

PART 3
REQUIREMENT SPECIFICATIONS

I PURPOSE

1 The Singapore Sports School Ltd (hereinafter known as “the School”) hereby invites tenders for the provision of Repair and Refurbishment (R&R) works at Levels 1 to 8 at Boarding Blocks 1 to 4 and Levels 1 and 2 at School Block (hereinafter collectively known as “the Works”).

II GENERAL REQUIREMENTS

2 The successful tenderer (hereinafter referred to as “the Contractor”) shall be deemed to have satisfied itself as to the extent and nature of the works, and the materials and/or tools required for the completion of the Works in accordance with the Contract, the means of communication and access to the site, the accommodation it may require, all risks, contingencies and all other factors that will influence or affect its Tender Offer. No claims for extra in consequence of any alleged ignorance, failure to inspect the site or facilities, or neglect to contain or include necessary information in any respect will be entertained by the School. Allowance for any or all of these provisions shall be made in its Tender Offer.

3 The Tender Price shall deem to have taken into account full compliance with the entire Tender Documents and shall include all materials, labour, tools, transport, plant/equipment and its associated accessories necessary for the completion of work as hereinafter more fully described, together with all minor and incidental work necessary to complete the same scope though not specifically mentioned herein, to the true intent and meaning of the Specifications and under the direction of and to the entire satisfaction of the School.

4 All works carried out by the Contractor shall be in accordance with good engineering practice, relevant Acts and Regulations, relevant Codes of Practice and Standards and their subsequent revisions, manufacturer's recommendations, guidelines or requirements of the Ministry of Manpower, and to the reasonable satisfaction of the School. All works carried out by the Contractor shall be as specified in the Contract Document. It is clearly the intention of this specification that the works shall include everything necessary to maintain the work sites in excellent condition and free from public complaints.

5 The Contractor shall be solely responsible for liaising, co-ordinating and making all necessary arrangements with any relevant authorities, specialists and subcontractors, to ensure the satisfactory performance of the Works under the Contract.

6 All tools, equipment and materials required for the Works such as scaffolding, mobile vertical lifts, hoisting, purging, charging of refrigerant gas, piping and fittings, connectors, insulation, etc., are to be supplied by the Contractor except where stated.

7 The Contractor shall provide dedicated adequate and sufficient insurance coverage to this Contract for its workers and/or subcontractors/third parties of anywhere in connection

PART 3 REQUIREMENT SPECIFICATIONS

with the Insured's contract work and in accordance with the provisions of Work Injury Compensation Act, including All Risk and Public Liability Compensation Insurances.

8 The Contractor shall fully indemnify the School against all actions, claims, demands, costs and charges arising from or relating to any infringement of any patent, design or copyright owing to the use of any material or equipment by the Contractor.

9 This Part 3 – Requirement Specifications shall be read in conjunction with the other documents, which together shall form the Contract Document. Notwithstanding the subdivision of the Requirement Specifications under different headings, every part of it shall be deemed supplementary to and complementary to every other part. The Contractor shall carefully study the Tender Documents, and satisfy itself to the full extent, character and nature of the works to be performed under the Contract.

III SCOPE OF WORKS

10 The Contractor shall provide the full, integrated and coordinated design, supply and installation services to ensure the successful completion of the Works which include, but are not limited to, the following:

