



BIDDING DOCUMENT



2025

RWANDA AIRPORTS COMPANY

**Title of Tender: CONSTRUCTION OF OFFICE AND RESTAURANT
BUILDING AT KIGALI INTERNATIONAL AIRPORT**

Tender Reference Number: 013/W/2025-2026/NCB/RAC

Procurement Method: Open Tender



September 2025

PREFACE

1. This Standard Bidding Document (SBD) has been prepared by Rwanda Airports Company (RAC) for the procurement of works. The procedures and practices presented in this SBD have been developed to reflect the requirements of RAC procurement Manual and the best international procurement practices.
2. This SBD for the Procurement of works is suitable for use under both International and National open competitive bidding with or without pre-qualification. It is also suitable for the restricted tendering methods.
3. This SBD is comprised of nine sections, namely; Instructions to Bidders, Bid Data Sheet, Bidding forms, General Conditions of the Contract, Special Conditions of the contract, Specifications, Drawings, Bills of Quantities and forms.
4. Before using this SBD, the user should be familiar with RAC Procurement manual which have been prepared to provide guidance to RAC officials in the conduct of the procurement process.
5. RAC welcomes any feedback or comments from the users of this SBD which will assist in improving this document.

**The Managing Director
Rwanda Airports Company
B. P1171 Kigali - Rwanda
Kigali International Airport 2nd FLOOR,
E-mail : info@rac.co.rw
Tel : (+250)252585555**



TABLE OF CONTENTS

TABLE OF CONTENTS	5
INTRODUCTION	8
SECTION I. INSTRUCTIONS TO BIDDERS.....	10
Instructions to Bidders (ITB)	10
A. General	10
B. Bidding Documents.....	15
C. Preparation for Bids	16
D. Submission of Bids.....	20
E. Bid Opening and Evaluation.....	21
F. Award of Contract.....	24
SECTION II. BID DATA SHEET (BDS)	27
SECTION III. FORMS OF BID, QUALIFICATION INFORMATION, LETTER OF ACCEPTANCE, AND AGREEMENT	31
1. Contractor's Bid	31
2. Qualification Information.....	33
3. Letter of Acceptance	36
SECTION IV. GENERAL CONDITIONS OF CONTRACT	40
A. General	41
B. Control of the schedule.....	50
C. Quality Control.....	52
D. Cost Control.....	52
E. Completion of the Contract	58
SECTION V: SPECIAL CONDITIONS OF CONTRACT	62
SECTION VI. SPECIFICATIONS & PERFORMANCE REQUIREMENTS.....	66



TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF RESTAURENT AND OFFICE BUILDING AT KIGALI INTERNATIONAL AIRPORT	66
1.DOMINANCE OF THE TECHNICAL REQUIREMENTS.....	66
2.2. CIVIL WORK	67
2.3. EARTHWORKS.....	67
2.3.2 EARTHWORKS IN FILLING.....	67
2.3.3 SOILING.....	67
2.4. PLAIN CEMENT CONCRETE (PCC)	67
2.5. STONE MASONRY	68
3. SPECIFICATIONS OF MATERIALS.....	68
3.2. SAND/ FINE AGGREGATE.....	68
3.3. AGGREGATE.....	68
3.4. STEEL	69
3.5. STONES	69
3.6. WATER.....	70
3.7. TIMBER	70
3.7.1. PROHIBITED DEFECTS	70
4.1.2. APPLICATION	71
4.2. CEMENT CONCRETE.....	71
4.2.1. MIXING	71
4.2.2. APPLICATION	71



4.2.3. CURING	72
---------------------	----

SECTION VII. DRAWINGS	99
-----------------------------	----



Introduction

This Standard Bidding Document (SBD) is intended to be used as a model for measurement (unit prices or unit rates in a bill of quantities) and lump sum types of Contract, which are the most common in Works contracting. Lump sum contracts are used in particular for buildings and other forms of construction where the Works are well defined and are unlikely to change in quantity or specification, and where encountering difficult or unforeseen site conditions (for example, hidden foundation problems) is unlikely. The main text refers to measurement contracts. **Alternative clauses or texts are supplied for use with lump sum contracts.**

Care should be taken to check the relevance of the provisions of the standard documents against the requirements of the specific Works to be procured. The following directions should be observed when using the documents:

- (a) All the documents listed in the Table of Contents are normally required for the procurement of Works. However, they should be adapted as necessary to the circumstances of the particular Project.
- (b) Rwanda Airports Company (RAC) shall prepare the Bid Data Sheet (Section II), Special Conditions of Contract (Section V), and Sections VI, VII, VIII which deal with Specifications, Drawings, and Bill of Quantities respectively, before issuing these Bidding Documents. The PE should read and/or provide the information specified in the italicized notes inside brackets. In the few instances where the Bidder is requested to provide information, the note specifies it. **The footnotes and notes for the Rwanda Airports Company are not part of the text; they should not be incorporated in the Bidding Documents issued to the bidders.**
- (c) Modifications of the model to meet specific Project or Contract needs should be provided in the **Bid Data Sheet** and the **Special Conditions of Contract** only, as amendments to the Instructions to Bidders and the General Conditions of Contract which should not be modified.
- (d) This standard Bidding Document has been prepared to be used under post qualification of the bidders. However, it can also be used under prequalification, with relatively minor modifications. However, the document does not address the bidder prequalification process per se.





TENDER NOTICE

Tender Notice (TN): 013/W/2025-2026/NCB/RAC

Tender Title: construction of office and restaurant building at Kigali International Airport

Sources of funds: RAC ordinary budget

Rwanda Airports Company (RAC) (hereinafter called "Client") intends to apply a portion of its funds to eligible payments under the tender 013/W/2025-2026/NCB/RAC for construction of office and restaurant building at Kigali International Airport. RAC now invites, by the present invitation to tender, sealed bids from eligible and qualified bidders for the mentioned tender. The execution period is one-year renewable depending on the contractor's performance.

Bidding will be conducted through an open tender and is open to all eligible bidders as defined in the Bidding Documents.

A complete set of bidding Documents in English may be obtained by interested bidders at Kigali International Airport (RAC offices), upon presentation of the proof of payment of a non-refundable fee of Ten thousand eight hundred Rwandan francs (10,800Frw) or its equivalent in convertible currency at the exchange rate applicable at the National Bank of Rwanda (BNR) at the day of payment. The sum is to be deposited at Bank of Kigali on the Account N° 00040-06948300-35 (RWF) opened in the name of Rwanda Airports Company. Alternatively, the tender document may be downloaded from the RAC website (www.rac.co.rw) and attach proof of its payment in the bid.

A compulsory site visit is scheduled on **19th September 2025** and will be conducted by RAC representatives at Kigali International Airport at **10:00 Am**.

All bids must be accompanied by an original Bid Security of seven million (7,000,000Frw) Rwandan francs or its equivalency on a freely convertible currency from a recognized bank or an insurance company operating in Rwanda which shall be valid until 30 days after the bids validity.

Bids must be delivered to RAC offices, Kigali International Airport (Information Desk) at or before **7th October 2025 at 10:00 Am**. Late bids will be rejected. Bids will be opened physically in the presence of the bidders or their representatives who choose to attend in person at the address mentioned on the same day at **10:30 Am**.

Enquiries regarding this tender may be addressed to the Managing Director or Rwanda Airports Company, 1171 Kigali-Rwanda, [Tel:\(+250\) 252585555](tel:+250252585555); or by writing an email to info@rac.co.rw, ikamarade@rac.co.rw; Cc: bdukundane@rac.co.rw and sznabakiza@rac.co.rw

Bidding will be conducted in accordance with Rwanda Airports Company procurement manual revised May 2025

Charles HABONIMANA
Managing Director



Section I. Instructions to Bidders

Instructions to Bidders (ITB)

A. General

1. Scope of Bid

- 1.1 RAC, as defined in the Bid Data sheet invites bids for construction of office and restaurant building at Kigali International Airport, as described in the BDS and Section V, "Special Conditions of Contract" (SCC). The name and identification number of the Contract are provided in the BDS and the SCC.
- 1.2 The successful Bidder shall be expected to complete the Works by the Intended Completion Date specified in the BDS 1.2 and SCC 1.1 (r).
- 1.3 Throughout these Bidding Documents:
 - (a) the term "in writing" means communicated in written form (e.g. by mail, e-mail, fax, telex,) with proof of receipt;
 - (b) if the context so requires, "singular" means "plural" and vice versa;
 - (c) "day" means calendar day; and
 - (d) "Works" means small works.

2. Source of Funds

RAC, as defined in the BDS, intends to apply part of the funds from the Funding Agency, as defined in the BDS, towards the cost of the Project, as defined in the BDS, to cover eligible payments under the Contract for the Works. Payments by the Funding Agency shall be made only at the

request of RAC and upon approval by The Funding Agency in accordance with the grant/credit or Loan agreement and shall be subject in all respects to the terms and conditions of that Agreement. Except as the Funding Agency may specifically otherwise agree, no party other than RAC shall derive any rights from the Grant/credit or Loan Agreement or have any rights to the loan proceeds.

3. Fraud and Corruption

Following the spirit of Rwanda Airports Company requires that any public officials as well as bidders, suppliers, contractors, and consultants, observe the highest standard of ethics during the procurement proceedings and execution of such contracts. In pursuit of this policy, RAC:

- (a) Referring to RAC Procurement manual, gives the definition, for the purposes of this provision, of the terms set forth below as follows:
 - (i) **"corrupt practice"** means the offering, giving, receiving or soliciting, directly or indirectly, of anything of value to influence improperly the actions of RAC employee; connected to tender proceedings at any stage.



- (a) Referring to RAC Procurement manual, gives the definition, for the purposes of this provision, of the terms set forth below as follows:
- (i) **“corrupt practice”** means the offering, giving, receiving or soliciting, directly or indirectly, of anything of value to influence improperly the actions of RAC employee; connected to tender proceedings at any stage.
 - (ii) **“fraudulent practice”** means any legal violation, including acts of deliberate misrepresentation, intentional recklessness, misleading or attempting to mislead a RAC staff who has a connection to a given tender to obtain financial or other benefit;
 - (iii) **“collusive practice”** means an arrangement between two or more parties designed to achieve an illegal purpose, including influencing improperly the acts of another party or the RAC staff;
 - (iv) **“coercive practice”** means any act intending to harm or threaten to harm directly or indirectly persons, their works or their property to influence their participation in the procurement process or affect its performance;
 - (v) **“Obstructive practices”** means destroying, falsifying, altering or concealing of material evidence to the investigation or making false statements to investigators deliberately in order to materially impede investigation into allegations of a corrupt, coercive or collusive practice; and threatening, harassing or intimidating any party to prevent it from disclosing its information about matters relevant to the investigation or from pursuing the investigation.
- (b) shall reject a proposal for award if it determines that the bidder recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive and/or obstructive practices in competing for the contract in question;
- (c) shall sanction a company or individual by debarment, either indefinitely or for a stated period of time, if it at any time determines that they have, directly or through an agent, engaged, in corrupt, fraudulent, collusive, coercive and/or obstructive practices in competing for, or in executing, a contract. Prior to debarment, the company or individual may be suspended for investigation reasons.

4. Eligible Bidders

4.1 A bidder, and all parties constituting the bidder, may have the nationality of any country, unless otherwise provided for by the BDS. A bidder shall be deemed to have the nationality of a country if s/he is a citizen of that country or is constituted, incorporated, or registered and operates in conformity with the provisions of the laws of that country. This criterion shall also apply to the determination of the nationality of proposed subcontractors.

4.2 A bidder shall not have a conflict of interest. All bidders found to have conflict of interest shall be disqualified. Bidders may be considered to have a conflict of interest with one or more parties in this bidding process, if they are associated, or has been associated in the past, directly or indirectly, with the consultant or any other entity that has prepared the design, specifications, and other documents for the Project or being proposed as Project Manager for the Contract. A firm that has



been engaged by RAC to provide consulting services for the preparation or supervision of the works, and any of its affiliates shall not be eligible.

4.3 A bidder that is under a declaration of ineligibility by RPPA for suspension or debarment reasons in accordance with the Public Procurement Law, at the date of contract award, shall be disqualified. The list of such debarred firms is available at the address specified in the BDS¹. Likewise, shall be disqualified bidders who are not eligible in accordance with the same Law and regulations establishing public procurement.

4.4 Rwanda Government-owned enterprises may be eligible only if they can establish that they

- (i) are legally and financially autonomous,
- (ii) operate under commercial law.

5. Qualifications of the Bidder

5.1 All bidders shall provide in Section III, "Form of Bid, Qualification Information, Letter of Acceptance, and Agreement," a preliminary description of the proposed work method and schedule, including drawings and charts, as necessary.

5.2 In the event that prequalification of potential bidders has been undertaken, only bids from prequalified bidders shall be considered for competition prior to the award of contract. These prequalified bidders should submit with their bids any information updating their original prequalification applications or, alternatively, confirm in their bids that the originally submitted prequalification information remains essentially correct as of the date of bid submission. The update or confirmation should be provided in Section III.

5.3 If RAC has not undertaken prequalification of potential bidders, all bidders shall include the following information and documents with their bids as well as those specified in Section III:

- (a) copies of original documents defining the constitution or legal status, place of registration, and principal place of business of the bidder; written power of attorney of the signatory of the bid to commit the bidder;
- (b) total monetary value of construction works performed for the period described in the BDS;
- (c) evidence of relevant experience in the execution of works of similar nature, including the nature and value of the relevant contracts for each of the last five years, as well as works in hand and contractually committed. The evidence must answer at least the criteria indicated to under subparagraph 5.5 below.



- (d) major items of construction equipment proposed to carry out the contract. The descriptions must demonstrate the bidder's ability to complete the works and should include inter alia:

The Bidder must indicate whether such equipment is owned by him, hired or used by subcontractor (s).

- (e) qualifications and experience of key site management and technical personnel proposed for the contract with their CVs and academic testimonials
- (f) reports on the financial standing of the bidder, such as profit and loss statements and auditor's reports for the period specified in the Bid Data Sheet;
- (g) evidence of adequacy of working capital for this contract (access to line(s) of credit and availability of other financial resources);
- (h) authority to seek references from the bidder's bankers;
- (i) information regarding any litigation, current or during the last five years, in which the bidder was/is involved, the parties concerned, and the disputed amounts; and awards;
- (j) Proposals for subcontracting components of the works amounting not to more than 20 percent of the contract price shall be indicated in the bid. Bidders shall be required also to indicate in their bids names of any proposed subcontractors, but in anyway a subcontract shall not be awarded to any person of company that is suspended or debarred from participation in public procurement. The ceiling for sub contractor's participation and the name of a proposed subcontractor are **stated in the BDS.**

(k) as well as other document or information not mentioned above but appearing on Section III.

5.4 Bids submitted by a JV of two or more companies in partnership shall comply with the following requirements, unless otherwise **stated in the BDS**:

- (a) the Bid shall include all the information listed in ITB Sub-Clause 5.3 above for each joint venture partner;
- (b) the Bid shall be a single document bearing the name of the Joint Venture and signed so as to be legally binding on all partners;
- (c) companies participating in the Joint Venture shall be jointly and severally liable towards RAC for the execution of the contract in accordance with the contract terms;
- (d) one of companies shall lead the Joint Venture and serve as its representative in all activities under the tender process and contract execution. The lead company serving as the authorized representative of others in all the tender activities shall provide as part of their bid a written agreement confirming its representation and the scope of its powers; and



- (e) a copy of the Agreement to enter into a Joint Venture between companies making up the very Joint Venture shall be submitted in the bid as well.

5.5 To qualify for award of a contract, bidders shall meet the following minimum qualifying criteria

- (a) an average annual financial amount of construction work over the period specified in the **BDS** of at least the multiple indicated in the **BDS**
- (b) experience as prime contractor in the construction of at least the number of works of a nature and complexity equivalent to the works over the period **specified in the BDS** (to comply with this requirement, works cited should be at least 70 percent complete);
- (c) proposals for the timely acquisition (own, lease, hire, etc.) of the essential equipment **listed in the BDS**;
- (d) Present key personnel with qualification and experience specified in the **BDS**; and
- (e) liquid assets and/or credit facilities, net of other contractual commitments and exclusive of any advance payments which may be made under the contract, of no less than the amount **specified in the BDS**.

