TENDER REF. NO.: KK/267/2026/ESTETRIPASH

MINISTRY OF HEALTH
NEGARA BRUNEI DARUSSALAM

SUPPLY AND REPLACEMENT OF PRECISION AIR-CONDITIONING UNIT FOR IT SECTION AT RAJA ISTERI PENGIRAN ANAK SALEHA HOSPITAL

TENDER FEE : $10.00

RECEIPT NO. :

CLOSING DATE : ON TUESDAY, 08th December 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]

SECTION 2

SPECIFICATIONS

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SPECIFICATION

1 GENERAL

1.1 The general scope of work of this Tender is to supply, replace and install new Precision Air-Conditioning units including pipe works, wiring, control panel and all associated work for **IT Section, Raja Isteri Pengiran Anak Saleha Hospital** in order to ensure a reliable, efficient and continuously controlled environmental condition suitable for the operation and protection of server equipment.

1.2 The duration of the Work shall be **Five (5)** months.

2 PRELIMINARIES

2.1 The Contractor is responsible in planning, arranging and mobilization of all machineries such as diesel generators, equipment, tools, transport, barrier, necessary warning sign and others necessary for the complete and proper execution of the works stated in this Tender to Site.

2.2 The Manufacturer/Supplier shall be responsible for the proper packing and labelling of the new System and its associated parts for shipment and is safely shipped from destination until arrival on Site with adequate protection from shock and bump. In the event where damages to the DX Precision air-conditioning's spare parts or any of its associated parts occurred during shipping, the Supplier/Contractor shall rectify or obtain new parts as a result of negligence in material handling storage.

2.3 The Contractor shall prepare and submit Risk Assessment Method Statement (RAMS) and JHA (Job Hazard Analysis) to the S.O. for evaluation and approval prior to commencement of any works stated in this Tender.

2.4 The Contractor shall provide all barriers, signage, materials for hoarding and others where necessary to the work site. This shall include compliance to Infection Control Risk Assessment Guidelines.

3 ACCESS TO HOSPITAL

3.1 The Contractor shall familiarize himself with the existing worksite condition, access, existing works and all existing services, cable runs, pipelines etc., the dimensions, levels, locations and particulars of existing works and services.

3.2 The Contractor should take note that the works will be carried out in an area, which is continuously operational and must take all necessary precautions to prevent damage to existing services such as water, electricity, cables including minimize noise and other services disruption.

3.3 The Contractor shall immediately notify to the S.O. any damages to the MOH assets found and if the damages occurred is due to negligence during the contract period, it shall be reinstated by the Contractor at no extra cost to MOH.

4 MANPOWER

4.1 The Contractor shall be registered under Ministry of Development under category M01 and the license stays valid until the date of completion of the works. Copies of license and list of registered employees with valid worker registration / pass card shall be attached together with the tender documents. Project Engineer and Project Supervisor or experienced technicians to have M01 and E01 work pass.

4.2 The Contractor shall provide manpower with the necessary skills, knowledge, full time supervision of all his employees, personnel and provide Personal Protection Equipment (PPE) such as coverall (bearing the name of the Company), safety helmets, safety shoes and tools necessary for all workmen during the course of work for the proper execution and completion of the works in a safe manner. The Contractor is responsible for ensuring the workers assigned for the performance of the works are experienced and competent in their respective job or trade category.

4.3 S.O. reserve the right to request for replacement of worker if the worker is found to be incompetent, does not comply with the regulations practiced at the workplace, negligence, does not comply with instructions given by the S.O. or others where necessary.

5 PERSONAL PROTECTIVE EQUIPMENT (PPE)

5.1 The Contractor shall at his/her its own expense, supply its personnel and sub-contractor's personnel, required in connection with the safe performance of the work, with adequate protective personal clothing and other protective equipment which shall be maintained in good condition or replaced and shall be worn on relevant occasions as indicated by notices, instructions and good practice.

5.2 The S.O. have the right to stop the work or does not allow entry to site if the PPE worn by the workers assigned is deemed unsatisfactory.

6 INSURANCE

6.1 The Contractor shall procure and maintain, and continue to extend the following insurances and shall remain effective throughout the contract period and any extension of time granted at his own expense:

i. Workmen Compensation
ii. Public Liability
iii. Fire

7 CONTRACT PRICE AND PAYMENTS

7.1 The proposed Contract Sum shall be deemed to cover all costs, charges and expenses for labour, materials, consumables, tools, equipment, transport, documentation, taxes, duties, overheads and any other necessary items for the proper and complete execution of the works stated in this Tender. This proposed Contract Sum shall remain fixed and firm for the duration of this Contract.

