples include (but are not limited to):

- Structural damage to existing concrete or steel elements concealed behind finishes;
- Undocumented underground or embedded services (pipes, cables, conduits) not shown on drawings;
- Subsurface conditions affecting foundations or excavations;
- Asbestos, contaminated materials, or hazardous substances not identified in the tender documents;
- Hidden defects in existing structures that were not visible during inspection.

3. Conditions for Entitlement

For the Contractor to be entitled to a Variation (cost and time adjustment) for concealed conditions, the following conditions must be satisfied:

Condition	Requirement
1. Not Reasonably Foreseeable	The condition could not have been reasonably anticipated by a competent contractor carrying out a thorough site inspection and review of the tender documents.
2. Not Caused by the Contractor	The condition was not caused by the Contractor's operations, negligence, or failure to comply with the Contract.
3. Timely Notification	The Contractor must provide written notice to EMERGENCY immediately upon discovery and before the condition is disturbed or further work proceeds.
4. Substantiation	The Contractor must provide adequate evidence to demonstrate the existence of the condition and its impact on cost and time.

4. Procedure for Handling Concealed Conditions

Step	Action	Responsible Party	Timeframe
1	Upon discovery of a suspected concealed condition, the Contractor shall stop work in the affected area (if required for safety or investigation) and notify EMERGENCY in writing immediately.	Contractor	Immediately upon discovery
2	The Contractor shall document the condition with photographs, videos, measurements, and any other relevant evidence.	Contractor	Within 24 hours of discovery
3	EMERGENCY and the Contractor shall jointly inspect the condition to verify its existence and assess its nature and extent.	Joint	Within a reasonable time after notification
4	The Contractor shall submit a formal Variation request (including cost estimate and time impact assessment) for the additional works required to address the condition.	Contractor	Within 7 days of discovery (or as agreed)
5	EMERGENCY shall investigate and determine whether the condition qualifies as a concealed condition and whether the Contractor is entitled to a Variation.	EMERGENCY	Within a reasonable time
6	If the Variation is approved, EMERGENCY shall issue a Change Order adjusting the Contract Price and/or Time in accordance with Article 13 of the General Terms and Conditions.	EMERGENCY	Following determination
7	If the Variation is rejected, the Contractor may pursue the matter through the dispute resolution mechanism in Article 17 of the General Terms and Conditions.	Contractor / Joint	As per dispute resolution provisions

5. Cost and Time Adjustments

If EMERGENCY determines that a concealed condition exists and that the Contractor is entitled to relief:

Entitlement	Basis
Additional Costs	The Contractor shall be reimbursed for the reasonable additional costs incurred in addressing the concealed condition. Costs shall be

	substantiated with supporting documentation (invoices, timesheets, equipment records, etc.).
Extension of Time (EOT)	The Contractor shall be granted a fair and reasonable extension of time for any delay to the critical path caused by the concealed condition and the additional works required to address it.
New Rates	If the additional works are not priced in the existing BoQ, new rates shall be agreed between EMERGENCY and the Contractor in accordance with Article 13 of the General Terms and Conditions. If the works are similar to existing BoQ items, the existing unit rates shall apply[citation:GTC].

6. Important Limitations and Exclusions

6.1 Conditions That Should Have Been Reasonably Foreseen

The Contractor shall not be entitled to a Variation for conditions that:

- Were visible during the site visit or could have been discovered through a reasonable site inspection;
- Are reasonably foreseeable based on the nature of the works and the information provided in the tender documents;
- Should have been anticipated by a competent contractor carrying out due diligence.
- The Invitation to Bid states that "bidders who do not attend the site visit shall be deemed to have satisfied themselves as to the site conditions and to have waived any right to submit a claim, request an adjustment, or raise an objection arising from site conditions or any discrepancy between the actual site conditions and the tender documents"[citation:ITB][citation:GTC].

6.2 Conditions Caused by the Contractor

The Contractor shall not be entitled to a Variation for conditions caused by:

- The Contractor's own operations, negligence, or failure to comply with the Contract;
- Damage caused by the Contractor during removal, demolition, or excavation works;
- Conditions that the Contractor could have avoided through proper care and workmanship.

6.3 Failure to Notify

Failure to provide timely written notice of a concealed condition may result in the loss of entitlement to any cost or time adjustment.

7. Cap on Variations

Any Variation arising from concealed conditions shall be subject to the 20% cap on the total increase in the contract price resulting from all variations, as set out in Article 13 of the General Terms and Conditions, unless otherwise agreed in writing by both parties[citation:GTC].

8. Summary for Bidders

Aspect	Confirmation
Will concealed defects be treated as Variations?	Yes, provided the condition was not reasonably foreseeable and proper notification is given.
Will additional costs be reimbursed?	Yes, subject to substantiation and EMERGENCY approval.
Will time extensions be granted?	Yes, for delays to the critical path caused by the concealed condition.
What is the notification requirement?	Immediate written notice upon discovery, before the condition is disturbed.
What happens if I fail to notify?	You may lose entitlement to additional cost or time.
What conditions are excluded?	Conditions that were visible, reasonably foreseeable, or caused by the Contractor.
Is there a cap on additional costs?	Yes, subject to the 20% cap on total variations under Article 13 of the General Terms and Conditions [citation:GTC].

9. Key Recommendations for Bidders

- Conduct a thorough site inspection. The tender documentation strongly recommends bidders to visit the site and satisfy themselves as to all existing conditions[citation:ITB][citation:GTC].
- Document all existing conditions. During the site visit, take photographs, notes, and measurements of all visible conditions. This will serve as a baseline for any future concealed condition claims.
- Notify immediately. If a concealed condition is discovered during execution, stop work in the affected area (if necessary) and notify EMERGENCY in writing immediately before disturbing the condition.
- Maintain detailed records. Keep a separate record of all additional costs and time incurred in addressing the concealed condition, supported by invoices, timesheets, equipment records, and photographs.
- Submit a formal Variation request. Provide a clear and substantiated claim for any additional costs and time extensions resulting from the concealed condition.

Document References Summary

Statement	Source in Invitation to Bid / General Terms and Conditions
Bidders who do not attend the site visit shall be deemed to have satisfied themselves as to the site conditions and to have waived any right to submit a claim, request an adjustment, or raise an objection arising from site conditions or any discrepancy between the actual site conditions and the tender documents.	Invitation to Bid, Page 7 – "Site visit"
The Contractor shall check all relevant dimensions on site before starting the Work.	Invitation to Bid, Page 3 – "Costs include"; General Terms and Conditions, Article 4
EMERGENCY has the faculty to introduce any variation to the project during the execution of the works.	General Terms and Conditions – Article 13
Extra works and relative amounts will be attached to the contract with an official addendum signed by both parties.	General Terms and Conditions – Article 13
EMERGENCY will not accept any price modification for materials already delivered to the construction site, neither for works already executed by the Contractor.	General Terms and Conditions – Article 13
The total increase in the contract price resulting from all variations shall not exceed 20% of the original contract price.	General Terms and Conditions – Article 13
The Contractor should facilitate the work of MEP and other companies that work for EMERGENCY in the same construction site.	General Terms and Conditions – Article 8

Clarification Request no. 16 – T - Material Disposal: During our site visit, we observed materials that appear to require disposal. May the contractor manage the disposal of these materials himself, or is there a separate plan or arrangement for their removal?

Clarification

1. Bidder's Observation

During the site visit, the Bidder observed materials that appear to require disposal and has requested clarification on whether the Contractor may manage the disposal of these materials independently, or whether there is a separate plan or arrangement for their removal.

2. Response

The Contractor is responsible for the disposal of all materials, debris, and waste generated by or encountered during the execution of the Works.

2.1 General Principle

The Invitation to Bid (Page 3) and the General Terms and Conditions (Article 5) clearly state that costs include "disposal of excavated materials and debris" [citation:ITB][citation:GTC]. This provision applies to all materials that are removed, demolished, or excavated as part of the Works, whether they are existing building materials, construction waste, or other debris encountered on site.

2.2 The Contractor's Role

- The Contractor shall manage the disposal of all materials removed from the site, including the debris observed during the site visit.
- The Contractor is responsible for loading, transporting, and disposing of all waste materials at legally approved locations.
- The Contractor shall comply with all applicable environmental regulations and waste management requirements in Syria.
- All costs associated with disposal are included in the Contractor's unit rates and shall not be separately reimbursed.

2.3 Types of Materials Subject to Disposal

The disposal obligation applies to all materials requiring removal, including but not limited to:

Category	Examples
Demolition Waste	Concrete rubble, brickwork, plaster, tiles, roofing materials
Construction Debris	Packaging, surplus materials, formwork offcuts
Existing Building Contents	Materials removed during clearance or strip-out works
Excavated Materials	Soil, subsoil, and other materials from excavations
Hazardous Materials	Asbestos, contaminated soil, chemical waste (to be handled in accordance with applicable regulations)

3. Management of Waste Materials

The Contractor is expected to manage waste materials in accordance with the following general principles:

3.1 Segregation and Sorting

Waste materials should be segregated where possible to facilitate recycling, reuse, or appropriate disposal.

3.2 Approved Disposal Sites

All waste materials must be disposed of at sites approved by the relevant local authorities.

3.3 Environmental Compliance

The Contractor shall adopt environmental safety measures for the handling and disposal of waste materials.

3.4 Record Keeping

The Contractor shall maintain records of waste disposal, including quantities, disposal sites, and compliance with local regulations.

4. Coordination with EMERGENCY

The Contractor shall coordinate with EMERGENCY's Construction Manager regarding the disposal of any materials that may require special handling (e.g., hazardous materials).

If specific materials require removal as part of the scope of works (e.g., existing grilles, fixtures, etc.), the Contractor shall confirm with EMERGENCY whether these materials are to be:

- (a) disposed of entirely, or
- (b) salvaged or set aside for potential reuse.

5. Summary for Bidders

Aspect	Confirmation
Who is responsible for disposal?	The Contractor is fully responsible for the disposal of all materials, debris, and waste generated by or encountered during the Works.
What materials are covered?	All materials removed, demolished, or excavated, including those observed during the site visit.
Are disposal costs included?	Yes. Disposal costs are included in the Contractor's unit rates [citation:ITB][citation:GTC].
Is there a separate plan?	No. The Contractor shall manage disposal independently, in compliance with local regulations.
Where should waste be disposed?	At sites approved by the relevant local authorities.
What about hazardous materials?	The Contractor shall handle hazardous materials in accordance with applicable regulations and coordinate with EMERGENCY's Construction Manager.

Document References Summary

Statement	Source in Invitation to Bid / General Terms and Conditions
Costs include disposal of excavated materials and debris.	Invitation to Bid, Page 3 – "Costs include"; General Terms and Conditions, Article 5
The Contractor shall be responsible for the management and safety of the places where the works will be carried out.	Invitation to Bid, Page 3 – "Responsibility of the site"
The Contractor shall keep the premises and surrounding area free from accumulation of	General Terms and Conditions, Article 10

Statement	Source in Invitation to Bid / General Terms and Conditions
waste materials or rubbish caused by operations under the Contract.	
Upon completion of the Work the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials.	General Terms and Conditions, Article 10

Clarification Request no. 19 - Article 7 - general term and condition. could you please clarify this section

Clarification

1. Request for Clarification

The Bidder has requested clarification on Article 7 of the General Terms and Conditions ("Material purchased by EMERGENCY"), specifically regarding the scenario where:

The Contractor is unable to source certain materials (e.g., metal deck); or

EMERGENCY purchases equipment frames or machinery directly, which the Contractor must then incorporate into the Works.

2. General Principle

Article 7 of the General Terms and Conditions establishes that [source: General Terms and Conditions, Article 7]:

"EMERGENCY reserves the right to directly purchase the material listed in the Contract in agreement with the Contractor."

This provision is intended to give EMERGENCY flexibility in cases where:

Specific materials are difficult to source locally or internationally;

EMERGENCY can procure materials at a better price or quality through its own supply chain;

EMERGENCY has pre-existing contracts or donor requirements for certain equipment; or

The Contractor is unable to source a specified material (e.g., metal deck) within the required timeframe.

3. Scenarios Covered by Article 7

Scenario	Description	Application
1. Material Difficulty / Unavailability	The Contractor cannot source a specific material (e.g., metal deck, specialized steel sections, etc.) due to	EMERGENCY may procure the material and supply it to the Contractor.

Scenario	Description	Application
	local unavailability, import restrictions, or supplier issues.	
2. Equipment / Machinery Supply	EMERGENCY purchases equipment frames, machinery, or other items (e.g., generators, AHUs, medical equipment) that must be installed by the Contractor.	The Contractor shall install, incorporate, and integrate the supplied equipment into the Works.
3. Better Pricing / Supply Chain	EMERGENCY can procure materials at a better price or quality through its own supply chain or donor agreements.	EMERGENCY may supply materials directly to the Contractor.
4. Timely Delivery	EMERGENCY needs to ensure timely delivery of critical materials to meet project milestones.	EMERGENCY may procure and deliver materials directly to site.

4. Role of the Contractor – Key Obligations

4.1 Execution of Works

"In the case EMERGENCY excludes the provision of the materials or the machineries (or part of them), the Contractor undertakes to carry out what specified in accordance with this Contract (building realisation, building delivery, building controls and commissioning)."

Interpretation: Even if EMERGENCY supplies certain materials or machinery, the Contractor remains fully responsible for:

Obligation	Description
Building Realisation	Executing all civil works, installation, assembly, and construction activities required to incorporate the supplied materials into the final structure.
Building Delivery	Ensuring that the completed Works are delivered on time, in accordance with the contract requirements.
Building Controls	Conducting all necessary quality controls, inspections, and testing to ensure the Works meet the required standards.
Commissioning	Supporting testing and commissioning activities to ensure that the installed materials and equipment function as intended.