S/N	Specifications	Requirements
1	Preliminaries and Preparation Works	<p>The Contractor shall make all the necessary preparation for the site locations – Boarding Blocks 1, 2, 3 and 4 Levels 1 to 8 and School Block Level 1 beside the swimming pool and Auditorium such as the removal and the proper disposal of existing items, cleaning and preparing the sites for the supply, delivery and installation of the Works.</p> <p>The Contractor shall take all necessary precautions including site preparation and protection with all necessary protective measures to safeguard existing building structures and neighbouring properties against damages while working in the affected areas, including but not limited to cables, equipment, pipes, roads, etc. during the Works.</p> <p>The Contractor shall be liable for any damage to the School's properties and shall be rectified by the Contractor, to the satisfaction and at no additional cost to the School.</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements											
2	Decommission, Dismantle, Removal and Disposal Works	The Contractor shall decommission, dismantle, remove and dispose the following list of below: <table><tr><th>Site</th><th>Description</th></tr><tr><td colspan="2">2.1 False Ceiling Systems</td></tr><tr><td>Boarding Blocks 1, 2, 3 and 4</td><td>False Ceiling Systems (including grids) from Levels 2 to 8 including business units and boarders' common and corner rooms toilets, residents units' toilets and kitchens and all corridors: <u>Total estimated area space in m²:</u> Block 1 - 1,516 Block 2 - 1,390 Block 3 - 268 Block 4 - 1,372 The above-mentioned quantities are estimates for reference only. The exact quantities and area size of works shall be determined by the Contractor based on its physical assessment.</td></tr><tr><td colspan="2">2.2 Air-Conditioning Systems</td></tr><tr><td>Boarding Blocks 1 and 2 Level 8 and Block 3 Levels 2 to 7</td><td>Remove existing air-conditioning systems (Systems 1 to 3) in resident units at Boarding Blocks 1, 2 and 3. <u>Total numbers:</u> System 1: Block 1 - 08-01, 02, 03, 04, 05, 09, 10, 12 (8 nos.) Block 2 - 08-21, 22, 24, 25, 26 (5 nos.) Block 3 - 06-31 master bedroom (1 no.) System 2: Block 3 - 06-30 room 1 and 2 (1 no.) System 3: Block 3 - 03-30, 03-31, 04-30, 07-30, 07-31 (5 nos.)</td></tr></table>		Site	Description	2.1 False Ceiling Systems		Boarding Blocks 1, 2, 3 and 4	False Ceiling Systems (including grids) from Levels 2 to 8 including business units and boarders' common and corner rooms toilets, residents units' toilets and kitchens and all corridors: <u>Total estimated area space in m²:</u> Block 1 - 1,516 Block 2 - 1,390 Block 3 - 268 Block 4 - 1,372 The above-mentioned quantities are estimates for reference only. The exact quantities and area size of works shall be determined by the Contractor based on its physical assessment.	2.2 Air-Conditioning Systems		Boarding Blocks 1 and 2 Level 8 and Block 3 Levels 2 to 7	Remove existing air-conditioning systems (Systems 1 to 3) in resident units at Boarding Blocks 1, 2 and 3. <u>Total numbers:</u> System 1: Block 1 - 08-01, 02, 03, 04, 05, 09, 10, 12 (8 nos.) Block 2 - 08-21, 22, 24, 25, 26 (5 nos.) Block 3 - 06-31 master bedroom (1 no.) System 2: Block 3 - 06-30 room 1 and 2 (1 no.) System 3: Block 3 - 03-30, 03-31, 04-30, 07-30, 07-31 (5 nos.)
Site	Description												
2.1 False Ceiling Systems													
Boarding Blocks 1, 2, 3 and 4	False Ceiling Systems (including grids) from Levels 2 to 8 including business units and boarders' common and corner rooms toilets, residents units' toilets and kitchens and all corridors: <u>Total estimated area space in m²:</u> Block 1 - 1,516 Block 2 - 1,390 Block 3 - 268 Block 4 - 1,372 The above-mentioned quantities are estimates for reference only. The exact quantities and area size of works shall be determined by the Contractor based on its physical assessment.												
2.2 Air-Conditioning Systems													
Boarding Blocks 1 and 2 Level 8 and Block 3 Levels 2 to 7	Remove existing air-conditioning systems (Systems 1 to 3) in resident units at Boarding Blocks 1, 2 and 3. <u>Total numbers:</u> System 1: Block 1 - 08-01, 02, 03, 04, 05, 09, 10, 12 (8 nos.) Block 2 - 08-21, 22, 24, 25, 26 (5 nos.) Block 3 - 06-31 master bedroom (1 no.) System 2: Block 3 - 06-30 room 1 and 2 (1 no.) System 3: Block 3 - 03-30, 03-31, 04-30, 07-30, 07-31 (5 nos.)												

