

Rehabilitation works of LRC Primary Health Care Center – Zahle

Subject: Rehabilitation and Upgrade Works at LRC Primary Health Care Center - Zahle

The Lebanese Red Cross is seeking expressions of interest from qualified and experienced contractors for the implementation of rehabilitation, renovation, and upgrade works at LRC Zahle Primary Health Care Center (PHC) located in the Beqaa Governorate.

1. Project Overview

As part of the Lebanese Red Cross commitment to improving the operational capacity, quality and functionality of its Primary Health care centers facilities, the organization intends to undertake rehabilitation and upgrading works at LRC Zahle PHC.

The project aims to rehabilitate and upgrade the existing facility through a series of architectural, civil, mechanical, electrical, and plumbing interventions to improve working conditions, enhance service delivery, and ensure compliance with operational and Ministry of Public Health requirements.

2. Main Scope of Works

The project shall include, but shall not be limited to, the following activities:

The Contractor shall provide all labor, materials, equipment, tools, transportation, supervision, testing, and all other resources necessary for the complete execution of the rehabilitation and upgrading works at LRC Zahle PHC, including but not limited to the following:

A. Demolition and Removal Works

- Removal of selected existing partitions, sanitary fixtures, doors, windows, and any other elements indicated in the drawings or instructed by the Engineer.
- Removal, transportation, and disposal of debris and waste materials to authorized dumping sites in accordance with local regulations.
- Protection of existing structures and services that are to remain operational during the execution of the works.

B. Architectural and Finishing Works

- Construction of new partitions for consultation rooms as indicated in the drawings.
- Surface preparation, repairs, finishing, and painting works for all walls: old and new.
- Polishing all floor tiles.
- Making good all disturbed surfaces following completion of the works.
- Supply and install of new aluminum partitions where specified.
- Supply and install false ceiling.

C. Doors, Windows, and Joinery Works

- Supply and install of new aluminum windows complete with accessories and hardware.
- Supply and install of new aluminum doors complete with accessories and hardware.
- Repair all external wooden windows, including frames where needed, ironmongery, and accessories.

Rehabilitation works of LRC Primary Health Care Center – Zahle

D. Plumbing and Sanitary Works

- Supply and installation of granite kitchen top and associated water basin and accessories.
- Supply and installation of new sanitary fittings and fixtures in all clinics.
- Modification, replacement, and connection of water supply and drainage networks as required.
- Testing and commissioning of all plumbing and sanitary systems.

E. Electrical Works

- Removal of obsolete electrical installations where required.
- Supply and installation of new electrical wiring and distribution systems.
- Supply and installation of electrical control and distribution panels.
- Supply and installation of lighting fixtures, switches, sockets, and related accessories.
- Testing, commissioning, and certification of all electrical installations.

F. Mechanical Works

- Supply and installation of inverter split air-conditioning system.
- Testing and commissioning of all installed HVAC.

G. Testing, Commissioning, and Handover

- Testing and commissioning of all installed architectural, mechanical, electrical, plumbing, and sanitary systems.
- Rectification of deficiencies identified during inspections.
- Final cleaning of the premises and handover of the facility in complete operational condition.

The scope described above is indicative and not exhaustive. The Contractor shall execute all works necessary for the proper completion and functionality of the at LRC Zahle PHC in accordance with the contract documents, technical specifications, drawings, and the Engineer's instructions.

The Contractor shall supply and install all materials, equipment, fixtures, fittings, and systems necessary for the complete execution of the rehabilitation works. All materials shall be new, of first quality, and compliant with the project specifications and approved standards.

3. Project Location

The project is located at:

LRC Zahle PHC, Zahle city, Central Beqaa Governorate, Lebanon. Exact location will be shared and facilitated by LRC representatives prior to site visits.

4. Project Duration

The Contractor shall complete, test, commission, and hand over all awarded works **no later than 10 December 2026.**

Rehabilitation works of LRC Primary Health Care Center – Zahle

The Contractor's program shall account for material procurement, mobilization, surveys, approvals, permits, site access, construction works, testing, documentation, and handover.

5. Mandatory Site Visit

A mandatory site visit and briefing will be conducted.

Bidders who fail to attend the mandatory site visit shall be disqualified from the tender process.

The date, time, meeting point, and arrangements for the site visit as mentioned in the Invitation to Bid.

6. Submission Requirements

Interested contractors shall submit a complete Technical and Financial Offer containing all the documents listed below.