Example (Metal Deck): If EMERGENCY supplies the metal deck, the Contractor remains responsible for:

- Storage, handling, and protection of the metal deck on site;
- Installation of the metal deck in accordance with the structural drawings;
- Casting of the structural concrete over the deck;
- Ensuring the composite slab meets the required structural performance;
- All associated works (welding, fixing, temporary propping, etc.);
- Quality control and testing.

Example (Machinery Frames): If EMERGENCY supplies machinery frames, the Contractor remains responsible for:

- Receiving and offloading the frames on site;
- Storing and protecting the frames;
- Positioning, levelling, and installing the frames on the prepared foundations;
- Grouting and anchoring the frames to the foundations;
- Integration with other civil works (e.g., access platforms, drainage);
- Protection during subsequent works.

4.2 Verification of Quality

"The Contractor undertakes to verify the quality and the feature of materials or machineries that the Customer shall provide according to the provisions of the project documents."

Interpretation: Before installing any material or machinery supplied by EMERGENCY, the Contractor must verify that:

Verification Aspect	Description
Conformity with Specifications	The material/machinery matches the technical specifications, dimensions, and performance requirements set out in the contract documents.
Physical Condition	The material/machinery is in good condition, free from defects, damage during transport, or deterioration.
Completeness	All required components, accessories, and documentation are present.
Compatibility	The material/machinery is compatible with the site conditions and other elements of the Works.

If the Contractor identifies any issues, defects, or non-conformities, it shall immediately notify EMERGENCY in writing and shall not proceed with installation until the issue is resolved.

4.3 Assumption of Responsibility

"The Contractor is responsible for verifying the quality and suitability of the products. Therefore, once the Contractor decides to install, incorporate, or otherwise use any material supplied by EMERGENCY, it shall assume full responsibility for such material as if it had been supplied by the Contractor itself, and agrees that no objections, claims, or reservations regarding the material may be raised after its use or installation."

Interpretation: This is the most critical clause for the Contractor. Once the Contractor:

Inspects the material and finds it acceptable; or

Proceeds to install or use the material (even without formal acceptance);

the Contractor fully assumes responsibility for that material as if it were its own supply. This means:

Consequence	Description
No Claims for Defects	The Contractor cannot later claim that a failure, defect, or non-performance was due to the material supplied by EMERGENCY.
No Claims for Delays	The Contractor cannot claim an extension of time or additional costs due to delays in material delivery if it had already accepted or installed the material.
Warranty Responsibility	The Contractor remains responsible for the warranty of the Works, including the installed materials. If the material fails, the Contractor is responsible for repair or replacement at its own cost.
Liability for Failures	If the material fails or causes damage, the Contractor bears full liability, even if the material was not originally procured by the Contractor.

Why this is important: This clause prevents the Contractor from shifting blame to EMERGENCY for issues arising from supplied materials. It incentivizes the Contractor to conduct thorough inspections before installation and to raise any concerns before the material is used.

5. Procedure for Handling EMERGENCY-Supplied Materials

The following procedure shall apply when EMERGENCY supplies materials or machinery under Article 7:

Step	Action	Responsible Party	Timeframe
1	EMERGENCY notifies the Contractor of its intention to supply specific materials/machinery and provides all relevant specifications and documentation.	EMERGENCY	As soon as practicable
2	The Contractor reviews the specifications and confirms receipt, noting any compatibility or site-specific issues.	Contractor	Within 7 days of notification

Step	Action	Responsible Party	Timeframe
3	EMERGENCY procures and delivers the materials/machinery to the site.	EMERGENCY	As per delivery schedule
4	The Contractor inspects the delivered materials/machinery for conformity with specifications, physical condition, completeness, and compatibility.	Contractor	Upon receipt
5	If the Contractor identifies any defects or non-conformities, it notifies EMERGENCY in writing and does not proceed with installation.	Contractor	Immediately upon discovery
6	EMERGENCY and the Contractor agree on corrective actions (replacement, repair, or acceptance).	Joint	Within a reasonable time
7	If the Contractor proceeds with installation, it assumes full responsibility for the material as per Article 7.	Contractor	Upon installation or use
8	The Contractor incorporates the material into the Works and remains responsible for the quality, performance, and warranty of the Works.	Contractor	Throughout execution and defect liability period

6. NEW – LATEST DELIVERY DATE FOR EMERGENCY-SUPPLIED MATERIALS

To protect the Contractor from delays caused by EMERGENCY-supplied materials, the following provision shall apply:

6.1 Obligation to Agree on the Latest Delivery Date

The Contractor and EMERGENCY shall agree, prior to the issuance of the purchase order by EMERGENCY, on the latest useful date for delivery to site of each material or machinery supplied by EMERGENCY (the "Latest Delivery Date").

6.2 Determination of the Latest Delivery Date

The Latest Delivery Date is defined as the date by which the material or machinery must be delivered to site to enable the Contractor to perform the installation and completion works within the agreed Works Completion Date, taking into account:

Factor	Description
Installation Time	The time required for offloading, handling, storage, installation, fixing, sealing, and finishing of the material/machinery.
Inspection Time	The time required for inspection and verification of the material/machinery's conformity.
Testing Time	The time required for testing and commissioning of the installed material/machinery.
Safety Margin	A reasonable safety margin (e.g., 5–10 days) for unforeseen events or rework.
Work Sequencing	The logical sequence of works and any interdependencies with other activities.

6.3 Effects of Failure to Meet the Latest Delivery Date

Scenario	Consequence
EMERGENCY delivers the material by the Latest Delivery Date	The Contractor performs the installation and completion works in accordance with the agreed schedule.
EMERGENCY delivers the material after the Latest Delivery Date	The Contractor shall be entitled to an extension of time for the delay caused by the late delivery, provided that the delay impacts the critical path of the Works. The Contractor shall also be entitled to compensation for additional costs incurred as a result of the delay (e.g., idle labour, extended site overheads, etc.).
EMERGENCY does not communicate or agree on the Latest Delivery Date with the Contractor	The Contractor shall not be required to guarantee the Works Completion Date for activities dependent on such materials.

6.4 Contractor's Obligation to Communicate Requirements

The Contractor is required to communicate to EMERGENCY, with sufficient advance notice, the Latest Delivery Date for each material or machinery that EMERGENCY undertakes to supply. Such communication shall include a technical justification based on the work programme, installation times, and interdependencies with other activities.

In the absence of such communication, the Contractor shall not be entitled to claim an extension of time or compensation for delays caused by late delivery of EMERGENCY-supplied materials.

7. Key Points for Bidders

Aspect	Clarification
Can EMERGENCY supply materials?	Yes, EMERGENCY reserves the right to directly purchase materials or machinery listed in the Contract [source: General Terms and Conditions, Article 7].
What if the Contractor cannot source a material?	The Contractor may request EMERGENCY to supply the material. This is covered under Article 7.
Is the Contractor still responsible for the Works?	Yes. The Contractor remains fully responsible for all civil works, installation, testing, and commissioning [source: General Terms and Conditions, Article 7].
Does the Contractor need to verify supplied materials?	Yes. The Contractor must verify quality, conformity, condition, and compatibility before installation [source: General Terms and Conditions, Article 7].
What if the Contractor discovers a defect?	The Contractor must notify EMERGENCY immediately and shall not proceed with installation until the issue is resolved.
What happens after installation?	Once the Contractor installs or uses the supplied material, it assumes full responsibility and cannot raise objections or claims regarding the material afterwards [source: General Terms and Conditions, Article 7].
Who bears the warranty?	The Contractor remains responsible for the warranty of the Works, including the installed materials.
How are delivery delays handled?	The Contractor and EMERGENCY shall agree on a Latest Delivery Date. If EMERGENCY delivers after that date, the Contractor is entitled to an extension of time and compensation for additional costs.
What is the Contractor's obligation?	The Contractor must communicate the Latest Delivery Date to EMERGENCY with sufficient advance notice, providing a technical justification.

8. Recommendations for Bidders

- If you know a material will be difficult to source (e.g., metal deck), raise this in your tender submission. Explain the sourcing challenges and request EMERGENCY's assistance under Article 7.
- Conduct thorough inspections upon receipt. Document all inspections with photographs, measurements, and detailed notes. If you identify any issue, notify EMERGENCY immediately and in writing.

- Do not install defective materials. If a supplied material is non-conforming or defective, do not proceed with installation. Instead, seek resolution with EMERGENCY first.
- Keep detailed records. Maintain records of all correspondence, inspection reports, and approvals related to EMERGENCY-supplied materials. This will be critical in case of any future disputes.
- Understand the risk. By installing EMERGENCY-supplied materials, you are taking on the risk as if you had procured them yourself. Price your proposal accordingly, and factor in the time and cost for inspection, handling, and potential remedial works.
- COMMUNICATE THE LATEST DELIVERY DATE WITH SUFFICIENT ADVANCE NOTICE. This is the most important point to protect yourself from delays. Identify all materials that EMERGENCY may supply, calculate the time required for their installation, and communicate to EMERGENCY the latest date by which they must be delivered to site to avoid jeopardizing the Works Completion Date.

Document References Summary

Statement	Source
EMERGENCY reserves the right to directly purchase the material listed in the Contract in agreement with the Contractor.	General Terms and Conditions – Article 7
In the case EMERGENCY excludes the provision of the materials or the machineries, the Contractor undertakes to carry out the Works in accordance with the Contract.	General Terms and Conditions – Article 7
The Contractor undertakes to verify the quality and the feature of materials or machineries that EMERGENCY shall provide.	General Terms and Conditions – Article 7
The Contractor is responsible for verifying the quality and suitability of the products.	General Terms and Conditions – Article 7
Once the Contractor installs or uses any material supplied by EMERGENCY, it shall assume full responsibility for such material as if it had been supplied by the Contractor itself.	General Terms and Conditions – Article 7
No objections, claims, or reservations regarding the material may be raised after its use or installation.	General Terms and Conditions – Article 7

Clarification Request no. 22 – T - XPS height in specification is 80-100 mm. is it possible to use two layers placed on top of other of XPS with dimension 40+40, or 50+50

Clarification

The answer is conditional on meeting three key requirements:

1. Technical Performance Equivalence

The primary concern is that the thermal performance of two layers must be at least equivalent to a single board of the specified thickness.

Aspect	Requirement	Supporting Information
Total Thickness	Must achieve 80–100 mm total	Two 40 mm layers (80 mm) or two 50 mm layers (100 mm) meet this dimensionally.
Thermal Resistance (R-value)	Must be at least equivalent to the specified single board	XPS typically has a thermal conductivity (λ) of 0.031–0.035 W/mK. Since thermal resistance is directly proportional to thickness, two 40 mm layers should provide the same R-value as a single 80 mm board of the same material.
Compressive Strength	Must meet the project specification	Standard XPS offers compressive strengths of 300–700 kPa. Thinner boards generally have similar compressive strength to thicker ones from the same product line.
Moisture Resistance	Must be maintained	XPS has excellent moisture resistance due to its closed-cell structure; layering does not inherently compromise this.

Key Consideration: Thermal bridging at the interface between the two layers is a potential risk. If the layers are not perfectly bonded or if there is an air gap, the effective thermal resistance could be reduced.

2. Compliance with Standards (EN 13164)

The use of two layers is not explicitly prohibited, but it creates a potential compliance gap with the product standard for XPS.

Standard	Requirement	Implication for Layering
EN 13164	Applies to factory-made XPS products with a declared thickness and thermal resistance	A 40+40 or 50+50 installation is not a factory-made product of 80–100 mm. It is a site-assembled construction. You cannot directly apply the declared R-value of a single 80 mm or 100 mm board to the layered assembly unless the manufacturer provides specific data for the layered configuration.

3. Practical Construction Considerations

Aspect	Requirement	Action
Layer Bonding	Must ensure full contact and prevent displacement	Use a compatible adhesive (e.g., PU foam adhesive) to bond the layers. Stagger joints between layers to avoid continuous gaps.

Aspect	Requirement	Action
Mechanical Fixing	Must ensure stable installation	Use appropriate mechanical fixings (e.g., screws with large washers) or adhesive to secure the boards.
Thermal Bridging	Must avoid gaps that reduce insulation performance	Ensure tight joints and full surface contact between layers. Any air gap can create a convection path that reduces the effective R-value.
Site Assembly	Must consider the installation time and cost	Layering requires additional work and material (adhesive, fixings), which may increase labour costs.

Procedural Recommendation

Because this is a change to the specified solution, it must be treated as a formal technical variation. The final decision is subject to approval by EMERGENCY's Technical Team. You are strongly advised to:

- Submit a Formal Request with the bid: "Technical Variation Request: XPS Insulation Layering".
- Include in the Request the supporting technical data, such as manufacturer's datasheets confirming that the thermal performance of the layered assembly is equivalent to the specified single board, and a description of the installation method to ensure thermal bridging is minimized (e.g., bonding, staggering joints).
- Do not proceed with the alternative solution without receiving written approval from EMERGENCY.

Clarification Request no. 23 – T - The cement content and concrete specification is not specified in screed concrete, HI-Bond slab, and reinforced concrete over SPX in roof isolation system

Clarification

1. Request for Clarification

The Bidder has requested clarification on the cement content and concrete specification for the following items, which are not specified in the tender documents:

- Screed concrete;
- HI-Bond slab (composite steel-concrete deck slab);
- Reinforced concrete over XPS in the roof isolation system.

2. Response

The tender documents currently do not specify the cement content, concrete strength class, or mix design for these items. The following guidance is provided to enable bidders to submit a compliant offer, based on the European Standard EN 206 and standard industry practice for similar applications.

3. General Principle – Reference Standard

All concrete shall be specified, produced, and conformity assessed in accordance with EN 206:2013+A2:2021 – "Concrete – Specification, performance, production and conformity".

