Posting Date: 7th April 2025
Tender Reference: UHS/MED/ENG/TENDER/007/2025
Tender Expiry Date: 28th April 2025

No.	Description
1	CONVERSION OF EXISTING OFFICE SPACES INTO A PEDIATRIC DEPARTMENT

Dear Valued Vendors

University Hospital Sharjah (UHS) has decided to invite vendors for a Tender. You, as a vendor are requested to participate in the tender process by submitting your offer for one or more of the items described in attached technical indicative document.

The Tenderer should comply with the following terms & conditions:

1. The Specification of the proposed scope of services & materials used, should be clear, informative & include Brand, Origin, Unit of measurement, Qty, Duration, and Delivery Period.

2. The price quoted is a turnkey project or as mentioned in the technical requirement listed below (RFP document) to UHS.

3. The financial offer should be on your company letterhead containing the authorized signatory and may please be sent to the attention of the Director of Finance, **University Hospital Sharjah, PO Box 72772, Sharjah in a sealed document**.

4. All deliveries should be made for the ordered quantity in full, without partial shipments, to our Main Warehouse, located in UHS vicinity or as specified on the Purchase Order/ Contract. Failure to comply with the agreed delivery schedule or any shortfall in quantity may result in penalties or contract termination, as per the Purchase Agreement Terms and Conditions.

5. As a part of the Tender document, the Vendors are requested to provide their valid Trade License, Name, and Designation of the Managing Director/General Manager/Sr. Manager have the authority to bind their company for the business relationship. Also, is required the authorization letter/Agency certificate confirming that the vendor is legalized to supply the items on behalf of the manufacturer/principal company. As well as the following documents:

    a) Valid Trade License
    b) Updated Company Profile
    c) Tax Registration Certificate (TRN)
    d) Full Company Address & Contact Details

e) Memorandum of Association (MOA) and Power of Attorney (POA) for authorized signatory (if applicable)

f) An official Authorization Letter/Agency Certificate, confirming the vendor's legal authorization to supply the specified items on behalf of the manufacturer or principal company

g) Any additional approvals or compliance documents mandated by government authorities for the supply of the specified equipment.

6. Standard payment terms are 90 days from the date of completion of delivery of all the items ordered or as specifically agreed in writing by the Materials Management Department of UHS
7. Any delays or short supply or non-conformance may result in the termination of Purchase contract and/or imposition of penalty for delayed supplies as per the Purchase Agreement terms and conditions. **A performance bond may be required to ensure commitment to the agreed timelines and quality standards**.

8. The proposed items should be evaluated & approved by UHS's technical team before confirmation. Once the agreement is signed off, the supplies will have to correspond to the same quality, specification, and source as originally agreed and any deviations shall be considered a contractual breach.
9. The specified brand and manufacturer must remain unchanged throughout the contract period unless otherwise approved by UHS in writing.
10. Any defective products should immediately be replaced with new ones or rectified, as and when notified within a maximum period of one month from the date of notification, at no additional cost to UHS.
11. UHS will be constantly evaluating the compliance of Contracted Terms and consistency in supplies and progress of work throughout the duration of the project. Vendors are required to submit regular progress reports at agreed intervals detailing progress, challenges, and actions to address any delays or issues Should Vendors not meet the requirements of UHS, therefore UHS reserves the right to terminate the contract if the vendor is not able to rectify during the time allotted by UHS's representative.
    Purchase Contact details (landline, mobile, emails) of the authorized representatives should be mentioned.

12. **Tenders should be submitted in two sealed envelopes and submitted to the Administration Office Finance Department- UHS:**
    a. **The Technical Specification details (PLEASE DO NOT INDICATE ANY FINANCIAL VALUE IN THIS).** If requested for additional clarifications and details these need to be submitted to **(Administration Office Finance Department- UHS).**
        i. The technical offer should conform to the RFP as per the attachment.
        ii. Technical offer (hard copy and soft copy).
        iii. Reference project where similar work was performed.

b. **The Financial Offer** addressed to UHS's Director of Finance, with **tender reference**.

All above documents should be submitted before the tender expiry date, all documents submitted after the expiry date will not be accepted.

