

RFP Reference: UHS/ENG/TENDER/042/2026

1st October 2026

RFP Closing Date: 8th October 2026

No.	Description
1	EXTERIOR RE-PAINTING WORKS FOR NURSING ACCOMMODATION

University Hospital Sharjah. (UHS) Management has decided to invite vendors for a Request for Proposal (RFP). You, as a vendor are requested to participate in the RFP process by submitting your offer to provide the services as described in this document.

The RFP should comply with the following terms & conditions:

1. The proposal shall be clear, informative & include as per the requirement described in the RFP.
2. The financial offer should be on your company letterhead containing the authorized signatory and must be sent to the attention of the Director of Finance, **University Hospital Sharjah, PO Box 72772, Sharjah in a sealed document.**
3. The price quoted is as mentioned in the technical requirement listed below (RFP) to UHS.
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 RFP document, the Vendors are requested to provide their valid Trade License, Name, and Designation of the Managing Director/General Manager/Sr. Manager having the authority to bind their company for the business relationship. Also, the vendors are required to provide licenses, certificate confirming that the vendor is legalized to operate the proposed business activity. 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.
 - h) Non-Liability Letter and Legal Clearance Confirmation.

- i) Insurance Policies (General Liability, Professional Indemnity, etc.).
 - j) Declaration of No Ongoing Legal Disputes.
 - k) Vendor Code of Conduct Acknowledgment.
6. Standard payment terms are 90 days from the date of completion of delivery of supplies/ services or as specifically agreed in purchase contract/ agreement.
 7. Any delays or non-conformance may result in the termination of Services agreement and/or imposition of penalty for delayed services as per the Services Agreement terms and conditions. **A performance bond may be required to ensure commitment to the agreed timelines and quality standards.**
 8. The proposed services shall be evaluated & approved by UHS's before confirmation. Once the agreement is signed off, the services will have to correspond to the required services with specific time-frame, and as originally proposed, agreed and any deviations shall be considered a breach of service contract/agreement.
 9. The specified brand and manufacturer must remain unchanged throughout the contract period unless otherwise approved by UHS in writing.
 10. UHS will be constantly evaluating the compliance of Contract/Agreement Terms and consistency in performance of the services throughout the duration of the agreement.
 11. 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, UHS reserves the right to terminate the agreement if the vendor is not able to rectify during the time allotted by UHS's representative.
 12. Vendor Contact details (landline, mobile, emails) of the authorized representatives should be mentioned.
 13. **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 offer should must conform to the RFP Document as per the attachment.
 - ii. The offer shall be submitted (hard copy and soft copy saved in USB).
 - iii. Reference Project/Hospital 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.

14. UHS shall have no obligation to accept any tender proposal submitted by any vendor. UHS may at its sole discretion and without providing any reason, accept or reject any or all proposals, in whole or in part. Such rejection shall not give rise to any claim, liability, or cause of action of any kind by the vendor against UHS.
15. Submission of a tender proposal shall not create an agreement, legal or other relationship between the vendor and UHS. No vendor shall acquire any rights, interests, or claims against UHS by submitting a proposal, participating in the tender process or relying on any communications related to the tender.
16. In the event UHS accepts a tender proposal of a vendor, the parties agree any such tender award will be subject to a Services Agreement and separate agreement outlining the specific terms and conditions of the project and services agreed.
17. All costs, expenses or losses incurred by the vendor in connection with the preparation, submission or presentation of its proposal shall be borne solely by the vendor. UHS shall have no liability, under any circumstances to reimburse, compensate or indemnify the vendor whether in part or in whole for such costs or expenses.
18. The vendors acknowledge and agree that they have not relied on any statement, representation, warranty, or promise made by UHS, whether oral or written, in preparing their tender proposal and all decisions and judgments regarding the submission of their proposal are made at their own discretion and risk.
19. UHS may at any time without liability, amend, suspend, or withdraw the tender invitation in whole or in part. UHS may also request additional information, clarifications or documents from any vendor and may reject any proposal that is incomplete, unclear or does not comply with the tender requirements as outlined in this document.
20. Quality, Price, and service are combined parameters for tender evaluation. Once a vendor has been selected, a negotiation period will follow to allow both parties to review the agreement terms thoroughly. This will ensure that all deliverables, KPIs, and expectations are clearly outlined before the final agreement is signed.
21. Vendors must submit a risk management plan, identifying potential risks to the project, such as security and confidentiality 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.
22. 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.
23. The Vendor, its employees, its subsidiaries, and everyone who has a direct or indirect relationship with implementing and securing the works and Services 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.
24. 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.