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
		2.3 Toilet Bowls and Seats	
		Boarding Blocks 1, 2 and 4	<p>Toilet bowls and seats at boarders and business units from Blocks 1, 2 and 4 at Levels 2 to 8 common toilets and corner toilets and Block 1 Level 1 female and male common toilets.</p> <p><u>Total numbers:</u> Block 1 - 64 Block 2 - 54 Block 4 - 59</p>
		2.4 Water Gate Valves	
		Boarding Blocks 1 to 4 Levels 1 to 8	<p>Water gate valves at Boarding Blocks 1 to 4 Levels 1 to 8:</p> <p><u>Total numbers:</u> Block 1 - 5 nos. of 64mm, 5 nos. of 51mm, 42 nos. of 38mm Block 2 - 2 nos. of 64mm, 4 nos. of 51mm, 44 nos. of 38mm Block 3 - 1 no. of 64mm Block 4 - 4 nos. of 64mm, 6 nos. of 51mm, 43 nos. of 38mm, 7 nos. of 25mm</p>
		2.5 Two (2) Handicap Toilets at Blocks 2 and 4 Level 1	
		Boarding Blocks 2 and 4 Level 1 Toilets	Ceiling boards and grids, toilet bowls and seats, wall and floor tiles, basin, all water fittings and fixtures, handicap railings, LED lightings, exhaust ventilation and door set and emergency call system at handicap toilet at Blocks 2 and 4 Level 1.
		2.6 Five (5) Toilets at School Block Level 1 and Auditorium	
		Auditorium and Swimming Pool	<p>Auditorium toilets (3 toilets, including a handicap toilet):</p> <p>Toilet seat/covers, exhaust fan, toilet cubicle partitions, LED lights, all shower fittings, flexible hoses under the basin and existing handicap wall hung WC, and handrail sets.</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
			Swimming Pool toilets (2 toilets): Shower fittings, flexible hoses, spray and other water fittings, toilet doors to the toilet, handrails, false ceiling system, existing handicap wall hung WC, exhaust fan, seating benches and LED lights.
3	Supply, Delivery and Installation of Works	The Contractor shall supply, deliver and install new items at the following locations including modification of existing structure to receive the new items:	
		Site	Description
		3.1 Motion Sensors and Digital Timers	
		Boarding Blocks 1, 2 and 4	<p>Motion sensor(s) to control the lighting at all common and corner toilets at boarders' toilets.</p> <p>The Contractor shall ensure that there is no reasonably 'blind spot' within the toilet that cannot be detected by the motion sensor.</p> <p>Digital timer(s) to control the power supply to the water heater at all common and corner toilets at boarders' toilets. The selection of day and time shall be available with the digital timer.</p> <p><u>Total common toilets and corner toilets:</u> Block 1 - 30 nos. Block 2 - 30 nos. Block 4 – 44 nos.</p> <p>The Contractor shall include the proposed brand and model in its tender submission.</p>
		3.2 False Ceiling Systems	
		Boarding Blocks 1, 2, 3 and 4	New False Ceiling Systems (including ceiling boards and grids) using Calcium Silicate material or equivalent starting from Levels 2 to 8 including business units and boarders' common and corner rooms toilets, residents units' toilets and kitchens and all corridors:

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
			<p><u>Total estimated area space in m²:</u> Block 1 - 1,516 Block 2 - 1,390 Block 3 - 268 Block 4 - 1,372</p> <p>The Contractor shall include the proposed brand and model in its tender submission.</p> <p>The above-mentioned quantities are estimates for reference only. The exact quantities and area size of works shall be determined by the Contractor based on its physical assessment.</p>
		3.3 Air-Conditioning Systems	
		Boarding Blocks 1 and 2 Level 8, and Block 3 Levels 2 to 7	<p>Install new air-conditioning systems (system 1 to 3) including all related accessories in resident units at Boarding Blocks 1 and 2 Level 8, and Block 3 Levels 2 to 7. The proposed air-conditioning system shall comply with the following criteria:</p> <ul style="list-style-type: none"> • 5-tick and using refrigerants with GWP ≤ 750 for split units air-conditioning models up to 10 kW cooling capacity, • 3-tick and using refrigerants with GWP ≤ 750 (if available) for split units air-conditioning models above 10 kW cooling capacity. <p><u>Total numbers:</u> System 1: Block 1 - 08-01, 02, 03, 04, 05, 09, 10, 12 (8 nos.) Block 2 - 08-21, 22, 24, 25, 26 (5 nos.) Block 3 - 06-31 master bedroom (1 no.)</p> <p>System 2: Block 3 - 06-30 room 1 and 2 (1 no.)</p> <p>System 3: Block 3 - 03-30, 03-31, 04-30, 07-30, 07-31 (5 nos.)</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
			The Contractor shall include the proposed brand and model in its tender submission.
		3.4 Toilet Bowls and Seats	
		Boarding Blocks 1, 2 and 4	<p>New toilet bowls and seats at boarders and business units from Blocks 1, 2 and 4 at Levels 2 to 8 common toilets and corner toilets and Block 1 Level 1 female and male common toilets.</p> <p><u>Total numbers:</u> Block 1 – 64 (52 nos. at common toilets and 12 nos. at corner toilets) Block 2 – 54 (42 nos. at common toilets and 12 nos. at corner toilets) Block 4 – 59 (47 nos. at common toilet and 12 nos. at corner toilets)</p> <p>The Contractor shall include the proposed brand and model in its tender submission.</p>
		3.5 Water Gate Valves	
		Boarding Blocks 1 to 4 Levels 1 to 8	<p>Water gate valves at Boarding Blocks 1 to 4 Levels 1 to 8:</p> <p><u>Total numbers:</u> 100mm: Block 1 - 3 nos., Block 2 - 2 nos.</p> <p>64mm: Block 1 - 5 nos., Block 2 - 3 nos., Block 3 - 1 no., Block 4 - 4 nos.</p> <p>51mm: Block 1 - 5 nos., Block 2 - 5 nos., Block 4 - 6 nos.</p> <p>38mm: Block 1 - 42 nos., Block 2 - 44 nos., Block 4 - 43 nos.</p> <p>25mm: Block 4 - 7 nos.</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
			The Contractor shall include the proposed brand and model in its tender submission, if applicable.
		3.6 Two (2) Handicap Toilets at Blocks 2 and 4 Level 1	
	Boarding Blocks 2 and 4 Level 1		<p>New toilet bowls and seats, wall tiles and floor tiles, basin, all water fittings and fixtures (basin, water tap, plumbing inlet and outlet laying work, drainage system, toilet mirror and bidet spray), handicap toilet stainless steel handrails, LED light and lighting switch system, ventilation exhaust fan, wooden door set and emergency call system at handicap toilet at Blocks 2 and 4 Level 1.</p> <p>The Contractor shall include the proposed brand and model in its tender submission, if applicable.</p>
		3.7 Five (5) Toilets at School Block Level 1 and Auditorium	
	Auditorium and Swimming Pool		<p>Auditorium toilets (3 toilets, including a handicap toilet):</p> <p>Application of anti-slip epoxy paint for floor and wall tiles using colour approved by the School, toilet seats/covers, ventilation exhaust fan, toilet cubicle partitions, LED lights, re-seal all interface between urinals, toilet bowls to wall and floor, all shower fittings, flexible hoses under the basin, handicap toilet stainless steel handrail and handicap wall hung WC.</p> <p>Swimming Pool toilets (2 toilets):</p> <p>Application of anti-slip epoxy paint for floor and wall tiles using approved colour, toilet seats/covers, replacement of all shower fittings, flexible hoses, spray and other water fittings, toilet doors to the toilet, handicap toilet stainless steel handrails, false ceiling system, handicap wall hung WC, ventilation exhaust fan, seating benches and LED lights.</p> <p>The Contractor shall include the proposed brand and model in its tender submission, if applicable.</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements
		Unless otherwise stated, the Contractor shall replace the items using the same brand and model to the existing or equivalent.
4	Delivery of Works	<p>The Contractor shall meet the following delivery requirements:</p> <p>The Contractor shall upon receipt of the Purchase Order propose the delivery and installation schedule for the Works for the School's approval.</p> <p>The Works shall be delivered, installed, tested and commissioned successfully within six (6) to ten (10) calendar weeks upon receipt of the Purchase Order, unless otherwise agreed by the School. The Contractor shall propose nearest alternative completion date if the above duration is not possible. The Works is tentatively targeted to complete by March 2026.</p> <p>The Contractor shall take photographs of dismantling of the existing works, including but not limited to, all related brackets, cables, etc. and installation of the Works awarded under the Contract. All photographs shall be included into subsequent progress and/or handing over report.</p>
5	Other Work Requirements	<p>The Contractor shall ensure all installation works do not cause disturbance or disruption to the School's operation.</p> <p><u>Working hours</u></p> <p>i) Non-school holidays period:</p> <p>a) Weekdays – 0830hours to 1830hours</p> <p>b) Saturday – 0830hours to 1500hours</p> <p>Any work that may cause disruption, disturbance or inconvenience shall be done after the School's teaching hours during normal school weekdays (Mondays to Fridays between 1430 hours to 1830 hours) or during weekends (Saturdays) between 0830 hours to 1500 hours).</p> <p>ii) School holidays period:</p> <p>a) Weekdays – 0830hours to 1830hours</p> <p>b) Saturday – 0830hours to 1500hours</p>