13. UHS reserves the right to accept/reject the tenders without assigning any reason thereof.
    a. The tender will be awarded project-wise as per the Purchase contract.
14. Quality, Price, and sale services are combined parameters for tender evaluation. Once a vendor has been selected, a negotiation period will follow to allow both parties to review the contract terms thoroughly. This will ensure that all deliverables, KPIs, and expectations are clearly outlined before the final agreement is signed.
15. Vendors must submit a risk management plan, identifying potential risks to the project, such as security breaches, system failures, and disruptions to delivery schedules. Vendors should outline how they intend to address these risks, including their disaster recovery and business continuity plans.
16. Vendors are encouraged to adhere to ethical practices and sustainability standards in their operations. This includes providing energy-efficient equipment and adopting environmentally friendly practices in their supply chain and delivery.

17. The Vendor, its employees, its subsidiaries, and everyone who has a direct or indirect relationship with implementing and securing the works and purchases included within the scope of this tender, shall be obligated to inform UHS and disclose in writing any case of conflict of interest or any private interest that has arisen, will arise, or may arise. For any transaction related to the activities of UHS, in accordance with UHS policies.
18. The vendor, its employees, and subsidiaries shall be obligated to maintain confidentiality of any data, drawings, documents, or information related to the tender - written or oral. Vendors must ensure that any data shared is protected by encryption standards and secure transfer protocols. Additionally, vendors are required to notify UHS of any data breaches immediately. Compliance with relevant data privacy regulations (e.g., GDPR, UAE Data Protection Law) is mandatory. This includes all dealings, affairs, or secrets related to UHS they may have encountered during the tender process. Vendors shall not be allowed to disclose any information related to the tender through any media outlet without obtaining prior written approval from UHS.
19. The copyright of any documents and materials submitted by UHS within this tender is owned by UHS, and accordingly, these documents and materials may not be copied, in whole or in part, or reproduced, distributed, made available to any third party, or used without obtaining prior written approval from UHS. If the vendor develops any custom software or systems for UHS as part of this tender, UHS will retain ownership of the intellectual property or have clear licensing terms for its continued use. All documents submitted by the UHS in connection with the request for proposals shall be returned upon request without any copies being retained by the bidder or any other person.

Request for Proposal (RFP)

CONVERSION OF EXISTING OFFICE SPACES INTO A PEDIATRIC DEPARTMENT

Project Overview:

This tender is for the conversion of existing office spaces into a Pediatric Department at the University Sharjah Hospital, located in University City, Sharjah, UAE. The scope of work includes converting the space to accommodate the following facilities:

- 7 Pediatric Clinics
- 1 Medical Waste Room
- 2 Storage Rooms
- 1 Procedure Room
- 1 Vaccination Room
- 1 Assessment Room
- Reception Counter
- Waiting Area

Scope of Work:

The project includes the following key components:

1. Demolition and Renovation:

- Remove and dispose of existing office partitions and related infrastructure.
- Reconfigure the layout to create the required number of clinics, rooms, and waiting areas.

2. Construction and Finishing:

- Install partition walls for clinics, storage rooms, and specialized rooms (vaccination, procedure, and assessment).
- High-quality finishes for floors, walls, and ceilings to meet healthcare facility standards.
- Ensure smooth transitions and compliance with relevant building codes for healthcare environments.

3. MEP (Mechanical, Electrical, and Plumbing):

HVAC Supply and Installation

1. **GI Ducting Installation:**

- Install 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. **Ceiling Diffusers:**
   - Supply and install powder-coated square and round ceiling diffusers.
5. **Heater Batteries:**
   - Install, test, and commission heater batteries for the following areas:
     - 7 clinics
     - 1 procedure room
     - 1 assessment room
     - 1 vaccination room
6. **BMS Integrated Thermostats:**
   - Provide and commission 10 BMS integrated thermostats.
7. **LTHW Piping and Valve Package:**
   - Supply and install low-temperature hot water (LTHW) piping and valve packages for heater batteries.
8. **Water and Air Balancing, Testing, and Commissioning:**
   - Perform water and air balancing, testing, and commissioning for the renovated area.
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 and structure drawings.

