TENDER REFERENCE NO.: KK/389/2025/UPP-PROJECT

MINISTRY OF HEALTH
NEGARA BRUNEI DARUSSALAM

DESIGN AND BUILD FOR BUNGALOW OF A CONSULTATION ROOMS AT CHILD DEVELOPMENT CENTRE (CDC), KG KIARONG

TENDER FEES : $30.00

RECEIPT NO. :

CLOSING DATE : ON TUESDAY, 20/01/2026

TIME : 2.00 PM

FOA :

THE CHAIRMAN
MINI TENDER BOARD, TENDER BOX
GROUND FLOOR, MINISTRY OF HEALTH
COMMONWEALTH DRIVE
BANDAR SERI BEGAWAN BB3910
NEGARA BRUNEI DARUSSALAM

(CLUSTERING)

TENDER DOCUMENT
FOR
DESIGN AND BUILD FOR BUNGALOW OF A CONSULTATION ROOMS AT CHILD DEVELOPMENT CENTRE (CDC), KG KIARONG

PROJECT MANAGEMENT UNIT
RIPAS HOSPITAL
BRUNEI DARUSSALAM

MINISTRY OF HEALTH
NEGARA BRUNEI DARUSSALAM

DESIGN AND BUILD FOR BUNGALOW OF A CONSULTATION ROOMS AT CHILD DEVELOPMENT CENTRE (CDC), KG KIARONG

PROJECT MANAGEMENT UNIT
RIPAS HOSPITAL
BRUNEI DARUSSALAM

SCHEDULE B

TENDER FORM

TENDER REFERENCE NO: KK/389/2025/UPP-PROJECT

DESIGN AND BUILD FOR BUNGALOW OF A CONSULTATION ROOMS AT CHILD DEVELOPMENT CENTRE (CDC), KG KIARONG

1. I/we, the undersigned having examined and fully understood the tender Documents, inspected and checked the site, offer to carry out and execute the above works in accordance with all relevant Standards Specification and Codes of Practice for the sum of Brunei Dollars.

   Brunei Dollars_____

   _____(B$_____) only.

2. If my/our tender is accepted, I/we undertake to complete the whole works within **12 Months** from the date of possession/commencement allowing for all possible cause of delay which can reasonably be foreseen and not merely representing the number of working days required.

3. I/we confirm that my/our tender has been calculated on a firm price basis and that I/we have taken into account all aspects, site conditions and other matter that may affect the works. I/we understand that I/we not be allowed any claims for payment may arise out of my/our misunderstanding, and/or misinterpretation and/or miscalculation of the works and/or site conditions.

4. I/We agree to the provision and conditions in **Appendix.**

5. I/we understand and agree that the Government has the option to accept part of my/our tender and I/we agree and confirm that in such case, there shall be no adjustment of my/our tender prices and/or rates.

6. Unless and until a formal agreement is prepared and executed, this tender offer together with your Letter of Acceptance thereof shall constitute a legal and binding contract between us.

7. Our Tender is fully consistent with and does not contradict or derogate from anything in your Invitation To Tender. We have not qualified or changed any of the provisions of your Invitation To Tender.

8. Our offer is valid for **six (6)** calendar months from the tender closing date.

9. When requested by you, we shall extend the validity of this offer.

Signature & Date _____

Name _____

In the capacity of _____

(Position in the Company)

_____

(Tenderer Official Stamp)

On behalf of _____

(Name of Company)

Address _____

Telephone & Fax _____

MOH Registration No _____

(Copy of MOH Registration Certificate to be attached)

MOD Registration No _____

(Copy of MOD Registration Certificate to be attached)

Tender Deposit No. _____

SPECIFICATIONS

DESIGN BRIEF AND REQUIREMENT

PERFORMANCE SPECIFICATION FOR BUNGALOW OF A CONSULTATION ROOMS

A. Site Description

Site Location: Behind Bungalow 5 and Open Carpark Area for Public at Child Development Centre (CDC), Kg Kiarong