The concrete shall comply with the requirements of EN 206 for:

- Constituent materials (cement, aggregates, water, admixtures) ;
- Fresh concrete properties (consistence, air content) ;
- Hardened concrete properties (compressive strength, density) ;
- Durability requirements based on exposure classes ;
- Limiting values for concrete composition (minimum cement content, maximum w/c ratio).

4. Concrete Specification by Application

The following specifications are recommended for each application, based on the NHBC Standards, BS 8500, and EN 206 guidance:

4.1 Screed Concrete (Internal Floor Screed)

Parameter	Recommended Specification
Standard	BS EN 206-1 and BS 8500-2 (or equivalent under EN 206)
Strength Class	C28/35 (minimum) – suitable for internal floor screeds where a durable wearing surface is required
Cement Type	CEM I to EN 197-1 (Portland cement)
Minimum Cement Content	320–330 kg/m ³
Maximum Aggregate Size	20 mm (with 45–48% fine aggregate)
Water/Cement Ratio	Maximum 0.50–0.55 (depending on exposure class)
Additives	Water-reducing admixture (WRA) may be used
Consistence	S2–S3 (slump class)

4.2 HI-Bond Slab (Composite Steel-Concrete Deck Slab)

Parameter	Recommended Specification
Standard	EN 206 and Eurocode 4 (EN 1994-1-1) for composite slabs
Strength Class	C25/30 (minimum) – typical for composite slabs; C32/40 recommended for heavy-duty applications
Minimum Cement Content	300–340 kg/m ³ (depending on exposure class)
Maximum w/c Ratio	0.45–0.55 (depending on exposure class)

Parameter	Recommended Specification
Maximum Aggregate Size	20 mm
Workability	S3–S4 (pumpable / flowable mix) – may require superplasticizer
Density	2300–2450 kg/m ³ (normal-weight concrete)

4.3 Reinforced Concrete over XPS in Roof Isolation System

Parameter	Recommended Specification
Standard	EN 206 and Eurocode 2 (EN 1992-1-1) for structural concrete
Strength Class	C32/40 (minimum) – suitable for exposed, freeze-thaw resistant structural concrete
Minimum Cement Content	300–340 kg/m ³ (depending on exposure class)
Maximum w/c Ratio	0.45–0.50 (for durability in exposed conditions)
Maximum Aggregate Size	20 mm
Workability	S2–S3 (slump class)
Air Content	4–6% (for freeze-thaw resistance, if required)

5. Determination of Exposure Class and Final Mix Design

The final concrete mix design shall be determined based on the exposure class applicable to each element, in accordance with EN 206. The following exposure classes are typically relevant:

Exposure Class	Description	Applicable Elements
XC1	Dry or permanently wet	Internal screed (dry conditions)
XC2	Wet, rarely dry	Internal screed in wet areas
XC3	Moderate humidity	Roof slab (if sheltered)
XC4	Cyclic wet and dry	Roof slab (exposed)
XF1	Freeze-thaw attack (no de-icing agents)	Roof slab in cold climates

The final exposure class shall be confirmed in the second phase of the tender process. In the interim, bidders shall assume the following:

Element	Assumed Exposure Class
Screed Concrete	XC1 (internal, dry)

Element	Assumed Exposure Class
HI-Bond Slab	XC1–XC2 (internal)
Roof Slab over XPS	XC4 / XF1 (external, exposed)

Limiting values for concrete composition (minimum cement content and maximum w/c ratio) for each exposure class are provided in EN 206: Annex F and are summarised below:

Exposure Class	Minimum Cement Content (kg/m ³)	Maximum w/c Ratio
XC1	240–280	0.65–0.70
XC2	260–300	0.60–0.65
XC3	280–320	0.55–0.60
XC4	300–340	0.50–0.55
XF1	280–320	0.55–0.60

6. Process for Final Confirmation

Step	Action	Responsible Party	Timeframe
1	Bidders shall include in their offers a provisional concrete specification based on the guidance above.	Bidder	At tender submission
2	EMERGENCY shall review the provisional specifications during the tender evaluation phase.	EMERGENCY	During evaluation
3	The final concrete mix design shall be confirmed in the second phase of the tender process, after the revised design drawings are issued.	EMERGENCY	Second phase
4	The Contractor shall submit a proposed mix design for approval, including cement content, w/c ratio, aggregate grading, and admixtures.	Contractor	After contract award
5	EMERGENCY's Construction Manager shall review and approve the mix design before concrete is placed.	EMERGENCY	Prior to placement

7. Key Points for Bidders

Aspect	Confirmation
Is the concrete specification missing?	Yes. The tender documents do not currently specify cement content or concrete class for these items.
What standard applies?	All concrete must comply with EN 206.
What assumptions should bidders make?	Bidders shall use the provisional specifications provided above for pricing purposes.
Will the final specification change?	Yes. The final mix design will be confirmed in the second phase or during the contract award phase.
How will the price be adjusted?	If the final mix design differs from the provisional specification, the unit rates shall be adjusted accordingly through a Variation.
Who approves the final mix?	EMERGENCY's Construction Manager shall approve all mix designs before placement.

8. Recommendations for Bidders

- Include a provisional allowance in your rates to cover potential variations in cement content or concrete strength class.
- Submit a provisional mix design with your tender, based on the guidance above.
- Do not place any concrete without approved mix design. All concrete must be approved by EMERGENCY's Construction Manager before placement.
- Reference EN 206 in your proposal to demonstrate compliance with the applicable standard.

Document References Summary

- All concrete shall comply with EN 206
- Minimum cement content for screed: 320–330 kg/m³
- Strength class C28/35 for screed concrete
- Strength class C32/40 for structural concrete
- Minimum cement content: 300–340 kg/m³
- Maximum w/c ratio: 0.45–0.55

Limiting values for concrete composition per exposure class

Clarification Request no. 24 – T - The jams and lintel of door opening in hollow block shall be specified reinforced concrete

Clarification

1. Request for Clarification

The Bidder has requested clarification on whether the jams and lintels of door openings in hollow block masonry shall be specified as reinforced concrete.

2. Response

Yes. The jams and lintels of door openings in hollow block masonry shall be reinforced concrete, in accordance with the relevant European Standards.

3. Technical Justification and Applicable Standards

3.1 General Principles

Lintels and jams for door openings in hollow block masonry must be reinforced concrete to provide structural integrity and proper fixing for door frames. The design and construction shall comply with the following European Standards:

Standard	Application
EN 1992-1-1:2004 (Eurocode 2)	Design of concrete structures – General rules and rules for buildings
EN 1996-1-1:2005 (Eurocode 6)	Design of masonry structures – General rules for reinforced and unreinforced masonry structures
EN 845-2:2015	Masonry lintels – Specification

Lintels manufactured in accordance with EN 845-2 may be used, provided they are designed in accordance with Eurocode 2.

3.2 Lintels

A lintel is a structural member placed over an opening to support the weight of the masonry above. In hollow block construction, lintels must be reinforced concrete.

Key Requirements for Lintels:

Parameter	Requirement
Material	Reinforced concrete – cast in-situ or precast (manufactured to EN 845-2)
Width	Equal to wall thickness
Depth	Minimum 150 mm (or 1 block height), or as indicated on drawings
Minimum End Bearing	150 mm for openings up to 3000 mm; 200 mm for openings over 3000 mm. This is a minimum requirement; the designer must verify that the bearing stress does not exceed the masonry's capacity.

Parameter	Requirement
Concrete Strength	Minimum C20/25 (EN 206)
Reinforcement	In accordance with the structural design (Eurocode 2)

Notes on End Bearing:

- Technical guidance indicates that for lintels installed in accordance with EN 845-2, a minimum end bearing of 150 mm is standard.
- Prestressed concrete lintels are typically designed with allowances of 150 mm for openings up to 3000 mm and 200 mm for openings over 3000 mm.
- Some BBA certifications require a minimum bearing of 150 mm generally, and 200 mm under specific conditions.

3.3 Jambs

Door jambs in hollow block masonry require reinforcement to provide a solid fixing surface for door frames and to transfer loads from the lintel to the foundation.

Key Requirements for Jambs:

Parameter	Requirement
Material	Solid concrete blocks or hollow blocks filled with concrete (EN 1996-1-1)
Concrete Fill	Minimum strength class as per EN 206 (e.g., C20/25 or equivalent)
Reinforcement	Minimum 1–2 bars of 10–12 mm diameter, in accordance with the structural design
Bonding	Jambs shall be bonded integrally with the adjacent hollow block masonry (EN 1996-1-1)

4. Required Specification

4.1 Lintels

All lintels over door openings in hollow block masonry shall be reinforced cast-in-situ or precast concrete lintels (EN 845-2) complying with Eurocode 2 (EN 1992-1-1) to the following minimum specification:

Aspect	Specification
Concrete Strength	C20/25 minimum (EN 206)
Width	Equal to wall thickness
Depth	Minimum 150 mm (or 1 block height)
Length	Opening width + 2 × minimum bearing length

Aspect	Specification
Minimum End Bearing	150 mm for openings up to 3000 mm; 200 mm for openings over 3000 mm
Main Reinforcement	In accordance with Eurocode 2 design
Concrete Cover	In accordance with EN 1992-1-1

4.2 Jambs

All jambs at door openings in hollow block masonry shall be reinforced concrete in accordance with Eurocode 6 (EN 1996-1-1):

Aspect	Specification
Option 1	Solid concrete blocks laid at the jambs, bonded integrally with the hollow block masonry.
Option 2	Hollow blocks filled with concrete (minimum C20/25) and reinforced with vertical bars in accordance with the structural design.
Concrete Fill	Minimum C20/25 (EN 206)
Bonding	Jambs shall be bonded integrally with the adjacent hollow block masonry (EN 1996-1-1).

5. Process for Execution

Step	Action	Responsible Party
1	Prepare reinforcement cages for lintels and jambs in accordance with the design (Eurocode 2).	Contractor
2	Form lintel cast-in-situ or position precast lintel units (EN 845-2) over the opening, ensuring minimum bearing.	Contractor
3	Place vertical reinforcement in jamb hollows or position solid blocks (EN 1996-1-1).	Contractor
4	Cast lintels and fill jamb hollows with concrete, consolidating thoroughly.	Contractor
5	Cure the concrete in accordance with EN 1992-1-1.	Contractor

6. Key Points for Bidders

Aspect	Confirmation
Are jambs and lintels to be reinforced concrete?	Yes.
What standards apply?	EN 1992-1-1 (concrete design), EN 1996-1-1 (masonry design), EN 845-2 (lintels).
What is the minimum end bearing for lintels?	150 mm for openings up to 3000 mm; 200 mm for openings over 3000 mm.
What concrete grade?	Minimum C20/25 (EN 206).
What about fixings for door frames?	Holdfasts for door frames shall be embedded in the concrete fill or solid blocks at the jambs.

Document References Summary

- Lintels shall be designed in accordance with Eurocode 2 EN 1992-1-1:2004.
- Lintels shall be manufactured in accordance with EN 845-2:2015.
- Minimum end bearing: 150 mm for openings up to 3000 mm; 200 mm for openings over 3000 mm.
- Lintels shall be installed with a minimum end bearing of 150 mm.
- Jambs shall be bonded integrally with hollow block masonry (EN 1996-1-1).

Clarification Request no. 25 – T - Horizontal and vertical joints have already been made on site but not specified in specification to be removed

Clarification

1. Request for Clarification

The Bidder has observed that horizontal and vertical joints have already been made on site but are not specified in the technical specification to be removed. The Bidder seeks clarification on whether these joints should be removed or retained.

2. Response

The existing horizontal and vertical joints observed on site shall be retained and incorporated into the Works, unless they are structurally unsound, incompatible with the new finishes, or specifically indicated for removal in the contract documents.

3. Required Actions by the Contractor

3.1 Cleaning and Preparation

The Contractor shall clean the joint areas to remove any debris, loose material, dust, or contaminants that may prevent proper adhesion of new finishes or proper joint function. Cleaning methods shall be appropriate to the joint type and substrate (e.g., brushing, vacuuming, light washing, or air-blowing).

3.2 Respecting Joints During Finishing Works

The Contractor shall ensure that all finishing works (e.g., tiling, rendering, plastering, painting) respect the existing joints and do not bridge or obstruct them unless specifically instructed otherwise.

In particular:

- **Tiling over joints:** Where tiles are to be installed over areas containing existing joints, the tile layout shall be coordinated to ensure that the joints are not covered or rendered non-functional. A movement joint in the tile finish shall be provided to align with the underlying structural joint .
- **Movement joints:** All existing movement/expansion joints shall be maintained as functional movement joints in the new finishes. The Contractor shall install appropriate joint profiles, sealants, or cover plates as required to ensure that the joint remains free to move .
- **Rendering/Plastering:** Where render or plaster is applied over jointed substrates, the joints shall be protected or accommodated to prevent cracking of the new finish.

3.3 Assessment and Notification

Step	Action	Responsible Party
1	Inspect all existing horizontal and vertical joints identified on site.	Contractor
2	Clean joint areas and prepare for finishing works.	Contractor
3	Assess whether the joints are structurally sound and compatible with the new finishes.	Contractor
4	If structurally unsound, incompatible, or interfering with new finishes, notify EMERGENCY in writing and request instructions.	Contractor
5	Coordinate tile layout and finishes to ensure joints are respected and remain functional.	Contractor
6	Install appropriate joint profiles, sealants, or cover plates as required to maintain joint functionality.	Contractor

4. Summary for Bidders

Aspect	Confirmation
Should existing joints be removed?	No. Retain unless structurally unsound, incompatible, or specifically indicated for removal.