A relevant history of litigation or arbitration awards against the applicant or any partner of a Joint Venture may result in disqualification.

5.6 The figures for each of the partners of a JV shall be added together to determine the bidder's compliance with the minimum qualifying criteria of ITB Sub-Clauses 5.5 (a) and (e); however, for a Joint Venture to qualify, each of its partners must meet at least 25 percent of minimum criteria of ITB Sub-Clauses 5.5 (a), (b), and (e) for an individual bidder, and the partner in charge at least 40 percent of those minimum criteria. Failure to comply with this requirement shall result in rejection of the Joint Venture's Bid. Subcontractors' experiences and resources shall not be taken into account in determining the bidder's compliance with the qualifying criteria, unless otherwise **stated in the BDS**.

5.7 Domestic bidders and Joint Ventures of domestic bidders applying for eligibility for the percent of margin's preference, as specified in the **BDS**, in bid evaluation shall supply all information to satisfy the criteria for eligibility as described in ITB Clause 31.

6. One Bid per Bidder

Each bidder shall submit only one Bid, either individually or as a partner in a Joint Venture. In case of Joint Venture, one company shall not be allowed to participate in two different Joint Ventures in the same tender nor shall a company be allowed to submit a bid both on its behalf and as part of a Joint Venture for the same tender. A bidder who submits or participates in more than one bid (other than as a subcontractor or in cases of alternatives that have been permitted or requested) shall cause all the proposals with the bidder's participation to be disqualified.

7. Cost of Bidding



The bidder shall bear all costs associated with the preparation, submission of his bid, appeal fee or any other expenses that s/he may incur during procurement proceedings, and RAC shall in no case be responsible or liable for those costs. RAC shall not be liable for any consequences related to the rejection of all bids or the cancellation, unless it is proved that it was a consequence of its irresponsible conduct.

8. Site Visit

The bidder, at the bidder's own responsibility and risk, is encouraged to visit and examine the site of works and its surroundings and obtain all information that may be necessary for preparing the bid and entering into a contract for construction of the works. The costs of visiting the site shall be at the bidder's own expense. If RAC decides to re-advertise the tender, it may not require the second site visit to those who had visited before unless there are reasons for the second site visit.

B. Bidding Documents

9. Contents of Bidding Documents

The set of bidding documents comprises the documents listed below and addenda issued in accordance with ITB Clause 11:

Tender Notice /Invitation for Bids

Section I Instructions to Bidders

Section II Bid Data Sheet

Section III Forms of Bid, Qualification Information, Letter of acceptance, Agreement

Section IV General Conditions of Contract

Section V Special Conditions of Contract

Section VI Specifications

Section VII Drawings

Section VIII Bill of Quantities

Section IX Forms of Securities

10. Clarification to the Bidding Documents

Any bidder may request in writing to RAC, at its address **mentioned in the BDS**, for clarifications on the bidding document. RAC shall respond to any request for clarification within seven (7) days from the day of its reception. RAC shall communicate and forward, without disclosing the source of the request for clarification, to all bidders the copies of the clarifications that were given in response to the request by RAC.

11. Modification to the Bidding Documents

- 11.1 Before the deadline for submission of bids, on its own initiative or in response to bidders' concerns, RAC may modify the bidding document by issuing addenda.



- 11.2 Any addendum thus issued shall be part of the bidding document and shall be communicated and forwarded in writing to all bidders who had bought the bidding document and shall be made public through the communication channel that RAC used to advertise the initial tender notice. Bidders who were given copies of addendum after they had bought the bidding document shall acknowledge receipt of each addendum in writing to RAC.
- 11.3 RAC may, as necessary and in accordance with ITB Sub-Clause 21.2 below, extend the deadline for submission of bids to give bidders sufficient time to take modifications into account when preparing their tenders.

C. Preparation for Bids

12. Language of Bid

The bidder may prepare his/her bid in a language of his/her choice consistent with the language **Specified in the BDS.**

13. Documents Composing the Bid

The Bid submitted by the bidder shall comprise the following documents:

- (a) The bid (in the format indicated in Section III);
- (b) Bid Security or declaration of commitment where applicable, in accordance with ITB/TN Clause 17, if required;
- (c) Priced Bill of Quantities or clearly quoted unit prices;
- (d) Qualification Information Form and Documents;
- (e) Alternative offers where invited;

and any other materials required to be completed and submitted by bidders, as **specified in the BDS.**

14. Bid Prices

- 14.1 The contract price shall cover all expenses for the whole works, as described in ITB/TN Sub-Clause 1.1, based on the priced Bill of Quantities submitted by the bidder.
- 14.2 The bidder shall fill in rates and prices for all items of the works described in the Bill of Quantities. Items for which no rate or price is entered by the bidder shall not be paid for by RAC when executed and shall be deemed covered by the other rates and prices in the Bill of Quantities. Corrections, if any, shall be made by crossing out, initialing, dating and rewriting and stamped on, if required.
- 14.3 All duties, taxes, and other levies payable by the contractor under the contract, or for any other cause, as of the date 28 days for ICB or 14 for NCB prior to the deadline for submission of bids, shall be included in the rates, prices, and total bid price submitted by the bidder. In principle the contract price shall therefore cover taxes,



duties and levies applicable, except when they are expressly excluded or subject to exemption.

- 14.4 The rates and prices quoted by the bidder shall be subject to adjustment during the performance of the contract if **provided for in the BDS** and SCC and the provisions of Clause 47 of the General Conditions of Contract. The bidder shall submit along with the bid all the information required under the Special Conditions of Contract and GCC Clause 47.

15. Currencies of the Bid and Payment

- 15.1 The unit rates and prices shall be quoted by the bidder entirely in the currency specified in the BDS.
- 15.2 Foreign currency requirements shall be mentioned as percentages of the bid price (excluding provisional sums) and shall be payable at the bidder's option in only one bidder's chosen foreign currency.
- 15.3 The exchange rate to be used by the bidder in arriving at the local currency equivalent and the percentages mentioned in para. 15.1 above shall be the selling rates for similar transactions established by the Central Bank or any other authority **specified in the BDS** prevailing on the deadline for submission of bids or on any other date specified in the in the bidding document. These exchange rates shall be applied for all transactions so that no exchange risk shall be borne by the bidder. If the bidder uses other rates of exchange, the provisions of ITB Clause 29.1 shall be applied; in any case, payments shall be computed using the rates quoted in the bid. Bidder shall indicate in advance all the details of any expected foreign currency requirements in the bid.
- 15.4 A bidder may be required by RAC to clarify the foreign currency requirements and to substantiate that the amounts included in the rates and prices, **if required in the BDS**, are reasonable and responsive to ITB Sub-Clause 15.1.

16. Bid Validity

- 16.1 Bids shall remain valid for the period **specified in the BDS**.
- 16.2 In exceptional circumstances, the PE may request that the bidders extend the period of validity for a specified additional period. The request and the bidders' responses shall be made in writing. If a Bid Security is requested in accordance with ITB Clause 17, it shall be extended up to 30 days after the deadline of the extended bid validity period. A Bidder may refuse the request without forfeiting the Bid Security. A Bidder agreeing to the request shall not be required or permitted to modify his/her Bid, except as provided in ITB Clause 17.



17. Bid Security

- 17.1 The bidder shall provide as part of its bid, a bid security in original form as specified in the BDS, **if required in the BDS**.
- 17.2 The Bid Security shall be in the **amount specified in BDS** and denominated in the Rwandan Francs or the currency of the Bid or in another freely convertible currency, and shall:
- (a) be in the form of either, a bank guarantee from a banking institution, or surety issued by any approved financial institution;
 - (b) be issued by a reputable institution selected by the bidder and located in any country. If the financial institution issuing the surety is located outside the Republic of Rwanda, it shall have a correspondent financial institution located in the Republic of Rwanda to make it enforceable.
 - (c) be substantially in accordance with one of the forms of Bid Security included in Section IX "Security Forms,";
 - (d) be payable promptly upon written demand by RAC in case the conditions listed in ITB Clause 17.5 are invoked;
 - (e) be submitted in its original form; copies shall not be accepted;
 - (f) remain valid for a period of 30 days beyond the validity period of the bids, as extended, if applicable, in accordance with ITB Clause 16.2.
- 17.3 If a Bid Security is required in accordance with ITB Sub-Clause 17.1, any bid not accompanied by a substantially responsive bid security in accordance with ITB Sub-Clause 17.1, shall be rejected by RAC as non-responsive.
- 17.4 A bid security issued by a local institution to guarantee a bid that was sent by a foreign bidder from his/her country before the bid submission deadline, may be presented on the opening date and shall be considered as part of that bid
- 17.5 The bid security of unsuccessful bidders shall be returned as promptly as possible upon the successful bidder's furnishing of the performance security and signing the contract with RAC.
- 17.6 RAC shall also immediately release the bid security if (i) the procurement proceedings are cancelled, or (ii) if RAC realizes that none of the submitted bids is responsive.
- 17.7 The Bid Security shall be forfeited:
- (a) if a bidder withdraws its bid after the deadline for submitting bids but before the expiry the period of bid validity specified by the bidder on the bid submission sheet, except as provided in ITB Sub-Clause 16.2; or



- (b) if the bidder does not accept the correction of its bid price pursuant to ITB Sub-Clause 28.
- (c) if the successful bidder, within the specified time:
 - (i) refuses to sign the contract; or (ii) fails to furnish the required performance security.

17.8 The Bid Security under JV must be in the name of the JV that submits the bid.

18. Alternative Proposals by Bidders

- 18.1 Alternatives shall not be considered, unless specifically **allowed in the BDS**. If so allowed, ITB Sub-Clauses 18.1 and 18.2 shall govern, and BDS shall specify which of the following options shall be allowed:
- (a) Option One. A bidder may submit alternative bids with the base bid and RAC shall only consider the alternative bids offered by the bidder whose bid for the base case was determined to be the lowest-evaluated bid, or
 - (b) Option Two. A bidder may submit an alternative bid with or without a bid for the base case. All bids received, for the base case, as well as alternative bids meeting the technical specifications and performance requirements pursuant to Section VI, shall be evaluated on their own merits.
- 18.2 Alternative bids shall provide all information necessary for a complete evaluation of the alternative by rac, including design calculations, technical specifications, breakdown of prices, proposed construction methods and other relevant details.

19. Format and Signing of Bid

- 19.1 The bidder shall prepare one original of the documents composing the bid as described in ITB Clause 13, bound with the volume containing the Form of Bid, and clearly marked "ORIGINAL." In addition, the bidder shall submit copies of the bid, in the number **specified in the BDS**, and clearly marked as "COPIES." In the event of discrepancy between them, the original shall prevail.
- 19.2 The original and all copies of the bid shall be typed in indelible ink and shall be signed by the bidder him/herself or any other person or persons duly authorized to sign on behalf of the bidder, pursuant to ITB Sub-Clause 5.3 (a). All pages of the bid where entries or amendments have been made shall be initialed by the person or persons signing the bid.
- 19.3 The bid shall contain no alterations or additions, except those to comply with instructions issued by RAC, or as necessary to correct errors made by the bidder, in which case such corrections shall be initialed by the person or persons signing the bid.



D. Submission of Bids

20. Submission, Sealing and Marking of Bids

- 20.1 Bidders will only submit their bids to the place indicated in the tender notice or to any other place that has been officially communicated to them after the tender notice was issued. The bidder shall seal the original and all copies of the bid in two separate inner envelopes and one outer envelope, duly marking the inner envelopes as "ORIGINAL" and "COPIES."
- 20.2 The inner and outer envelopes shall
- (a) be addressed to RAC at the address **provided in the BDS;**
 - (b) bear the title and identification number of the tender as **defined in the BDS** and SCC; and
 - (c) provide a warning not to open before the specified time and date for bid opening as **defined in the BDS.**
- 20.3 In addition to the identification required in ITB Sub-Clause 20.2, the outer envelope shall indicate the name and address of the bidder to enable the bid to be returned unopened in case it is declared late, pursuant to ITB Clause 22.
- 20.4 If the outer envelope is not sealed and marked as above, RAC shall assume no responsibility for the misplacement or premature opening of the bid. If the outer envelope is accidentally opened by RAC but the inner envelopes not opened, the bidder shall not claim that information in his/her bid have been accessed.

21. Deadline for Submission of Bids

- 21.1 Bids shall be delivered to RAC at the address specified above no later than the time and date **specified in the BDS and in the clause 21 of ITB.**
- 21.2 RAC may extend the deadline for submission of bids by issuing an addendum in accordance with ITB Clause 11, in which case all rights and obligations of RAC and the bidders previously subject to the original deadline shall then be subject to the new deadline.

22. Late Bids

Any bid received by RAC after the deadline prescribed in ITB Clause 21 shall be registered as a late bid with a specific time of its arrival and returned unopened to the bidder.

23. Withdrawal, Substitution and Modification of Bids

- 23.1 Before the deadline prescribed in ITB Clause 21, bidders may write to RAC requesting to withdraw, substitute or modify their bids.



- 23.2 Each bidder's withdrawal, substitution or modification notice shall be prepared, sealed, marked, and delivered in accordance with ITB Clauses 19 and 20, with the outer and inner envelopes additionally marked or "WITHDRAWAL," "SUBSTITUTION," OR "MODIFICATION" as appropriate.
- 23.3 No bid may be substituted or modified after the deadline for submission of bids.
- 23.4 Withdrawal of a bid after the deadline for submission of bids and before the expiration of the period of bid validity specified in the **Bid Data Sheet** or as extended pursuant to ITB Sub-Clause 16.2 may result in the forfeiture of the bid security pursuant to ITB Clause 17.
- 23.5 Bidders may only offer discounts to, or otherwise modify the prices of their bids, by submitting bid modifications in accordance with this clause or included in the initial bid

E. Bid Opening and Evaluation

24. Bid Opening

- 24.1 RAC shall open the bids, including modifications made pursuant to Clause 23, in the presence of the bidders' representatives who choose to attend at the time and in the place **specified in the BDS**. Any specific opening procedures required if electronic bidding is permitted in accordance with ITB Sub-Clause 20.1, shall be as specified in the BDS.
- 24.2 Bids for which an acceptable notice of withdrawal has been submitted pursuant to ITB Clause 23 shall be returned unopened to bidders.
- 24.3 During the opening session, for each bid opened the opening committee shall read out loudly and record in the opening session minutes the bidder's names, the bid prices, the total amount of each bid and of any alternative bid (if alternatives have been requested or permitted), any discounts, bid withdrawals, substitutions, or modifications, the presence or absence of bid security, if required, and such other details as RAC may consider appropriate, or any other information that deemed necessary by bidders to be read out and which does not compromise other bidders' interests. No bid shall be rejected during the bids' opening session except for the late bids pursuant to ITB Clause 22. Substitution bids and modifications submitted pursuant to ITB Clause 23 that are not opened and read out at bid opening shall not be considered for further evaluation regardless of the circumstances.
- 24.4 RAC (the bids' opening committee) shall prepare minutes of the bids' opening session, including the information disclosed, to those present, in accordance with ITB Sub-Clause 24.3.

25. Confidentiality

No information concerning checking, explanation, opinion and comparison of bids and recommendations concerning the contract award, will be disclosed to bidders or any other



person not officially involved in the process until the name of the successful bidder has been announced. Any bidder, who attempts to contact directly or indirectly during the evaluation period any member of the Internal Tender Committee or any other person involved in the evaluation process, shall be automatically disqualified.

26. Clarification of Bids

To assist in the examination, evaluation, and comparison of bids, RAC may, at RAC's discretion, ask any bidder to provide clarifications on his/her bid or on some specific elements of it, including breakdowns of unit rates. The request for clarification and the response shall be in writing, but no change in the price or substance of the bid shall be sought, offered, or permitted except as required to confirm the correction of arithmetic errors discovered by RAC in the evaluation of the bids in accordance with ITB Clause 28. At his/her own initiative, a bidder may provide clarifications on his/her bid but which shall not change its price or substance.