8 USE OF SITE

8.1 The Contractor shall not use any of the sites for any purpose other than that of carrying out the scope of work in this Specification.

8.2 The Contractor shall, at all times, keep the sites clear and free from all surplus materials, rubbish, debris arising from the execution of the works and keep the sites in clean conditions.

8.3 Contractor shall, at all times and at his own due diligence, adhere to the relevant guidelines, directives and regulations issued by the relevant government agencies and/or authorities, including among others, Workplace Safety and Health Order 2009, Safety, Health and Environment National Authority (SHENA) and others necessary.

9 SECURITY

9.1 Where the Maintenance Services is to be carried out within a secure area, the Contractor shall provide to the Superintending Officer full details of all his employees and vehicles requiring access to the site, not less than seven (7) days before entry is required. Details shall include the following particulars: -

- Name
- Address
- Identity card number / passport number
- Gender
- Citizenship
- Expiry date of work pass (for foreign workers)

9.2 Where security passes are issued to the Contractor’s employees, the Contractor is responsible for the proper use of the passes.

9.3 The Contractor shall ensure that the passes are immediately returned to the authorities when they are no longer required due to the employee not being engaged to work at the secured area, or if the employee has left the Contractor’s employment.

9.4 The Contractor shall be responsible in managing and safekeeping of his own equipment or other tools from unwanted circumstances such as theft or loss.

10 HEALTH AND SAFETY PRECAUTIONS AGAINST FIRE, NOISE CONTROL, etc

10.1 The Contractor shall provide all necessary measures to comply with all health and safety regulations and rules currently in place. The Contractor shall also comply with all orders and instructions given to him from time to time by the Superintending Officer with regards to health and safety of persons in the vicinity of any site, site regulations, and the work in general.

10.2 The Contractor shall take all reasonable precautions to prevent loss or damage by fire, comply with existing fire regulations and all instructions given to him by the Superintending Officer with regards to fire precautions and prevention.

10.3 The Contractor shall also ensure that all measures are taken to control noise and dust levels produced during the Maintenance Services as per HSE, IPC Requirement or any relevant authorities.

11 WORKMANSHIP

11.1 The S.O. have the right to request amendment or correction of work if it is not satisfactory in terms of quality, workmanship or according to instructions at the Contractor expense. Any job done which are not within the contract scope and done without S.O.'s approval shall not be claimed and will not be entertained due to negligence of contractor.

12 PROGRESS REPORT

12.1 The Contractor shall prepare progress report and submit to S.O. every month to keep track the status of the work. The Contractor is also strongly advised to take photographs of work carried out during the contract period as evidence to be attached for progress payment claim. Photographs attached must be clear, properly arranged and labelled including description.

12.2 The Contractor shall also submit a final report upon completion consisting of all specification, material list, equipment tagging, catalogue, relevant operating manuals, spare part list complete with pricing, preventive maintenance checklist for the new equipment installed and others deemed necessary by the S.O.

13 EXTENSION OF TIME

13.1 The S.O. may make a reasonable extension of time if the supply is delayed due to S.O.'s instructions or any other reasons which in the opinion of the S.O is beyond the control of the Contractor.

13.2 If the Contractor fails to supply any of the items within the Contract period (as in the Letter of Award or as revised according to any extension of time granted by the S.O.) the S.O. may cancel or reject the items supplied late or all items which cannot be used without compensation. The S.O. may obtain such items from other sources and all additional costs or expenses thereby incurred shall be deducted from any monies

due or to become due to the Contractor under this contract or shall be recoverable as a liquidated demand in money.

14 DELAYS AND LIQUIDATED ASCERTAINED DAMAGES

14.1 Possession of the site shall be as in the Appendix, if the Contractor fails to complete the works by the completion date (as in the Appendix or as revised according to any extension of time granted by the S.O), the Contractor shall pay liquidated and ascertained damages (as in the Appendix) for each day the works remain incomplete.