25. The copyright, rights and ownership of any documents, materials and information 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.
26. The vendors shall indemnify, defend and hold harmless UHS, its officers, employees and agents from and against any and all claims, liabilities, losses, damage costs, or expenses arising out of or in connection with:
- a. the vendors participation in the tender process
 - b. any errors, omissions, misrepresentations or inaccuracies in the proposal
 - c. any breach of the vendors' obligations under this tender invitation
27. To the maximum extent permitted by law, UHS expressly excludes any liability for:
- a. Any direct, indirect, incidental, consequential or special losses
 - b. Loss of profits, revenue, goodwill or business opportunities
 - c. Any claims by third parties arising from a vendor's proposal
 - d. Any loss or damage caused by errors, omissions or delays in the tender process
28. This tender invitation and all matters relating to it shall be governed by any construed in accordance with the laws of the United Arab Emirates. The competent courts of Sharjah, United Arab Emirates shall have exclusive jurisdiction over any disputes arising from or in connection with this tender.
29. This document and clauses therein constitute the entire understanding between UHS and any vendor regarding liability, proposal submission, and the tender process. No other communication, agreement or understanding, whether oral or written shall be deemed to modify, supersede, or expand these clauses.

University Hospital Sharjah

Request for Proposal (RFP)

EXTERIOR RE-PAINTING WORKS FOR NURSING ACCOMMODATION

Project Overview:

This tender is for the repainting and refurbishment of the building exterior of Nursing Accommodation at University Hospital Sharjah (UHS), Sharjah, UAE. The works include complete removal of the existing paint, treatment of cracks and damaged plaster, surface preparation, primer application, texture coating, final oil painting, steel handrail refurbishment, scaffolding and all associated protection and cleaning works required for a complete finished project.

The contractor shall visit the site before submitting the proposal and shall verify the existing conditions, dimensions, quantities, access requirements and extent of surface repairs required.

Scope of Work:

The project includes the following key components:

1. Preliminaries, Access and Protection:

- Set up scaffolding wherever required to ensure safe and proper access to all building exterior surfaces.
- Provide all required ladders, platforms, access equipment, barricades, warning signs and safety arrangements.
- Protect surrounding areas including floors, windows, glazing, doors and adjacent finishes using plastic sheets, masking tape and other suitable protective materials.
- Protect external fixtures, services, landscaping, paving and other existing elements from damage, debris and paint splashes.
- Coordinate all access and work sequencing with UHS Facility Management. The Nursing Accommodation will remain occupied during the works unless otherwise instructed by UHS.

2. Removal of Existing Paint:

- Completely remove all existing paint layers until the original plaster surface is exposed.
- The contractor shall submit the proposed paint removal methodology for UHS approval before commencement.

- Where a torch-based heating method is proposed, the contractor shall obtain all required UHS hot-work and safety approvals before use.
- Paint removal shall be carried out without damaging the original plaster, windows, adjacent finishes or building services.

3. Crack Treatment and Surface Rectification:

- Inspect the entire building exterior and identify all cracks, damaged plaster, loose areas and surface defects.
- Repair all cracks and damaged plaster prior to application of the coating system.
- All crack treatment, filling and surface rectification materials shall be Jotun products suitable for the proposed exterior coating system.
- Jotun stucco shall be used to rectify surface defects and achieve a smooth and uniform substrate ready for coating, in accordance with the manufacturer's recommendations.
- All repaired areas shall be properly cured, cleaned and approved before primer application.

4. Primer Application:

- Supply and apply an approved Jotun exterior primer compatible with the substrate, Jotun crack treatment/stucco materials, texture coating and final oil paint system.
- Primer shall be applied only after completion and approval of all surface preparation and repair works.
- Application and drying time shall comply with Jotun manufacturer recommendations.

5. Texture Coating:

- Apply texture coating to match the existing building pattern and finish, ensuring a consistent appearance across all treated areas.
- A representative sample/mock-up shall be prepared for UHS approval before proceeding with the complete building exterior.

6. Final Painting Works:

- Supply and apply two coats of Jotun oil-based exterior paint.
- The final colour shall be as per the sample approved by UHS.
- The completed finish shall provide full coverage, uniform colour and consistency across all building exterior surfaces.