27. Examination of Bids and Determination of Responsiveness

27.1. Prior to the detailed evaluation of bids, the evaluation committee shall determine whether each bid (a) meets the eligibility criteria defined in ITB Clause 4; (b) has been properly signed; (c) is accompanied by the bid security (or declaration of commitment), if required; and (d) is substantially responsive to the requirements of the bidding document.

27.2 A substantially responsive bid is one which conforms to all the terms, conditions, and specifications of the bidding documents, without material deviation or reservation. A material deviation or reservation is one (a) which affects in any substantial way the scope, quality, or performance of the works; (b) which limits in any substantial way, inconsistent with the bidding documents, RAC's rights or the bidder's obligations under the contract; or (c) whose rectification would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

27.3 If a Bid is not substantially responsive, it shall be rejected by the evaluation committee, and may not subsequently be made responsive by correction or withdrawal of the nonconforming deviation or reservation.

27.4 RAC may regard a bid as responsive even if it contains minor errors that do not materially alter or depart from the characteristics, terms, conditions, and other requirements set for in the bidding notice or/and document or if it contains errors that were due to the omission that may be corrected without altering the substance of the bid. Where possible such errors shall be taken into account in the evaluation and comparison of bids.

28. Correction of Errors



28.1 Bids determined to be substantially responsive shall be checked by the evaluation committee for any arithmetic errors. Errors shall be corrected by the evaluation committee as follows:

- (a) where there is a discrepancy between the amounts in figures and in words, the amount in words shall govern; and
- (b) where there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by the quantity, the unit rate as quoted shall govern, unless in the opinion of RAC there is an obviously gross misplacement of the decimal point in the unit rate, in which case the line item total as quoted shall govern, and the unit rate shall be corrected.

28.2 The amount stated in the bid shall be adjusted by the evaluation committee in accordance with the above procedure for the correction of errors and, with the concurrence of the bidder, shall be considered as binding upon the bidder. If the bidder does not accept the corrected amount, the bid shall be rejected, and the bid security shall be forfeited executed in accordance with ITB Sub-Clause 17.5 (b).

29 Currency for Bid Evaluation

Bids shall be evaluated as quoted in the Rwandan francs currency, in accordance with ITB Sub-Clause 15.1, unless a Bidder has used different exchange rates than those prescribed in ITB Sub-Clause 15.2, in which case the bid shall be first converted into the amounts payable in different currencies using the rates quoted in the bid and then reconverted to the Rwandan francs' currency using the exchange rates prescribed in ITB Sub-Clause 15.3.

30 Evaluation and Comparison of Bids

- 30.1 The evaluation committee shall evaluate and compare only the bids determined to be substantially responsive in accordance with ITB Clause 27.
- 30.2 In evaluating the bids, the evaluation committee shall determine for each bid the evaluated bid price by adjusting the bid price as follows:
 - (a) making any correction for errors pursuant to ITB Clause 28;
 - (b) excluding provisional sums and the provision, if any, for contingencies in the Bill of Quantities, but including Daywork, where priced competitively;
 - (c) making an appropriate adjustment for any other acceptable variations, deviations, or alternative offers submitted in accordance with ITB Clause 18; and
 - (d) making appropriate adjustments to reflect discounts or other price modifications offered in accordance with ITB Sub-Clause 23.5.
- 30.3 RAC reserves the right to accept or reject any variation, deviation, or alternative offer. Variations, deviations, and alternative offers and other factors which are in



excess of the requirements of the bidding document or otherwise result in unsolicited benefits for RAC shall not be taken into account in bid evaluation and shall not be considered against bidders who did not provide them.

- 30.4 The estimated effect of any price adjustment conditions under GCC Clause 47, during the period of implementation of the contract, shall not be taken into account in bid evaluation.

31 Preference for Domestic and Regional Bidders

- 31.1 If so **indicated in the BDS**, domestic and regional bidders may receive a margin of preference in bid evaluation in compliance with the relevant provisions of RAC procurement Manual, for which this clause shall apply.

- 31.2 The following procedure shall be used to apply the margin of preference:

- (a) Responsive bids shall be classified into the following groups:
 - (i) Group A: bids offered by domestic bidders and joint ventures meeting the criteria
 - (ii) Group B: all other bids.
- (b) For the purpose of further evaluation and comparison of bids only, an amount equal to a maximum of a percentage specified in the BDS in accordance with ITB Sub-Clause 30.2 shall be added to all bids classified in Group B.

F. Award of Contract

32 Award Criteria

Subject to ITB Clause 33, RAC shall award the contract to the bidder whose bid has been selected as being substantially responsive to the bidding document and who has offered the lowest evaluated bid price, provided that such bidder has been determined to be (a) eligible in accordance with the provisions of ITB Clause 4, and (b) qualified in accordance with the provisions of ITB Clause 5.

33 RAC's Right to accept any Bid and to reject any or all Bids

Notwithstanding ITB Clause 32, RAC reserves the right to accept or reject any bid, or to cancel the bidding process and reject all bids, at any time prior to the award of contract, in compliance with the relevant provisions of RAC procurement Manual.

34 Notification of Award and Signing of Agreement

- 34.1 Before the expiry of the bid validity period, RAC shall simultaneously notify the successful and the unsuccessful bidders of the provisional outcome of the bids



evaluation. The notification shall specify that the major elements of the procurement process would be made available to the bidders upon request and that they have seven (7) days in which to lodge a protest, if any, before a contract is signed with the successful bidder. Upon signature of a procurement contract, RAC shall finally notify other bidders that their bids were not successful.

The notification letter to the successful bidder (hereinafter and in the GCC called the "Letter of Acceptance") shall state the sum that RAC shall pay the contractor in consideration of the execution, completion, and maintenance of the Works by the contractor as prescribed by the contract (hereinafter and in the contract called the "contract price").

- 34.2 The Letter of Acceptance shall constitute the formation of the contract, subject to the bidder furnishing the performance security in accordance with ITB Clause 35 and signing the written contract.
- 34.3 The written contract shall base on the bidding document, the successful bid, any clarification received and accepted, and any correction made and negotiations agreement between RAC and the successful bidder. Within 15 (fifteen) and 21 (twenty-one) days for National Competitive Bidding and International Competitive Bidding respectively, after receipt of the final notification, the successful Bidder shall bring a performance security and sign a contract.
- 34.3 Only the signed contract will constitute an official commitment on the part of rac, and activities may not begin until the contract has been signed by both parties, RAC and the successful bidder.

35 Performance Security

- 35.1 Within 15 and 21 days for National Competitive Bidding and International Competitive Bidding respectively, after receipt of the letter of notification, the successful bidder shall provide the performance security in the form provided in the bidding document and whose amount shall depend on the contract value and nature of activities to be carried out. However, the value of the performance security shall neither be less than 5% nor more than 10% of the contract value. Upon provision of the performance security RAC and the successful bidder shall sign the written contract.
- 35.2 If the performance security is provided by the successful bidder in the form of a bank guarantee, it shall be issued at the bidder's option, by a bank located in the Republic of Rwanda, or by an acceptable foreign bank. In case the bidder has opted to provide a security issued by a foreign bank, there must be a correspondent bank located in Rwanda to make it enforceable.
- 35.3 Failure of the successful Bidder to comply with the requirements of ITB Sub-Clauses 35.1 and 34.3 shall constitute sufficient grounds for cancellation of the award and forfeiture of the bid security. Upon the successful bidder's provision of the performance



security pursuant to ITB Clause 35.1 and signature of the written contract, RAC shall promptly finally notify the name of the winning bidder to all unsuccessful bidders and shall discharge their bid securities pursuant to ITB Clause 17.5.

- 35.4 If the initial contract execution period has been extended or its value has increased, the contractor shall respectively extend the validity period of the performance security and increase its amount accordingly.
- 35.5 Upon amendment of the initial contract agreed between RAC and the contractor, the form of performance security may be changed but that change shall be made preserving the security continuity and without decreasing its amount.
- 35.6 In case the contract is not fully and/or well executed, the performance security shall be unconditionally seized by RAC as compensation without prejudice to other penalties provided for by RAC procurement manual
- 35.7 In case the contract is successfully completed, the performance security shall be returned to the contract in ways and conditions provided for by the RAC Procurement manual

36 Advance Payment and Security

RAC may provide an advance payment on the contract price as may be stipulated in the GCC, subject to a maximum amount, as **stated in the BDS**. The Advance Payment shall be guaranteed by a Security. Section IX "Security Forms" provides a Bank Guarantee for Advance Payment form.

37 Adjudicator

RAC proposes the person **named in the BDS** to be appointed as Adjudicator under the Contract, at an hourly fee **specified in the BDS**, plus reimbursable expenses. If the Bidder disagrees with this proposal, the Bidder should so state in the Bid. If, in the Letter of Acceptance, RAC has not agreed on the appointment of the Adjudicator, the Adjudicator shall be appointed by the Appointing Authority designated in the BDS and the SCC at the request of either party.



Section II. Bid Data Sheet (BDS)

A. General											
ITB 1.1	The procuring entity is Rwanda Airports Company The Works are <i>Construction of office and restaurant at Kigali International Airport</i> The identification of the contract is 013/W/2025-2026/NCB/RAC										
ITB 1.2	The Intended Completion Date is 6months Months.										
ITB 2.	The Project is <i>Construction of office and restaurant at Kigali International Airport</i> The Funding Agency is RAC Ordinary budget										
ITB 4.3	The list of firms debarred from participating in this project is available at: www.rppa.go.rw , and www.rac.co.rw										
ITB 5.3	The information required from bidders in ITB Sub-Clause 5.3 is modified as follows: none										
ITB 5.3 (j)	The ceiling for sub contractor's participation is: 20% of the contract amount										
ITB 5.4	The qualification data required from bidders in ITB Sub-Clause 5.4 are modified as follows: none										
ITB 5.5	The qualification criteria in ITB Sub-Clause 5.5 are modified as follows: The qualification criteria in ITB 5.5 are modified as follows: To qualify for award of the Contract, bidders shall meet the following minimum qualifying criteria: 1. Experience of the contractor in the field: i) General Experience of at least FIVE years, ii) Experience in construction of buildings with proof of good completion certificates. 2. List of technical staff supported by their CVs and qualifications as follows; <table><tr><th>Position</th><th>Education</th><th>Years of experience (general)</th><th>Years of experience proposed position</th></tr><tr><td>(a) One (1) Project manager/ Project coordinator</td><td>Ao in construction, civil Engineering or architecture, with Valid membership certificates from IER or RIA.</td><td>10</td><td>5</td></tr></table>			Position	Education	Years of experience (general)	Years of experience proposed position	(a) One (1) Project manager/ Project coordinator	Ao in construction, civil Engineering or architecture, with Valid membership certificates from IER or RIA.	10	5
Position	Education	Years of experience (general)	Years of experience proposed position								
(a) One (1) Project manager/ Project coordinator	Ao in construction, civil Engineering or architecture, with Valid membership certificates from IER or RIA.	10	5								



	<table><tr><td>(b) One (1) Site Engineer</td><td>Ao in Civil Engineering membership certificate with IER.</td><td>8</td><td>5</td></tr><tr><td>(c) One (1) General foreman</td><td>Minimum Advanced Diploma(A1) in Civil engineering, construction.</td><td>10</td><td>5</td></tr></table>	(b) One (1) Site Engineer	Ao in Civil Engineering membership certificate with IER.	8	5	(c) One (1) General foreman	Minimum Advanced Diploma(A1) in Civil engineering, construction.	10	5						
(b) One (1) Site Engineer	Ao in Civil Engineering membership certificate with IER.	8	5												
(c) One (1) General foreman	Minimum Advanced Diploma(A1) in Civil engineering, construction.	10	5												
ITB 5.5 (a)	The period is: N/A														
ITB 5.5 (c)	<table><tr><td colspan="3">The essential equipment to be made available for the contract by the successful Bidder shall be:</td></tr><tr><td>Item of equipment (Attach the possession and/or leasing evidences]</td><td>Qty</td><td>Owned, or leased (leasing contract or proof of ownership to be attached)</td></tr><tr><td>a. Concrete Mixer</td><td>2</td><td></td></tr><tr><td>b. Vibrators</td><td>4</td><td></td></tr></table>			The essential equipment to be made available for the contract by the successful Bidder shall be:			Item of equipment (Attach the possession and/or leasing evidences]	Qty	Owned, or leased (leasing contract or proof of ownership to be attached)	a. Concrete Mixer	2		b. Vibrators	4	
The essential equipment to be made available for the contract by the successful Bidder shall be:															
Item of equipment (Attach the possession and/or leasing evidences]	Qty	Owned, or leased (leasing contract or proof of ownership to be attached)													
a. Concrete Mixer	2														
b. Vibrators	4														
ITB 5.6	Subcontractors' experience and resources <i>shall</i> be taken into account.														
ITB 5.7	The percentage of margin's domestic preference is not applicable														
B. Bidding Documents															
ITB 10	RAC address's for clarification is: 1171 Kigali-Rwanda, Tel: (+250) 252585555 email: info@rac.co.rw , ikamarade@rac.co.rw Cc: bdukundane@rac.co.rw and snzabakiza@rac.co.rw														
C. Preparation of Bids															
ITB 12	The language of the bid is: English														
ITB 13	Documents composing the bid: 1. List of bidding documents submitted; 2. Bid submission form signed, dated, and stamped in conformity to the one annexed to this tender document (FORMS OF BID/CONTRACTOR'S BID) 3. Certificate of incorporation having civil works as main activity. 4. Copy of tax clearance certificate from Rwanda Revenue Authority 5. Copy of RSSB Certificate														



	6. Bid guarantee of 7,000,000Frw from either a bank or an insurance company operating in Rwanda which shall be valid until 30 days after the bids validity period; 7. Written power of attorney of the signatory of the bid to commit the bidder if any; 8. Priced bill of quantities or clearly quoted unit prices 9. Proof of payment of tender document 10. Site visit certificate 11. Certificate of good standing from RDB 12. At least two good completion certificates of similar size. 13. Promise line of credit equivalent to 170,000,000 Frw from a bank
ITB 14.4	The Contract is subject to price adjustment in accordance with GCC Clause 47.
ITB 15.2	The authority for establishing the rates of exchange shall be <i>National Bank of Rwanda (BNR)</i> .
ITB 15.3	Bidders <i>are not</i> required to substantiate the rates and prices.
ITB 16.1	The Bid shall be valid for 120 days .
ITB 17.1	Bid shall include a Bid Security issued by a bank or by surety using the form for bid security included in Section IX. Security Forms.
ITB 17.2	The Bid Security amount is: between 5-10%
ITB 18.1	Alternative Bids <i>shall not be</i> considered.
ITB 19.1	The number of copies of the Bid to be completed and returned shall be: 03
D. Submission of Bids	
ITB 20.2 (a)	Rac's address for the purpose of Bid submission is Attention: <i>Managing Director Rwanda Airports Company/ Procurement office</i> Address: <i>Kigali international Airport.</i> Floor-Room number: <i>RAC Front desk (Reception) ground floor.</i> City: KIGALI Country: RWANDA The deadline for the submission of bids is: Date: 07th October 2025 Time: 10:00 Am local time/8:00 GMT
ITB 20.2 (b)	Name and Identification number of the contract as given in ITB 1.1 above in this sheet



ITB 20.2 (c)	The warning should read “DO NOT OPEN BEFORE” 07th October 2025
ITB 21.1	The deadline for submission of bids shall be 07th October 2025
E. Bid Opening and Evaluation	
ITB 24.1	The bid opening shall take place at: Kigali International Airport (RAC Offices) Floor/ Room number: 2nd floor, Passenger terminal City: Kigali Country: Rwanda Date: 07th October 2025 Time: 10:30 Am local time/8:30 GMT
ITB 31.1	Domestic contractors <i>shall</i> receive a margin of preference: N/A. Joint venture: Allowed
F. Award of Contract	
ITB 35.1	The Standard Form of Performance Security acceptable to RAC shall be the one delivered by the bank or an approved financial institution pursuant to the form provided for under Section IX <i>That Bank Guarantee shall be unconditional (on first demand) (see Section IX: Security Forms) and its value shall be comprised between 5 and 10 percent of the contract price.</i>
ITB 36	The Advance Payment shall be limited to 20 percent of the of the local purchase order



Section III. Forms of Bid, Qualification Information, Letter of Acceptance, and Agreement

1. Contractor's Bid

The **Bidder** shall fill in and submit this Bid form with the Bid. If the Bidder objects to the Adjudicator proposed by RAC in the Bidding Documents, it should so state in its Bid, and present an alternative candidate, together with the candidate's daily fees and biographical data, in accordance with ITB Clause 37.