Site Size: 25.0 m (L) × 17.0 m (W)

B. Project Objective & Design Intent

i. Project Objective

The objective of this project is to design and build a bungalow at CDC that provides a safe, comfortable, and stimulating environment conducive to the growth, learning, and development of children. The design shall:

- Ensure child safety through suitable layout, materials selection, and supervision visibility.
- Create a comfortable and engaging environment that supports various learning and developmental activities.
- Promote energy efficiency and sustainability through the use of natural light, ventilation, and environmentally friendly materials.
- Comply with all relevant codes, and authority requirements.

ii. Design Intent

a. Architectural and Interior Concept:

- The architectural design shall reflect a modern, child-friendly, and community-oriented character, harmonising with the surrounding environment. o Building forms, colours, and finishes should evoke warmth, creativity, and approachability.
- Finishes and materials must be non-toxic, durable, and easy to maintain, with colours and textures that stimulate positive emotions and creativity.
- The design should also provide clear circulation, visual supervision, and zoning of quiet and active areas to ensure functionality and safety.

b. Environmental Design:

- Maximising natural daylight and ventilation.
- Incorporating energy-saving systems and water-efficient fixtures.

C. Project Scope

The project includes:

- Design, authority submission, and construction of a bungalow.
- Provision of Doctor Consultation Rooms (4 rooms), Allied Health Professionals (AHP) Rooms (7 rooms) and Toilets (Male & Female) (wheelchair accessible) (as attached in proposed concept **01/CDC**).
- Reception Area with Counter
- Waiting Areas with child-friendly finishes (mural) and furnishings.
- Mechanical, Electrical, Plumbing (MEP) systems integration compliant with MOH standards.
- Provision of furniture, fittings, signage, and necessary built-in fixtures.
- Testing, commissioning, and handover of all systems and facilities.

D. Functional & Space Requirements

Space	Functional Requirements
Doctor Room	4 rooms; acoustic privacy; natural lighting; child-friendly furnishings (work desk, chairs, consulting bed, kids table); signage; frosted windows for privacy

Space	Functional Requirements
AHP Room	7 rooms; acoustic treatment; natural lighting; work desk + patient chairs; signage; frosted windows for privacy
Waiting Area	Calm and welcoming; adequate seating; child-friendly features; clear circulation to rooms
Reception	Near entrance; reception counter with chair; clear visibility and access; child-friendly design
Toilets	2 toilets; one male toilet & one female toilet, child-friendly fixtures, wheelchair accessible

Note: All spaces follow the design intent for safety, child-friendliness, and accessibility**.**

E. Design and Technical Requirements Architectural:

i. **Design & Layout:**
- Finalise detailed design based on the provided concept layout, ensuring efficient circulation and clear zoning of public, and staff areas.
- Layout shall support functional connections between consultations rooms, waiting areas, toilets and reception while maintaining privacy and supervision visibility.

ii. **Finishes & Materials:**
- Flooring: EPI flooring (or equivalent), durable and easy to maintain.
- Ceiling: Internal suspended ceiling and external cement board.
- Walls: Non-toxic, low-VOC paint. Soundproof partitions for consultation rooms.

iii. **Acoustics & Signage:**
- Acoustic treatment in consultation and AHP rooms to ensure privacy and comfort.
- Clear, child-friendly signage for room identification and wayfinding.

iv. **Environmental & Safety Considerations:**
- Materials and finishes must be suitable for children and healthcare environments.
- Maximise natural light and ventilation where possible.

Structural:

- Provide detailed structural calculations and design for foundations and superstructure, certified by a Qualified Person (QP) registered under ABCi, MOD**.**
- Foundations and superstructure must be suitable for existing site conditions, ensuring stability, durability, and safety. o Roof Structure: Provide sloping roof framing integrated with a waterproofing membrane and adequate drainage.