- Finished surfaces shall be free from peeling, blistering, runs, sagging, patchiness, excessive brush/roller marks and other workmanship defects.

7. Steel Handrail Works:

- Prepare the handrail surfaces and repaint/refinish using an approved powder-coating system.
- Re-fix the handrails securely in their original locations after completion of the coating works.
- Any damage resulting from removal or reinstallation shall be rectified by the contractor at no additional cost to UHS.

8. Completion and Cleaning:

- Dismantle and remove all scaffolding and temporary access arrangements upon completion.
- Remove all protective materials, waste, debris, paint residue and surplus materials from site.
- Leave the work area clean, safe and ready for use, and rectify any damage caused by the works.

General Conditions and Requirements:

1. Health & Safety Compliance: The contractor shall comply with all applicable UAE health and safety requirements and UHS safety procedures. All required PPE, safe access systems, scaffolding inspections, work-at-height controls, barricading and warning signage shall be provided by the contractor.

2. Occupied Building and Work Coordination: The contractor shall plan and execute the works to minimize disturbance to Nursing Accommodation occupants. Building entrances, emergency exits and access routes shall remain available unless an alternative arrangement has been approved by UHS.

3. Hot Work: Any torch-based or heat-producing paint removal activity shall be subject to UHS permit-to-work, fire-safety and hot-work requirements. No hot work shall commence without the required approvals.

4. Site Security and Access Control: The contractor shall coordinate worker access, identification, service elevator use and passing/access cards with UHS. Access shall be restricted to authorized personnel.

5. Waste Management: The contractor shall be responsible for the safe collection, removal and disposal of all waste generated by the works in accordance with applicable requirements and UHS procedures.

6. Material Approval: All proposed materials shall be submitted to UHS for approval prior to procurement and application. Submittals shall include technical data sheets, safety data sheets, manufacturer information, colour samples and other relevant documents.

- 7. Sample / Mock-Up:** The contractor shall prepare a representative sample area showing the proposed surface repair, texture and final paint finish. Full application shall proceed only after UHS approval.
- 8. Project Timeline:** The contractor shall clearly state the mobilization period and total project duration in calendar days and shall submit a detailed work programme for UHS approval.
- 9. Quality and Inspection:** UHS shall have the right to inspect the works at all stages. Surface preparation and repairs shall be offered for inspection before primer and paint application. Defective or rejected work shall be rectified at no additional cost to UHS.
- 10. Warranty:** The contractor shall provide a minimum one-year warranty on workmanship and materials from the date of final acceptance, covering defects including peeling, flaking, blistering and premature coating failure attributable to workmanship or application. Any additional manufacturer warranty shall also be stated in the proposal.
- 11. Contractor Responsibility:** The contractor shall provide all labour, supervision, materials, tools, scaffolding/access equipment, protection and ancillary items required for complete execution of the works. Any exclusions or deviations shall be clearly identified in the tender submission.

Material Specification

The following materials/brands shall form the basis of the tender. All products shall be suitable for exterior application and shall be applied in accordance with the manufacturer's recommendations and the approved system.

Sr.No	Material Description	Make
1	Crack Treatment / Surface Repair Material	Jotun
2	Stucco / Surface Rectification	Jotun
3	Exterior Primer	Jotun
4	Texture Coating	Jotun / as approved by UHS
5	Final Exterior Paint – Oil Paint, Two Coats	Jotun
6	Steel Handrail Finish	Approved Powder-Coating System

All materials, finishes and products shall be submitted to UHS for approval prior to procurement and application. Material submittals shall include technical data sheets, samples, certificates and manufacturer information as applicable. No material shall be applied without prior approval.

Tender Submission Requirements:

- Technical offer shall clearly confirm compliance with the above scope and specifications.
- Submit proposed Jotun product names and technical data sheets for crack treatment, stucco, primer, texture coating and Jotun oil-based exterior paint.
- Submit method statement for paint removal, crack treatment, surface preparation, coating application, scaffolding and handrail works.
- Submit HSE plan and risk assessment, including work-at-height and hot-work controls where applicable.
- Submit project programme showing mobilization and completion duration.
- Submit reference projects where similar building exterior painting/refurbishment works were performed.
- Submit warranty details and clearly identify any exclusions or deviations.