

VIP Suit 4 Modification Tender

VIP-4 Total Covered Area = 192 SQM

Area to be Renovated = 150 SQM

As part of the project to divide the existing VIP Suit into two separate VIP patient rooms, the following civil works are required. All work must be carried out by **specialized contractors experienced in hospital projects**, ensuring high standards suitable for VIP healthcare facilities.

General Requirements

- The **contractor is responsible for full mobilization** at the site, including securing the work area, arranging all required facilities, and managing logistics in coordination with hospital authorities.
 - The contractor must **take into account the hospital environment**, ensuring:
 - Minimal disturbance to ongoing clinical operations.
 - Strict compliance with hospital **infection control protocols**.
 - Use of **low-noise and dust-controlled techniques**.
 - Coordination with hospital engineering, maintenance, and security teams.
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1. Partition Work

- The existing Suit shall be divided into **two separate patient rooms** using **Gypsum Board (GIB) partitions**.
 - Partitions must be properly finished and comply with **hospital fire, acoustic, and infection control requirements**.
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2. Kitchen Conversion

- The current **kitchen will be converted into a washroom**.
- Scope includes:
 - **Removal of all kitchen fixtures and finishes.**
 - **Preparation of the area** for new plumbing, drainage, and waterproofing (in coordination with MEP).
 - Final finishes to include:
 - **Hospital-grade wall tiles**
 - **Flooring**
 - **Sanitary items**

3. Maid Room Expansion

- The existing **maid room** (currently with a washroom behind it) will be expanded.
 - Works include:
 - **Demolishing the current washroom** located behind the maid room.
 - **Extending the maid room space** into the demolished area.
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4. Ceiling Works

- The ceiling layout will require **modification** to suit the new clinic configuration.
 - In **general areas**, ceilings must:
 - Be updated in coordination with **MEP systems**.
 - Use materials compatible with hospital standards.
 - In areas **above patient beds**, the ceiling should feature:
 - A **simple decorative design** that reflects a VIP clinic atmosphere.
 - **High-quality integrated lighting** that enhances comfort while maintaining medical functionality.
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5. Design and Documentation

- Contractors must provide:
 - A **clear 3D design proposal** showing the planned layout and finishes before starting work.
 - **Material samples and specifications** for approval.
 - All materials and finishes must be **approved by the hospital's engineering/maintenance department** before procurement and installation.
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Plumbing Scope of Work (Dismantling and Isolating the Area):

1. Dismantle existing plumbing services and fixtures, plug unnecessary connections, and extend plumbing to a new location as per the proposed layout to meet end-user requirements. Locate all existing plumbing services within the VIP-4 patient room.
 2. Ensure the main water supply to the room is shut off to prevent any water leakage during the dismantling process. Securely plug all unnecessary plumbing connections to prevent any leaks. Ensure that all plugs are properly sealed and tested for leaks.
 3. Install new piping and fixtures as per the proposed layout. Ensure all connections are secure and leak-free.
 4. Test the newly installed plumbing services for proper functionality and leaks.
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Plumbing Scope of Work (Supply and Installation):

The scope of work includes, but is not limited to, the supply and installation of the following:

1. **Domestic Water Supply Piping:**
 - Install cold and hot domestic water supply piping.
 2. **Auto Sink Mixer:**
 - Supply and install auto sink mixers.
 3. **55 cm Wash Basin:**
 - Supply and install 55 cm wash basins at different locations as shown in drawing.
 4. **Drainage Piping:**
 - Install drainage piping as required.
 5. **Scanning for Drainage Connection:**
 - Perform scanning of the 3rd floor lower level, and 2nd floor high level for drainage connections.
 6. **Core Cutting:**
 - Conduct core cutting as per site requirements.
 7. **Floor Chipping for Drainage Piping:**
 - Perform floor chipping for drainage piping as per site requirement.
 8. **Pressure and Leak Testing:**
 - Conduct pressure and leak tests in accordance with standards.
 9. **Identification Stickers and Bends:**
 - Provide and install identification stickers and bends as required.
 10. **As-Built Drawings:**
 - Prepare and submit as-built drawings, incorporating existing services drawings.
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HVAC Supply and Installation