- **Priced Bill of Quantities**

The bidder shall submit a priced Bill of Quantities that is:

- Fully completed.
- Signed and stamped.
- Submitted in editable Excel format and signed PDF format.
- Submitted in hard copy where requested.

All unit rates shall include labor, materials, equipment, transport, testing, permits, overheads, incidental works, and all obligations necessary for the complete execution and handover of the works.

- **Method Statement and Implementation Methodology**

The bidder shall submit a detailed project-specific method statement describing the proposed procedures, construction methods, materials, resources, and sequence of execution.

The methodology shall cover, at minimum:

1. Mobilization and site establishment.
2. Site inspection, verification of existing conditions, and setting out.
3. Protection of existing structures, utilities, equipment, and operational areas.
4. Demolition and removal of all designated items.
5. Waste management, debris removal, and disposal of demolition materials.
6. Construction of new partitions, and associated finishing works.
7. Polishing all floor tiles.
8. Supply and installation of aluminum windows and doors.
9. Supply and paint all old walls.
10. Supply and installation of kitchen top and accessories.

Rehabilitation works of LRC Primary Health Care Center – Zahle

11. Plumbing and sanitary works, including installation of sanitary fixtures and fittings.
12. Supply and installation of new false ceiling.
13. Electrical works, including wiring, distribution panels, lighting fixtures, switches, sockets, testing, and commissioning.
14. Mechanical works, including supply, installation, testing, and commissioning of the inverter split Air-conditioning.
15. Supply and install indoor and outdoor CCTV system including 10 cameras and all necessary components for proper operation, testing and commissioning.
16. All testing, commissioning, snagging, and corrective works.
17. Final cleaning, preparation of as-built documentation, and project handover.

The document shall clearly explain the relationship, coordination, and sequencing between the different activities, demonstrating how the Contractor will complete the works safely, efficiently, and within the specified contract duration while minimizing disruption to the operation of the facility.

- **Quality Control Plan**

The bidder shall submit a project-specific Quality Control Plan explaining how the quality of the works, materials, workmanship, testing, documentation, and final deliverables will be assured.

- **Health, Safety, Security and Environment Plan**

The bidder shall submit a project-specific Health, Safety, Security and Environment Plan describing how workers, visitors, surrounding communities, existing infrastructure, and the environment will be protected.

- **List of Equipment and Machinery**

The Bidder shall provide a list of the principal equipment, tools, and resources proposed for the execution of the works, indicating whether each item is owned or rented.

The list shall include, as applicable, equipment and tools required for mobile scaffolding construction, floor polishing, finishing, electrical, plumbing, lifting, transportation, and material handling activities.

Supporting documents may be requested by the Lebanese Red Cross to verify the availability of key equipment and resources.

Where subcontractors are proposed, their details, qualifications, scope of work, key personnel, and available equipment shall be submitted for approval by the Lebanese Red Cross.

This requirement aims to ensure that the Contractor possesses adequate resources and technical capacity to execute the rehabilitation works

Where subcontractors are proposed, their details, qualifications, equipment, and supporting documents shall be submitted for approval by the Lebanese Red Cross Engineers.

- **Previous Experience**

Rehabilitation works of LRC Primary Health Care Center – Zahle

The bidder shall provide evidence of the following:

- **At least four (4) executed rehabilitation works during the last 5 years of a minimum value of USD 60,000 each.**
- **At least one (1) of the above four rehabilitation works should be similar projects (rehabilitation of heritage building) completed and handed over during the last five years.**

Each of the four referenced project shall have a minimum value of **USD 60,000** in comparable works.

The following information shall be provided for each project:

- Client name.
- Contract or project name.
- Contract value.
- Project location.
- Contract period and completion date.
- Brief description of the works.
- Client contact details.
- Completion or handover certificate.
- Contract, purchase order, or other supporting evidence.

Priority will be given to contractors with proven experience in rehabilitation and renovation works, especially projects implemented for national and international humanitarian organizations.

- **Proposed Contract Personnel**

The bidder shall provide the names, positions, professional licenses, qualifications, and relevant experience of the proposed key personnel.

The proposed team shall include, at minimum:

- Project Manager: Licensed Engineer with at least five years of relevant experience in building construction, renovation, or rehabilitation projects.
- Site Engineer: Licensed Engineer with at least five years of relevant site experience.
- Foreman: Minimum five years of relevant supervisory experience in construction and rehabilitation works.
- Quality Control Engineer/Officer.

Curricula vitae, professional licenses, certificates, and supporting experience documents shall be attached.

The Foreman shall be continuously present on site during the execution of the works, and the Contractor shall ensure that qualified technical personnel are available throughout the project duration.