[date]

Identification N° and Title of the tender: [insert identification number and title of the tender]

To: [name and address of RAC]

Having examined the Bidding Document, including addenda [insert list], we offer to execute the [name and identification number of the tender] in accordance with the GCC accompanying this Bid for the Contract Price of [insert amount in numbers], [insert amount in words] [insert name of currency].

The Contract shall be paid in the following currencies:

Currency	Percentage payable in currency	Rate of exchange: one foreign equals [insert local]	Inputs for which foreign currency is required
(a)			
(b)			

The advance payment required is:

Amount	Currency
(a)	
(b)	

We accept the appointment of [insert name proposed in Bid Data Sheet] as the Adjudicator.

[or]



We do not accept the appointment of *[insert name proposed in Bid Data Sheet]* as the Adjudicator, and propose instead that *[insert name]* be appointed as Adjudicator, whose daily fees and biographical data are attached.

It is understood that the PE is not bound to accept the lowest or any Bid you receive.

It is hereby confirmed that this Bid complies with the Bid validity and, if required, Bid Security as required by the Bidding Document and specified in the BDS.

We, including any subcontractors or suppliers for any part of the Contract, have nationalities from eligible countries in accordance with ITB Sub-Clause 4.1;

We have no conflict of interest in accordance with ITB Sub-Clause 4.2;

Our firm, its affiliates or subsidiaries—including any subcontractors or suppliers for any part of the contract—has not been declared ineligible by RPPA OR RAC, or under the laws or official regulations of the Republic of Rwanda in accordance with ITB Sub-Clauses 4.3.

Authorized Signature: _____

Name and Title of Signatory: _____

Name of Bidder: _____

Address: _____



2. Qualification Information

[The information to be filled in by bidders in the following pages shall be used for the purposes of post qualification or for verification of prequalification as provided for in ITB Clause 5. This information shall not be incorporated in the Contract. Attach additional pages, if needed be.]

2.1. Individual Bidders or Individual Members of Joint Ventures

2.1.1 Constitution or legal status of Bidder: *[attach copy]*

Place of registration: *[insert]*

Principal place of business: *[insert]*

Power of attorney of signatory of Bid: *[attach]*

2.1.2 Annual amounts of construction works performed during the last *[insert number pursuant to ITB sub clause 5.5(a)]* years *[insert amounts in the national currency equivalent]*

2.1.3 Number *[insert number pursuant to ITB sub clause 5.5 (b)]* of works of a nature and amount similar to the Works performed as prime Contractor over the last *[insert number pursuant to ITB 5.5(b)]* years. *[The amounts should be indicated in the same currency used for Item 2.1.2 above. Also list details of work under way or committed, including expected completion date(s).]*

Project name and country	Name of client and contact person	Type of work performed and year of completion	Value of contract (national currency equivalent)
(a)			
(b)			

N.B. All completed projects should be proved by the performance certificates issued by the clients

2.1.4 Major items of Contractor's Equipment proposed for carrying out the Works. *[List all information requested below. Refer also to ITB Sub-Clause 5.5 (c).]*

Item of equipment	Description, make, and age (years)	Condition (new, good, poor) and number available	Owned, leased (from whom?), or to be purchased (from whom?)
(a)			
(b)			



N.B Attach the possession and/or leasing evidence

2.1.5 Qualifications and experience of key personnel proposed for administration and execution of the Contract. *[Attach biographical data, The CVs and academic testimonials. Refer also to ITB Sub-Clause 5.3 (e) and GCC Sub-Clause 9.1.]*

Position	Name	Years of experience (general)	Years of experience in proposed position
(a)			
(b)			

2.1.6 Proposed subcontracts and firms involved. Refer to GCC Clause 7.

Sections of the Works	Value of subcontract	Subcontractor (name and address)	Experience in similar work
(a)			
(b)			

2.1.7 Financial reports for the last *[insert number]* years: balance sheets, profit and loss statements, auditors' reports, etc. *[List below and attach copies.]*

2.1.8 Evidence of access to financial resources to meet the qualification requirements: cash in hand, lines of credit, etc. List below and attach copies of supporting documents.

2.1.9 Name, address, and telephone, telex, and facsimile numbers of banks that may provide references if contacted by the PE.

2.1.10 Information on current litigation(s) in which the Bidder is involved.

Other party(ies)	Cause of dispute	Amount involved
(a)		
(b)		

2.1.11 Proposed Program (work method and schedule). Descriptions, drawings, and charts, as necessary, to comply with the requirements of the Bidding Document.



2.2 Joint Ventures

2.2.1 The information listed in 2.1.1 – 2.1.10 above shall be provided for each partner of the joint venture.

2.2.2 The information in 1.11 above shall be provided for the joint venture.

2.2.3 Attach the power of attorney of the signatory (ies) of the Bid authorizing the signature of the Bid on behalf of the joint venture.

2.2.4 Attach the Agreement among all partners of the joint venture (and which is legally binding on all partners), which shows that:

- i. all partners shall be jointly and severally liable for the execution of the Contract in accordance with the Contract terms;
- ii. one of the partners shall be nominated as being in charge, authorized to incur liabilities, and receive instructions for and on behalf of any and all partners of the joint venture; and
- iii. The execution of the entire Contract, including payment, shall be done exclusively with the partner in charge.

2.3. Additional Requirements

Bidders should provide any additional information required in the BDS.



3. Letter of Acceptance

[Letterhead paper of RAC]

[The Letter of Acceptance shall be the basis for formation of the Contract as described in ITB Clauses 34 and 35. This Standard Form of Letter of Acceptance shall be filled in and sent to the successful Bidder only after evaluation of bids has been completed, subject to any review by the funding entity]

[insert date]

Identification N° and Title of the tender: *[insert identification number and title of the tender]*

To: *[insert name and address of the successful bidder]*

This is to notify you that your bid dated *[insert date]* for execution of the *[insert name of the tender and identification number, as given in the SCC]* for the price of the equivalent of *[insert amount in numbers and words]* *[insert name of currency]*, as corrected and modified in accordance with the Instructions to Bidders is hereby accepted by our Institution
[Insert one of the following (a) or (b) options]

- (a) We accept that *[insert name proposed by bidder]* be appointed as the Adjudicator.
- (b) We do not accept that *[insert name proposed by bidder]* be appointed as Adjudicator, and by sending a copy of this Letter of Acceptance to *[insert name of the Appointing Authority]*, we are hereby requesting *[insert name]*, the Appointing Authority, to appoint the Adjudicator in accordance with ITB Clause 37.1.

You are hereby instructed to (a) proceed with the execution of the said works in accordance with the contract documents, (b) sign and return the attached contract documents, and (c) forward the performance security pursuant to ITB Sub-Clause 35.1, i.e., Within 15 and 21 days for National Competitive Bidding and International Competitive Bidding, respectively, after receipt of this Letter of Acceptance, and pursuant to GCC Sub-Clause 52

Authorized Signature: _____

Name and Title of Signatory: _____

Name of rac: _____

Attachment: Agreement and Special Condition of the Contract



RWANDA AIRPORTS COMPANY

Construction of office and restaurant building at Kigali International Airport

By and between

Rwanda Airports Company

and

.....

Contract number: 013/W/2025-2026/N/RAC

Contract amount and currency:

Contract duration: One-year renewable

Project Manager: Consultant

Date of contract:



This CONTRACT hereinafter referred to as the “**Contract**” is entered into by and between RAC represented by Mr./Mrs./MS.....Hereinafter referred to as “**RAC**” and Ltd/Co, incorporated in (Country) under the Registry number Represented by Mr./Mrs./Ms., ID/PC N°....., issued at....., the of the company Hereinafter referred to as the “**Contractor**”

WHEREAS:

I. RAC is desirous that the Contractor to procure the works for *[insert name and identification number of Contract]* as specified in the General Conditions of Contract attached to this Contract (hereinafter called “the Works”);

II. RAC has accepted the bid by the Contractor for the execution and completion of such works through an appropriate tender process.

III. The Contractor having represented to RAC that they have the required capacity has agreed to execute the works specified in this contract;

IV. RAC has received funds from the *[Insert the name of the funding Institution]*, hereinafter called the (“Funding Institution”) towards the cost of the works and intends to apply a portion of the proceeds of these funds to payments under this Contract;

Or (c) RAC has decided to allocate a portion of its own budget to finance _____

Now therefore this Agreement is entered into as follows:

1. Object of the contract is the construction ofas specified in this contract
2. Considering the terms and conditions of payments to be made by RAC to the Contractor as hereinafter mentioned, the Contractor hereby convenes with RAC to execute and complete the works and remedy any defects therein in conformity in all respects with the provisions of the Contract.
3. RAC hereby convenes to pay the Contractor in consideration of the execution and completion of the works and the remedying of defects wherein the contract price amounting to *[insert the amount]* or such other sum as may become payable under the provisions of the contract at the times and in the manner prescribed by the contract.
4. The following documents shall constitute the contract between RAC and the Contractor, and each shall be read and construed as an integral part of the contract:



- a. **Contract,**
 - b. **Letter of Acceptance,**
 - c. **Special Conditions of Contract,**
 - d. **General Conditions of Contract,**
 - e. **Specifications,**
 - f. **Drawings,**
 - g. **Bill of Quantities,**
 - h. **Bill of prices, and**
 - i. **Contractor's Bid,**
 - j. **Any other document listed in the SCC as forming part of the Contract.**
5. This contract shall prevail over all other contract documents. In the event of any discrepancy or inconsistency within the contract documents, then the documents shall prevail in the order listed above

Signed, Sealed, and Delivered by the said _____
Binding Signature of RAC [*signature of an authorized representative of RAC*]

Binding Signature of Contractor [*signature of an authorized representative of the Contractor*]



Section IV. General Conditions of Contract

The General Conditions of Contract (GCC), read in conjunction with the Special Conditions of Contract and other documents listed therein, should be a complete document expressing fairly the rights and obligations of both parties.

The form of General Conditions of Contract that follows has been developed on the basis of considerable international experience in the drafting and management of contracts, bearing in mind a trend in the construction industry towards simpler, more straightforward language.

The form can be used directly for smaller admeasurement contracts and, with the modifications noted in the footnotes, it can be adapted for lump sum contracts.

The use of standard General Conditions of Contract for building and civil works in a country shall promote comprehensiveness of coverage, general acceptability of its provisions, savings in cost and time in bid preparation and review, and the development of a solid background of legal case histories.



General Conditions of Contract

A. General

1. Definitions

- (a) The **Adjudicator** is the person appointed jointly by RAC and the Contractor to resolve disputes in the first instance, as provided for in GCC Clauses 24 and 25 hereunder.
- (b) **BDS** means Bid Data Sheet
- (c) **Bill of Quantities** means the priced and completed Bill of Quantities forming part of the Bid.
- (d) **Compensation Events** are those defined in GCC Clause 44 hereunder.
- (e) The **Completion Date** is the date of completion of the works as certified by the Project Manager, in accordance with GCC Sub-Clause 55.
- (f) The **Contract** is the contract between RAC and the Contractor to execute, complete, and maintain the works. It consists of the documents listed in GCC Clause 2.3 below.
- (g) The **Contractor** is a person or corporate body whose bid to carry out the works has been accepted by RAC and who signs the contract with the latter.
- (h) The **Contractor's bid** is the offer prepared in accordance with the requirements of the bidding document and which was submitted by the Contractor to RAC.
- (i) The **Contract price** is the price stated in the Letter of Acceptance and thereafter as adjusted in accordance with the provisions of the contract.
- (j) **Days** are calendar days; months are calendar months, unless provided otherwise.
- (k) **Dayworks** are varied work inputs subject to payment on a time basis for the Contractor's employees and equipment, in addition to payments for associated materials and plant.
- (l) A **Defect** is any part of the works not completed in accordance with the contract.
- (m) The **Defects Liability Certificate** is the certificate issued by Project Manager upon correction of defects by the Contractor.



- (n) The **Defects Liability Period** is the period **named in the SCC** Sub-Clause 35.1 and calculated from the Completion Date.
- (o) **Drawings** include calculations and other information provided or approved by the Project Manager for the execution of the Contract.
- (p) RAC is the party who employs the Contractor to carry out the works, **as specified in the SCC**.
- (q) **Equipment** is the Contractor's machinery and vehicles brought temporarily to the site to construct the works.
- (r) **Force Majeure** means an event or situation beyond the control of the Contractor that is not foreseeable, is unavoidable, and its origin is not due to negligence or lack of care on the part of the Contractor. Such events may include, but not be limited to, acts of RAC in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions, and freight embargoes.
- (s) The **Initial Contract Price** is the contract price listed in RAC's Letter of Acceptance.
- (t) The **Intended Completion Date** is the date on which it is intended that the Contractor shall complete the works. The Intended Completion Date is **specified in the SCC**. The Intended Completion Date may be revised only by the Project Manager by issuing an extension of time or an acceleration order.
- (u) **Materials** are all supplies, including consumables, used by the Contractor for incorporation in the works.
- (v) **Plant** is any integral part of the works that shall have a mechanical, electrical, chemical, or biological function.
- (w) The **Project Manager** is the person **named in the SCC** (or any other competent person appointed by RAC and notified to the Contractor, to act in replacement of the Project Manager) who is responsible for supervising the execution of the works and administering the contract.
- (x) **SCC** means Special Conditions of Contract
- (y) The **Site** is the area **defined as such in the SCC**.
- (z) **Site Investigation Reports** are those that were included in the bidding document and are factual and interpretative reports about the surface and subsurface conditions at the Site.
- (aa) **Specification** means the nature of the works included in the contract and any modification or addition made or approved by the Project Manager.



- (bb) The **Start Date** is **given in the SCC**. It is the latest date when the Contractor shall commence execution of the works. It does not necessarily coincide with any of the Site Possession Dates.
- (cc) A **Subcontractor** is a person or corporate body who has a contract with the Contractor to carry out a part of the work in the contract, which includes work on the site.
- (dd) **Temporary Works** are works designed, constructed, installed, and removed by the Contractor that are needed for construction or installation of the works.
- (ee) A **Variation** is an instruction given by the Project Manager which varies the works.
- (ff) The **Works** are what the contract requires the Contractor to construct, install, and turn over to RAC, **as defined in the SCC**.
- (gg) **Other documents**: documents that may be listed in SCC as part of the contract

2. Interpretation

- 2.1 In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to, and they shall be deemed to form and be read and construed as part of this Agreement. For the interpretation of these GCC, singular also means plural, masculine also means feminine or neuter, and the other way around. Headings have no significance. Words have their normal meaning under the language of the contract unless specifically defined. The Project Manager shall provide instructions clarifying queries about these GCC.
- 2.2 If sectional completion is **specified in the SCC**, references in the GCC to the works, the completion date, and the intended completion date apply to any section of the works (other than references to the completion date and intended completion date for the whole of the Works).

3. Effectiveness of Contract

- 3.1. This Contract shall come into effect on the date the Contract is signed by both parties, or such other later date as may be **stated in the SCC**.

4. Commencement of Services

- 4.1 The Consultants shall begin carrying out the Services thirty (30) days after the date the Contract becomes effective, or at such other date as may be **specified in the SCC**.