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements
		Working beyond 1830hours and on Sunday shall seek permission from the School. No additional charges shall be charged to the School.
6	Acceptance of Works	<p>The School and the Contractor will carry out a joint physical inspection(s) to ensure the Works are in order and completed in accordance with the School's requirements, with no defects before accepting the Works (hereinafter known as "the Acceptance Test Procedures").</p> <p>The Contractor shall propose the Acceptance Test Procedures for the School's approval upon award of Contract, which shall minimally comprise the following:</p> <ul style="list-style-type: none">• physical inspection, including checking for completeness of delivered product(s); and• system run test or any test as specified in the Operations Manual of the equipment. <p>The School reserves the rights to modify the Acceptance Test Procedures proposed by the Contractor, whenever necessary.</p>
7	Disposal of Wastes and Debris	<p>All wastes, debris and unwanted furniture (upon the School's instructions) should be cleared and disposed out of the School on daily basis.</p> <p>For the avoidance of doubt, the Contractor shall not be allowed to dispose in the School's skip tank(s) or Bin Centre. All costs incurred shall deem included in the Tender Price. Additional claims will not be entertained.</p>
8	Making Good after Post-Completion Works	The Contractor shall make good to all the areas affected, damaged or disturbed during the execution of the Works under this Contract, and such costs shall deem included in the Tender Price. Additional claims will not be entertained.
9	Warranty Period/Defects Liability Period	The Contractor shall provide the following minimum requirements during the Defect Liability Period (DLP) and warranty periods as follows:

PART 3 REQUIREMENT SPECIFICATIONS

S/N	Specifications	Requirements	
		DLP Period and Warranty Periods	Requirements
		One (1) Year DLP Period commencing from completion Acceptance Test and full acceptance of Works by School	Provision of DLP against malfunction and/or defects of parts/products due to manufacturer defect, workmanship, damages during transportation inclusive of supplying of labour, tools, equipment, and all related resources for troubleshooting, repair and replacement. Provision of routine maintenance and servicing as recommended in the product specifications and operations manual monthly or a period recommended by the equipment manufacturer, whichever interval is shorter.
		One (1) Year Warranty (to commence immediately after DLP)	Provision of on-site warranty covering faulty parts/products due to manufacturer defects or as specified under Clause B4 in Part 2 – Conditions of Contract.
		<p>The Contractor shall provide at least one (1) hotline and one (1) email account for the School to log call for support.</p> <p>Upon any service calls or notifications of faults, the Contractor shall respond on site within the next working day for troubleshooting and repairs. Any rectification period shall be kept within five (5) working days or any period agreed by the School.</p>	

11 The exact quantities and areas of the works shall be determined by the Tenderer based on its physical site assessment/measurement during the tender briefing.