- **Proposed Materials, Manufacturers and Brands**

The bidder shall submit the proposed make, manufacturer, country of origin, technical specifications, applicable standards, and relevant technical data sheets for all key materials.

All submitted samples and technical data sheets shall fully comply with and match the requirements and specifications stated in the tender documents. **Failure to meet any of the required specifications, or failure to provide the required samples or technical data sheets, shall result in the bidder being technically disqualified.**

The Bidder shall submit the required technical data sheets and catalogues for the main materials, equipment, and systems proposed under the project. The submission shall include, at a minimum, the following:

- 1. Aluminum partitions, windows and doors.**
- 2. Aluminum kitchen basin and accessories.**
- 3. Sanitary fixtures and fittings.**
- 4. Inverter split air-conditioning.**
- 5. Electrical cables and conduits.**
- 6. Electrical distribution and control panels.**
- 7. Lighting fixtures.**
- 8. Switches, sockets, and electrical accessories.**
- 9. Partition systems and associated materials.**
- 10. Paint material catalogues and types.**

The submitted technical data sheets shall clearly indicate the product specifications, manufacturer, country of origin, dimensions, performance characteristics, compliance with applicable standards, and any other information required to assess the suitability of the proposed materials and equipment. The Lebanese Red Cross reserves the right to request additional documentation or samples prior to approval.

The bidder shall submit the following physical samples with the Technical Offer:

- 1. False ceiling sample.**
- 2. Proposed wood for the raised platform (20*20cm) .**
- 3. Aluminum windows, doors and partition profile samples.**
- 4. Gypsum board partition and accessories**
- 5. Kitchen top material and finish sample.**

All samples shall be clearly labeled with the manufacturer's name, product reference, and proposed application area. The Lebanese Red Cross reserves the right to request additional samples, mock-ups, or alternative materials for review and approval prior to procurement and installation.

- **Specifications of the Works Document**

Provide specifications of the Works where these are not provided by the Client in this Tender

- **Work Program and Time Schedule**

Provide a plan of works to show the duration and planned sequence of the Works including all of the activities that will be required to carry out the works including materials delivery, equipment mobilization and manpower requirements. The time schedule should take into consideration the location, access and nature of the site with specific security measures and necessary access permits.

Works shall be completed by **December 10th, 2026.**

7. Permits and Coordination

The contractor shall be solely responsible for obtaining all necessary permits required for the execution of the works.

8. Selection and Award Criteria

Mandatory Compliance / Elimination Criteria – Pass/Fail:

Compliance with the following requirements is mandatory as a Pass/Fail basis as a first step, prior to the technical evaluation. Failure to comply with any of the requirements below shall result in the elimination of the bidder from further evaluation.

1. **Mandatory Site Visit:** Attendance at the pre-tender site visit is compulsory. The bidder shall sign the attendance provided by the client during the site visit.
2. **Specific Similar Experience:** Minimum **one** successfully completed and handed-over similar projects during the last five years, comparable in nature, scope, extent, and complexity to the present contract.
3. **General Experience:** Minimum **three** successfully completed construction projects during the last five years.
4. **Minimum Project Value:** Each of the above-mentioned similar projects shall have a minimum completed contract value of USD 60,000.
5. **Mandatory Material Samples:** The bidder shall submit samples of tiles, vinyl flooring, and aluminum profiles with the tender submission. Other materials samples shall be subject to on-site review and approval, as applicable.
6. **Technical Data Sheets:** Item-specific technical data sheets are mandatory for all proposed materials/products. The submitted data sheets shall clearly identify and describe the exact proposed relevant product and demonstrate compliance with the technical specifications. Generic or general catalogues shall not be accepted. Failure to provide the required relevant data sheets shall result in elimination.
7. **Preliminary Work Program:** The bidder shall submit a general work program indicating the main work phases, sequence of execution, key miles stones and estimated duration, demonstrating the bidder's ability to complete the works within the contractual completion period.

Rehabilitation works of LRC Primary Health Care Center – Zahle

The Technical Evaluation aims to assess the bidders' capability, experience, understanding of requirements, and the quality of proposed design and materials.