Mechanical and Electrical:

- Air-conditioning units appropriately sized for each room. o Electrical: Adequate power points, lighting, and emergency lighting.
- Fire and safety systems: Addressable smoke detectors, alarms, and fire extinguishers installed and commissioned by certified BFRD.
- Plumbing: Hand wash basins in all consultation and AHP rooms, and toilet with proper water and drainage connections.

F. Design and Construction Standards

- All design and construction works shall conform to the latest editions of relevant local and international codes, standards, and regulations, including but not limited to:
- Building Control Order 2014 & Regulations
- ABCi Submission Guidelines
- Brunei Fire & Rescue Department (BFRD) Fire Safety Requirements

- Ministry of Health (MOH) Health Facility Design Standards
- FGI (Facility Guidelines Institute)
- PBD 12:2017 – Building Energy Efficiency Code
- British & European Standards, WHO Technical Requirements
- Infection Prevention and Control (IPC), Ministry of Health

G. Performance Specifications

Space	Specifications	Quantity	Remarks
DOCTOR ROOMS			
Room 1, 2, 3, & 4	Size: 3.2 m x 4.5 m	-	Per room
	Internal suspended ceiling; external cement board	-	
	Soundproof partitions wall & painted wall	-	
	Flooring	-	ABCi approved
	Window	1	
	Single Leaf Doors (minimum opening width 1.0 m)	1	With hinges, stopper, lockset and door closer
	Hand wash basin c/w mirror (size 450mm x 600 mm) & faucet	1	ABCi approved
	Airconditioning Unit	TBC	ABCi approved
	Exhaust fan	1	
	LED Lighting	4	ABCi approved
	Lighting Points	1	
	Computer/BruHims access point	1	
	Power Points	6	ABCi approved
	Telephone point (PABX) c/w telephone sets	1	AITI approved
Space	**Specifications**	**Quantity**	**Remarks**
	Consulting Bed with curtain	1	IPC approved
	Work desk c/w headrest and armrest chair	1	Table edges shall be smooth, rounded finishes for safety purposes; IPC approved
	Kids table c/w 4 chairs	1	Child-friendly
	Patient Chairs	2	IPC approved
	Wall Mounted Cabinet (Size: 1500 mm (L) x 600 mm (W) x 700 mm (H))	1	
	Door Signage	1	Modern design
AHP ROOMS			
Room 1 – 7	**Specifications**	**Quantity**	**Remarks**
	Size: 3.0 m x 4.5 m	-	Per room
	Internal suspended ceiling; external cement board	-	-
	Soundproof partitions wall & painted wall	-	-
	Flooring	-	ABCi approved
	Window	1	

Space	Specifications	Quantity	Remarks
	Single Leaf Door (minimum opening width 1.0 m)	1	With hinges, stopper, lockset and door closer
	Hand wash basin c/w mirror (Size: 450mm x 600 mm) & faucet	1	
	Airconditioning Unit	TBC	ABCi approved
	LED Lighting	2	ABCi approved
	Lighting Points	1	
	Computer/BruHims access point	1	
	Power Points	6	ABCi approved
	Telephone point (PABX) c/w telephone sets	1	AITI approved
	Work desk c/w with chair	1	Table edges shall be smooth, rounded finishes for safety purposes; IPC approved
	Patient Chairs	2	IPC approved
	Door Signage	1	Modern design
	Kids table & 4 chairs	1	Child-friendly
	Cabinet for toys (Size: 950 mm (W) x 500 mm (D) x 1900 mm (H)	1	
Waiting Area			
	Specifications	**Quantity**	**Remarks**
	Size : 19 m (L) X 2.8 m (W)	-	Open Concept
	Internal suspended ceiling; external cement board	-	
	Painted wall with mural artwork finish	-	40% of the internal wall area within waiting and reception area
	Flooring	-	ABCi approved
	Double Leaf Doors	2	Entrance door and emergency exit door with ramp access
	Airconditioning Unit	TBC	
	Exhaust fan	3	
	LED Lighting	4	
	Lighting Points	1	
	Computer/BruHims access point	1	
	Power Points	6	Height not reachable by kids, ABCi approved
	Cushioned Chair with Armrest	16	IPC approved
	Illuminated exit signs	2	BFRD approved
	Signage	-	Modern design
	CCTV [For: front entrance, hallway (2 facing both directions) and back exit]	-	4 Cameras, 1 TB DVR
Reception			