Scope of Work: BMS Control

1. **Supply and Installation of Control Equipment:**
   - 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 offloading, positioning, and fixing of all control panels.
2. **Start-Up Test and Validation:**
   - Conduct start-up tests and validation of the BMS.
3. **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.

4. **Completion Reports:**
    - Upon completion of work, submit reports of check-out and successful commissioning of the BMS.

Scope of Work: Plumbing 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 ground floor, lower level, and basement floor at high levels 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 in the following areas:
        - Assessment Room
        - Procedure Room
        - Vaccination Room
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.

Scope of Work: Central Medical Gas System Supply and Installation Supply and installation of Central Medical Gas (Medical Oxygen, Medical Air, and Vacuum) System in the proposed area as per SHA Standards.

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.

Scope of Electrical Work Power and lighting.

1. Addition of section (For Normal /emergency /UPS) in DB and cable pulling from nearby DB in Electrical room in Pediatric ward.
2. PVC and GI Conduit & cable pulling for the required power outlets and lighting as per new layout.
3. Lights of approved Lux shall be installed as per Clinical requirement with 50,000 Hrs lifespan.
4. Cable tray and trunking to be provided as per the area requirement.
5. Earth strip to be provided for all the mechanical containment and connected to the main earthing system.

Central Battery

1. In each separate area, one light shall be connected to the Central Battery System via through SCM and SVAEL, along with programming and updating in easy check panel.
2. Civil Defense-approved Exit Light shall be installed as per NFPA and Local Authority Standards.
3. Updating the Evacuation plan as per new proposed layout.

Fire Alarm System

1. In each separate area, smoke detectors shall be installed and programmed below and above the Ceiling as per NFPA and civil defense requirements.
2. Manual Call point and CR interfaces shall be provided as per requirement.

Telephone Data

1. Cat 6 UTP Schinder shall be provided for the telephone and data network.
2. Trunking and Containment, wiring, final fix testing, and commissioning from point to IDF panel and patch panel shall be provided as per requirement.
3. Labeling shall be provided to all the telephone outlets.

Nurse Call System Containment, wiring, and final fix shall be installed and programmed as per existing make (Honeywell) including integration main system.

Access Control System. Access control system by Honeywell and shall be integrated with the existing system. Scope includes testing, commissioning, and programming. Containment wiring and final fix need to be done as per standard.

5. Access control system needs to be installed as per standard and need to connect with the central access control system, and testing, commissioning, and programming need to be done, and Belden cables can be used for wiring and card reader make required HID.

General Conditions and Requirements:

1. **Health & Safety Compliance:**
   The contractor is required to comply with all local UAE health and safety regulations and standards. This includes providing all necessary personal protective equipment (PPE) for workers, conducting regular safety audits, and ensuring that no unsafe practices are conducted on-site.
2. **Infection Control:**
   Since the project is within an active hospital, the contractor must ensure strict infection control measures. This includes the use of appropriate sealing, hoarding, and barriers to prevent the spread of dust and contaminants. All work areas must be clearly marked and isolated to protect hospital staff, patients, and visitors from potential infections.
3. **Work Hours and Double Shifts:**
   The contractor must plan to work in double shifts (day and night) throughout the duration of the project to ensure timely completion. This will help minimize disruptions to hospital operations and ensure that the project is completed on schedule. The contractor must submit a work schedule outlining how the double shifts will be implemented.

4. **Site Security and Access Control:**
   The contractor must ensure that access to the construction site is restricted to authorized personnel only. All workers must be issued identification badges, and a log of personnel entering and leaving the site should be maintained. The contractor must take all necessary precautions to prevent unauthorized access to the construction area.
5. **Waste Management:**
   The contractor is responsible for the proper disposal of all waste materials, including any hazardous waste. All medical waste and other potentially hazardous materials must be managed in accordance with hospital standards and local regulations.
6. **Performance Bond and Warranty:**
   The contractor must provide a performance bond to ensure that the work will be completed as per the agreed terms. Additionally, the contractor will provide a warranty on all workmanship and materials for a period of one year, covering any defects or failures during this period.
7. **Compliance with Hospital Standards:**
   The contractor must adhere to all relevant hospital standards and local building codes, ensuring that all work meets the highest safety and quality standards for healthcare environments.
8. **Project Timeline:**
   The contractor must ensure the project is completed on time, with no delays. If any work is delayed due to the contractor's fault, penalties will be imposed. A detailed project schedule, including phases of work and milestones, must be submitted for approval.
9. **Testing and Commissioning:**
   All systems, including HVAC, electrical, plumbing, and medical gas systems, must be tested and commissioned in accordance with the relevant standards before the project is handed over. The contractor is responsible for all necessary tests and inspections to ensure full functionality.
10. **As-Built Drawings and Documentation:**
    The contractor is required to provide as-built drawings and operation manuals for all systems upon project completion. These must reflect any changes made during the renovation process.