Aspect	Confirmation
What is required of the Contractor?	Clean the joint areas and ensure that all finishing works (tiling, rendering, plastering, etc.) respect the joints and do not obstruct their function .
What about tiling over joints?	Tile layout shall be coordinated so that a movement joint is provided in the tile finish to align with the underlying structural joint .
What if the joints are structurally defective?	Notify EMERGENCY in writing; these will be treated as concealed conditions and may be subject to a Variation.
What if the joints interfere with new finishes?	Notify EMERGENCY; instructions will be provided.

Document References Summary

- Movement joints in tile finishes shall be provided over existing structural joints.
- Cleaning of joint areas to remove debris and prepare for finishing works.
- Existing joints shall be respected and not bridged by new finishes.

Clarification Request no. 26 – T - Steel ramp is not specified in project specification (place, measurement, specification, and details).

Clarification

Steel ramp is not specified in project specification (place, measurement, specification, and details).

Clarification

1. Request for Clarification

The Bidder has requested clarification regarding the steel ramps under Item 12.1.1 – Metal Ramp, noting that the technical specifications do not provide location, measurements, specifications, or details.

2. Response

The steel ramps are currently in the preliminary design phase. The attached information is provided as a design hypothesis to enable bidders to price the item. Final detailed design, shop drawings, and exact locations will be confirmed in the second phase of the tender.

3. Available Information

The following information is based on the preliminary design hypothesis developed for tender purposes:

3.1 Location and General Layout

Three ramps are planned, distributed as follows:

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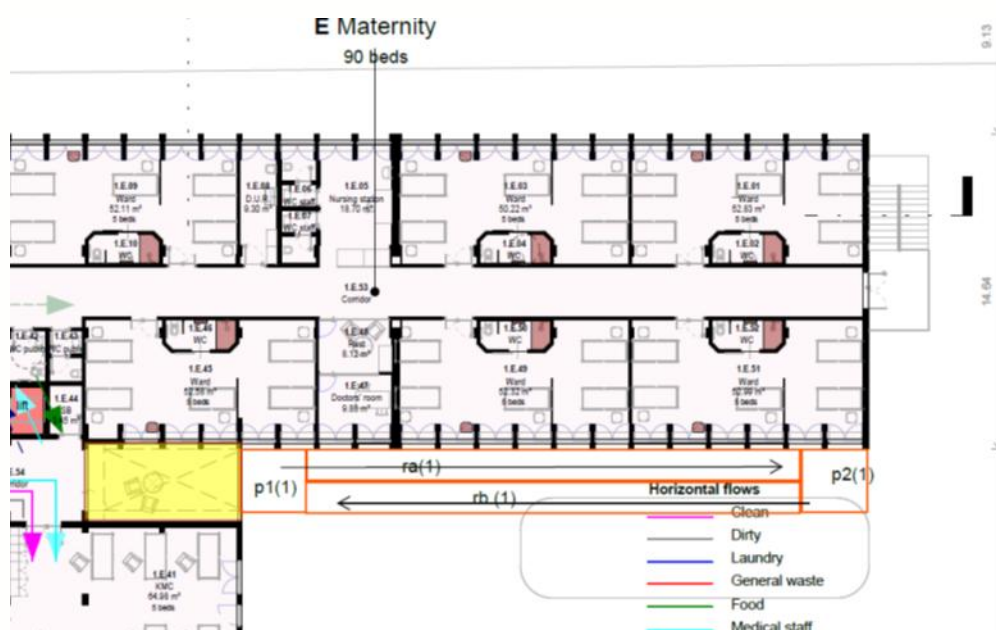


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Ramp	Location	Starting Level	Arrival Level	Slope	Total Length
R1	East side	+3.70 m (L1)	0.00 m (ground floor)	8%	46.30 m
R2	East side	+3.70 m (L1)	-1.10 m (terrace)	7.5%	64.00 m
R3	West side	-1.10 m (terrace)	-5.47 m (L-1)	7.5%	58.20 m

Ramp 1 – East

Abstract on Dwg ARH-A.003



R1 - 8% Slope			
Description	Item	length (m)	Level (m – with respect to +0.00)
platform	p1(1)	3.00	3.70
Sloped ramp	ra(1)	23.15	1.85
platform	p2(1)	3.00	1.85
Sloped ramp	rb(1)	23.15	0.00

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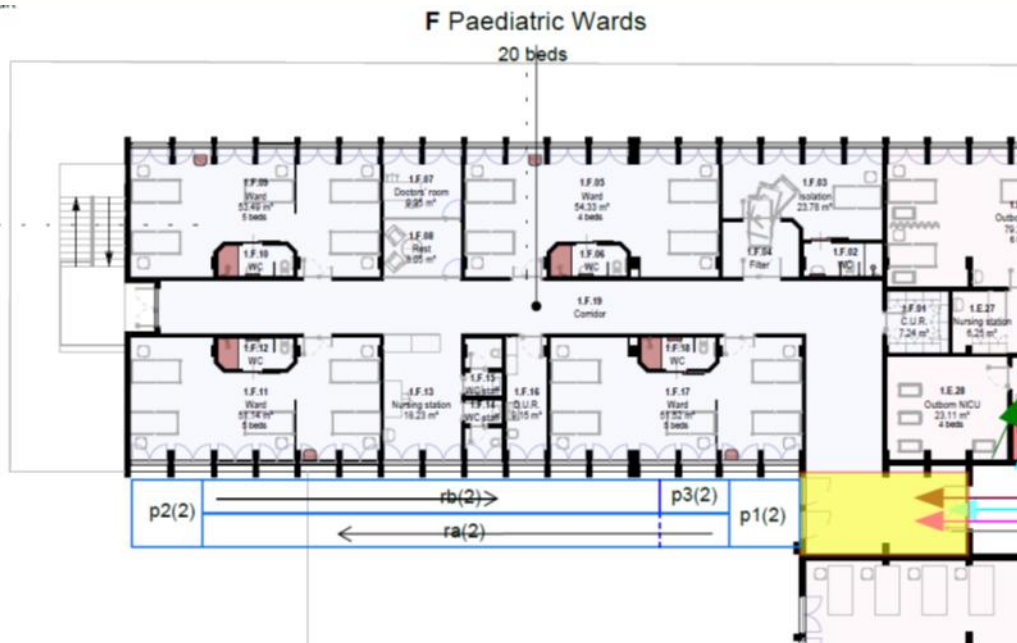
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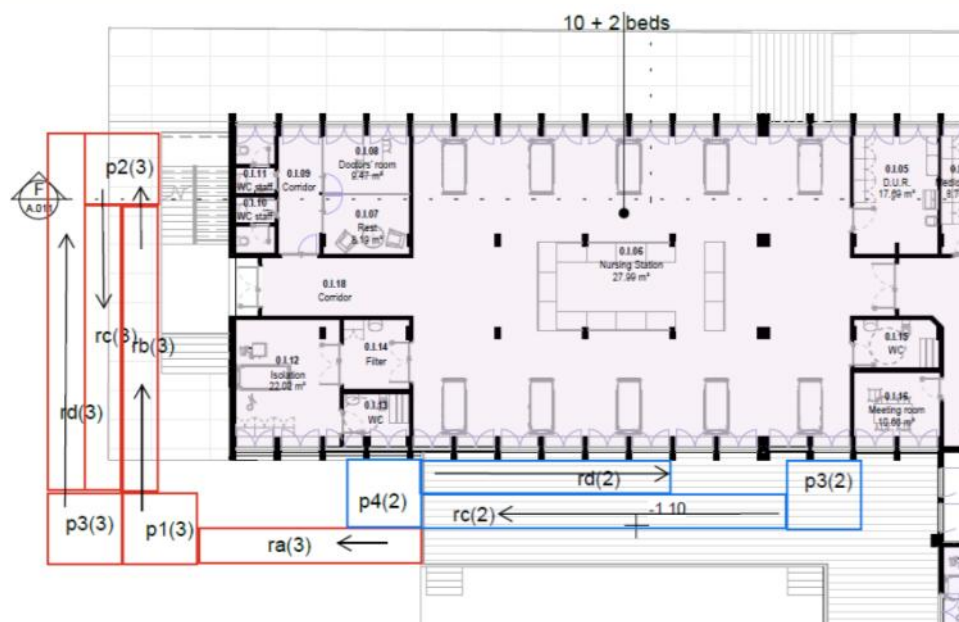
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Ramp 2 and 3 - West

Abstract on Dwg ARH-A.003



Abstract on Dwg ARH-A.002





R2 - 7.5% slope			
Description	Item	length (m)	Level (m – with respect to +0.00)
platform	p1(2)	3.00	3.70
Sloped ramp	ra(2)	23.15	1.96
platform	p2(2)	3.00	1.96
Sloped ramp	rb(2)	15.00	0.84
platform	p3(2)	3.00	0.84
Sloped ramp	rc(2)	15.00	-0.29
platform	p4(2)	3.00	-0.29
Sloped ramp	rd(2)	10.85	-1.10

R3 - 7.5% Slope			
Description	Item	length (m)	Level (m – with respect to +0.00)
terrace			-1.10
Sloped ramp	ra(3)	10.60	-1.90
platform	p1(3)	3.00	-1.90
Sloped ramp	rb(3)	11.60	-2.77
platform	p2(3)	3.00	-2.77
Sloped ramp	rc(3)	11.60	-3.64
platform	p3(3)	3.00	-3.64
Sloped ramp	rd(3)	12.80	-5.47

3.2 Geometric Data

- Usable width: 1.50 m
- Landing platforms: 3.0 m × 3.0 m (minimum)
- Slope: 7.5% – 8% (compliant with accessibility requirements, max 8%)

Configuration: Adjacent in plan (no vertical overlap)

3.3 Structural Components – Estimated Quantities

The following quantities are estimates for pricing purposes only. Final quantities will be confirmed in the second phase.

Component	Material	Section	Total Estimated Quantity
Main inclined beams	S355	IPE 180	168.50 ml
Landing platform beams	S355	IPE 180	60.00 ml
Secondary beams	S235	UPN 80	211.00 ml
Welded steel grating	Galvanized steel	30×3 mm, mesh 30×50	252.80 m ²
Handrails and guardrails	S235	Tube ϕ 48.3×3.2 + uprights	371.00 ml
Columns	S355	HEA 120	96.00 ml
Base plates and anchors	S235/S355	300×300×20 + 4×M20	32 pz

Estimated total weight: approximately 17.4 tonnes (all ramps combined).

4. Specification Summary

4.1 Reference Standards

- Structural Steel: EN 1090-1 and EN 1090-2 (Execution Class EXC2)
- Steel Grades: S355 JR (primary structure), S235 JR (secondary elements)
- Welding: UNI EN ISO 5817 (Quality Level C), UNI EN ISO 9606-1 (welder qualification)
- Galvanizing: UNI EN ISO 1461 (minimum 85 µm)
- Grating: UNI 11002:2017, Class 1 (load capacity $\geq 300 \text{ kg/m}^2$)
- Handrails: Height 1.10 m, horizontal load $\geq 1.00 \text{ kN/m}$

4.2 Main Components

Component, Specification

Component	Specification
Main inclined beams	IPE 180 (or HEA 160), S355 JR, bolted connections
Landing beams	IPE 180 (or HEA 160), S355 JR, bolted to columns
Secondary beams	UPN 80 (or C 80), S235 JR, spacing 1.20 m
Grating	Welded steel grating, galvanized, 30×3 mm bars, mesh 30×50
Handrails	Tube $\phi 48.3 \times 3.2 \text{ mm}$, height 1.10 m, with intermediate rail at 0.50 m and toe plate
Columns	HEA 120 (or HEB 120), S355 JR, with base plates 300×300×20 mm
Anchors	M20 chemical anchors in epoxy resin (for concrete)

4.3 Fabrication and Assembly

- Prefabrication: All elements shall be shop-fabricated and transported to site.
- Connections: All field connections shall be bolted (high-strength bolts, class 8.8 or 10.9).
- Tolerances: In accordance with EN 1090-2.

4.4 Protection

- External components: Hot-dip galvanized (EN ISO 1461, min. 85 µm).
- Internal/viewable components: Anti-rust primer (80 µm) + epoxy (60 µm) + polyurethane topcoat (60 µm), total $\geq 200 \text{ µm}$; colour RAL 7035 or as per architectural design.

5. Status – Preliminary Design

Important Note for Bidders:

- This is a preliminary design hypothesis, developed for tender purposes only. It serves as a reference to enable bidders to provide a price for Item 12.1.1.
- Final design and shop drawings will be developed by the successful Contractor and submitted for approval by EMERGENCY's Construction Manager in accordance with Article 8 of the General Terms and Conditions.

- Quantities are provisional. The contract is a re-measurement contract; final quantities will be determined based on actual site conditions and the approved final design [citation:ITB][citation:GTC].
- Bidders shall price Item 12.1.1 as a Lump Sum (L.S.) based on the preliminary information provided above. The price shall include all design, fabrication, galvanizing, painting, transport, installation, and all necessary ancillaries.
- Bidders shall include a note in their offer stating the assumptions made in their pricing regarding design, materials, and quantities.

6. Requirements for Bidders

Bidders shall include in their technical proposal:

Requirement	Description
Proposed design approach	Brief description of the structural system and construction methodology
Materials declaration	Proposed steel grades and protection system
Assumptions	Any assumptions made regarding final design, dimensions, or quantities
Shop drawing capability	Confirmation of ability to develop detailed shop drawings after contract award

7. Summary for Bidders

Aspect	Confirmation
Is the ramp specification complete?	No. The design is currently in preliminary phase.
Is the information sufficient for pricing?	Yes. The attached hypothesis provides sufficient data for pricing.
Will final details be provided?	Yes. In the second phase or through shop drawings after contract award.
Who is responsible for final design?	The Contractor shall develop final shop drawings for approval.
What is the basis of payment?	Lump Sum (L.S.) as per BoQ Item 12.1.1.
Are quantities provisional?	Yes. Final quantities may vary based on final design and site conditions.