14.2 The S.O. may make a reasonable extension of time if the works are delayed by force majeure or exceptionally inclement weather or S.O's instructions or contractor not having received in due time necessary instructions from SO. which have been requested in writing or by reason of civil commotion, strike or lock out or any other reasons, which in the opinion of the S.O., is beyond the control of the Contractor

14.3 The Government shall have the right to impose Liquidated Ascertained Damages (LAD) for each and every occasion that the Contractor fails to perform the Works or in accordance with the S.O. instructions. Liquidated ascertained damages shall be imposed at the rate of **fifteen percent (15%)** of the value for the Works or for each day of delay (including Fridays, Sundays and public holidays) divided by duration of the Contract. The formula shall be:

$$X = \frac{15\% \times Y}{Z}$$

X – Rate of Liquidated Ascertained Damages per day
Y – Contract Sum and/or quotation sum
Z – Duration of work in days

15 VARIATIONS AND EXTRAS

15.1 The Superintending Officer may at any time during the progress of the Works, by order in writing under his hand, make or cause to be made any variations from the original Drawing, and Specification by way of addition or omission or otherwise.

16 DEFECTIVE LIABILITY PERIOD

16.1 The defective liability period (DLP) shall commence on the date of practical completion where any defects, shrinkages or other faults, either of materials or workmanship, which may appear hereto or if none stated then within **twelve (12) months** due to materials and workmanship not in accordance with this Contract shall within reasonable time after receipt of the Superintending Officer's written instructions be made good by the Contractor and at his own cost.

16.2 If the Contractor fail to carry out any such instructions of the Superintending Officer, as by the proceeding sub clause provided, within such reasonable time as may be

specified in the order, the materials or work so affected may, at the option of the Superintending Officer, be made good by him in such manner as he may think fit, in which case the cost thereby incurred shall be deducted from the sum remaining to be paid to the Contractor or failing such remainder it shall be recoverable as a liquidated demand in money.

16.3 If any defects be such that, in the opinion of the Superintending Officer, it shall be impracticable or inconvenient to remedy the same, he shall ascertain the diminution in the value of the Works due to the existence of such defect and deduct the amount of such diminution from the sum remaining to be paid to the Contractor or failing such remainder it shall be recoverable as liquidated demand in money.

17 RETENTION MONEY

17.1 A retention money of **7.5%** of the contract sum shall be withheld by the Government and shall be released at the end of the Defective Liability Period. The amount shall be subjected to any adjustment made from any variation order.

18 SCHEDULE OF MANUFACTURERS AND SUPPLIERS

18.1 The Tenderer shall complete Schedule 7 the specifications of the offered item he intends to propose. Brochures or catalogue of the offered items consisting of technical manufacture must be attached to show all equipment, specification and dimension for proper assessment by the S.O. The Tenderer shall also attach any additional document consisting additional information for supporting his offer where necessary or when requested by the S.O. Contractor is strictly not allowed to change material as listed in this schedule after submission of this Quotation unless it is deemed below the minimum requirement by S.O.

19 COMPREHENSIVE MAINTENANCE

19.1 Upon completion, the Contractor shall perform comprehensive maintenance comprehensive maintenance complete with spare parts at **no additional charges** during the Defective Liability Period at **every 2 monthly interval**.

19.2 The Contractor shall carry out monthly servicing and preventive maintenance throughout the Defect Liability Period (DLP) in accordance with the manufacturer's recommendations. The Contractor shall notify the S.O. prior to each scheduled servicing and submit a service report, including photographs of the works carried out, upon completion of each service.

20 MATERIALS

20.1 All works, equipment, and materials to be used and installed under this contract shall be of first grade design and complying with Authority for Building Control and Construction Industry, British Standards, respective manufacturer's specification/recommendation, and/or other Approved International Standards.

20.2 The Contractor shall attach letter/document indicating its approval from the relevant authorities indicating for the items he intended to use.

20.3 The Contractor shall at his due diligence to refer to the latest list of approved products from the relevant Authority or Department.

21 PRECISION AIR CONDITIONING UNIT

21.1 The Contractor shall dismantle existing DX Precision Air Conditioning Unit complete with existing cable, refrigerant pipe, condensate pipe, condensing unit and other accessories and associated component and remove to designated dumping site by the Superintending Officer. This shall include making good to any area affected for receiving new DX Precision Air Conditioning Unit and provide the inventory list of the dismantle units, cable, control panel (if necessary), and all affected items, and to include technical inspection reports on the conditions for the purpose of write off by the Client.