Material Specification

Low Temperature Hot Water Heater Battery

A low temperature hot water coil (LTHW) coil shall be provided to heat the supply air. The valve position shall be modulated when the normal operating period is signaled by the BMS and the supply fan is proven. The valve is positioned in response to a PI control signal to obtain the required air temperature.

Fire Dampers (F.D)

1. Whether shown on drawings or not, supply and install UL listed or BS equivalent fire dampers at all positions where ducts/builders work holes or return air transfer openings penetrate fire rated walls, floors and partitions. Sizes to match duct sizes and ratings to match the fire rating of the fire separation. Fire dampers shall conform to the requirements of NFPA 90A or BS 476 part 8 and the Department of Civil Defense.
2. Fire dampers shall be provided as noted in ducts and openings, whether shown on the drawings or not, in the following locations:

- Fire Walls
- Fire Partitions

3. Each fire damper shall be provided with an access door sized to permit inspection and resetting of damper and located in adjacent ductwork.

Access Doors

1. Access/inspection openings shall be provided to facilitate inspection and cleaning of all ductwork systems.
2. Access doors in horizontal ductwork shall be installed at 10 meter centers, to facilitate cleaning.
3. In addition, access doors are required as follows as well as stated in other sections of the specification.
   - Fire/smoke dampers – one side
   - Heating/Cooling coils – both sides
4. Sizes of Access panels/doors shall be as HVCA TR/17, Tables 3 and 4 and shall not be less than 200mm x 150mm.

Flexible Ducting

1. Flexible ducting shall be provided for connections between ductwork, terminal units, diffusers and where indicated on the Drawings. It shall conform to the requirements of BS 476 Parts 6, 7 (class 1) & part 20 (15 minutes).
2. Maximum lengths shall be 1.5 meters, and all ducting shall be adequately supported to prevent oscillation and noise generation.
3. Flexible connections shall be kept as short as possible and shall be supported rigidly to prevent movement due to air flow.

Ductwork Identification Markers

1. Comply with DW 144 for identification of ductwork.
2. Direction of flow markers shall be provided on all ductwork to identify the service and direction of flow. Markers shall be of triangular shape of 150 mm length of side and point in the direction of flow.
3. Direction of flow markers shall be provided that is easy
4. visible locations at approximately 3.5-meter intervals.

Insulation

Mineral Wool

1. Mineral pipe insulation sections shall have a nominal density of not less than 120 kg/m³. Pre-formed pipe sections shall be resin bonded with a thermal conductivity not exceeding 0.038 W/mK at 50 °C me an temperature
2. Mineral wool duct slab shall have a nominal density of not less than 45kg/m³ with a thermal conductivity not exceeding 0.04 W/mK at 50 °C mean temperature.
3. Thickness of insulation shall be in accordance with BS 5422: 2001

Piping Works

Valves, cocks, air vents and pipework accessories shall be provided where indicated on the drawings and at all positions necessary for the proper working, regulation, control and maintenance of the installation with the approval.