CRITERIAS	Award criteria's	Score up to	% of overall
Capability / competence of tenderer to perform the service required	1. Similar experience in the field of rehabilitation and construction projects completed and handed over during the last 5 years: - At least three (3) executed rehabilitation works during the last five years of a minimum value of USD 60,000 each. (6 pts) - At least one (1) executed similar projects (rehabilitation of heritage building) with the same scope of works of a minimum value of USD 60,000 each. (15 pts)	25	35%
	2. Client Reference: References from previous NGO, humanitarian organization clients, will be considered an added advantage, particularly for similar scope and nature of works. (4 pts)		
	Qualifications, skills, experience of key personnel engaged in the project, including sub-contractors(Project Manager, Site engineer, Foreman, Surveyor) (6pts)	6	
	Available machinery and equipment (4pts)	4	
Quality / Understanding of requirements	Proposed Methodology. (20 pts)	25	35%
	Bidder's understanding of the tender. (5pts)		
	Ability to meet delivery dates & Reliability of plan proposed: December 10 th , 2026. (10pts)	10	
TOTAL MAXIMUM GENERAL SCORING			70%

Only technically compliant offers shall proceed to financial evaluation. The technical offer shall be evaluated out of 70 points.

A bidder must obtain a minimum technical score of 49 out of 70 points to be considered technically qualified.

The financial score will be calculated as follows: Financial Score = (Lowest Financial Offer ÷ Bidder Financial Offer) × 30

Where:

Lowest Financial Offer = lowest priced compliant bid

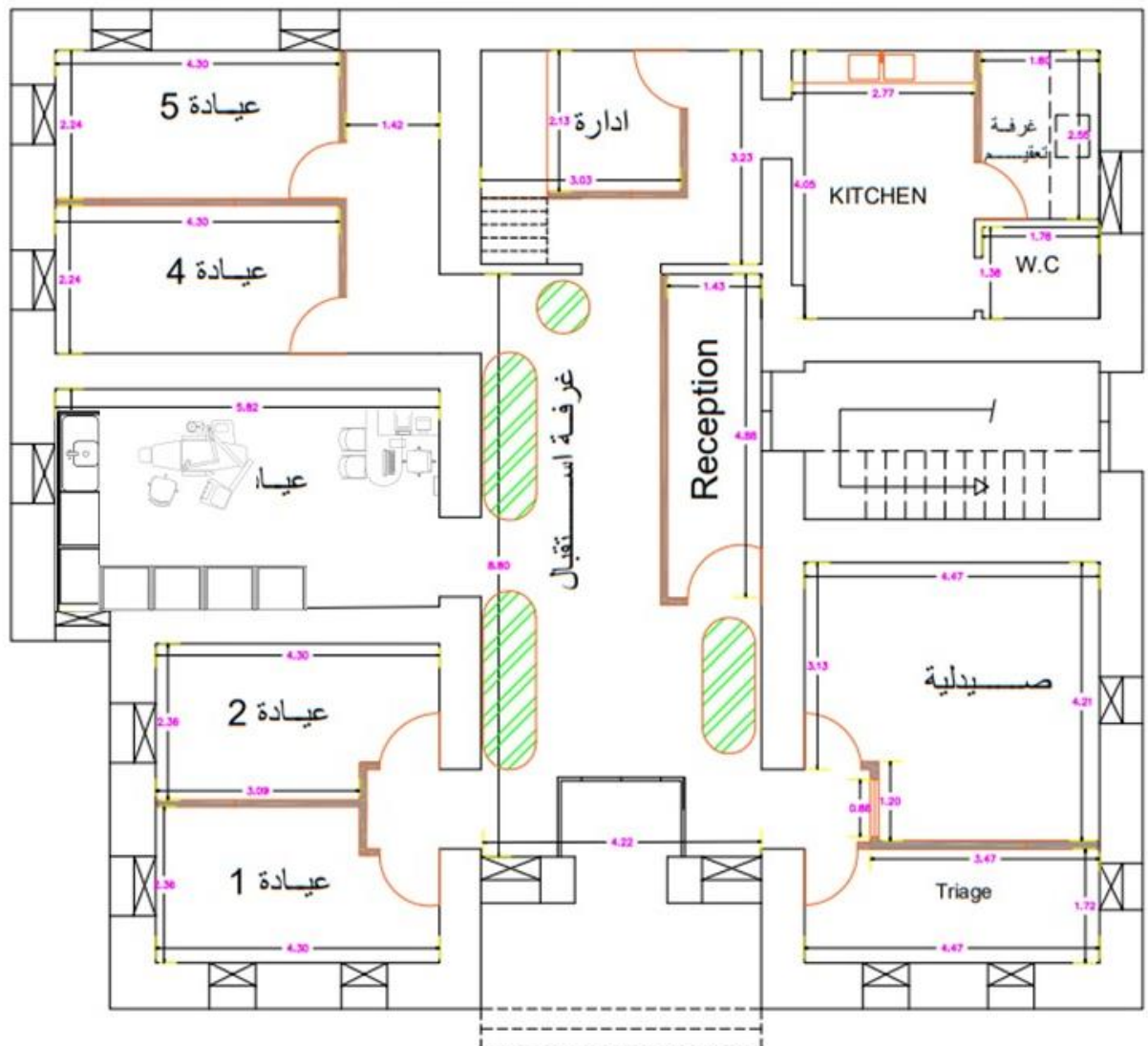
· Bidder Financial Offer = price submitted by each qualified bidder