21.2 The Contractor shall supply and install new DX Precision Air Conditioning Unit (2 units) complete with new condensing unit, factory built in variable speed drive (VSD), heater, downflow air discharge layout, top return/floor plenum discharge air configuration, cable connecting to designated MCCB, refrigerant pipe, condensate pipe, and other accessories and associated component including PVC conduit/trunking, labelling, specification plate and others. The minimum specification are as follows:

- **Minimum of 55.0 kW total cooling capacity**
- **Capable of maintaining Relative humidity 40-60%**
- **Air Flow: ~13500 m3/h**
- **Temperature tolerance: ± 1.0°C**
- **Humidity tolerance: ± 5.0% RH**

21.3 The Contractor is required to submit propose catalogue for DX Precision Air-Conditioning Units, shop drawing, work programme, material procurement schedule and any relevant documents for Superintending Officer’s review and approval.

21.4 Upon completion of work, Contractor also required to submit Two (2) sets of As Built Drawing and Two (2) sets of Maintenance Manual Operation with complete catalogue, model, serial number, equipment tagging, material list and others for handover.

21.5 All existing refrigerant pipe, condensate drain, power cabling, control panel, all related accessories to be dismantle, inventory and dispose to dump site / deliver to respective store properly as instructed by S.O.

21.6 The Contractor shall liaise with the S.O. and Users to verify and confirm the existing/final layout of the server equipment and the placement of the downflow DX

Precision Air-Conditioning units, and shall coordinate the installation accordingly to ensure effective air distribution and satisfactory system performance.

21.7 Contractor to submit an underfloor air distribution shop drawing indicating the existing equipment rack layout and proposed arrangement of perforated floor grilles for approval prior to carrying out relocation or replacement work.

21.8 During the replacement works, the Contractor shall maintain good housekeeping and ensure the work area is kept clean, tidy, and free from rubbish, dirt and debris at all times throughout the duration of the Works. Any cleaning, rectification or reinstatement required due to the Contractor's failure to comply with this requirement shall be carried out at the Contractor's own cost.

SECTION 3

FORMS TO BE USED

SCHEDULE 1 – TENDER FORM

To:

TENDER REFERENCE NO: KK/267/2026/ESTETRIPASH

SUPPLY AND REPLACEMENT OF PRECISION AIR-CONDITIONING UNIT FOR IT SECTION AT RAJA ISTERI PENGIRAN ANAK SALEHA HOSPITAL

TENDER OF (*name of tenderer*)
Company/Business Registration No_____
Tender Closing Date:_____

No.	Description	Unit	Quantity	Rate	Amount	
					$	¢
	THE RATE QUOTED SHALL INCLUDE:					
A	Materials, consumables, labour, insurance, tools, equipment, transport, barrier and others deemed necessary to carry out the works specified in the following description.					
B	Materials and consumables required in compliance to Infection Control Risk Assessment Implementation and Monitor Policy.					
C	All reinstatement and rectification work arise from the work.					
1.0	**DISMANTLE WORKS**					
1.1	To switch off, disconnect and dismantle the existing Precision Air-Conditioning inclusive of all existing pipe, electrical cables, control panel (if necessary), and any other affected services, and transport to the respective store or dump site as instructed by Superintending Officer (S.O). Work shall include preparation of site such as hacking, making hole to ceiling/wall/floor and anywhere necessary for all new installations such as pipeworks, wirings including any other related works and making good to affected area for receiving new equipment and associated component.	Lot	2			
				JUMLAH DIBAWA KE HADAPAN TOTAL AMOUNT CARRIED FORWARD		

No.	Description	Unit	Quantity	Rate	Amount	
					$	¢
	Total Amount To Be Brought Forward To Next Page					
2.0	**DX PRECISION AIR CONDITIONING UNIT**					
2.1	To supply, deliver and install new DX Precision Air Conditioning Unit complete with new condensing unit, factory built in variable speed drive (VSD), heater, downflow air discharge layout, top return/floor plenum discharge air configuration, cable connecting to designated MCCB, refrigerant pipe, condensate pipe, and other accessories and associated component including PVC conduit/trunking or similar and all other accessories necessary such to complete the work as per approved arrangement, cable and pipe routing and others. The new DX Precision Air Conditioning Unit shall meet the minimum specification below: • Cooling capacity: 55.0 kW • Relative humidity: 40-60% • Air flow: 13500 m3/h • Temperature tolerance: ± 1.0°C • Humidity tolerance: ± 5.0% RH Rate shall also include complete programming, setting and configuration of the new DX Precision Air Conditioning Unit to desired setpoint temperature and relative humidity, testing and commissioning.	Set	2			
3.0	**REINSTATEMENT**					
3.1	To allow cost for making good any affected ceiling, wall, floors where applicable, painting works of affected area (ceiling and wall) using one (1) coat of sealer/primer coat and two (2) coat of finishing coat of anti-bacteria and/or odorless paint following existing color, replacement of any damaged perforated floor panels/grilles, floor panels and others that may be required. All reinstatement shall be carried out to match the original condition and to the acceptance level of the Superintending Officer.	Lot	1			
	JUMLAH KESELURUHAN BAGI RINGKASAN TAWARAN INI TOTAL AMOUNT FOR THIS SUMMARY OF TENDER					