Document References Summary

Statement	Source
The ramp design is currently in preliminary phase.	Tender Documents – Preliminary Design
Three ramps: R1 (East, 8%), R2 (East, 7.5%), R3 (West, 7.5%).	Preliminary Design Hypothesis
Estimated total weight: 17.4 tonnes.	Preliminary Design Hypothesis
Main beams: IPE 180 S355; secondary beams: UPN 80 S235.	Preliminary Design Hypothesis
Grating: welded steel grating, galvanized, UNI 11002:2017 Class 1.	Preliminary Design Hypothesis
Handrails: height 1.10 m, tube $\phi 48.3 \times 3.2$ mm.	Preliminary Design Hypothesis
External protection: hot-dip galvanizing (min. 85 μm).	Preliminary Design Hypothesis
Internal protection: 3-coat paint system (total ≥ 200 μm).	Preliminary Design Hypothesis
The Contract is a re-measurement contract.	Invitation to Bid, Page 3; General Terms and Conditions, Article 5
The Contractor shall develop shop drawings for approval.	General Terms and Conditions, Article 8
All materials shall be approved by EMERGENCY Building Site Manager.	General Terms and Conditions, Article 6

Clarification Request no. 27 – T - The painting specification do not indicate the number of putty coat required for the various purposes including walls and ceilings

Clarification

1. Request for Clarification

The Bidder has observed that the painting specification does not indicate the number of putty coats required for walls and ceilings. The Bidder seeks clarification on the required number of putty coats.

2. Response

The painting specification currently does not specify the number of putty coats for walls and ceilings. Two options are available:

3. Options for Bidders

Bidders may propose their own putty coat system as part of their technical proposal. The proposal shall include:

Information Required	Details
Number of coats	Minimum number of putty coats proposed (e.g., 1 coat, 2 coats)
Type of putty	Material type (e.g., acrylic, cement-based, polymer-modified) and manufacturer
Application method	Method of application (e.g., trowel, spray) and drying time between coats
Finish achieved	Surface quality achieved (e.g., smooth, flat, ready for painting)
Compatibility	Compatibility with the specified paint system
Unit rate	Cost included in the unit rate for painting works

Bidders shall clearly state the number of putty coats included in their rates. EMERGENCY will evaluate the proposed putty coat system as part of the quality and technical standards assessment (Phase 2 evaluation criteria, weighting 30% for "Best value for money" and 15% for "Construction methodology and understanding of the work") .

Recommended Approach for Bidders:

Bidders are strongly encouraged to propose a putty coat system in their technical proposal and include a provisional allowance in their rates to cover the potential for a different number of coats being specified in the second phase.

4. Technical Guidance – Recommended Putty Coat Systems

Based on standard industry practice, the following putty coat systems are recommended for internal walls and ceilings in hospital environments:

Application	Recommended Putty Coats	Notes
Internal Walls (Plastered)	2 coats	First coat: filling/levelling coat; Second coat: finishing/smoothing coat.
Internal Ceilings (Plastered)	2 coats	To achieve a smooth, even surface suitable for painting.
Internal Walls (Gypsum Board)	1–2 coats	Depending on the joint finishing system and required surface quality.
High-Quality Finish Areas (OTs, Corridors)	2–3 coats	To achieve a flawless, smooth, washable surface suitable for healthcare environments.

5. Summary for Bidders

Aspect	Confirmation
Is the number of putty coats specified?	No. The specification is currently silent on this.
Option 1	Propose a putty coat system in your technical proposal, including number of coats, material type, and application method.
What if the second-phase specification differs?	Unit rates shall be adjusted accordingly through a Variation.
What should bidders do?	Include a provisional allowance in their rates to cover potential changes in the number of putty coats.
How will proposals be evaluated?	The proposed putty coat system will be assessed as part of the quality and technical standards evaluation .

Document References Summary

Statement	Source
The painting specification does not indicate the number of putty coats required.	Tender documents – Technical Specification
The final number of putty coats will be confirmed in the second phase of the tender process.	EMERGENCY
Bidders may propose their own putty coat system in their technical proposal.	EMERGENCY

The proposed putty coat system will be evaluated as part of the quality and technical standards assessment (Invitation to Bid – Phase 2 Evaluation Criteria)

Clarification Request no. 28 – T - Is the aluminum glass specified as tempered in specification

Clarification

1. Request for Clarification

The Bidder has requested clarification on whether the glass for aluminum doors and windows (Item 6.4) is required to be tempered (thermally toughened safety glass).

2. Response

The glass for aluminum doors and windows shall be tempered safety glass, in accordance with the relevant European Standards for glass in buildings.

3. Applicable Standards and Rationale

3.1 Reference Standard

The Technical Specification for aluminum doors and windows (Section 6.4) requires compliance with EN 14351-1 for performance characteristics (air permeability, watertightness, wind load resistance) [citation:ITB]. Within the EN glass framework, the standard for thermally toughened safety glass is EN 12150-1:2015+A1:2019 – "Glass in building – Thermally toughened soda lime silicate safety glass – Part 1: Definition and description". This standard applies to glass used in buildings, specifying tolerances, flatness, edgework, fragmentation, and mechanical characteristics.

3.2 Rationale for Hospital Environment

In hospital and healthcare environments, tempered glass is a standard requirement for safety reasons:

Benefit	Description
Impact Resistance	Tempered glass is up to five times stronger than regular annealed glass, providing greater resistance to impact.
Safe Fracture Pattern	When broken, tempered glass shatters into small, blunt, granular pieces rather than sharp shards, significantly reducing injury risk.
Thermal Resistance	Tempered glass can withstand rapid temperature changes without breaking.
Hygiene	Glass is non-porous, waterproof, hygienic, and easy to clean – essential for healthcare environments.

4. Required Specification

The glass for aluminum doors and windows shall meet the following minimum specification:

Aspect	Specification
Glass Type	Thermally toughened soda lime silicate safety glass (tempered glass)
Standard	EN 12150-1:2015+A1:2019
Minimum Thickness	5 mm (for single glazing) or 5 mm + 12A + 5 mm (for double glazing)
Double Glazing	If double glazing is specified, both panes shall be tempered safety glass

4.1 Additional Requirements for Double Glazing

Where double glazing is required (as per Technical Specification Section 6.4), the insulating glass unit shall consist of:

- External pane: Tempered safety glass (min. 5 mm)
- Internal pane: Tempered safety glass (min. 5 mm)
- Spacer: 12A (minimum) or as required to achieve U-value $\leq 1.8 \text{ W/m}^2\text{K}$

5. Alternative Proposal by Bidders

As per the tender requirements for aluminum doors and windows, bidders may propose alternative glass solutions supported by a sample of the product and relevant technical details and datasheet[citation:GTC]. If an alternative is proposed, it must:

Requirement	Description
Performance Equivalence	Meet or exceed the performance of tempered safety glass (impact resistance, fragmentation safety)

Requirement	Description
Standard Compliance	Comply with EN 14351-1 and the relevant EN glass standard
Documentation	Submit technical datasheet and sample with the proposal
Approval	EMERGENCY shall approve the use of the alternative proposed product with a written notice[citation:GTC]

6. Summary for Bidders

Aspect	Confirmation
Is aluminum glass required to be tempered?	Yes. Tempered safety glass is required for all aluminum doors and windows.
What standard applies?	EN 12150-1:2015+A1:2019.
What is the minimum thickness?	5 mm (single glazing) or 5 mm + 12A + 5 mm (double glazing).
Can an alternative be proposed?	Yes. Bidders may propose alternatives, subject to EMERGENCY approval[citation:GTC].
What if double glazing is specified?	Both panes shall be tempered safety glass.

Document References Summary

Statement	Source
EN 12150-1:2015+A1:2019 – Thermally toughened soda lime silicate safety glass	
EN 14351-1 – Windows and doors – Product standard, performance characteristics	Invitation to Bid – Technical Specification Section 6.4
Tempered glass is up to five times stronger than traditional glass	
Tempered glass breaks into small, non-cutting pieces	
Bidders may propose alternative products with technical datasheet and sample	General Terms and Conditions – Article 6

Clarification Request no. 29 – T - According to the specifications par on height is 3 m, the actual height on site exceeds 4 m

Clarification

1. Request for Clarification

The Bidder has observed a discrepancy between:

The technical specifications, which contain a reference to "standard ceiling height of 3.0m" in the context of scaffolding for drywall partitions; and

The actual site conditions, where the ceiling height exceeds 4.0 meters.

The Bidder seeks clarification on how this discrepancy should be handled.

2. Response

The existing ceiling height of over 4.0 meters observed on site shall be retained as found, and the design will be confirmed in the second phase. The 3.0m supposed reference in the technical specifications (we do not find trace of it) would be a general note for pricing purposes only and does not represent the actual project ceiling height, that can be measured in the section annexed to the Bid (e.g. drawing ARH-A.010 – which is reporting different heights and are shown false ceiling heights)

3. Analysis of the 3.0m Reference in the Tender Documents

A thorough review of the tender documents confirms the following:

Document	Reference to 3.0m	Context
Technical Specifications – Section 5.1.1 (Standard Drywall Partition)	"The price includes... scaffolding (up to a standard ceiling height of 3.0m)" [Tech Spec, Page 23]	This is a general pricing note for the Contractor's cost analysis, not a project design height.
Technical Specifications – Section 5.1.2 (Fire-rated Drywall)	No reference to 3.0m	-
Technical Specifications – Other Sections	No reference to 3.0m	-
Invitation to Bid / BoQ	No reference to 3.0m	-
Drawings – ARH-A.010 (Sections)	No reference to 3.0m	Drawings show actual floor-to-floor heights of 3.70m to 3.83m

Conclusion: The 3.0m reference is not a project specification. It is a standard assumption inserted in the drywall partition description to assist bidders in pricing scaffolding and access equipment. It is not a design requirement and does not override the actual site conditions.

4. Actual Heights as Per Design Drawings

The design drawings (ARH-A.010, Sections D-D', E-E', F-F') show the following actual heights:

Level	Floor-to-Floor Height	Notes
L-1 (Basement)	~5.47 m	From ground to basement floor
L0 (Ground Floor)	~3.70 m	From basement to ground floor
L1 (First Floor)	~3.83 m	From ground to first floor
L2 (Second Floor)	~3.83 m	From first to second floor

Clear ceiling height (under soffit/beam): The sections indicate that the underside of the slab/beams is approximately 3.40m to 3.50m above finished floor level, depending on the structural depth.

Actual site observation (over 4.0m): This may be due to:

The presence of existing structural beams or exposed services;

Variations between the existing as-built structure and the design drawings;

Measurement from different reference points (e.g., floor to underside of slab vs. floor to top of beam).

5. Handling of the Discrepancy

Step	Action	Responsible Party	Timeframe
1	The Bidder has identified and documented the discrepancy during the site visit.	Bidder	Completed
2	EMERGENCY acknowledges that the 3.0m reference is a pricing note only, not a design height.	EMERGENCY	This clarification
3	The final design (including ceiling heights, finishes, and MEP routes) will be confirmed in the second phase of the tender, based on the actual site conditions and as-built surveys.	EMERGENCY	Second phase
4	Bidders shall quote the quantities in the BoQ as stated, but shall include a note in their offer that their pricing is based on the actual site height (over 4.0m) where applicable.	Bidder	At tender submission
5	Any additional works or materials required as a result of the higher ceiling height (compared to the BoQ assumptions) shall be treated as a Variation in accordance with Article 13 of the General Terms and Conditions.	Joint	Following second-phase design confirmation

6. Impact on Pricing – What Bidders Should Consider

Bidders should take the following into account when preparing their offers:

Impact Area	Consideration
Scaffolding / Access	The 3.0m reference in the drywall specification was a pricing note only. Bidders must price access equipment based on the actual site height (over 4.0m).
Quantities – Finishes	Quantities of plastering, painting, and wall finishes in the BoQ are provisional. If the actual ceiling height is higher than assumed, quantities will be adjusted through re-measurement [source: Invitation to Bid, Page 3; General Terms and Conditions, Article 5].
Quantities – Drywall	Drywall partition quantities are measured by area (m ²). The actual height of partitions will be based on the site conditions and final design, not the 3.0m note.
MEP Services	Vertical runs of pipes, conduits, and ducts may be longer, affecting quantities and costs.
Ceiling Works	If suspended ceilings are required, the higher height may affect installation costs and access requirements.

7. Important Note for Bidders

The BoQ quantities are provisional and the Contract is a re-measurement contract [source: Invitation to Bid, Page 3; General Terms and Conditions, Article 5]. Therefore:

- Prices shall be quoted based on the BoQ quantities as provided, for equal treatment of all bidders.
- Final payment will be based on actual quantities executed, measured on site.
- If the actual ceiling height results in increased quantities (e.g., more plastering, more painting), the final contract value will be adjusted accordingly.
- Bidders are encouraged to include a note in their offer stating that their pricing is based on the site-verified height (over 4.0m) and that the 3.0m reference has been considered a pricing note only.

8. Summary for Bidders

Aspect	Confirmation
Is 3.0m a project specification?	No. It is a general pricing note for scaffolding in drywall partitions [Tech Spec, Page 23].
What is the actual site height?	Exceeds 4.0 meters (as observed on site).
What is the design height?	Floor-to-floor: 3.70m to 3.83m (as per drawings ARH-A.010).
Which height will be used?	The actual site height shall prevail.
Will the BoQ quantities be adjusted?	Yes. The Contract is re-measurement; final quantities will be based on actual site measurements [source: Invitation to Bid, Page 3; General Terms and Conditions, Article 5].
What should bidders do?	Quote the BoQ quantities as provided, but include a note in the offer regarding the site-verified height.