Space	Specifications	Quantity	Remarks
	Specifications	**Quantity**	**Remarks**
	Size: 4.0 m (L) X 2.5 m (W)	-	
	Internal suspended ceiling; external cement board	-	
	Flooring	-	ABCi approved
	Air Conditioning Unit	TBC	
	LED Lighting	1	
	Lighting Points	1	
	Computer/BruHims access point	1	
	Power Points	6	ABCi approved
	Telephone point (PABX) c/w telephone sets	1	AITI approved
	Counter Table c/w chairs (Size: 1500 mm (L) x 660 mm (W) x 750 mm (H))	1	Table edges shall be smooth, rounded finishes for safety purposes; IPC approved
	Reception signage	1	Modern design
	Ramp access for wheelchair	2	Entrance and Exit Door
Toilet			
Male & Female (Wheelchair accessible Toilet)	**Specifications**	**Quantity**	**Remarks**
	Size: 2.8 m (L) X 2.0 m (W)	-	Per room
	Internal suspended ceiling; external cement board	-	
	Wall Tiles	-	Full Height
	Floor Tiles	-	Anti-slip
	Single Leaf Doors	1	Complete with hinges, stopper and lockset
	Exhaust fan	1	Ceiling mounted
	Hand wash basin c/w mirror (Size: 450mm x 600 mm) & faucet	1	
	Water closet c/w hand spray	1	
	Toilet roll holder	1	
	Lighting	1	
	Lighting Point	1	
	Signage	1	Modern design

Note:

- Provide and install fire safety systems, including addressable fire alarm system, and fire extinguisher (2kg: Carbon Dioxide & 4kg: ABC powder), ensuring compliance with relevant fire safety standards and codes. Adequate ventilation and air circulation shall be maintained throughout the building.
- The existing covered walkway/drop-off area shall be extended up to the main entrance of the new bungalow to ensure continuous sheltered access for users/patients. o Include a retractable fence at the driveway/playground to control access and enhance security near Bungalow 1 & Bungalow 5.
- Construct adequate sewer manhole for the toilet connection. o The floor level of the new bungalow shall be raised by 50 mm to prevent surface water ingress and ensure proper drainage.

- All colours and patterns shall be S.O. approval prior to procuring. o All products shall be ABCi valid and approved
- All application and installation will be strictly in accordance to manufacturer's recommendation and specifications.

H. Project Completion

- Duration: 12 months from Letter of Acceptance (LOA).
- The Contractor shall submit a detailed construction program (Gantt chart) indicating design submission, authority approvals, procurement, construction, and testing/commissioning stages.
- Any delays must be reported immediately with proposed mitigation measures.
- Occupational Permit (OP) shall be obtained

I. Contractual Terms & Bills of Quantities

1. Form of Contract:
   - Lump Sum Design and Build Contract

2. Warranty & Maintenance:
   - 12 months defects liability period
   - 10 years waterproofing warranty on roof and windows
   - Air-conditioning (Warranty certificate to be provided upon End of Defect Liability Period)

3. BOQ Submission: Tenderer shall submit a detailed cost breakdown in the form of a Bill of Quantities (BOQ) or equivalent price schedule.