Note: Contractor shall check and ensure all prices quoted in the Tender Form are same including in words. If found to be not same, this Tender can be treated as invalid.

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.

   TOTAL AMOUNT (IN WORDS) IN BRUNEI DOLLARS: -

   _____

   _____

2. The completion period of this tender shall be **FIVE (5) MONTHS** from the Effective Date.

3. We offer and undertake on your acceptance of our Tender to provide the above-mentioned services in accordance with your Invitation To Tender.

4. 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.

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 **twelve (12)** calendar months from the tender closing date and when requested by you, we shall extend the validity of this offer.

Dated this day of 2026

_____

Signature of authorised officer of Tenderer

Name:
Designation:

Tenderer's official stamp:

SCHEDULE 2 – INFORMATION SUMMARY

2.1 Tenderers shall provide in this Schedule the following information:

(a) Management summary

(b) Company profile (including Contractor and sub-contractor(s), if any)

(c) Years of experience (as of the Tender Closing Date) of the Contractor and sub-contractor(s) in the:
- *DX Precision air conditioning replacement works or any other similar*

(d) Other information which is considered relevant

SCHEDULE 3 – SUB-CONTRACTS

3.1 Tenderers shall complete Table 3.1 with information about all the companies involved in the provision of the services and items specified in this tender. This shall include details about the Contractor and each sub-contractor involved, as well as their respective responsibilities.

3.2 Tenderers shall also indicate in Table 3.1 any alliance relationship established with each sub-contractor. An alliance is defined as a formal and binding business relationship between the allied parties.

Table 3.1 Responsibility Table

Company Name	Responsibility Description	Alliance Relationship between Contractor and Sub-contractor(s)		
		Alliance Exists? (Y/N)	Date Established	Alliance Description
Contractor				
		Not Applicable	Not Applicable	Not Applicable
Sub-contractor(s)				

SCHEDULE 4 – COMPANY'S BACKGROUND

4.1 Each of the companies involved in this tender, including Contractor and sub-contractor(s) (if any), shall provide information on the company's background, scope of operations, financial standing and certified copy of its Certificate of Incorporation or Certificate of Registration (as the case may be).

SCHEDULE 5 – REFERENCES

5.1 Tenderers shall submit a list of customers in Table 5.1 to whom the Contractor has provided similar services and items as specified in this tender in the recent 3 years as of the Tender Closing Date.

Table 5.1 References of previous customers

Customer Name and Address	Customer Type (Govt or Quasi Govt)*	Contact Person	Title	Contact Number, Fax Number and E-mail Address

***Note: Tenderers shall indicate whether the customer is a Government or Quasi Government organisation. A Quasi Government is defined as an organisation which (1) is managed and controlled by the Government; or (2) has at least 50% shares being held by the Government. Please leave the column blank if the customer is neither a Government or Quasi Government organisation.**

5.2 The Ministry of Health shall treat all the information submitted under this schedule in strict confidence.

5.3 The Ministry of Health reserves the right to contact the references for tender assessment purposes.

SCHEDULE 6

PENGAKUAN PENENDER
TENDERER'S DECLARATION

SCHEDULE 7 – SCHEDULE OF MANUFACTURER AND SUPPLIERS

Item	Description	Offered	
1	DX Precision Air-Conditioning	**Brand:**	
		Model:	
		Unit Type:	
		System Type:	
		Total Cooling Capacity (kW):	
		Air Discharge Layout:	
		Refrigerant Type:	
		Compressor Type:	
		Power rating:	
		Air flow (m3/h):	
		Airflow Configuration:	
		Temperature Tolerance:	
		Humidity Tolerance:	
		Control System Platform:	
		Country of Origin:	
		User Interface:	
		Warranty:	