

1. Invitation to Tender

Sealed quotations are invited from qualified and experienced contractors for carrying out waterproofing works on the building roof and rectification of the existing rainwater drainage system. The contractor shall provide all labor, materials, equipment, supervision, transportation, testing, and commissioning required to complete the works in accordance with this tender document.

2. Scope of Work

The contractor shall undertake, but not be limited to, the following works:

A. Roof Waterproofing

- Conduct a detailed inspection of the existing roof.
 - Remove loose, damaged, or deteriorated waterproofing materials where required.
 - Clean the roof surface thoroughly before application.
 - Repair cracks, joints, honeycombs, and damaged concrete using approved repair mortar.
 - Apply primer suitable for the selected waterproofing system.
 - Supply and install high-quality waterproofing membrane/system suitable for local climatic conditions.
 - Treat all expansion joints, parapet walls, pipe penetrations, equipment bases, and roof upstands.
 - Ensure complete waterproofing around drainage outlets.
 - Carry out flood testing after completion.
 - Repair any leakage identified during testing.
 - Provide manufacturer's warranty and contractor workmanship warranty.
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B. Rainwater Drainage Rectification

- Inspect the complete rainwater drainage network.
 - Clean all roof drains, downpipes, gutters, and rainwater outlets.
 - Remove all blockages and debris.
 - Correct improper slopes causing water ponding.
 - Repair or replace damaged gutters and rainwater pipes.
 - Install additional rainwater outlets if required.
 - Ensure free flow of rainwater from roof to discharge point.
 - Perform water flow testing after completion.
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3. Materials

All materials shall be new and of first-quality.

Waterproofing materials shall include:

- Polyurethane waterproof coating, or
- SBS modified bituminous membrane, or
- APP modified membrane, or
- Liquid-applied elastomeric waterproofing system

The contractor shall submit:

- Product data sheets
- Technical specifications
- Material safety data sheets (MSDS)
- Manufacturer's warranty
- Samples (if requested)

No material shall be used without approval of the Employer.

4. Contractor Responsibilities

The successful contractor shall:

- Supply all labor, materials, tools, equipment, and machinery.
 - Arrange transportation.
 - Provide qualified supervisors and skilled workers.
 - Protect existing structures and finishes.
 - Maintain housekeeping throughout the project.
 - Dispose of construction waste legally.
 - Comply with all local safety regulations.
 - Obtain any necessary permits related to the works.
 - Repair any damage caused during execution at no additional cost.
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5. Technical Requirements

The waterproofing system shall:

- Be UV resistant.
- Be resistant to standing water.
- Withstand high temperatures.
- Have excellent crack-bridging capability.

- Be suitable for concrete roofs.
 - Provide long-term protection against leakage.
 - Be compatible with existing roof conditions.
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6. Inspection and Testing

The contractor shall perform:

- Surface inspection
- Moisture inspection
- Adhesion testing (where applicable)
- Flood test (minimum 24–48 hours)
- Water flow test of drainage system
- Final joint inspection

Works shall be considered complete only after successful testing and acceptance by the Employer.

7. Project Duration

The contractor shall complete the entire scope of work within **30 calendar days** from the date of commencement unless otherwise agreed.

8. Warranty

The contractor shall provide:

- Waterproofing system warranty: Minimum **10 years**
- Workmanship warranty: Minimum **2 years**

Any defects occurring during the warranty period shall be rectified by the contractor at no additional cost.

9. Health, Safety and Environment (HSE)

The contractor shall:

- Provide Personal Protective Equipment (PPE) to all workers.
- Maintain safe access to the roof.
- Install warning signs and barricades.
- Follow all applicable HSE regulations.
- Ensure emergency procedures are available on site.
- Maintain adequate insurance coverage for personnel and third-party liability.

10. Tender Submission Requirements

Interested bidders shall submit:

1. Company profile
2. Trade license
3. VAT registration (if applicable)
4. Experience in similar projects
5. List of completed waterproofing projects
6. Client references
7. Method statement
8. Project schedule
9. Material specifications
10. Manufacturer's authorization (if applicable)
11. Warranty details
12. Lump-sum price
13. Detailed cost breakdown
14. Proposed project duration

11. Commercial Requirements

The quotation shall include:

- Mobilization
- Demobilization
- Materials
- Labor
- Equipment
- Testing
- Waste disposal
- Transportation
- Taxes and duties
- Any other incidental costs

No additional claims shall be entertained after award unless approved in writing.

12. Evaluation Criteria

The tender will be evaluated based on:

Criteria	Weight
Technical Compliance	35%
Relevant Experience	20%
Material Quality	15%
Project Schedule	10%
Warranty	10%
Commercial Offer	10%

13. Payment Terms

Suggested payment schedule:

- 20% upon mobilization
 - 40% after completion of surface preparation and commencement of waterproofing
 - 30% after successful completion and testing
 - 10% after final acceptance and submission of warranties
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14. Defects Liability Period

The contractor shall rectify any defects arising during the defects liability period without additional cost within seven (7) days of notification.

15. Employer's Rights

The Employer reserves the right to:

- Accept or reject any or all tenders.
 - Cancel the tender without assigning any reason.
 - Negotiate with one or more bidders.
 - Request clarification or additional documentation.
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16. Site Visit

Tenderers are strongly encouraged to visit the site before submitting their bids to familiarize themselves with the existing conditions. No claims arising from failure to inspect the site will be accepted.

17. Deliverables

Upon completion, the contractor shall submit:

- Completion report
- Test reports
- Warranty certificates
- Material data sheets
- Maintenance recommendations
- As-built drawings (where applicable)
- Photographic record before, during, and after completion
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18. Contractor Eligibility Criteria

To be considered for this tender, the bidder shall meet the following minimum eligibility requirements:

1. The bidder shall be a **company legally registered in the United Arab Emirates (UAE)** with a valid Trade License issued by the relevant licensing authority.
2. The Trade License shall include activities related to waterproofing, building maintenance, civil works, roofing works, or other relevant construction/technical services.
3. The bidder shall have a valid UAE VAT Registration (Tax Registration Number), where applicable under UAE regulations.
4. The bidder shall have a minimum of **five (5) years** of experience in executing similar waterproofing and rainwater drainage rectification projects within the UAE.
5. The bidder shall have successfully completed at least **three (3)** similar projects during the last five years and provide completion certificates or client references.
6. The bidder shall employ qualified engineers, supervisors, and skilled technicians to execute the works.
7. The bidder shall possess adequate manpower, equipment, tools, and financial capability to complete the project within the specified time.
8. The bidder shall maintain valid insurance coverage, including Workmen's Compensation and Third-Party Liability Insurance, throughout the project duration.
9. The bidder shall comply with all applicable UAE laws, regulations, health, safety, and environmental (HSE) requirements.
10. The bidder shall not be suspended, blacklisted, or debarred by any UAE Government authority or public entity.
11. The bidder shall submit copies of the following documents with its tender:
 - Valid UAE Trade License.
 - VAT Registration Certificate (if applicable).

- Company Profile.
- List of similar completed projects.
- Client reference letters or completion certificates.
- Organization chart and key personnel details.
- Proposed methodology and work schedule.
- Manufacturer's authorization (where applicable).
- Warranty commitment for materials and workmanship.

Failure to provide the above documents or to meet the minimum eligibility requirements may result in disqualification of the tender.