12 The Contractor upon award of the Contract, is to work with the School's representatives on the requirements of the works and finalisation of execution plan and schedule , project management of the works awarded under the Contract and supervision of the workers on site of safety and compliance including any other works that are not specifically mentioned or required but are deemed to be necessary for the satisfactory completion of the works.

PART 3 REQUIREMENT SPECIFICATIONS

13 The Contractor shall forward all necessary information before the commencement of the Works as stated below, if not submitted during the tender submission:

- 13.1 Breakdown schedule of the proposed works based on the tender submission duration;
- 13.2 Hierarchy chart and personal information of all workers to be on site; and
- 13.3 Copies of insurance coverage such as third-party liabilities and contractor all risk where applicable.

14 The Contractor shall conduct a pre-construction survey and submit a report to the School before the commencement of the Works.

15 The Contractor shall furnish the School with a weekly progress report, or a period agreeable with school representative, documenting the status of the Works during the construction period. All photographs and locations are to be dated and suitably captioned and shall be supplied to the School and properly documented in the progress report.

16 No approval or acceptance by the School shall relieve the Contractor of any responsibility to achieve the specified quality and performance of the work under the Contract. Any approval given in respect to samples of materials, workmanship or methods of construction submitted in accordance with the Specifications, are not to be interpreted as denoting any degree of satisfaction with the materials used in the works or in the execution of the works.

IV ELIGIBILITY CRITERIA

17 Tenderers must meet the following Eligibility Criteria in order to participate in this Invitation to Tender. Failure to comply with these criteria shall render the Tender Offer liable to disqualification from evaluation.

- 17.1 Tenderers shall comply fully with the Requirement Specifications and Conditions of Contract;
 - 17.2 Tenderers shall attend the compulsory tender briefing and site show-round conducted by the School;
 - 17.3 Tenderers and their first-level sub-contractors (if any) shall not be debarred on from participating in public sector tenders on or after the close of the tender; and
 - 17.4 Tenderers shall be registered with the Building Construction Authority (BCA) under:
-

- i) CW01 - General Building Workhead with tendering limit of at least C3 (i.e. S\$0.8 million), or
- ii) CR01 – Minor Construction Work Workhead with tendering limit of at least L1 (i.e. S\$0.8 million), or
- iii) CR06 – Interior Decoration & Finishing Works Workhead with tendering limit of at least L1 (i.e. S\$0.8 million).

V EVALUATION CRITERIA

18 Proposals from tenderers will be evaluated based on the following Evaluation Criteria which are listed in descending order of importance:

18.1 Quality Evaluation

18.1.1 Quality of the proposal detailing the following:

- proposed manpower resources including qualification and work experience of the personnel,
- programme and approach to works such as the order of work in order to meet the project timeline,
- method statement/ method of installation,
- safety measures during work, and
- safety performance of the Tenderer based on the current MOM Demerit Points System for the construction sector.

18.1.2 Duration of work completion.

18.1.3 Relevant track record and project references in completing projects of similar nature, scale and complexity to this tender in the last three (3) years; including but not limited to list of major clients and samples of past projects, all testimonials, awards and certifications for quality, environmental assurance and construction excellence, etc.

18.2 Price Evaluation

18.2.1 Price competitiveness.

PRICE AND QUALITY EVALUATION

Price Score Computation

The lowest tender price will be given the maximum Price score. The Price scores of the other tenderers will be inversely proportional to the lowest tender price. The formula below shall be used to compute the P score.

$$\text{Price Score (P- score)} = \frac{\text{Lowest tender price}}{\text{Tenderer's price}} \times \text{Price weightage}$$

Quality Score Computation

The Tenderer with the highest total raw quality points will be given maximum Quality score. The Quality scores of the other tenderers will be calculated proportionally to the highest total Quality points. The formula below shall be used to compute the Quality score.

$$\text{Quality score (Q- score)} = \frac{\text{Tenderer's total Quality Points}}{\text{Highest total Quality Points}} \times \text{Quality Weightage}$$