Document References Summary

Statement	Source
The price includes... scaffolding (up to a standard ceiling height of 3.0m).	Technical Specifications – Section 5.1.1, Page 23
Floor-to-floor heights: L0=0.00m, L1=3.70m, L2=7.53m.	Drawings – ARH-A.010 (Sections)
The Contract is a re-measurement contract.	Invitation to Bid, Page 3; General Terms and Conditions, Article 5
The Contractor shall check all relevant dimensions on site before starting the Work.	Invitation to Bid, Page 3; General Terms and Conditions, Article 4
Bidders who do not attend the site visit shall be deemed to have satisfied themselves as to the site conditions.	Invitation to Bid, Page 7
EMERGENCY has the faculty to introduce any variation to the project during the execution of the works.	General Terms and Conditions – Article 13

Clarification Request no. 30 – T - According to sec on 8-2-3 is it mandatory for ceramic tile to be full body

Clarification

1. Request for Clarification

The Bidder has requested clarification on whether the ceramic tiles specified under Section 8.2.3 – Full-Height Technical Stoneware Wall Tiles (OTs) [Tech Spec, Page 27] are required to be "full body" (through-body porcelain stoneware).

2. Response

Yes. The tiles for Operating Theatre (OT) areas under Sections 8.2.1, 8.2.2, and 8.2.3 are required to be "full body" (through-body porcelain stoneware). This is explicitly stated in the technical specifications.

3. Evidence from the Technical Specifications

The Technical Specifications for Section 8.2 (Tiles and other Finishing) state the following:

Section	Description	Requirement
8.2.1	Special Technical Stoneware Flooring (OTs)	High-density, chemically resistant technical "Full body" porcelain (Porcelain Mutajanis) tiles [Tech Spec, Page 27]
8.2.2	Special Technical Stoneware Hygienic Coved Skirting (OTs)	High-density, chemically resistant technical "Full body" porcelain (Porcelain Mutajanis) curved hygienic cove base [Tech Spec, Page 27]
8.2.3	Full-Height Technical Stoneware Wall Tiles (OTs)	High-density, chemically resistant technical "Full body" porcelain (Porcelain Mutajanis) tiles [Tech Spec, Page 27]

Interpretation: The term "Full body" (also known as homogeneous, through-body, or unglazed porcelain) is explicitly included in the description of all three OT-related tile items. This is a mandatory technical requirement for Operating Theatre areas due to their demanding functional and hygiene requirements.

4. Technical Justification

Full-body porcelain stoneware (unglazed, through-body tiles) is the industry standard for healthcare environments, particularly Operating Theatres, for the following reasons :

Requirement	Benefit of Full-Body Porcelain
Chemical Resistance	Full-body porcelain has no surface glaze that can be etched or degraded by hospital-grade disinfectants and cleaning agents
Hygiene	Non-porous surface (water absorption $\leq 0.5\%$) does not harbor bacteria, making it suitable for sterile environments

Requirement	Benefit of Full-Body Porcelain
Durability	Higher abrasion resistance than glazed tiles; the colour and pattern run through the entire thickness, so wear and minor chips are less visible
Impact Resistance	Higher resistance to impacts and mechanical stress (e.g., heavy equipment being moved)
No Wear Pattern	Because the colour is consistent throughout the body, heavy cleaning and high foot traffic do not create visible wear patterns, unlike glazed tiles
Longevity	Designed for heavy commercial traffic areas (hospitals, airports, public buildings)

5. Applicable Standards

The tiles shall comply with the following European Standards:

Standard	Description
EN 14411:2016	Ceramic tiles – Definition, classification, characteristics, evaluation of conformity and marking
ISO 13006 Annex G Group Bla	Porcelain stoneware tiles with water absorption $E \leq 0.5\%$ (impervious)

Full-body porcelain stoneware is classified under EN 14411 as Group Bla (porcelain stoneware with water absorption $\leq 0.5\%$).

6. Verification Method

Bidders can verify whether a tile is full-body by:

Method	Description
Visual Inspection	The colour and pattern on the surface should run through the entire cross-section of the tile
Edge Check	The edge of a full-body tile shows the same colour and pattern as the surface, without a distinct glaze layer
Manufacturer's Declaration	The supplier must declare conformity with EN 14411 Annex G

7. Alternative Proposals

As per Article 6 of the General Terms and Conditions, the Contractor may propose an alternative product provided that [citation:GTC]:

- It is supported with a sample of the product and relevant technical details and datasheet.
- It meets or exceeds the performance of the specified full-body porcelain (chemical resistance, abrasion resistance, water absorption $\leq 0.5\%$, durability).
- EMERGENCY approves the use of the alternative proposed product with a written notice.

8. Summary for Bidders

Aspect	Confirmation
Is "full body" mandatory for Section 8.2.3?	Yes. Full-body porcelain stoneware is explicitly required [Tech Spec, Page 27].
Does this apply to all OT tile items?	Yes. Sections 8.2.1, 8.2.2, and 8.2.3 all require "Full body" porcelain.
What standard applies?	EN 14411:2016 – Group Bla (water absorption $\leq 0.5\%$) .
Why is full-body required for OTs?	Chemical resistance, hygiene, durability, no wear patterns, and longevity in hospital environments .
Can an alternative be proposed?	Yes. Subject to EMERGENCY approval and submission of samples and technical datasheets [citation:GTC].

Document References Summary

Statement	Source
8.2.1: High-density, chemically resistant technical "Full body" porcelain (Porcelain Mutajanis) tiles.	Technical Specifications, Page 27
8.2.2: High-density, chemically resistant technical "Full body" porcelain curved hygienic cove base.	Technical Specifications, Page 27
8.2.3: High-density, chemically resistant technical "Full body" porcelain (Porcelain Mutajanis) tiles.	Technical Specifications, Page 27
Full-body porcelain (homogeneous) tiles have uniform colour and pattern through their entire thickness.	
Full-body porcelain is the preferred choice for high-traffic commercial spaces and wet areas due to higher slip resistance, abrasion resistance, and impact resistance.	
Porcelain stoneware with water absorption $\leq 0.5\%$ (Group Bla) complies with EN 14411.	
Full-body porcelain is ideal for healthcare environments due to hygiene, durability, and resistance to cleaning agents.	

Statement	Source
Bidders may propose alternative products subject to EMERGENCY approval.	General Terms and Conditions – Article 6

Clarification Request no. 31 – T - Clause 8-3-1 please specify the installation location and provide detail drawings and pictures

Clarification

1. Request for Clarification

The Bidder has requested clarification on the installation location for the Precast Concrete Coping (Item 8.3.1) and has asked for detailed drawings and pictures to better understand the scope.

2. Response

The Precast Concrete Coping under Item 8.3.1 is to be installed on the top of the new external masonry walls, as described in the technical specifications.

3. Specification Reference

The Technical Specification for Item 8.3.1 – Precast Concrete Coping for Masonry Wall [Tech Spec, Page 28] states:

- "Supply and installation of precast concrete coping elements for the top of external masonry walls. The coping shall be manufactured with high-quality concrete, weather-resistant and durable, with a smooth or slightly textured finish as specified. Units shall be provided with a sloped surface and drip groove to allow water runoff and prevent staining or water infiltration into the wall structure."
- Purpose: The coping serves to cap and protect the top of the new external masonry walls, preventing water penetration, which is the most vulnerable point for a wall, and providing a finished appearance.

4. Installation Location

The coping is to be installed on all new external masonry walls constructed under Item 5.1.5 (150mm Hollow Concrete Blocks Wall) [Tech Spec, Page 24]. The total quantity in the BoQ is 500 metres [BoQ – Item 8.3.1].

Typical installation locations include:

- Parapet walls on the roof
- External boundary walls
- Courtyard or landscape walls
- Any other external masonry wall requiring a protective cap

5. Detailed Drawings and Pictures

At this stage of the tender, detailed shop drawings and pictures are not available.

The project is in a preliminary design phase. As stated in the Invitation to Bid: "Annex 2 - BoQ&Drawings shall be considered an integral part of the economic proposal" [citation:ITB]. The currently available drawings are for tender purposes only.

Process for finalisation:

- The successful Contractor will be required to develop and submit shop drawings for approval by EMERGENCY's Construction Manager [citation:GTC].
- The Contractor is responsible for verifying the exact wall dimensions, thickness, and configuration on site before finalizing the coping design [citation:GTC].
- All materials must be approved by the EMERGENCY Building Site Manager before proceeding with workmanship and installation [citation:GTC].

6. Recommended Approach for Bidders

Bidders should:

- Base their pricing on the functional requirements specified: a durable, weather-resistant concrete coping with a sloped surface and drip groove.
- Include a provisional allowance for the final design, which will be confirmed in the second phase or through shop drawings after contract award.
- Refer to standard details for precast concrete copings, which typically include:
 - A sloped top surface to shed water
 - A drip groove on the underside to prevent water from tracking back
 - Minimum width equal to the wall thickness plus a projection on each side
 - Fixing details (mechanical anchors or mortar bed)
 - Joints and sealants for movement accommodation

7. Summary for Bidders

Aspect	Confirmation
What is the item?	Precast Concrete Coping for Masonry Wall [Tech Spec, Page 28]
Where is it installed?	On top of new external masonry walls (Item 5.1.5)
What is the quantity?	500 metres [BoQ – Item 8.3.1]
Are detailed drawings available?	No. Not at this stage.
When will they be provided?	Through shop drawings after contract award or in the second phase.
What should bidders do?	Price based on the specification and include a provisional allowance for final details.

Document References Summary

Statement	Source
Coping serves to cap and protect the top of masonry walls, preventing water penetration.	
Supply and installation of precast concrete coping elements for the top of external masonry walls.	Technical Specifications, Page 28
The Contractor is responsible for checking all relevant dimensions on site before starting the Work.	Invitation to Bid, Page 3; General Terms and Conditions, Article 4
The Contractor shall develop and submit shop drawings for approval.	General Terms and Conditions, Article 8
All materials shall be approved by EMERGENCY Building Site Manager.	General Terms and Conditions, Article 6

Clarification Request no. 32 – T - Method of treating the connection area between concrete columns and drywall partition

Clarification

1. Request for Clarification

The Bidder has requested clarification on the method of treating the connection area between concrete columns and drywall partitions.

2. Response

The connection between drywall partitions and existing/structural concrete columns shall be executed using a non-load-bearing flexible connection system, designed to accommodate differential movement between the concrete structure and the drywall partition while ensuring fire compartmentation integrity, acoustic performance, and a crack-free finish.

3. Technical Principles

Unlike load-bearing connections (which transfer structural loads), this is a non-load-bearing interface between a rigid concrete column and a lightweight drywall partition. The connection must be designed to address three key requirements:

Requirement	Justification
Movement Accommodation	The concrete structure and the drywall partition have different coefficients of thermal expansion, shrinkage characteristics, and elastic moduli. The connection must allow for differential movement without cracking the drywall or the finish .
Fire Compartmentation	The connection must maintain the required fire rating (REI 60 / EI 60 where specified) and

Requirement	Justification
	prevent the passage of smoke and flame through the interface .
Acoustic Insulation	The connection must be sealed to prevent sound transmission through gaps, in accordance with healthcare facility requirements .

4. Method of Connection

4.1 Metal Framing – Fixing to Concrete

Option A – Direct Fixing with Mechanical Anchors (Preferred for Structural Stability)

The metal framing (U-track and C-studs) shall be fixed directly to the concrete column using:

Element	Specification
Perimeter Tracking	Galvanized steel U-track, same depth as the partition studs (e.g., 70mm), fixed to the concrete column face
Fixings	Mechanical or chemical anchors (e.g., expansion bolts, masonry screws, or drop-in anchors)
Spacing	Maximum 600mm centres, with additional fixings at corners and termination points
Edge Distance	Minimum 50mm from column edges to avoid concrete splitting
Acoustic Isolation	Resilient acoustic tape (e.g., neoprene or rubber) placed between the U-track and the concrete surface to prevent direct contact and reduce sound transmission

Option B – Indirect Fixing Using Furring Channels (For Irregular or Curved Columns)

Where column surfaces are uneven, or where a larger cavity is required:

Element	Specification
Furring Channels	Shallow galvanized steel furring channels (Omega profiles) fixed to the concrete column
Secondary Framing	Vertical C-studs attached to the furring channels using self-tapping screws

Element	Specification
Cavity	The space between the column and drywall can accommodate services and insulation

Option C – Corner Connection at Column Corners (For wrapping columns)

For drywall enclosures around column corners, a specialized corner support strip may be used:

Element	Specification
Corner Support Strip	A pre-formed metal strip with a flange fixed to one face of the concrete column and wall support sections on both sides
Fixing	The flange is anchored to the concrete column; the drywall panels are screwed to the wall support sections

4.2 Drywall Panel Installation

Step	Action	Details
1	Install the perimeter U-track to the column face (with acoustic tape)	Use mechanical/chemical anchors at max 600mm spacing
2	Install vertical C-studs at max 600mm centres	Secure to the U-track using self-tapping screws
3	Install any required insulation (acoustic or fire-rated) within the cavity	As per specification (e.g., 50mm rock wool if required)
4	Fix the drywall panels to the C-studs	Use appropriate drywall screws; stagger joints between layers
5	Leave a small gap (3-5mm) at the perimeter where the drywall meets the column	This gap allows for movement without compression
6	Seal the perimeter gap with an acrylic or silicone-based flexible sealant	The sealant must be fire-rated and acoustic-grade where required
7	Apply a backer rod into the gap before sealing	To control the depth of the sealant and ensure proper performance

4.3 Fire-Stopping and Acoustic Sealing

Element	Specification
Fire-Rated Sealant	Intumescent fire-stop sealant (e.g., silicone or acrylic-based) certified for the required fire rating
Acoustic Sealant	Non-hardening acoustic sealant applied at the perimeter to maintain sound insulation
Backer Rod	Polyethylene foam backer rod of appropriate diameter to control the depth of the sealant
Testing Standard	The sealing system shall be certified for the required fire resistance (REI 60 / EI 60) in accordance with EN 1366 (for fire-stop systems)

5. Movement Accommodation

Movement Type	Accommodation Method
Thermal Movement	The flexible perimeter gap (3-5mm) filled with sealant allows for expansion/contraction of the drywall partition
Structural Movement	The acoustic tape under the U-track and the flexible sealant accommodate minor structural movements
Differential Settlement	The gap and sealant system accommodate differential settlement between the concrete column and the drywall partition

6. Standard Reference

Standard	Application
EN 1366	Fire-stop systems – Testing and classification
EN 13964	Suspended ceilings – Requirements and test methods (for ceiling junctions)
EN 14195	Metal framing components for gypsum board systems
EN 520	Gypsum plasterboards – Definitions, requirements and test methods

7. Recommended Specification for Bidders

Connection Detail: Drywall Partition to Concrete Column

- The connection between drywall partitions (Items 5.1.1, 5.1.2, 5.1.3, 5.1.4) and existing or new concrete columns shall be executed as follows:
- Perimeter Tracking: Galvanized steel U-track (minimum 70mm depth) shall be mechanically or chemically anchored to the concrete column at maximum 600mm centres, with a resilient acoustic tape (minimum 3mm thickness) installed between the track and the concrete surface.