Rehabilitation works of LRC Primary Health Care Center – Zahle

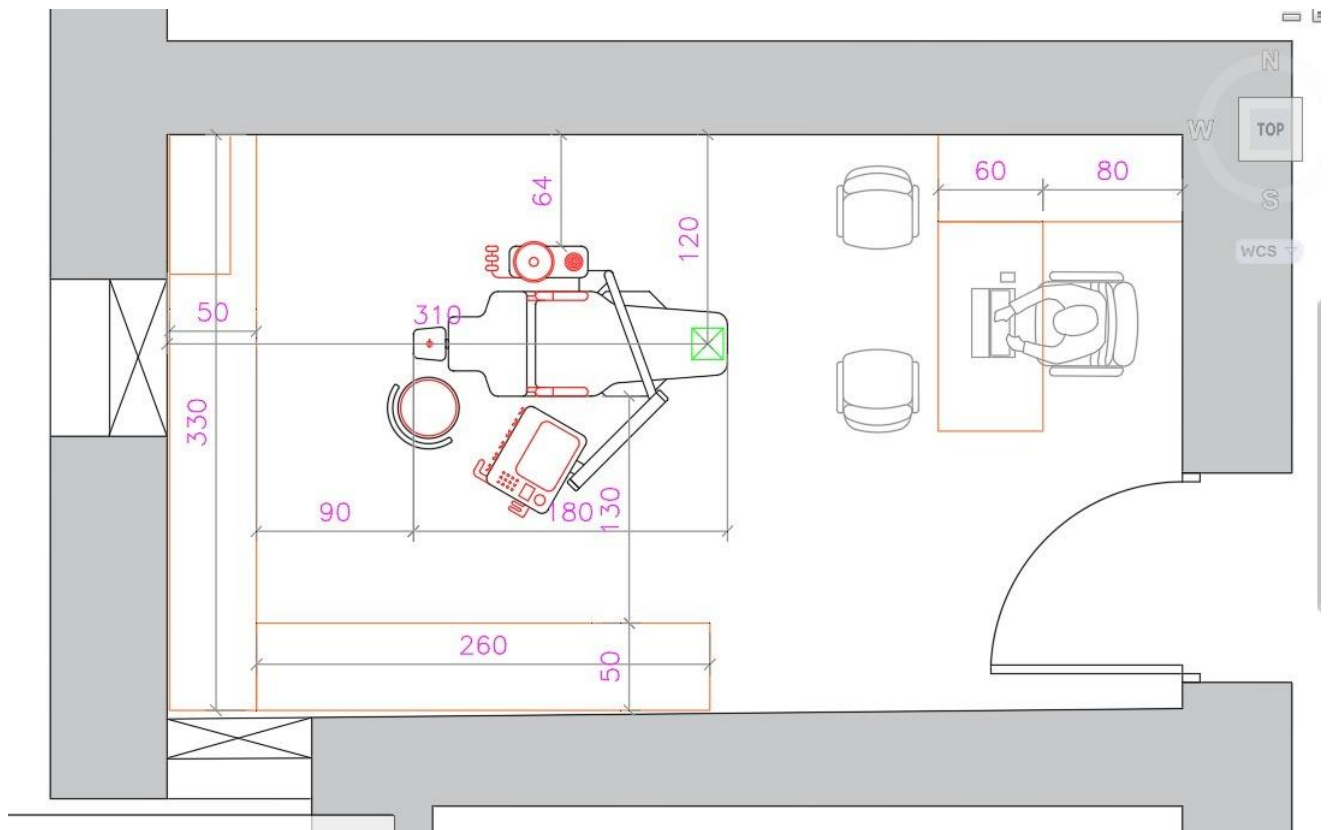
Appendix A: Bill of Quantities

LRC Primary Health Care Center - Zahle rehabilitation project BOQ (attached)

Appendix B: Indicative Drawing



Rehabilitation works of LRC Primary Health Care Center – Zahle



Rehabilitation works of LRC Primary Health Care Center – Zahle