Total Covered Area = 192 SQM

Available Air Flow = 1100 l/sec

1. **GI Ducting Installation:**
 - Modification in the main supply Duct at VIP -4A and installation of new Heater battery to achieve the required temperature. Installation of GI ducting for air distribution, including both modifications and new installations, as per site requirements.
2. **Volume Control Dampers (VCDs) and Fire Dampers (FDs):**
 - Supply and install VCDs and FDs as required for the project.
3. **Mineral Wool Insulation:**
 - Install mineral wool insulation as per hospital requirements for the proposed layout to ensure proper air distribution, adhering to ASHRAE standards.
4. **Air Outlets (Grill/Diffusers):**
 - Supply and install powder-coated Air Outlets (Grill/Diffusers) as per approved RFC.
5. **Heater Batteries:**
 - Install, test, and commission heater batteries for the following areas:
 - Addition of one heater Battery size (300 x 300) mm with flow capacity of 300 l/sec in VIP-4A.
6. **LTHW Piping and Valve Package:**
 - Supply and install low-temperature hot water (LTHW) piping and valve package for new heater battery (MS Pipe Schedule 40).

7. **Water and Air Balancing, Testing, and Commissioning:**
 - Perform water and air balancing, testing, and commissioning for the renovated area.
 8. **Identification Stickers and Bends:**
 - Provide and install identification stickers and bends as required.
 9. **As-Built Drawings:**
 - Prepare and submit as-built drawings, incorporating existing services and structure drawings.
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Scope of Work: BMS Control

1. The contractor shall include the supply of all items of control equipment such as valves and thermostats, and damper motors/actuators. The BMS contractor shall also include the off-loading, positioning, and fixing of all control panels.
 2. Provide and commission 1 BMS integrated thermostat in VIP-4A.
 3. **Start-Up Test and Validation:**
 - Conduct start-up tests and validation of the BMS.
 4. **As-Built Composite Electric Diagrams:**
 - Provide as-built composite electric diagrams showing interlocks between equipment furnished under this and other sections, and controls furnished herein.
 5. **Completion Reports:**
 - Upon completion of work, submit reports of check-out and successful commissioning of the BMS.
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Scope of Work: Central Medical Gas System Supply and Installation

Supply and installation Bed Head unit 1 No. including Central Medical Gas (Medical Oxygen, Medical Air, and Vacuum) in VIP-4B and relocation of BHU in VIP-4A. The system should be installed as per SHA Standards in the proposed area.

1. **Complete System Design and Installation:**
 - This includes the complete detailed design, supply, erection, setting to work, testing, commissioning, and handing over of the medical gas pipeline systems to form a complete installation as scheduled and in accordance with the specifications and in full compliance with all relevant standards and the requirements of NFPA 99.
2. **Testing Standards:**
 - Medical gas installations shall be tested in accordance with NFPA 99, Health Technical Memorandum U.K. (HTM-02) standards for medical gases installation, and Euro Pharmacopoeia for medical gas quality.
3. **Medical Grade Piping:**
 - Install medical grade piping from the existing provision near the nurse station in the pediatric ward.
4. **Future Connection and Isolation Valves:**
 - Tap-up from the existing future connection and extend for future connection with a new set of isolation valves.
5. **Pressure and Leak Testing:**
 - Conduct pressure and leak tests in accordance with standards.

6. Identification Stickers and Bends:

- Provide and install identification stickers and bends as required.

7. As-Built Drawings:

- Prepare and submit as-built drawings, incorporating existing services drawings.

Electrical Scope of Work

Power and Lighting:

1. Addition of section (For Normal / Emergency / UPS) in DB and cable pulling from nearby DB in Electrical room in 3rd floor.
2. Route the incomer cables from the nearby distribution board (DB) on the 3rd floor to the IPS panel in VIP-4B.
3. Supply, installation, testing, and commissioning of IPS panel in the designated area in VIP-4B.
4. PVC and GI Conduit & cable pulling for the required power outlets and lighting as per new layout.
5. Lights of approved Lux shall be installed as per Clinical requirement with 50,000 Hrs life span.
6. Cable tray and trucking to be provided as per the area requirement.
7. Earth strip to be provided for all the mechanical containment and connected to main earthing system.
8. Provide detailed documentation of the cable installation, including as-built drawings, test reports, and compliance certificates.

To participate in the tender and receive the 2D drawings for the current and proposed design please send an official email to Eng. Moza Alketbi – Moza.Alketbi@uhs.ae

Prepared & Arranged by:

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 12/6/2025

Verified & Approved by:

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