5. Law and Language

5.1 The Law governing the Contract shall be laws of Rwanda and the Language of the Contract shall be as **stated in the SCC**.

6. Project Manager's Decisions

6.1 Except where otherwise specifically stated, the Project Manager shall decide contractual matters between RAC and the Contractor in the role representing rac.

7. Delegation

7.1 The Project Manager may delegate any of his duties and responsibilities to other people except to the Adjudicator, after notifying the Contractor, and may cancel any delegation after notifying the Contractor.

8. Notices or communications

8.1 Any notice or communication given by one party to the other pursuant to the Contract shall be in writing to the address **specified in the SCC**. The term "in writing" means communicated in written form with proof of receipt.

8.2 A notice shall be effective when delivered or on the notice's effective date, whichever is later.

9. Confidentiality

9.1 RAC and the Contractor shall keep confidentiality and shall not, without the written consent of the other party hereto, divulge to any third party any documents, data, or other information furnished directly or indirectly by the other party hereto in connection with the Contract, whether such information has been furnished prior to, during or following completion or termination of the Contract. Notwithstanding the above, the Contractor may furnish to its Subcontractor such documents, data, and other information it receives from RAC to the extent required for the Subcontractor to perform its work under the Contract, in which event the Contractor shall obtain from such Subcontractor an undertaking of confidentiality similar to that imposed on the Contractor.

9.2. RAC shall not use such documents, data, and other information received from the Contractor for any purposes unrelated to the contract. Similarly, the Contractor shall not use such documents, data, and other information received from RAC for any purpose other than the performance of the Contract.

9.4 The above provisions shall not in any way modify any undertaking of confidentiality given by either of the parties hereto prior to the date of the Contract in respect of the execution or any part thereof.

9.5 The provisions above shall survive completion or termination, for whatever reason, of the Contract.

10. Subcontracting



10.1 The Contractor may subcontract with the approval of the Project Manager, in compliance with the relevant provisions of RAC Manual and its application texts. Subcontracting shall not alter the Contractor's obligations.

11. Other Contractors

11.1 The Contractor shall cooperate and share the site with other contractors, public authorities, utilities, and RAC between the dates given in the Schedule of Other Contractors, as **referred to in the SCC**. The Contractor shall also provide facilities and services for them as described in the Schedule. RAC may modify the Schedule of Other Contractors, and shall notify the Contractor of any such modification.

12. Personnel

12.1 The Contractor shall employ the key personnel named in the Schedule of Key Personnel, as **referred to in the SCC**, to carry out the functions stated in the Schedule or other personnel approved by the Project Manager. The Project Manager shall approve any proposed replacement of key personnel only if their relevant qualifications and abilities are substantially equal to or better than those of the personnel listed in the Schedule.

12.2 If the Project Manager requests the Contractor to remove a person who is a member of the Contractor's staff or work force, stating the reasons, the Contractor shall ensure that the person leaves the site within seven days and has no further connection with the work in the contract.

13. RAC's and Contractor's Risks

13.1 RAC carries out the risks which this contract states are RAC's risks, and the Contractor carries the risks which this contract states are Contractor's risks.

14. RAC's Risks

14.1 From the start date until the defects liability certificate has been issued, the following are RAC's risks:

- (a) The risk of personal injury, death, or loss of or damage to property (excluding the Works, Plant, Materials, and Equipment), which are due to
 - (i) use or occupation of the site by the works or for the purpose of the works, which is the unavoidable result of the works or
 - (ii) negligence, breach of statutory duty, or interference with any legal right by the Procuring Authority or by any person employed by or contracted to him except the Contractor and subcontractors.



- (b) The risk of damage to the Works, Plant, Materials, and Equipment to the extent that it is due to a fault of RAC or in RAC's design, or due to war or radioactive contamination directly affecting the country where the works are to be executed.
- 14.2 From the completion date until the defects liability certificate has been issued, the risk of loss of or damage to the Works, Plant, and Materials is a RAC's risk except loss or damage due to
- (a) a Defect which existed on the completion date,
 - (b) an event occurring before the completion date, which was not itself a RAC's risk, or
 - (c) the activities of the Contractor on the site after the completion date.

15. Contractor's Risks

15.1 From the starting date until the defects liability certificate has been issued, the risks of personal injury, death, and loss of or damage to property (including, without limitation, the Works, Plant, Materials, and Equipment) which are not RAC's risks are Contractor's risks.

16. Insurance

- 16.1 The Contractor shall provide, in the joint names of RAC and the Contractor, insurance cover from the start date to the end of the defects liability period, in the amounts and deductibles **stated in the SCC** for the following events which are due to the Contractor's risks:
- (a) loss of or damage to the Works, Plant, and Materials;
 - (b) loss of or damage to Equipment;
 - (c) loss of or damage to property (except the Works, Plant, Materials, and Equipment) in connection with the contract; and
 - (d) personal injury or death.
- 16.2 Policies and certificates for insurance shall be delivered by the Contractor to the Project Manager for the Project Manager's approval before the start date. All such insurance shall provide for compensation to be payable in the types and proportions of currencies required to rectify the loss or damage incurred.
- 16.3 If the Contractor does not provide any of the policies and certificates required, RAC may affect the insurance which the Contractor should have provided and recover the premiums RAC has paid from payments otherwise due to the Contractor or, if no payment is due, the payment of the premiums shall be a debt due.
- 16.4 Alterations to the terms of insurance shall not be made without the approval of the Project Manager.



16.5 Both parties shall comply with any conditions of the insurance policies.

17. Force Majeure

17.1 The failure of a Party to fulfil any of its obligations hereunder shall not be considered to be a breach of, or default under, this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event has taken all reasonable precautions, due care and reasonable alternative measures, all with the objective of carrying out the terms and conditions of this Contract.

17.2 Force Majeure shall not include (i) any event which is caused by the negligence or intentional action of a Party or such Party's Subconsultants or agents or employees, nor (ii) any event which a diligent Party could reasonably have been expected to both (A) take into account at the time of the conclusion of this Contract and (B) avoid or overcome in the carrying out of its obligations hereunder.

17.3 Force Majeure shall not include insufficiency of funds or failure to make any payment required hereunder.

17.4 A Party affected by an event of Force Majeure shall take all reasonable measures to remove such Party's inability to fulfil its obligations hereunder with a minimum of delay.

17.5 A Party affected by an event of Force Majeure shall notify the other Party of such event as soon as possible, and in any event not later than five (5) days following the occurrence of such event, providing evidence of the nature and cause of such event, and shall similarly give notice of the restoration of normal conditions as soon as possible.

17.6 The Parties shall take all reasonable measures to minimize the consequences of any event of Force Majeure.

17.7 Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.

17.8 Not later than thirty (30) days after the Contractor, as the result of an event of Force Majeure, have become unable to perform a material portion of the works, the Parties shall consult with each other with a view to agreeing on appropriate measures to be taken in the circumstances.

18. Contract Amendment

18.1 No amendment or other variation of the Contract shall be valid unless it is in writing, in form of an addendum, is dated, expressly refers to the Contract, and is signed by a duly authorized representative of each party thereto.

18.2 The amendment shall not affect the substance and the nature of the original contract, and any amendment increasing 20% of the contract shall require a new tender.

19. Entire Agreement



19.1 The Contract constitutes the entire agreement between RAC and the Supplier and supersedes all communications, negotiations and agreements (whether written or oral) of the parties with respect thereto made prior to the date of Contract.

20. No waiver

20.1 No relaxation, forbearance, delay, or indulgence by either party in enforcing any of the terms and conditions of the Contract or the granting of time by either party to the other shall prejudice, affect, or restrict the rights of that party under the Contract, neither shall any waiver by either party of any breach of Contract operate as waiver of any subsequent or continuing breach of Contract.

20.2 Any waiver of a party's rights, powers, or remedies under the Contract must be in writing, dated, and signed by an authorized representative of the party granting such waiver, and must specify the right and the extent to which it is being waived.

21. Severability

21.1 If any provision or condition of the Contract is prohibited or rendered invalid or unenforceable, such prohibition, invalidity or unenforceability shall not affect the validity or enforceability of any other provisions and conditions of the Contract.

22. Good Faith

22.1 The Parties undertake to act in good faith with respect to each other's rights under this Contract and to adopt all reasonable measures to ensure the realization of the objectives of this Contract

23. Site Investigation Reports

23.1 Contractor, in preparing the bid, shall rely on any Site Investigation Reports **referred to in the SCC**, supplemented by any information available to the Bidder.

24. Queries about the Special Conditions of Contract

24.1 The Project Manager shall clarify queries on the **SCC**.

25. Contractor to Construct the Works

25.1 The Contractor shall construct and install the works in accordance with the specifications and drawings.

26. The Works to be completed at the Intended Completion Date

26.1 The Contractor may commence execution of the works on the start date and shall carry out the works in accordance with the program submitted by the Contractor, as updated with the approval of the Project Manager, and complete them by the intended completion date.

27. Approval by the Project Manager



- 27.1 The Contractor shall submit specifications and drawings showing the proposed temporary Works to the Project Manager, who is to approve them if they comply with the Specifications and Drawings.
- 27.2 The Contractor shall be responsible for design of Temporary Works.
- 27.3 The Project Manager's approval shall not alter the Contractor's responsibility for design of the Temporary Works.
- 27.4 The Contractor shall obtain approval of third parties to the design of the Temporary Works, where required.
- 27.5 All Drawings prepared by the Contractor for the execution of the temporary or permanent Works, are subject to prior approval by the Project Manager before this use.
- 27.6 Any other approval as specified in the contract.

28. Safety

- 28.1 The Contractor shall be responsible for the safety of all activities on the Site.

29. Discoveries

- 29.1 Anything of historical or other interest or of significant value unexpectedly discovered on the Site shall be the property of RAC. The Contractor shall notify the Project Manager of such discoveries and carry out the Project Manager's instructions for dealing with them.

30. Possession of the Site

- 31.1 RAC shall give possession of all parts of the Site to the Contractor. If possession of a part is not given by the date **stated in the SCC**, RAC shall be deemed to have delayed the start of the relevant activities, and this shall be a Compensation Event.

31. Access to the Site

- 31.1 The Contractor shall allow the Project Manager and any person authorized by the Project Manager access to the Site and to any place where work in connection with the Contract is being carried out or is intended to be carried out.

32. Instructions, Inspections and Audits

- 32.1 The Contractor shall carry out all instructions of the Project Manager which comply with the applicable laws where the Site is located.
- 32.2 The Contractor shall permit RAC to inspect the Contractor's accounts and records relating to the performance of the Contractor and to have them audited by auditors appointed by RAC.

33. Disputes settlement

33.1 Amicable Settlement



33.1.1 The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or the interpretation thereof.

33.2 Adjudication

33.2.1 In case parties fail to amicably settle a dispute in relation with technical matters like the calculations, specifications or any other details related to the works shall be referred to the Adjudicator within 14 days from the date parties fail to resolve the dispute amicably.

33.3 Litigation or Arbitration

33.3.1 Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settled amicably or through adjudication within thirty (30) days after the receipt by one Party of the other Party's request for such amicable settlement or thirty days (30) after the Adjudicator's decision may be submitted by either Party for settlement in accordance with the provisions **specified in the SCC**.

B. Control of the schedule

34. Program

34.1 Within the time **stated in the SCC**, after the date of the Letter of Acceptance, the Contractor shall submit to the Project Manager for approval a Program showing the general methods, arrangements, order, and timing for all the activities in the Works.

34.2 An update of the Program shall be a program showing the actual progress achieved on each activity and the effect of the progress achieved on the timing of the remaining work, including any changes to the sequence of the activities.

34.3 The Contractor shall submit to the Project Manager for approval an updated Program at intervals no longer than the period **stated in the SCC**. If the Contractor does not submit an updated Program within this period, the Project Manager may withhold the amount **stated in the SCC** from the next payment certificate and continue to withhold this amount until the next payment after the date on which the overdue Program has been submitted.

34.4 The Project Manager's approval of the Program shall not alter the Contractor's obligations. The Contractor may revise the Program and submit it to the Project Manager again at any time. A revised Program shall show the effect of Variations and Compensation Events.

35. Extension of the Intended Completion Date

35.1 The Project Manager shall extend the Intended Completion Date if a Compensation Event occurs or a Variation is issued which makes it impossible for Completion to be achieved by the Intended Completion Date without the Contractor taking steps to accelerate the remaining work, which would cause the Contractor to incur additional cost.



- 35.2 The Project Manager shall decide whether and by how much to extend the Intended Completion Date within 21 days of the Contractor asking the Project Manager for a decision upon the effect of a Compensation Event or Variation and submitting full supporting information. If the Contractor has failed to give early warning of a delay or has failed to cooperate in dealing with a delay, the delay by this failure shall not be considered in assessing the new Intended Completion Date.
- 35.3 Request for extension of time shall be made not later than within a time period **stated in SCC**. Any request made after that period may be rejected by RAC or accepted without prejudice to the application of liquidated damages.

36. Acceleration

- 36.1 When RAC wants the Contractor to finish before the Intended Completion Date, the Project Manager shall obtain priced proposals for achieving the necessary acceleration from the Contractor. If RAC accepts these proposals, the Intended Completion Date shall be adjusted accordingly and confirmed by both RAC and the Contractor.
- 36.2 If the Contractor's priced proposals for acceleration are accepted by rac, they are incorporated in the Contract Price and treated as a Variation.

37. Delays Ordered by the Project Manager

- 37.1 The Project Manager may instruct the Contractor to delay the start or progress of any activity within the Works. Such instruction shall impact on the completion date which shall be extended accordingly.

38. Management Meetings

- 38.1 Either the Project Manager or the Contractor may require the other to attend a management meeting. The business of a management meeting shall be to review the plans for remaining work and to deal with matters raised in accordance with the early warning procedure.
- 38.2 The Project Manager shall record the business of management meetings and provide copies of the record to those attending the meeting and to rac. The responsibility of the parties for actions to be taken shall be decided by the Project Manager either at the management meeting or after the management meeting and stated in writing to all who attended the meeting.

39. Early Warning

- 39.1 The Contractor shall warn the Project Manager at the earliest opportunity, before the execution of the affected works or related activities, of specific likely future events or circumstances that may adversely affect the quality of the work, increase the Contract Price, or delay the execution of the Works. The Project Manager may require the Contractor to provide an estimate of the expected effect of the future event or circumstance on the Contract Price and Completion Date. The estimate shall be provided by the Contractor as soon as reasonably possible.



- 39.2 The Contractor shall cooperate with the Project Manager in making and considering proposals for how the effect of such an event or circumstance can be avoided or reduced by anyone involved in the work and in carrying out any resulting instruction of the Project Manager.

C. Quality Control

40. Identifying Defects

- 40.1 The Project Manager shall check the Contractor's work and notify the Contractor of any Defects that are found. Such checking shall not affect the Contractor's responsibilities. The Project Manager may instruct the Contractor to search for a Defect and to uncover and test any work that the Project Manager considers may have a Defect.

41. Tests

- 41.1 If the Project Manager instructs the Contractor to carry out a test not specified in the Specification to check whether any work has a Defect and the test shows that it does, the Contractor shall pay for the test and any samples. If there is no Defect, the test shall be a Compensation Event.

42. Correction of Defects

- 42.1 The Project Manager shall give notice to the Contractor of any Defects before the end of the Defects Liability Period, which begins at Completion, **and is defined in the SCC**. The Defects Liability Period shall be extended for as long as Defects remain to be corrected.
- 42.2 Every time notice of a Defect is given, the Contractor shall correct the notified Defect within the length of time specified by the Project Manager's notice.

43. Uncorrected Defects

- 43.1 If the Contractor has not corrected a defect within the time specified in the Project Manager's notice, the Project Manager shall assess the cost of having the Defect corrected, and the Contractor shall pay this amount.

D. Cost Control

44. Bill of Quantities

- 44.1 The Bill of Quantities shall contain items for the construction, installation, and testing, to be done by the Contractor.