J. Testing, Commissioning and Handover Requirements

The Contractor shall ensure full functionality, compliance, and readiness of the facility prior to handover, including but not limited to the following:

a. Testing & Commissioning

- All electrical, air-conditioning, lighting, and fire safety systems shall be tested and commissioned by qualified personnel.
- Fire alarm systems must be inspected and certified by Brunei Fire Rescue Department (BFRD).
- Air-conditioning systems shall undergo performance testing for cooling efficiency and airflow balance.
- Lighting systems shall be tested for illuminance (lux) compliance and emergency backup functionality.
- Waterproofing works shall undergo water ponding and leak tests witnessed by the Employer's representative.

b. As-Built Documentation

- 3 complete sets of as-built drawings approved/submitted to/by ABCi
- Operation and Maintenance (O&M) manuals for all M&E systems such as CCTV, air-conditioning units, and fire safety equipment.
- Warranty certificates and testing/commissioning reports.
- Photographic record of construction and completed works.

K. Health, Safety and Environmental Requirements

The Contractor shall implement a Health, Safety and Environmental (HSE) Plan throughout construction in compliance with the Workplace Safety and Health Order, 2009.

- Provide necessary safety signage, PPE, barricades, and emergency procedures on-site.
- Waste management and housekeeping must ensure the site remains clean and safe at all times. o Construction activities shall minimise disruption to CDC's ongoing operations and ensure safe access for staff, parents, and children.
- No hazardous materials or VOC-heavy products shall be used. All paints, adhesives, and sealants must be low-VOC and non-toxic.
- Compliance with SHENA (Safety and Health Environmental National Authority) and ICRA (Infection Control Risk Assessment) guidelines.

L. Quality Assurance and Control

- All workmanship shall be subject to inspection and approval by the Employer or Employer's Representative.
- Materials, finishes, and fittings shall match the approved samples and manufacturer specifications.
- Non-conforming work shall be rectified at the Contractor's cost.
- M&E systems to include AI-assisted performance monitoring for maintenance tracking during EDLP.

M. Final acceptance and Handover

- Practical Completion shall be certified only after successful testing, authority inspection (ABCi, BFRD, IPC), and handover of all documentation.
- Upon Practical Completion, End of Defects Liability Period (EDLP) of 12 months shall commence.
- Final Completion Certificate shall be issued upon rectification of all defects to the Employer's satisfaction.

N. Appendices

The tenderer must submit:

1. Architectural Drawings: Scaled A3 layout drawings: floor plans, elevations, cross sections, site layout.
2. 3D Visuals: Rendered perspectives showing exterior and interior areas (e.g., Doctor & AHP rooms, waiting area, toilets, furniture arrangement).
3. Material & Furniture Catalogue: Lists and images of proposed materials (e.g., flooring, ceiling, paint, wall finishes) and furniture
4. Construction methodology flowchart
5. Design Narrative Document (minimum 3 pages):
    - Conceptual approach to spatial planning and layout.
    - Rationale behind material and finish selection.
    - Considerations for patient safety and comfort.

SUMMARY

BILL NO.	DESCRIPTION	COLLECTION FORM	AMOUNT
1.	GENERAL AND PRELIMINARIES	Bill No. 1	
2.	DESIGN AND BUILD	Bill No. 2	
	TOTAL TENDERED AMOUNT:		

IN WORDS:

CONTRACTOR'S SIGNATURE AND CHOP

ADDRESS AND TELEPHONE NO.

DATE

SUMMARY OF BILL OF QUANTITIES

BILL NO 1: GENERAL AND PRELIMINARIES

Item No.	Description	Unit	Qty	Rate	Amount	
					$	cts
1	**PRELIMINARIES**					
1.1	Allow for all charges as required per conditions of contract, specifications, bill of quantities, and drawings.	LS	LS			
2	**GENERAL ITEMS**					
2.1	**Mobilization and Demobilization** Allow for mobilization and remobilization of manpower, construction plants, vehicles, and equipment throughout the contract duration. Includes preparation and setup for site commencement as per OIC's instructions.	LS	LS			
2.2	**General Management & Administration** Allow for required personnel (site engineer, foreman, staff, etc.) to effectively manage the project throughout the contract.	LS	LS			
2.3	**Site Clearance Upon Completion** Provide for the demobilization and clearance of the site after completion. This includes removal of construction debris, materials, and temporary structures.	LS	LS			
2.4	**Maintenance and Protection of Hospital Property** Take all necessary precautions to protect hospital properties, equipment, and existing structures. Any damage caused by construction activities will be repaired and made good at the contractor's expense.	LS	LS			
2.5	**As-Built Drawings** After completion of the works, submit 3 sets of as-built drawings and 2 sets of electronic copies (CD-ROM or other specified format). Ensure the accuracy of all modifications and final designs.	LS	LS			
TOTAL AMOUNT						