- **Framing:** Vertical C-studs shall be installed at maximum 600mm centres and secured to the U-track using self-tapping screws.
- **Insulation:** Where required, acoustic or fire-rated insulation shall be installed within the cavity up to the column face.
- **Drywall Installation:** Drywall panels shall be fixed to the C-studs using appropriate drywall screws, leaving a 3-5mm gap between the panel edge and the concrete column.
- **Sealing:** The perimeter gap shall be filled with a flexible, fire-rated, and acoustic-grade sealant (e.g., intumescent silicone) over a polyethylene backer rod. The sealant shall be certified for the required fire rating (REI 60 / EI 60) where applicable.
- **Finishing:** The joint shall be finished to a smooth, crack-free surface, ready for final decoration (painting or other finishes).

8. Summary for Bidders

Aspect	Confirmation
What is the connection method?	Non-load-bearing flexible connection using metal framing fixed to the concrete column, with a perimeter gap and flexible sealant.
How is the metal framing fixed?	Mechanical or chemical anchors at max 600mm centres.
Is acoustic isolation required?	Yes. Resilient acoustic tape shall be placed between the U-track and the concrete surface.
Is fire-stopping required?	Yes. Perimeter gaps shall be sealed with fire-rated sealant where fire compartmentation is required (e.g., REI 60 partitions).
What if the column surface is uneven?	Use furring channels (Omega profiles) to create a level surface for the drywall framing.
What standards apply?	EN 1366 (fire-stop systems), EN 14195 (metal framing components), EN 520 (gypsum boards).
Is movement accommodated?	Yes. The 3-5mm gap filled with flexible sealant accommodates thermal and structural movement.

Document References Summary

- Non-load-bearing flexible connection between drywall and concrete columns is standard practice.
- Metal framing components (U-track, C-studs) fixed to concrete using mechanical/chemical anchors.
- Resilient acoustic tape is required to prevent sound transmission.
- Fire-rated sealants and acoustic sealants are required at perimeter junctions.

- Drywall panels are fixed to metal framing using self-tapping screws.
- Flexible sealants accommodate differential movement between concrete and drywall.

C. FURTHER CLARIFICATION NOT DIRECTLY REQUESTED BY BIDDERS

Clarification No. A – T – Temporary Site Facilities (Items 1.1.1 to 1.1.9) – Ownership and Removal

Clarification:

All temporary site facilities described under Items 1.1.1 to 1.1.9 (site mobilization, offices, warehouses, sanitary facilities, generator, water tank, temporary lighting, power distribution, security measures, fencing, and sign boards) are temporary installations provided by the Contractor for the execution of the Works. These facilities remain the Contractor's property.

Upon completion of the Works, the Contractor shall fully remove all temporary facilities from the site, leaving the area clean and free of debris.

The cost of removal, site reinstatement, and final cleaning shall be included in the Contractor's unit rates for the relevant items.

Clarification No. B – T – Removal of Existing Air Ducts (Item 2.1.7) – Vertical Ducts in Shafts

Clarification:

As stated in the Technical Specifications (Item 2.1.7), the vertical air ducts located within the shafts are not to be removed under this scope of work.

These ducts are to remain in place pending further checks and instructions.

The final decision on their fate (retention, removal, or partial removal) will be taken by EMERGENCY in coordination with the MEP Contractor and the Design Team.

Should any vertical duct removal be required at a later stage, it will be treated as a Variation in accordance with Article 13 of the General Terms and Conditions.

Clarification No. C – T – Fate of Removed Equipment and Materials (Items 2.1.4 to 2.1.9, 4.1.2)

Clarification:

Unless otherwise specified, all materials, equipment, and systems removed under Items 2.1.4 to 2.1.9 and 4.1.2 shall become the Contractor's property upon removal.

The Contractor shall:

- Include in the unit rates all costs associated with removal, handling, loading, transport, and disposal of removed materials.
- Comply with applicable Syrian environmental regulations for waste disposal.
- May sell, recycle, or otherwise dispose of removed materials as a commercial strategy, provided that:
 - Any revenue generated from the sale of removed materials shall be at the Contractor's benefit (or may be factored into the pricing as the Contractor sees fit).
- The Contractor remains fully responsible for all removal, transport, and disposal costs, regardless of any revenue from resale.
- EMERGENCY does not guarantee the availability, quantity, or value of any removed materials.

- Where EMERGENCY has identified specific materials for retention or reuse, these will be clearly communicated in writing during the execution phase. Such materials shall be delivered to EMERGENCY's designated storage area at no additional cost to EMERGENCY.

Recommendation for Bidders: Bidders may choose to factor in potential revenue from the sale of scrap materials in their pricing or not—this is a commercial decision. However, all costs related to removal and disposal must be included in the unit rates.

Clarification No. D – T – Unit of Measurement for Items 2.1.6 to 2.1.9 (P.S. vs L.S.)

Clarification:

The unit of measurement P.S. (Piece) indicated in the BoQ for Items 2.1.6 (Removal of Existing Electrical Material), 2.1.7 (Removal of Existing Air Ducts), 2.1.8 (Removal of Existing AHU System), and 2.1.9 (Removal of Existing Boilers and Plumbing System) is hereby confirmed to be interpreted as Lump Sum (L.S.).

Bidders shall price these items as a single lump sum, covering all works required for the complete removal and disposal of the relevant systems, as described in the Technical Specifications.

The lump sum shall include all labour, equipment, handling, transport, disposal, and any other ancillary costs.

Clarification No. E – T – Lead-Lined Drywall for Radiology Rooms (Item 5.1.4) – Standards, Certification, and Testing

Clarification:

5.1 Lead Thickness and Standards

The lead thickness for Item 5.1.4 (Lead-Lined Drywall Partitions for Radiology Rooms) shall be 2 mm (minimum) , as stated in the Technical Specifications (Section 5.1.4).

The radiation shielding system shall comply with the requirements of the Syrian Atomic Energy Commission (SAEC) or the relevant competent authority in Syria, as well as international best practices for medical radiation shielding.

5.2 Joint Details

- All joints between lead-lined panels shall be overlapped by a minimum of 20 mm and sealed with lead tape to ensure radiation protection continuity.
- Electrical boxes, penetrations, and any interruptions in the lead lining shall be shielded using appropriate lead shielding materials and sealed with lead tape.
- **5.3 Testing and Certification**
- **Testing:** The completed rooms shall be tested for radiation leakage in accordance with the requirements of the Syrian Atomic Energy Commission and international standards (e.g., NCRP Report No. 147 or equivalent).
- **Certification:** The Contractor shall engage an approved independent testing body to conduct the radiation leakage tests and issue a certificate of compliance.
- **Responsibility:** The Contractor is responsible for coordinating with the relevant authorities (including the Syrian Atomic Energy Commission and/or the Ministry of Health) to obtain the required inspections, tests, and certifications.
- The costs of all testing, inspections, and certifications shall be included in the Contractor's unit rates for Item 5.1.4.

5.4 Doors and Windows

- For doors and windows in radiology rooms, refer to the requirements specified in Item 6.2 (OTs Double-Leaf Lead-Lined Manual Doors) which include integrated radiation shielding consisting of a calibrated lead sheet (e.g., 2 mm) embedded inside the leaf and frame, and flush-mounted vision panels with lead glass.

Clarification No. F – T – Acoustic Insulation for Partitions – Mandatory Locations (Items 5.1.1, 5.1.2, 5.1.4, 5.1.7)

Clarification:

At this stage, EMERGENCY is not yet able to specify the exact locations requiring acoustic insulation. The final acoustic requirements will be confirmed in the second phase of the tender process, following further design development.

Bidders are required to:

- Price the base items (5.1.1, 5.1.2, 5.1.4) without acoustic insulation, as per the current Technical Specification.
- Provide separate alternative unit rates for acoustic insulation upgrades using 50mm Rock Wool Acoustic Insulation (Item 5.1.7) or an equivalent system, to be applied where required.
- Indicate in their offer that the pricing is based on the absence of acoustic insulation in the base items, and that the alternative rates are provided for use where required.

Minimum Hospital Acoustic Performance Requirements (for guidance):

In the absence of a final acoustic specification, bidders are advised to consider the following minimum performance levels for healthcare environments, which may be required:

Area	Recommended Sound Insulation (Rw)	Notes
Patient Rooms	≥ 45 dB	Privacy between rooms and corridors
Operating Theatres	≥ 50 dB	High level of privacy required
Corridors	≥ 40 dB	Noise reduction between clinical spaces
Mechanical Rooms	≥ 55 dB	Noise containment to protect adjacent areas

Note: These values are provided for guidance only. Final acoustic requirements will be confirmed in the second phase.

Clarification No. G – T – Internal Doors (Item 6.1) – Frame Details

Clarification:

- Frame Material: The frame for internal doors (Item 6.1) shall be entirely aluminum, as stated in the Technical Specifications (Section 6.1): "Supply and installation of an interior door with an aluminum frame and plastic laminate finish." This is not a wooden frame clad with aluminum.
- Frame Profile: The Technical Specification indicates a preferred aluminum frame size of 90×80 mm and wall trim of 65×65 mm (minimum 1.5 mm thickness). Bidders may propose equivalent profiles from reputable manufacturers, subject to EMERGENCY approval.
- Frame Position: The frame shall be installed flush with the wall surface, not proud of the wall, unless otherwise specified in the final drawings.

- Shop Drawings: Detailed shop drawings showing the frame section and its relationship with the wall are not available at this stage. The successful Contractor shall develop and submit shop drawings for approval during the execution phase, in accordance with Article 8 of the General Terms and Conditions.

Clarification No. H – T – OT Doors (Item 6.2) – Hinged or Sliding?

Clarification:

- The Operating Theatre double-leaf doors specified under Item 6.2 shall be hinged (swing) doors, as indicated in the Technical Specifications (Section 6.2): "double-leaf swing doors, manually or power-assisted operated".
- Type: Hinged (swing) doors, manually operated with optional power-assisted operation as per the specification.
- Details: The Technical Specification (Section 6.2) provides the required features: integrated radiation shielding (lead sheet), external cladding in flush HPL, hermetic/tight-fitting seals, clinical elbow handles or push-pad bars, and flush-mounted vision panels with lead glass.
- Shop Drawings: Detailed shop drawings are not available at this stage. The successful Contractor shall develop and submit shop drawings for approval during the execution phase.
- Final Definition: The final design, hardware, and operation mechanism will be confirmed in the second phase or through shop drawings after contract award.

Clarification No. I – T – Type of Glass for Aluminum Doors and Windows (Item 6.4)

Clarification:

The Technical Specifications for aluminum doors and windows (Section 6.4) require insulated double glazing, but do not specify the type of glass.

Bidders are required to provide three separate options for the glass type as part of their offer, with separate unit rates for each option:

Option	Glass Type	Description	Typical Application
Option 1	Clear (Low-E)	Clear glass with low-emissivity coating for thermal performance	Standard windows and doors
Option 2	Reflective (Solar Control)	Reflective coating on external pane for solar control	South/west-facing facades where solar gain is a concern
Option 3	Satin/Etched (Privacy)	Satin or acid-etched glass for privacy	Operating theatres, patient rooms, consultation rooms

For each option, bidders shall provide:

- Glass type and thickness
- U-value and SHGC performance data
- Manufacturer and model
- Compliance with EN 12150-1 (tempered safety glass) for all options

Final Selection: The final glass type shall be selected by EMERGENCY during the second phase or execution phase, based on the requirements of each specific location.

Clarification No. J – T – Metal Ramp (Item 12.1.1) – Foundations

Clarification:

The complete structural and engineering design of the metal ramp shall be executed by EMERGENCY during the second phase or execution phase, based on the requirements.

At this stage, only a preliminary design hypothesis has been developed for tender purposes (refer to Clarification No. 25 – Steel Ramp).

Concrete Foundations for the metal ramp are excluded from Item 12.1.1. and will be designed the second phase or execution phase or treated as a variation of the Contract.

Clarification No. K – T – Removal of Existing Insulation (Items 4.1.1 and 5.1.7)

Clarification:

The removal of existing insulation is included in the scope of the relevant demolition items:

- Item 2.1.2 (Demolition of Existing Screeds): Removal of existing screeds includes the removal of any insulation layers incorporated within the screed build-up.
- Item 4.1.1 (Walkable Roof Insulation & Waterproofing System): The unit rate includes surface preparation, which includes the removal of all existing insulation and waterproofing layers currently present on the roof surface.
- Item 5.1.7 (50mm Rock Wool Acoustic Insulation): This is a new installation item and does not include removal of existing insulation. If existing acoustic insulation is present and requires removal, this is covered under the relevant demolition items (e.g., removal of existing partitions, ceilings, or finishes).