45 The Bill of Quantities is used to calculate the Contract Price.

- 45.1 The Contractor is paid for the quantity of the work done at the rate in the Bill of Quantities for each item.

46. Changes in the Quantities



46.1 If the reduction of the activities of the tender results in a reduction of its cost by more than twenty per cent (40%) of the initial contract, RAC and the Contractor shall negotiate the compensation to be given to the Contractor depending on the total expense incurred in the execution of the tender. This compensation shall not exceed twenty percent (40%) of the activities that have been reduced.

46.2 If the addition of the activities of the tender results in an increase of its costs by more than twenty percent (40%) of the initial contract, RAC shall proceed to the award of a new tender or seek for no objection from Rwanda Airports Company to award that new tender to the current contractor.

47. Variations

47.1 All Variations shall be included in updated Programs produced by the Contractor.

48. Payments for Variations

48.1 The Contractor shall provide the Project Manager with a quotation for carrying out the Variation when requested to do so by the Project Manager. The Project Manager shall assess the quotation, which shall be given within seven (7) days of the request or within any longer period stated by the Project Manager and before the Variation is ordered.

48.2 If the work in the variation corresponds with an item description in the Bill of Quantities and if, in the opinion of the Project Manager, the quantity of work above the limit stated in Sub-Clause 38 or the timing of its execution do not cause the cost per unit of quantity to change, the rate in the Bill of Quantities shall be used to calculate the value of the Variation. If the cost per unit of quantity changes, or if the nature or timing of the work in the Variation does not correspond with items in the Bill of Quantities, the quotation by the Contractor shall be in the form of new rates for the relevant items of work.

48.3 If the Contractor's quotation is unreasonable, the Project Manager may order the Variation and make a change to the contract price, which shall be based on the Project Manager's own forecast of the effects of the Variation on the Contractor's costs.

48.4 If the Project Manager decides that the urgency of varying the work would prevent a quotation being given and considered without delaying the work, no quotation shall be given and the Variation shall be treated as a Compensation Event.

48.5 The Contractor shall not be entitled to additional payment for costs that could have been avoided by giving early warning.

49. Cash Flow Forecasts

49.1 When the Program is updated, the Contractor shall provide the Project Manager with an updated cash flow forecast. The cash flow forecast shall include different currencies, as defined in the Contract, converted as necessary using the Contract exchange rates.

50. Payment Certificates



- 50.1 The Contractor shall submit to the Project Manager monthly statements of the estimated value of the work executed less the cumulative amount certified previously.
- 50.2 The Project Manager shall check the Contractor's monthly statement and certify the amount to be paid to the Contractor.
- 50.3 The value of work executed shall be determined by the Project Manager.
- 50.4 The value of work executed shall comprise the value of the quantities of the items in the Bill of Quantities completed.
- 50.5 The value of work executed shall include the valuation of Variations and Compensation Events.
- 50.6 The Project Manager may exclude any item certified in a previous certificate or reduce the proportion of any item previously certified in any certificate in the light of later information.

51. Payments

- 51.1 Payments shall be adjusted for deductions for advance payments and retention. RAC shall pay the Contractor the amounts certified by the Contract Manager within 45 days of the date of each certificate.
- 51.3 Unless otherwise stated, all payments and deductions shall be paid or charged in the proportions of currencies comprising the Contract Price.
- 51.4 Items of the Works for which no rate or price has been entered in shall not be paid for by RAC and shall be deemed covered by other rates and prices in the Contract.

52. Compensation Events

- 52.1 The following shall be Compensation Events:
 - (a) RAC does not give access to a part of the Site by the Site Possession Date pursuant to GCC Sub-Clause 21.1.
 - (b) RAC modifies the Schedule of Other Contractors in a way that affects the work of the Contractor under the Contract.
 - (c) The Project Manager orders a delay or does not issue Drawings, Specifications, or instructions required for execution of the Works on time.
 - (d) The Project Manager instructs the Contractor to uncover or to carry out additional tests upon work, which is then found to have no Defects.
 - (e) The Project Manager unreasonably does not approve a subcontract to be let.
 - (f) Ground conditions are substantially more adverse than could reasonably have been assumed before issuance of the Letter of Acceptance from the information issued to bidders (including the Site Investigation Reports), from information available publicly and from a visual inspection of the Site.



- (g) The Project Manager gives instructions for dealing with an unforeseen condition, caused by RAC, or additional work required for safety or other reasons.
- (h) Other contractors, public authorities, utilities, or RAC does not work within the dates and other constraints stated in the Contract, and they cause delay or extra cost to the Contractor.
- (i) The advance payment is delayed.
- (j) The effects on the Contractor of any of RAC's Risks.
- (k) The Project Manager unreasonably delays issuing a Certificate of Completion.

52.2 If a Compensation Event would cause additional cost or would prevent the work being completed before the Intended Completion Date, the Contract Price shall be increased and/or the Intended Completion Date shall be extended. The Project Manager shall decide whether and by how much the Contract Price shall be increased and whether and by how much the Intended Completion Date shall be extended.

52.3 As soon as information demonstrating the effect of each Compensation Event upon the Contractor's forecast cost has been provided by the Contractor, it shall be assessed by the Project Manager, and the Contract Price shall be adjusted accordingly. If the Contractor's forecast is deemed unreasonable, the Project Manager shall adjust the Contract Price based on the Project Manager's own forecast. The Project Manager shall assume that the Contractor shall react competently and promptly to the event.

52.4 The Contractor shall not be entitled to compensation to the extent that RAC's interests are adversely affected by the Contractor's not having given early warning or not having cooperated with the Project Manager.

53. Tax

53.1 The taxes, duties, levies applicable, shall be included in the contract price except when they are subject to exemption in accordance with the tax legal framework. The Project Manager shall adjust the contract price if taxes, duties, and other levies are changed between the date 28 days before the submission of bids for the Contract and the date of the last Completion certificate. The adjustment shall be the change in the amount of tax payable by the Contractor, provided such changes are not already reflected in the Contract Price or are a result of GCC Clause 47.

54. Currencies

54.1 Companies registered in Rwanda and those owned by Rwandan nationals shall only be paid in Rwanda currency. Where payments are made in currencies other than the currency of the Republic of Rwanda, the exchange rates used for calculating the amounts to be paid shall be the exchange rates stated in the Contractor's bid.

55. Price Adjustment

55.1 Prices shall be adjusted for fluctuations in the cost of inputs only if provided for in the SCC and in accordance with RAC procurement Manual. If so provided, the amounts certified in each



payment certificate, before deducting for Advance Payment, shall be adjusted by applying the following formula:

$$P1 = P0 [a + bL1/ L0 + cM1/ M0] - P0$$

$a+b+c = 1$ in which:

P1 = adjustment amount payable to the Supplier.

P0 = Contract Price (base price).

a = fixed element representing profits and overheads included in the Contract Price and generally in the range of five (5) to fifteen (15) percent.

b = estimated percentage of labour component in the Contract Price

c = estimated percentage of material component in the Contract Price.

L0, L1 = labour indices applicable to the appropriate industry in the country of origin on the base date and date for adjustment, respectively.

M0, M1 = material indices for the major raw material on the base date and date for adjustment, respectively, in the country of origin.

The coefficients a, b, and c as specified by RAC are as follows:

a = [insert value of coefficient]

b = [insert value of coefficient]

c = [insert value of coefficient]

55.2 The Bidder shall indicate the source of the indices and the base date indices in its bid.

Base date = thirty (30) days prior to the deadline for submission of the bids.

Date of adjustment = [insert number of weeks] weeks prior to date of shipment (representing the midpoint of the period of manufacture).

55.3 The above price adjustment formula shall be invoked by either party subject to the following further conditions:

(a) No price adjustment shall be allowed beyond the original delivery dates unless specifically stated in the extension letter. As a rule, no price adjustment shall be allowed for periods of delay for which the Supplier is entirely responsible.

RAC will, however, be entitled to any decrease in the prices of the Goods and Services subject to adjustment.

(b) If the currency in which the Contract Price P0 is expressed is different from the currency of origin of the labour and material indices, a correction factor will be applied to avoid incorrect adjustments of the Contract Price. The correction factor shall correspond to the ratio of exchange rates between the two currencies on the base date and the date for adjustment as defined above.

(c) No price adjustment shall be payable on the portion of the contract price paid to the Supplier as advance payment.



- 55.4 If the value of the index is changed after it has been used in a calculation, the calculation shall be corrected and an adjustment made in the next payment certificate. The index value shall be deemed to take account of all changes in cost due to fluctuations in costs.

56. Retention

- 56.1 RAC shall retain from each payment due to the Contractor the proportion **stated in the SCC**, until Completion of the whole of the Works and shall be payable to RAC for any loss resulting from the Contractor's failure to complete his obligations under this contract.
- 56.2 On completion of the whole works, half the total amount retained shall be repaid to the Contractor and half when the Defects Liability Period has passed and the Project Manager has certified that all Defects notified by the Project Manager to the Contractor before the end of this period have been corrected.
- 56.3 On completion of the whole Works, the Contractor may substitute retention money with an "on demand" Bank guarantee.

57. Liquidated Damages

- 57.1 The Contractor shall pay liquidated damages to RAC at the rate of one thousandth (1‰) of the total amount of the contract per each day of delay to complete any phase of the works as stated in the work schedule as approved by the Project Manager. The total amount of liquidated damages shall not exceed 5% of the total amount of the contract.
- 57.2 Once the maximum is reached, the purchaser may terminate the contract. However, if the implementation of the contract continues penalties shall continue to accrue until full completion of the contract or termination.
- 57.3 RAC may deduct liquidated damages from payments due to the Contractor. Payment of liquidated damages shall not affect the Contractor's liabilities.

59. Advance Payment

- 59.1 RAC shall make advance payment to the Contractor of the amounts **stated in the SCC** by the date **stated in the SCC**, against provision by the Contractor of an Unconditional Bank Guarantee in a form and by a bank acceptable to RAC in amounts and currencies equal to the advance payment. The Guarantee shall remain effective until the advance payment has been repaid, but the amount of the Guarantee shall be progressively reduced by the amounts repaid by the Contractor. Interest shall not be charged on the advance payment.
- 59.2 The Contractor is to use the advance payment only to pay for Equipment, Plant, Materials, and mobilization expenses required specifically for execution of the Contract. The Contractor shall demonstrate that advance payment has been used in this way by supplying copies of invoices or other documents to the Project Manager. If the Contractor uses part of or entire amount of the advance paid to him in activities other than those related to the contract, the advance shall immediately be considered as a debt which shall be paid by seizing the entire security or part of it.



- 59.3 The advance payment shall be repaid by deducting proportionate amounts from payments otherwise due to the Contractor, following the schedule of completed percentages of the Works on a payment basis. No account shall be taken of the advance payment or its repayment in assessing valuations of work done, Variations, price adjustments, Compensation Events, or Liquidated Damages.

60. Securities

- 60.1 The Performance Security shall be provided to RAC not later than the date specified in the Letter of Acceptance and shall be issued in an amount **specified in the SCC**, by a bank of the first order acceptable to RAC, and denominated in the types and proportions of the currencies in which the Contract Price is payable. The Performance Security shall be valid until the date specified therein.
- 60.2 If the contract execution period has been extended or its value has increased, the contractor shall respectively extend the validity period of the performance security and submit a performance security of an increased amount respectively.

61. Dayworks

- 61.1 If applicable, the Dayworks rates in the Contractor's bid shall be used for small additional amounts of work only when the Project Manager has given written instructions in advance for additional work to be paid for in that way.
- 61.2 All work to be paid for as Dayworks shall be recorded by the Contractor on forms approved by the Project Manager. Each completed form shall be verified and signed by the Project Manager within two days of the work being done.
- 61.3 The Contractor shall be paid for Dayworks subject to obtaining signed Dayworks forms.

62. Cost of Repairs

- 62.1 Loss or damage to the Works or Materials to be incorporated in the Works between the Start Date and the end of the Defects Correction periods shall be remedied by the Contractor at the Contractor's cost if the loss or damage arises from the Contractor's acts or omissions.

E. Completion of the Contract

63. Completion

63.1 Provisional acceptance of works

- 63.1 The Contractor shall officially inform the Project Manager of the completion of the works and request him to schedule a site visit for the purpose of provisional acceptance of completed works. The provisional acceptance shall take place within twenty (20) days following effective completion of works. The Project Manager together with the Contractor shall inspect the project



and make a statement agreeing to or refusing the provisional acceptance of works, indicating mistakes to be corrected if any. In case of mistakes the Project Manager can decide to partially accept the works without mistakes and reschedule the inspection until full provisional acceptance.

63.2 Final acceptance of works

63.2.1 Within twenty (20) days prior to the expiry of the guarantee period for the provisional acceptance of works a final acceptance shall be scheduled upon the request by the Contractor, subject to correction of all mistakes notified to the Contractor during the guarantee period.

63.3 Certificate of completion

63.3.1 After final acceptance of works the Contractor shall request RAC to be given a certificate of good completion of works indicating the date on which he completed his contractual obligations.

64. Taking Over

64.1 The Procurement Authority shall take over the site and the works within seven (7) days of the Project Manager's issuing a certificate of Completion.

65. Final Account

65.1 The Contractor shall supply the Project Manager with a detailed account of the total amount that the Contractor considers payable under the Contract before the end of the Defects Liability Period. The Project Manager shall issue a Defects Liability Certificate and certify any final payment that is due to the Contractor within 56 days of receiving the Contractor's account if it is correct and complete. If it is not, the Project Manager shall issue within 56 days a schedule that states the scope of the corrections or additions that are necessary. If the Final Account is still unsatisfactory after it has been resubmitted, the Project Manager shall decide on the amount payable to the Contractor and issue a payment certificate.

66. Operating and Maintenance Manuals

66.1 If "as built" Drawings and/or operating and maintenance manuals are required, the Contractor shall supply them by the dates **stated in the SCC**.

66.2 If the Contractor does not supply the Drawings and/or manuals by the dates **stated in the SCC**, or they do not receive the Project Manager's approval, the Project Manager shall withhold the amount **stated in the SCC** from payments due to the Contractor.

67. Termination

67.1 RAC or the Contractor may terminate the Contract if one or another party causes a grave breach of the Contract.

67.2 grave breaches of Contract shall include, but shall not be limited to, the following:



- (a) the Contractor stops work for 60 days when no stoppage of work is shown on the current Program and the stoppage has not been authorized by the Project Manager;
 - (b) the Project Manager instructs the Contractor to delay the progress of the Works, and the instruction is not withdrawn within 60 days;
 - (c) RAC or the Contractor is made bankrupt or goes into liquidation other than for a reconstruction or amalgamation;
 - (d) a payment certified by the Project Manager is not paid by RAC to the Contractor within 90 days of the date of the Project Manager's certificate;
 - (e) the Project Manager gives Notice that failure to correct a particular Defect is a fundamental breach of Contract and the Contractor fails to correct it within a reasonable period of time determined by the Project Manager;
 - (f) the Contractor does not maintain a Security, which is required; and
 - (g) the Contractor has delayed the completion of the works by the number of days for which the maximum amount of liquidated damages can be paid, as **defined in the SCC**.
 - (h) if the Contractor, in the judgment of RAC has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.
- 67.3 When either party to the contract gives notice of a breach of Contract to the Project Manager for a cause other than those listed under GCC Sub-Clause 59.2 above, the Project Manager shall decide whether the breach is fundamental or not.
- 67.4 Notwithstanding the above, RAC may terminate the Contract for convenience.
- 67.5 If the Contract is terminated, the Contractor shall stop work immediately, make the site safe and secure, and leave the site as soon as reasonably possible.