SUMMARY OF BILL OF QUANTITIES

BILL NO 2: DESIGN AND BUILD

Item No.	Description	Unit	Qty	Rate	Amount	
					$	cts
1	To engage Ministry of Development listed Qualified Person (QP) for the Design and Build for Bungalow of a Consultation Rooms at CDC.	LS	LS			
	Note: i. Tenderer shall engage a license QP to submit their design and drawings for overall of this project, and the letter undertaken and commitment by the QP and Contractor. All above shall be approved by S.O. prior to commencement the works as stipulated in Section 2. Failure to provide the above would disqualify the tenderer. ii. All drawings and design calculation shall be approved by the relevant authority prior to commencement of works.					
2	Building Works (Construction and Structural)	LS	LS			
3	Mechanical and Electrical Works	LS	LS			
	Notes: i. All construction works shall comply with specification as per Section 2. ii. To comply with all the requirements as specficied in the Infection Control Risk Assessment (ICRA) guidelines. iii. Rate to include labour chargers, materials, tools and equipment, machineries as a result of the construction works, and everything else as required. **iv.** The monthly progress payment shall be based on the percentage of progress of each section of works.					
TOTAL AMOUNT						

APPENDIX A:
OTHER INFORMATION TO BE SUPPLIED BY TENDERER

APPENDIX A1

PROGRAMME

The tenderers must provide a summary of procedure they would adopt to complete the works including a brief programme showing proposed order and time table for execution of the different parts of the works.

Signature of Tenderer	Signature of Witness
_____	_____
Date	Date
_____	_____

APPENDIX A2

Tenderer shall give details of their experience on works of a similar nature.

i. Tenderer

Ref	Contract No.	Description of Work	Value of work	Date Undertaken	Names of Employer & Architect/Engineer responsible

Signature of Tenderer

Signature of Witness

Date

Date

APPENDIX A3

List of current jobs in Negara Brunei Darussalam

The tenderer shall list all their current jobs in Negara Brunei Darussalam. The list shall include all submitter tenders and awaiting results.

Ref	Name of project Contract No.	Locations	Cost	Date of Completion	% Completed

Signature of Tenderer

Signature of Witness

Date

Date

APPENDIX A4

Proposed list of jobs to be sub-contracted

Ref	Work Description	Sub-contractor	Remarks

Signature of Tenderer

Signature of Witness

Date

Date

APPENDIX A5

LETTERS OF INTENT

Tenderers must provide the letters of intent from:

i) Supporting Bank

ii) Locally registered Structural Consultant

iii) Sub-contractor

iv) Materials suppliers

v) Other relevant parties

Signature of Tenderer	Signature of Witness
_____	_____
Date	Date
_____	_____

APPENDIX A6

ORGANISATION CHART

Tenderer's proposed Organization Chart

Signature of Tenderer	Signature of Witness
_____	_____
Date	Date
_____	_____

APPENDIX A7

CURRICULUM VITAE OF KEY PERSONNEL

Tenderer to submit curriculum vitae of key personnel

Signature of Tenderer	Signature of Witness
_____	_____
Date	Date
_____	_____

APPENDIX A8

OTHER INFORMATION

Tenderer to submit all information required.

Signature of Tenderer	Signature of Witness
_____	_____
Date	Date
_____	_____