Clarification No. L – T – Removal of Existing Expansion Joint Materials (Items 13.1.1 to 13.1.5)

Clarification:

No. The existing expansion joints shall not be completely removed.

- Existing Joint Materials: The existing joint materials shall be cleaned and prepared to receive new finishes or joint cover systems.
- New Joint Systems: The scope of Items 13.1.1 to 13.1.5 covers the supply and installation of new structural movement joint systems (profiles, seals, anchors, cover plates, etc.) over the cleaned and prepared existing joints.
- Final Details: Detailed joint dimensions, movement requirements, and final systems will be confirmed in the second phase, following the revision of the design drawings.
- Bidders shall price Items 13.1.1 to 13.1.5 based on the specifications provided, and include a provisional allowance for final details to be confirmed in the second phase.

Clarification No. M – T – Alternate Finishes and Demolition Items – Exact Locations

Clarification:

At this stage, EMERGENCY is not yet able to specify the exact locations for the alternative finish items (8.2.7 to 8.2.12) and alternative demolition items (2.1.10 and 2.1.11).

- These items are provided as alternative works for the second phase of the tender, where final quantities and exact locations will be confirmed.
- Bidders are required to:
- Provide unit rates for these items as indicated in the BoQ (quantity = 1 m² or 1 m as shown), based on the descriptions provided in the Technical Specifications.
- Note in their offer that the unit rates are firm and will be applied to the final quantities to be confirmed in the second phase.
- Do not include these items in the main contract price calculation at this stage.

Clarification No. N – T – Aluminium and Glazing Systems – Complete Technical Requirements

Clarification:

The Technical Specifications for aluminium doors and windows (Section 6.4) provide the performance requirements:

U-value $\leq 1.8 \text{ W/m}^2\text{K}$

SHGC ≤ 0.65

Compliance with EN 14351-1 (air permeability, watertightness, wind load resistance)

Compliance with EN 12020 and EN 755 for aluminium profiles

Information Not Available at This Stage:

Required aluminium profile systems and sections.

Detailed shop drawings or construction details.

Bidders are required to:

- Propose their own aluminium profile system, providing full technical details, manufacturer, model, and performance data.
- Submit a technical datasheet with their offer.
- Include in their pricing a provisional allowance for potential profile adjustments for the offered solutions.
- Final Definition: The complete aluminium system (profiles, sections, hardware, shop drawings) will be confirmed in the second phase or through shop drawings after contract award.

Clarification No. O – T – Roof Waterproofing System – Complete Build-up

Clarification:

The complete roof waterproofing build-up is shown in the Technical Specifications (Section 4.1.1 – Walkable Roof Insulation & Waterproofing System) and in the graphic construction schema provided on Page 21 of the Technical Specifications.

The system shall include, as a minimum:

Layer	Description
1	Surface preparation of the existing roof deck
2	Vapor control layer (VCL)
3	High-density rigid thermal insulation boards (XPS, min. 80–100 mm)
4	Geotextile separation layer
5	Reinforced concrete protective screed (min. 40–50 mm)
6	Two-layer waterproofing system (e.g., APP modified bitumen) with mineral-slated top surface
7	Perimeter upstands, metal flashings, and sealing around drains, vents, and penetrations

Bidders are required to:

- Base their pricing on the build-up described in the Technical Specification.
- Propose the specific materials (brand, model, thickness) they intend to use for each layer.
- Include all costs for materials, installation, testing (including flood testing), and warranty.

Clarification No. P – T – Expansion Joint Details

Clarification:

At this stage, detailed drawings and specifications for expansion joints are not available.

The Technical Specifications (Section 13) provide the functional requirements for:

- Internal Floor Structural Movement Joints (13.1.1)
- External Floor Structural Movement Joints (13.1.2)
- Internal Wall and Ceiling Structural Movement Joints (13.1.3)
- External Facade Structural Movement Joints (13.1.4)
- Watertight Structural Movement Joints for Terraces (13.1.5)

Existing joints shall be cleaned and prepared to receive new joint cover systems (refer to Clarification No. 12 above).

Bidders are required to:

- Price Items 13.1.1 to 13.1.5 based on the functional specifications provided.
- Include a provisional allowance for the final details, which will be confirmed in the second phase or through shop drawings after contract award.

Clarification No. Q – T – Architectural and Interface Details

Clarification:

Additional architectural details (enlarged sections, connection details, transitions, etc.) are not available at this stage.

The project is in a preliminary design phase.

Detailed architectural and interface details will be developed and confirmed in the second phase of the tender and before the Contract award.

The successful Contractor shall be responsible for developing shop drawings and interface details for approval by EMERGENCY's Construction Manager.

Clarification No. R – T – Finishes Schedule

Clarification:

A complete Finishes Schedule is not available at this stage.

The final finishes schedule will be confirmed in the second phase of the tender, following further design development.

The revised finishes schedule will define the required materials and finishes for all areas (floors, walls, ceilings, paint, etc.).

Bidders are required to:

- Provide unit rates for the finishes items as described in the current BoQ and Technical Specifications.
- Include a provisional allowance in their rates to cover potential variations in finishes to be confirmed in the second phase.

Clarification No. S – T – Concrete Repair Works

Clarification:

A detailed specification for concrete repair works is not available at this stage.

- The scope of concrete repair works (if any) will be confirmed in the second phase of the tender, following a detailed structural assessment.
- If concrete repairs are required, they will be treated as Variations in accordance with Article 13 of the General Terms and Conditions.
- Bidders are required to include a provisional allowance in their rates to cover potential concrete repair works that may be required.

Clarification No. T – T – Existing Building and Concrete Assessment

Clarification:

Any structural defects or concealed conditions discovered during execution will be treated in accordance with Clarification No. 11 (Concealed Site Conditions) and Article 13 of the General Terms and Conditions.

Clarification No. U – T – Temporary Water and Electrical Power Supply

Clarification:

The Contractor is responsible for providing all temporary water and electrical power required for the construction site for the entire duration of the Works.

- Water: The Contractor shall arrange for water supply through water tankers or other means. The cost of water supply, including transportation and filling, shall be borne by the Contractor (refer to Technical Specifications, Item 1.1.6).
- Electricity: The Contractor shall provide a diesel generator set to supply temporary power to the site (refer to Technical Specifications, Item 1.1.5). The cost of fuel, operation, and maintenance shall be borne by the Contractor.

No existing site connections (municipal water or grid electricity) are available for the Contractor's use at this stage. Bidders shall not assume the availability of any existing connections.

Note: In the second phase, if arrangements can be made with the Ministry of Health or the hospital administration for connection to existing utilities, this will be communicated to the Contractor. Such arrangements, if any, will be subject to a Variation.

Clarification No. V – T – Site Facilities and Storage Location

Clarification:

The Contractor may establish temporary site offices, secured material stores, workshops, and other necessary temporary facilities within suitable areas of the hospital premises, subject to:

- EMERGENCY's prior written approval of the proposed locations.
- Compliance with the required safety and site-management procedures.
- No obstruction of access to the hospital building or emergency routes.
- No damage to existing structures, landscaping, or utilities.

The Contractor shall propose a site layout plan for approval during the mobilization phase. The costs of site setup, maintenance, and eventual removal are included in the relevant site preparation items (1.1.1 to 1.1.9).

Clarification No. W – T – Demolition Waste and Debris Disposal

Clarification:

The Contractor is responsible for all loading, transportation, and disposal of demolition waste and construction debris.

- Approved Disposal Sites: The Contractor shall identify and use licensed landfill facilities or recycling centers approved by the relevant Syrian authorities.
- Permits: The Contractor shall obtain all necessary permits for transportation and disposal of waste materials.
- Segregation: The Contractor shall segregate waste materials where possible to facilitate recycling or reuse, in accordance with applicable environmental regulations.

EMERGENCY Instructions: EMERGENCY reserves the right to require the retention or handover of specific materials (e.g., salvageable items, reusable equipment) – such instructions will be provided in writing during execution.

Costs: All costs associated with waste disposal (transportation, landfill fees, permits, etc.) are included in the Contractor's unit rates.

Clarification No. X - T – Material Submittals, Shop Drawings, and Approval Timeframes

Clarification:

The submission and approval process for material submittals, shop drawings, and method statements is set out in Article 6 (Quality) and Article 8 (Responsibility of the Site) of the General Terms and Conditions.

Expected Review Periods:

Document Type Expected Review Period (working days)

- Material submittals and technical datasheets 5–7 working days
- Shop drawings 7–10 working days
- Samples and mock-ups 5–7 working days
- Method statements 7–10 working days

Approval Authority: Final approval rests with EMERGENCY's Construction Manager and Site Supervisor.

Where governmental approval is also required, the Contractor shall coordinate with EMERGENCY to obtain such approvals, but the Contractor's contractual relationship remains exclusively with EMERGENCY.

The review periods are indicative and subject to the complexity of each submission. The final timeframes will be confirmed during the execution phase.

Clarification No. Y - T – Re-Measurement and Method of Measurement

Clarification:

31.1 Method of Measurement

- The contract is a re-measurement contract as stated in the Invitation to Bid (Page 3) and Article 5 of the General Terms and Conditions.
- Payment will be based on actual net quantities executed and jointly measured on site.
- The applicable method of measurement is as described in the BoQ descriptions and the Technical Specifications.

31.2 Joint Measurement

- Measurement shall be carried out jointly by EMERGENCY's Construction Manager and the Contractor's Site Manager.
- The Contractor shall maintain detailed measurement records for joint verification.

31.3 Treatment of Quantity Differences

- Quantities exceeding or falling below the BoQ quantities shall be measured and valued at the tendered unit rates.
- Where executed work is required but no corresponding BoQ item or rate exists, new rates shall be agreed in accordance with Article 13 of the General Terms and Conditions.

31.4 Scope of Each Unit Rate

The scope of each unit rate shall be determined by reading the BoQ description, the Technical Specifications, and the Drawings together. Any discrepancies shall be resolved in accordance with the hierarchy established in Article 1 of the General Terms and Conditions.

Clarification No. Z - T – SUBMISSION OF TECHNICAL DATA FOR UNDEFINED MATERIALS

Clarification:

1. Bidders are required to propose suitable materials and provide full technical documentation for any item not fully defined in the Technical Specifications.
2. Applicable Contractual Provisions

2.1 General Rule for Undefined Materials

The Technical Specifications state the following general rule:

"As a general rule, where a material is not fully or specifically defined in the technical specifications, the bidder shall propose a suitable material of its choice and provide full details of the proposed brand, model and technical specifications." [source: Technical Specifications, Page 6]

2.2 Quality and Approval Requirements

Article 6 of the General Terms and Conditions further establishes that:

"All materials and workmanships shall be of the highest quality and shall comply with the quality standard required by EMERGENCY."

"Where a product is specified, the Contractor shall supply the nominated product. The Contractor may propose an alternative product supported with a sample of the product and relevant technical details and sheet."

"All materials and equipment shall be approved by EMERGENCY Building Site Manager, before proceeding with workmanship and installation." [source: General Terms and Conditions, Article 6]

3. Information Required from Bidders

Where a material is not fully defined in the Technical Specifications, bidders shall submit the following information with their offer:

Information Required	Description
Proposed Product	Brand, model, and series of the proposed material
Technical Description	Full description of the material, including composition, dimensions, and performance characteristics
Applicable Standards	Declaration of compliance with relevant European Standards (EN) or equivalent authoritative standards
Technical Datasheet	Manufacturer's technical datasheet or product specification sheet
Performance Data	Declared performance values (e.g., U-value, fire rating, acoustic performance) with supporting test certificates where applicable
Equivalency Justification	Where an alternative to a specified product is proposed, evidence that the proposed product meets or exceeds the specified performance requirements

4. Evaluation and Approval Process

Step	Action	Responsible Party
1	Bidder submits technical documentation for proposed materials with the offer.	Bidder
2	EMERGENCY evaluates the proposed materials for compliance with technical and performance requirements.	EMERGENCY
3	EMERGENCY may request additional information or samples.	EMERGENCY
4	EMERGENCY approves or rejects the proposed material.	EMERGENCY

Step	Action	Responsible Party
5	Approved materials shall be used in the Works.	Contractor

5. Applicability

This requirement applies to, but is not limited to, the following items where specifications are incomplete:

All items where technical specifications do not fully define the material to be used;

Alternative materials proposed by bidders under Article 6 of the General Terms and Conditions;

Items where performance requirements are specified but the specific material is not identified.

6. Summary for Bidders

Aspect	Confirmation
Are bidders required to propose materials for undefined items?	Yes. Bidders shall propose suitable materials of their choice.
What information must be submitted?	Brand, model, technical description, applicable standards, datasheet, and performance data.
Is approval required?	Yes. All materials must be approved by EMERGENCY's Building Site Manager before installation [source: General Terms and Conditions, Article 6].
What if a specified material is unavailable?	Bidders may propose an alternative, supported by samples and technical details, subject to EMERGENCY approval [source: General Terms and Conditions, Article 6].

Document References Summary

Statement	Source
"Where a material is not fully or specifically defined in the technical specifications, the bidder shall propose a suitable material of its choice and provide full details of the proposed brand, model and technical specifications."	Technical Specifications, Page 6
"All materials and workmanships shall be of the highest quality and shall comply with the quality standard required by EMERGENCY."	General Terms and Conditions, Article 6
"Where a product is specified, the Contractor shall supply the nominated product. The Contractor may propose an alternative product supported with a sample of the product and relevant technical details and sheet."	General Terms and Conditions, Article 6
"All materials and equipment shall be approved by EMERGENCY Building Site Manager, before proceeding with workmanship and installation."	General Terms and Conditions, Article 6