68. Payment upon Termination

- 68.1 If the contract is terminated because of a fundamental breach of contract by the Contractor, the Project Manager shall issue a certificate for the value of the work done and Materials ordered less advance payments received up to the date of the issue of the certificate and less the percentage to apply to the value of the work not completed, as **indicated in the SCC**. Additional Liquidated Damages shall not apply. If the total amount due to RAC exceeds any payment due to the Contractor, the difference shall be a debt payable to RAC.
- 68.2 If the contract is terminated for RAC's convenience or because of a fundamental breach of contract by RAC, the Project Manager shall issue a certificate for the value of the work done, Materials ordered, the reasonable cost of removal of Equipment, repatriation of the Contractor's personnel employed solely on the works, and the Contractor's costs of



protecting and securing the works, and less advance payments received up to the date of the certificate.

69. Property

69.1 All Materials on the site, Plant, Equipment, Temporary Works, and Works shall be deemed to be the property of RAC if the Contract is terminated because of the Contractor's default.

70. Release from Performance

70.1 If the Contract is frustrated by the outbreak of war or by any other event entirely outside the control of either RAC or the Contractor, the Project Manager shall certify that the contract has been frustrated. The Contractor shall make the site safe and stop work as quickly as possible after receiving this certificate and shall be paid for all work carried out before receiving it and for any work carried out afterwards to which a commitment was made.



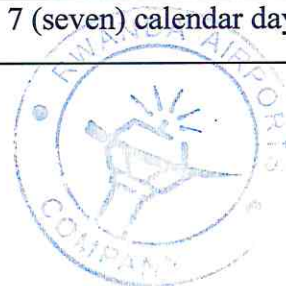
Section V: Special Conditions of Contract

Except where otherwise indicated, all SCC should be filled in by the Procuring Authority prior to issuance of the Bidding Document. Schedules and reports to be provided by the contractor should be annexed.

A. General	
GCC 1 (m)	The Defects Liability Period is 12 months
GCC 1(p)	RAC is <i>[insert name, address, and name of authorized representative]</i> .
GCC 1 (t)	The Intended Completion Date for the whole of the Works shall be 6 months
GCC 1(w)	The Project Manager is Rwanda Airports Company Manager Engineering
GCC 1(y)	The Site is located at <i>Kigali International Airport</i>
GCC 1(bb)	The Start Date shall be fixed on the purchase order and agreed upon depending on the work to be done
GCC 1(ff)	The Works consist of Construction of office and restaurant at Kigali International Airport
GCC 1 (gg)	The following documents also form part of the Contract: a. Contract, b. Letter of Acceptance, c. Special Conditions of Contract, d. General Conditions of Contract, e. Specifications, f. Bill of Quantities, g. Bill of prices, and h. Contractor's Bid
GCC 2.2	Sectional Completions are: not allowed
GCC 3	The effective date of this contract is the date the last of the signatories attaches its signature
GCC 4	Commencement date of the works is the date the contract is signed by both parties
GCC 5	The language of the contract is English.



GCC 8	The notice or communication shall be sent at MANAGING DIRECTOR OF RWANDA AIRPORTS COMPANY Address: Po Box 1171 KIGALI; Floor-Room number: RECEPTION DESK, GROUND FLOOR City: KIGALI Email: info@rac.co.rw Country: RWANDA. Tel: (+250) 252585555
GCC 11	Schedule of other contractors: N/A
GCC 12.1	Key Personnel: Project Manager
GCC 16.1	The minimum insurance amounts and deductibles shall be: (a) For the Works, Plant and Materials: 50,000,000 deductible 500,000Frw. (b) For loss or damage to Equipment: 2,000,000Frw deductible 200,000Frw. (c) for loss or damage to property (except the Works, Plant, Materials, and Equipment) in connection with Contract: 10,000,000 deductible 100,000Frw. (d) for personal injury or death: (i) of the Contractor's employees: workmen's compensation insurance (3,000,000Frw for medical insurance) deductible of 30,000Frw (ii) of other people: 50,000,000Frw for third party liability insurance of other deductible 500,000Frw.
GCC 23	Site Investigation Reports are: <i>visual inspection reports</i>
GCC 24	Queries on Special Conditions of the Contract shall be in writing
GCC 31	The Site Possession Date(s) shall be: within one week from the date of signing the contract
GCC 33.2	Fees and types of reimbursable expenses to be paid to the Adjudicator: N/A.
B. Time Control	
GCC 34.1	The Contractor shall submit for approval a Program for the Works within 7 days from the date of the Letter of Acceptance.
GCC 34.3	The period between Program updates is 7 (seven) calendar days.



	The amount to be withheld for late submission of an updated Program is <i>N/A</i>
C. Quality Control	
GCC 35.3	The request for the extension of time shall be made within 15 days
GCC42	The Defects Liability Period is: 12 months from the time of provisional reception of services done
D. Cost Control	
CGC 51.1	The payment shall be made within 45 days Penalties for a delayed payment shall be 1/1000 of the contract price. In any case this penalty shall not exceed 3% of the total contract price, otherwise the contract may be terminated.
GCC 54	The currency of RAC's country is: Rwanda Francs.
GCC 55	The Contract <i>insert is not</i> subject to price adjustment in accordance with GCC Clause 47, and the following information regarding coefficients <i>does not</i> apply.
GCC 56.1	The proportion of payments retained is <i>not applicable</i>
GCC 57	The liquidated damages for the whole of the Works are <i>1/1000 of</i> contract price per day of delay. The maximum amount of liquidated damages for the whole of the Works is <i>5%</i> of the contract Price. Once the contract is not terminated while the maximum of liquidated damages of 5% is reached, the contract extension shall not exceed <i>30 days</i>
GCC 59.1	The Advance Payments shall be: <i>20% depending on the magnitude of the project.</i>
GCC 60.1	The Performance Security amount is <i>[insert amount(s) which is between 5 to 10% of the total LPO price denominated in the types and proportions of the currencies in which the Contract Price is payable, or in a freely convertible currency acceptable to RAC]</i>
E. Finishing the Contract	
GCC 66.1	The date by which operating and maintenance manuals are required is the date of request for temporally reception of works. The date by which "as built" drawings are required is the date of commissioning of works.
GCC 66.2	The amount to be withheld for failing to produce "as built" drawings and/or operating and maintenance manuals by the date required in GCC 58.1 is <i>N/A</i>



GCC 67.2 (g)	The maximum number of days is: <i>one month after final reception/commissioning.</i>
GCC 68.1	The percentage to apply to the value of the work not completed, representing RAC's additional cost for completing the Works, is <i>to be précised later</i>



Section VI. Specifications & Performance Requirements

TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF RESTAURENT AND OFFICE BUILDING AT KIGALI INTERNATIONAL AIRPORT

1.DOMINANCE OF THE TECHNICAL REQUIREMENTS

1. The Technical requirements listed from 2-5 Does not contract the specific requirements of items as mentioned in the Bills of Quantity where a certain contradiction appear the latter shall prevail.

2.1. GENERAL NOTE

The General contractor is required to work in strict compliance with the rules of art. It is also subject to all terms and conditions of the general conditions currently in force in the Republic of Rwanda. All work with defects will be denied and all the consequences of such refusal shall be borne by the General contractor.

2.1.1.1.Site installation including site fencing, moving on road boards

2.1.1.2.Buildings setting out. Foundation trenches

2.1.1.3.Foundation masonry

2.1.1.4.Foundation footings steel bars arrangement and form works before pouring the concrete

2.1.1.5.Ring beams form work and steel bar reinforcement arrangement, plumbing waiting pipes and waiting bars for vertical reinforcement

2.1.1.6.Brick walls elevation including some electricity & plumbing pipes within the walls and reinforcements

2.1.1.7.Slab form works and steel bar reinforcement arrangement, Plumbing & Electricity & Mechanical waiting pipes and waiting bars for vertical reinforcement

2.1.1.8.Slabs concrete pouring

The General contractor is responsible for the site during construction until provisional



acceptance. The General Contractor shall allow the client and any person authorized by the client access to the site and to any place where work in connection with the Contract is being carried out or is intended to be carried out. The General contractor must ensure the cleanliness of the site by ensuring regular cleaning.

2.2. Civil Work

2.2.1. Site Clearance

The site clearance includes clearing site of all unwanted materials including trees, shrubs, etc, from site premises to suitable location as per direction of Engineer.

2.3. Earthworks

2.3.1. Earthworks in excavation

The earthworks include excavating over site for leveling, cut away and the manual excavation for strip foundations and any type of footings, up to required depth in mix soils including shoring, dewatering, stacking of required earth for re-filling trenches/ floors, transportation of excess earth to within 50 m distance, as per drawing, specification and direction of Engineer.

2.3.2 Earthworks in filling

Earthwork in back filling in foundation in trenches and floor with materials from associated excavation including manual compaction in multiple layers of thickness not more than 150 mm with sprinkling water required to obtain 95% density as per specification and instruction by Engineer.

2.3.3 Soiling

The soiling includes the flat dry brick soiling or stone soiling on floor including sand filling in joints, leveling, ramming manually to required depth as per designed thickness and as per specification and as per instruction by Engineer.

2.4. Plain cement concrete (PCC)

Plain cement concrete (PCC) with typical mix ratio 1:2:4 (1cement: 2coarse sand:



4aggregate) ratio for leveling course in flooring as per defined thickness in drawing with approved quality of cement and sand and crushed stone aggregate including mixing, laying, curing etc. All complete in approval of site engineer.

2.5. Stone Masonry

The stone work is in foundation with proper laying of stone in 1:4 cement sand mortar with bond stone in regular interval including supply of block & bond stone & transportation up to 30 meters, as per designed drawing and specification.

3. Specifications of Materials

3.1 Cement

The cement shall be 42.5 Grade ordinary Portland cement conforming (**RWANDAN STANDARD**).

The cement should be delivered in bags of fifty (50) kg with six leaves packing. Bags ripped during shipping or transportation will not be used and will be immediately removed from the site.

The intensive care should be provided in storage of cement. The cement bags should be stored in dry, well-ventilated shelter. Bags from different deliveries should be stored separately with a notice board with supply date and relevant information of cement delivery. All cement stored for more than two (2) months or with traces of moisture taken at the time of application will be removed from the site.

3.2. Sand/ Fine aggregate

The sand/fine aggregate must comply with the quality specification of **RWANDAN STANDARD-Building code in force**. Sand must be natural, hard, clean, and free of any organic or earthy detritus. It shall free of alkalis, carefully screened and washed with water as directed.

The weight of voided shell is fine aggregate should not exceed the five percent by weight of dry fine aggregate.

3.3. Aggregate



Aggregates must comply with the quality specification of **RWANDAN standard for building material and building code**. The aggregates for concrete must be crushed aggregates. The lateritic materials will not be accepted as aggregates.

The nominal maximum size of coarse aggregate should be as large as possible within the limits specified but in no case greater than one-fourth of the minimum thickness of the member, provided that the concrete can be placed without difficulty so as to surround all reinforcement thoroughly and fill the corners of the form.

For most work, 20 mm aggregate is suitable. Where there is no restriction to the flow of concrete into sections, 40 mm or larger size may be permitted. In concrete elements with thin sections, closely spaced reinforcement or small cover, consideration should be given to the use of 10 mm nominal maximum size.

3.4. Steel

The steel must comply with the quality specification of **RWANDAN standard for building material and building code**. Steel for the reinforcement must have following quality standards:

Minimum Yield strength ($F_y = 460 \text{ N/mm}^2$)

The steel shall be clean and free from material that may cause corrosion of the reinforcement or the disintegration of the concrete and form pitting, loose rust mill scale, paint, oil, grease and other material that may impair the bond between the concrete and reinforcement.

The steel shall be stored properly at least 15 cm above the ground. The method of the storing steel shall be such as to prevent contamination or damage by weather or accidents. The steel shall be protected from humidity.

3.5. Stones

The stones must be hard stones, compact, without cracking, not subject to flaking, with sharp edges. Their form will be as close as possible to a cube and be adapted to the type of structure to be built. The quality and shape of the stones shall be approved by the site Engineer appointed by employer.



The stone must be a metamorphic rock (metamorphic quartzite, metamorphic sandstone, etc.). Schistose rocks, with pocket mica to chipping or signs of a kaolinization must not be used, if found in site it will be immediately removed from site.

3.6. Water

The quality of mixing water must comply with the quality specification for **RWANDAN standard for building material and building code**. The mixing water will be provided by the General Contractor: it must be WASAC water or any other water sources suitable for domestic use in Rwanda. Any other source shall be subject to the prior approval of the client or his representative.

In addition, the mixing water should not contain more than two (2) grams per liter of suspended solids, or more than two (2) grams per liter of dissolved salts. It will include free of sulfates, organic chlorides.

3.7. Timber

The quality of timber must comply with the quality specification of **Rwandan standard for building material and building code**. The structural or nonstructural timber must be straight, well-seasoned and free from prohibited defects. The list of prohibited defects as below:

3.7.1. Prohibited defects

All grades of timber with the following defects shall not be used for structural purposes including but not limited to:

- a) Loose grain, splits, compression wood in coniferous species, heartwood rot, sap rot, and crookedness;
- b) Worm holes made by powder post beetles and pitch pockets.

4. Specification of Cement Mortar and Cement Concrete

4.1. Cement Mortar

4.1.1. Mixing



The cement mortar should be mixed mechanically as far as possible. In case of manual mixing the mixing should be at least mixed with three times of dry mix and three times after mixing of water. The mixed mortar must be used only after the approval from site engineer.

4.1.2. Application

The cement mortar should be used immediately after its preparation within 30 minutes.

The mortar that is dried out more than 30 minutes or has begun to plug must be removed immediately from the site and will not be allowed to mix with fresh mortar.

The composition of mortar should comply the following standards:

Mortars	Weight of cement / m ³ of sand	Sand gradation	Destination
M3	500 kg	0 – 2 mm	waterproof coating inside
M2	400 kg	0 – 2 mm	Maxpan masonry
M1	300 kg	0 – 2 mm	ordinary Coatings

4.2. Cement concrete

All structural concrete to be used shall have a minimum 28 days compressive strength of 30MPa, when tested, the plain concrete for grade slab shall be minimum 25MPa.

For the purpose of quality control, the contractor should establish the target strength which should be slightly higher than the material characteristic strength to accommodate for variations.

4.2.1. Mixing

The cement concrete must be mixed mechanically with volumetric ratio using the established Mix Design Proportions /Job Mix Formular, designed by the contractor /tested by the contractor in the presence of engineer at an accredited laboratory. Nevertheless, the cost of all testing shall be the contractor's responsibility.

The water cement ratio should be within the range of 0.5 to 0.6 for concrete mixing process. The concrete mix should be approved by the site engineer prior to the application. Abrams cone are between twenty-five and to forty millimeters (25 and 40 mm).

4.2.2. Application



The concrete should be laid within the 30 minutes of mixing. The concrete mix beyond the 30 minutes from the mixing will not be allowed to apply.

The concrete must be applied using mechanical vibration. The vibration time must be controlled as well as the dropping of concrete height should not be greater than 2 m to avoid the segregation. The application of concrete must be done in presence and approval of site engineer.

4.2.3. Curing

Exposed surfaces of concrete should be kept continuously in a damp or wet condition by bonding or by covering with a layer of sacking, canvas, hessian or similar materials, mats or fabrics kept dripping day and night by repeated watering as often as necessary to keep constantly wet for at least seven days from the date of placing concrete in case of ordinary Portland Cement.

The period of curing should not be less than 21 days for concrete exposed to dry and hot weather conditions.

Similarly, the curing should be provided to mortar and plasters and wherever there is use of cement, at least for one week of curing should be provided the curing time should be increased to 10 days if the application is exposed to hot climatic condition.

5. Tests on materials delivered on site

Every time or when needed, in the opinion of the Client or his Delegate can request the contractor to carry out the test of any material in the National laboratory or any other accredited Lab for quality control at the contractor's expenses and present the test certificate to the client. The list of tests to be conducted shall be provided by the client. If the tested materials fail, the material shall be rejected.

6. Electrical works

Works related to electrical shall be carried out by the client however the main contractor shall cooperate with the team for proper commissioning testing and installation of required systems.