Double regulating Valve Fixed orifice double regulating valve to BS7350 Valve body material: Bronze Pressure rating: PN25 End connections: Threaded to BS 21 Specification: Fitted with two insertion points allowing quick connection;

11. Approved Manufacturers / Vendors ;

Sr.No	Material Description	Make
HVAC		
1	Heater Batteries	Bissol or equivalent
2	Duct Sensors & Thermostat	Honeywell
3	Galvanized Iron (GI) Duct	Nippon -Japan, Or equivalent
4	Mineral Wool Insulation	Rock Wool -Fujairah
5	Volume Control Dampers	Local
6	MS Piping for Heater Battery	Suriya
7	MI Fitting for LTHW	Crane
8	Heater battery Valves Assembly	Crane
9	Flexible Duct	Supaflex or equivalent
10	Flexible Duct Rigid	Supaflex or equivalent
11	Disc Valves	Betacad
12	Air Diffusers	Betecad
13	Angle/Support/Nut/Rods	N/A
14	Control valve	ACSYS Control
15	Thermostat Make - Alerton (Honeywell) Model - VLD-362-FF	BMTS
Sanitory/Plumbing		
1	Wash Basin	RAK-Karla
2	Wash Basin – Mixer Auto	RAK-Kludi - Zentia
3	Floor Drain Cover	Generic
4	Acrylic Sheet wall protection 3 mm thick white Milky	Generic
5	Bottle Trap with Waste	Vigga – CP
6	Domestic Water Supply PPR Pipe	Aquatherm- Germany
7	Soil & Waste Drainage PVC Grey	Hepworth Cory
Fire Fighting		
1	Pendant Sprinkler Head NPT Thread K-5.6, 79C Standard response Bronze finish UL /FM (RA3415) Make Reliable Model F156	Al Arabia

2	Concealed Pendent Sprinkler Head NPT Thread K-5.6, 74C Quick response White cover plate finish UL /FM (RA3415) Make Reliable Model G5-56	Al Arabia
3	GI Piping	Suriya Schedule 40
4	GI Fitting	SIAM -Thailand.
Medical Gas System		
1	Bedhead Units	Dorsys-UAE
2	Copper Piping	Lawton-UK
3	Lockable Line Valves	Medical Grade
4	Medical Gas Valves	Medical Grade
5	Area Service Unit c/w Alarm	Beacon Medas or equivalent as per approved sample
Electrical & Low Current		
1	2 Gang DP With Red R/R	MK
2	2 Gang DP With Neon	MK
3	1 Gang DP With Neon	MK
4	1 Gang DP With Red R/R	MK
5	GI Box 3 x 6 Make	MK
6	GI Box 3 x 3 Make	MK
7	GI Box 3 x 3 Deep Make	MK
8	6 Gang Grid Switch	MK
9	1 Gang 1 Way Switch W/R	MK
10	2 Gang 1 Way Switch W/R	MK
11	3 Gang 1 Way Switch W/R	MK
12	Telephone Data outlet	Schneider
13	RJ 45 Key Stone Jack	Schneider
14	RJ 45 Jack	Schneider
15	Patch Panel 24 Port	Schneider
16	Sub Circuit Monitor (CBS)	Eaton
17	SVAEL Unit (CBS)	Eaton
18	Exit Light Wall Mounted	Eaton
19	Exit Light Hanging Type	Eaton
20	LED Panel 60 x 60 36W	Ledvance
21	LED Down Light	Ledvance
22	LED Spot Light	Ledvance
23	Card Reader HID RP 40	HID
24	Magnetic Lock	Generic
25	Push Button	Generic
26	Belden Cable	Belden
27	Cable Cat6 UTP	Schneider
28	FP 200 Wire - White & RED	Ducab

29	Flexible Wire	Ducab
30	Wire – Single Core	Ducab
31	GI Trunking Fitting HDG (Hot Dipped Galvanized)	Unitech-UAE
32	Earth Strip	Unitech-UAE
33	PVC Conduit	Decduct
34	PVC Conduit Accessories	Decduct
35	PVC Connector	Generic
36	PVC Conduit fittings	Decoduct
37	Kopex Gland Complete	Barton
38	GI Flexible Conduit	Barton
39	Kopex Gland	Copex
40	PVC circular Junction Box , Saddel, and Cover	Decoduct
41	SD/MCP/PROG	GE-USA
42	ELCB	ABB
43	MCB	ABB
44	Cable - XLPE	Ducab
45	Cable - ECC	Ducab
46	Cable Gland	Bicon
47	E- Fiercely	Generic

For the drawing or additional information, please contact:

- **Eng. Saleh Alawadhi**
- **Email**: saleh.alawadhi@uhs.ae
- **Phone**: 056 710 2327