7. waterproofing of roof slab

Waterproofing treatment shall be laid by a reputed practioner, generally as per IS: 1346. The treatment shall be one of the following:

- 1) Hot applied Bitumen @ 1.23 Kg/sq.m minimum.
- 2) Hessian based self finished felt type 3 grade 1.
- 3) Hot applied Bitumen @ 1.2 Kg/sq.m minimum.
- 4) Hessian based self finished felt type 3 grade 1.
- 5) Hot applied Bitumen @ 1.2 Kg/sq.m minimum.
- 6) Stone grit @ 0.006 Cu.m/sq.m



	PROPOSED CONSTRUCTION OF RESTAURENTAND OFFICES AT KIGALI INTERNATIONAL AIRPORT					
	PRELIMINARIES WORKS					
	S/N.	Designation	UNIT	QTY	RATE	AMOUNT
	SITE INSTALLATION AND PRLIMINARIES					
	101	Construction of a temporary sanitation facilities for workers, temporary connection to water and power, insurances and such other items that may be necessary for successful execution of the works on site WC ; Storage room; all in iron sheets to high quality to meet Airport standard as well as PPEs for site personnel.	LS	1		
	102	The contractor shall provide a security fence of a minimum of 200cm high around a workable area in line of greening and promoting visit Rwanda where necessary with iron sheets to prevent any authorized entrance to the site.	LM	280		
	TOTAL/PRELIMINARIES					



COST ESTIMATE FOR PROPOSED CONSTRUCTION OF RESTAURANT AND OFFICES AT KIA					
				Kanombe Restaurant	
				Ground & First Floor	
CONTRACT VALUE					
S/N.	Description	Unity	Qty	Rate RWF	Amount RWF(Taxes inclusive)
	A. SUBSTRUCTURE				
	Site Clearance				
	Clear site of all bushes, shrubs, small trees, undergrowth and the like generally, grub up roots and mulch on site and excavate to remove topsoil and load and cart away and partly preserving for use as filling in landscaped areas on site., - Average depth 200 mm	Sqm	1,800		
	Excavation and Earth Works				
	Excavating trenches or Pad footings in rocks to receive foundations and the like commencing from reduced level including maintaining and supporting sides and keeping free from water, mud and fallen materials as per engineer details to:				
	Reducing Level	Cum	3,500		
	Footing Bases	Cum	242		
	Trenches	Cum	650		
	Backfilling, Cart-Away & Disposal				
	Backfilling				



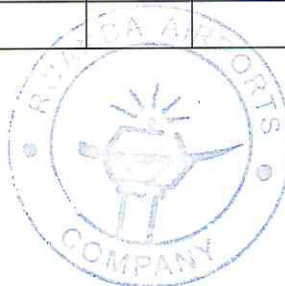
	Fill and ram and compact selected excavated materials where necessary in 150mm layers all including mechanical compaction to 95% MDD as per ASHTOO T180 .	Cum	600		
	Cart-Away & Disposal				
	Load, cart, deposit and spread surplus excavated material and other debris using dump truck to dumping site approved by Local authority; Management of Rwanda Airports Company; or as per engineers' instruction within 10km away from site.	Cum	3,600		
	Levelling and Compaction				
	Platform levelling with compaction to 95% MDD (dry density) as per AASHTO T180	Sqm	900		
	Imported Murrum Filling				
	Supply a granular, non-organic soil derived from weathered rock free from organic matter, roots, debris, and other deleterious materials with minimum CBR (30) lateritic soils compacted in 150mm layers to a Minimum 95% of Modified Proctor density as per ASTOO T180 and as directed by engineer details for bedding and backfilling or as directed on site.	Cum	315		
	Anti - Termite Treatment				
	Gladiator 4TC' or other equal and approved chemical anti-termite treatment to foundation pits and filling applied in accordance with the manufacturer's instructions with a minimum guarantee of 10 years.	Sqm	900		
	Hardcore Filling				



	Sub floor hardcore bed in crushed hard natural stone well filled by minimizing voids as per engineer details; blinded to receive concrete floors and splash apron with minimum depth of 200mm	Sqm	1,103		
	Damp Proofing Membrane				
	1000 gauge / 250 microns / 0.25 mm thick polythene damp proof membrane; 300 mm wide laps to:				
	Floor Area	Sqm	1,103		
	Splash Apron	Sqm	50		
	Bituminous Damp Proof Course				
	Hessian based Bituminous Felt as Damp proof course: horizontal; 230 mm laps, bedded and jointed in gauge mortar (1:1:6).				
	Under a 200 mm wide Wall	lm	308		
	External Works Related to Paving Area				
	Supply and installation (including bedding sand) of 80mm thick Concrete paving blocks Grade 2 (Medium traffic as Per RS EAS 179:2003) minimum 28 days strength of rectangular block of 22MPa.	Sqm	450		
	Supply and installation of Road kerb (T1 type)	lm	100		
	Sub-Total - 01 to be carried in Summary				
	Plinth Wall				
	Construction of 400mm thick foundation base where necessary with natural local hard from approved quarry with a crushing strength of 7.5N/mm ² ; well-dressed coarsed rubble Masonry and bedded in cement and sand mortar(1:4) with a flush joints pointed neat with cement mortar mix(1:3) in all joints,	Cum	192		



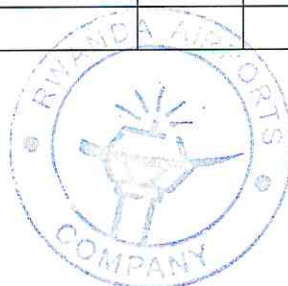
	Well finished with 50mm coping on tops with a mortar mix(1:3); All including necessary drainage; weep holes, scaffoldings where necessary as described in as per engineer details.				
	Sub-Total - 02 to be carried in Summary				
	CONCRETE WORKS				
	Blinding Concrete				
	50 mm Plain concrete shall be C15 with methods and procedure as stated for Concrete details as Cleanliness Blinding Concrete.				
	Footing Bases	Cum	8		
	Ground Beams	Cum	38		
	Reinforced Concrete				
	In-situ vibrated plain concrete grade C30 for structural concrete, Mixed mechanically using Concrete Mixer with Job Mix Formula (JMF) designed by the contractor, tested and approved by the engineer; All including all necessary tying wire and spacing blocks with a well impermeable supported formwork with assorted main structural steel reinforcement.				
	Footing Bases	Cum	41		
	sub-columns	Cum	7		
	Ground Beam	Cum	32		
	High yield tensile steel bar reinforcement grade 460 to RS 87:2005 as described including cutting to lengths, bending, hoisting and fixing.	Kg	12,560		
	Ground Slab / Pavement				



	A 150 mm thick mass concrete pavement of C 25 as per engineer details; All Including Mesh fabric reinforcement; 200 mm end and side laps: Ref A142 weighing 2.22 kg/m ²	Sqm	1,050		
	Sub-Total - 03 to be carried in Summary				
	B. SUPER-STRUCTURE				
	Concrete Works				
	In-situ vibrated plain concrete grade C30 for structural concrete, Mixed mechanically using Concrete Mixer with Job Mix Formula (JMF) designed by the contractor, tested and approved by the engineer; all including spacing blocks with a well impermeable supported formwork with assorted main structural steel reinforcement				
	Columns	Cum	10		
	Beams	Cum	53		
	Slab	Cum	190		
	Staircase Type - 01&02	Cum	18		
	Ramp	Cum	21		
	High yield tensile steel bar reinforcement grade 460 to RS 87:2005 as described including cutting to lengths, bending, hoisting and fixing including all necessary tying wire	Kg	46,647		
	Sub-Total - 03 to be carried in Summary				
	Walling				



	200 mm thick Hollow block work walling bedded and jointed in the Cement sand -Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer.				
	External & Internal Walls	Sqm	839		
	200 mm thick Burnt brickwork walling bedded and jointed with Cement sand - Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer.				
	External & Internal Walls	Sqm	545		
	100 mm thick Burnt brickwork walling bedded and jointed with Cement sand - Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer				
	External & Internal Walls	Sqm	495		
	Sub-Total - 04 to be carried in Summary				
	OPENINGS				
	Aluminium Window				



	Supply, fabricate and fix 250x75 mm window sill once weathered and throated, well plastered in cement and sand 1:4 mortar, smooth finished on all exposed surfaces including all necessary formworks, reinforcements hoisting and placing in position where necessary as per architectural drawing and engineer details.	lm	125		
	Supply, fabricate and install Purpose made aluminium casement unit from approved sections (minimum 2mm thick) infilled with 6mm thick laminated clear glass panels or any other approved with ground edge as indicated in each individual panel, complete with and including permanent ventilation units, weather and draught strips, glazing beads, glazing rubber, jointing pieces and ironmongery including bedding solidly in appropriate binder externally with approved weather-proof non hardening mastic, all including necessary hinges and rails all as per Architect details and approval to:				
	Windows	Sqm	72		
	Aluminium Door				
	Supply and fix Aluminium doors either Sliding or hinged doors fabricated from Aluminium profile all according to size and shape specified on the drawing with 8mm thick laminated clear glass panels . Price shall include hinges, approved equivalent (ironmongeries), cylindrical lock, all other necessary accessories, with the colour and quality approved by Client's representative on the site.				
	Doors	Sqm	53		
	Timber Flush Doors				



	Supply and fix Muvura Timber doors Frames and (Placard) Timber Flush (Ply wood faced both sides and wood lipped edges) door opening all according to size and shape specified on the drawing. Price shall include hinges approved equivalent cylindrical lock, all other necessary accessories, one coat of prime and two coats of synthetic paint. Well finished smooth as per door schedule and engineer details				
	Timber Flush Doors	Sqm	39		
	Curtain Walls				
	Curtain window glass as in steel frames minimum 2mm thick with glazing system with structural sealant: 8mm laminated glass : Mullion subdivision at 1 horizontally and vertically as detailed on drawing : provide for integral opening sections with 2 side mounted brass friction stays and 1No. pvc handle as detailed on the drawings and all necessary ironmongery: All frames must be protected with a plastic adhesive film as long as possible to protect against scratches or other damage : all in accordance with Architect's drawing and client approval.				
	Curtain Walls	sqm	42		
	Sub-Total - 05 to be carried in Summary				
	C. FINISHING WORKS				
	Plastering Works				
	Plastering works with Mix ratio 1:3 using the quality sand complying with ASTM C144 with a 15 mm for first coat of cement sand (1:3); 9 mm second coat of lime putty plaster/sticco steel trowelled to a well smooth internal surface: as to external wall plastered as described, finished with rhino Wall				



	master of good quality T3 or T6 as with simple texture or variety designs of 4-5mm approx. 6kg per m2 to archive 36N/mm2, as per engineer's guidelines to meet Airport standards.				
	Internal Walls	Sqm	1,256		
	External Walls	Sqm	995		
	Painting Works				
	A well approved Prime coat and two Coats of a suitable paint with approved quality and texture as silky vinyl, Matt and Weather guards on plastered internal as well external walls in accordance to engineer details and Airport Standards (to approved sampled quality and colour)				
	Internal Walls	Sqm	1,256		
	External Walls	Sqm	995		
	TILING WORKS				
	Floor Tiles				
	Supply and install of selected full-body ceramic tiles well grouted with white cement including adhesive of 600*600*8mm on prepared surface; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and approved sample.				
	600*600*8 mm	Sqm	1,254		
	Supply and install of selected full-body ceramic tiles well grouted with white cement including adhesive cement on surface preparation; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and				



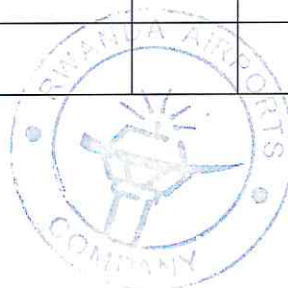
	Airport Standards. (quality and colour approved by engineer/client)				
	300*300*8 mm	Sqm	356		
	Wall Tiles				
	Supply and install of selected full-body ceramic wall tiles well grouted with white cement including adhesive of 300*600*8mm porcelain Wall tiles with adhesive cement on surface preparation; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and approved sample meeting airport requirements.				
	600*300*8 mm	Sqm	598		
	300*300*8 mm	Sqm	100		
	Ditto; to 100mm high Skirting of tile	Lm	295		
	Facing and Cladding Works				
	Approved Ruliba Cladding or Volcanic rocks texture well arranged with vertical and Horizontal joints as per architectural drawings to architect details in accordance to Airport Standards				
	Volcanic Claddings	Sqm	75		
	Ruliba Claddings	Sqm	65		
	Glazed Partition:				
	Supply & Installation of Full Glazed Partition Ref. DEKO FG using Natural Anodised Aluminium Profile and 12mm Clear Laminated Single Glazing Panels from 2000mm to 2700mm Height and Maximum Width 1200mm with approved sticker, if necessary, as per architectural drawings	Sqm	320		
	Ceiling Works				



	Ditto, to Fix Pvc Ceiling Where necessary				
	Plaster and finish smooth with approved materials or as per architectural texture and paint a Prime coat and two coats of approved Polvin under soffit of slabs, ceiling and cornice where necessary or directed by engineer to meet Airport Standards.	Sqm	240		
	Balustrade				
	48mm diameter 2mm thick stainless steel slotted tube grade 304 fixed to masonry wall and concrete wall with 25mm diameter stainless steel rods in:-	Lm	100		
	Sub-Total - 06 to be carried in Summary				
	B. FIRST FLOOR				
	Reinforced Concrete Works				
	In-situ vibrated plain concrete grade C30 for structural concrete, Mixed mechanically using Concrete Mixer with Job Mix Formula (JMF) designed by the contractor, tested and approved by the engineer; All including all necessary tying wire and spacing blocks with a well impermeable supported formwork with assorted main structure steel reinforcement.				
	Columns	Cum	12		
	Beams	Cum	39		
	Top Slab / Roof Top	Cum	190		
	Concrete Gutters	Cum	51		
	Lintels	Cum	29		
	High yield tensile steel bar reinforcement grade 460 to RS 87:2005 as described including cutting to lengths, bending, hoisting and fixing	Kg	51,257		



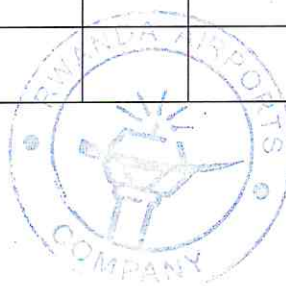
	Water Proofing				
	Supply and fix waterproofing approved for slab treatment with their adhesive as per details in section 7 of the technical specs (above pages)	Sqm	510		
	Sub-Total - 07 to be carried in Summary				
	Walling				
	200 mm thick Hollow block work walling bedded and jointed in the Cement sand -Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer.				
	External & Internal Walls	Sqm	500		
	200 mm thick Burnt brickwork walling bedded and jointed with Cement sand - Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer.				
	External & Internal Walls	Sqm	400		
	100 mm thick Burnt brickwork walling bedded and jointed with Cement sand - Mortar with Ratio 1:3 using the approved quality of sand complying with ASTM C144. including curing, filling, cleaning and racking out mortar joints, making ducts, man holes where required including materials, labour lead, lift as per drawing, specification and direction of Engineer	Sqm	300		
	Glazed Partition:				



	Supply & Installation of Full Glazed Partition Ref. DEKO FG using Natural Anodised Aluminium Profile and 12mm Clear Laminated Single Glazing Panels from 2000mm to 2700mm Height and Maximum Width 1200mm with approved sticker, if necessary, as per architectural drawings	Sqm	640		
	Sub-Total - 08 to be carried in Summary				
	Openings				
	Aluminium Window				
	Supply, fabricate and fix 250x75 mm window sill once weathered and throated, well plastered in cement and sand 1:4 mortar, smooth finished on all exposed surfaces including all necessary formworks, reinforcements hoisting and placing in position where necessary as per architectural drawing and engineer details.	lm	125		
	Supply, fabricate and install Purpose made aluminium casement unit from approved sections (minimum 2mm thick) infilled with 6mm thick laminated clear glass panes or any other approved with ground edge as indicated in each individual panel, complete with and including permanent ventilation units, weather and draught strips, glazing beads, glazing rubber, jointing pieces and ironmongery including bedding solidly in appropriate binder externally with approved weather-proof non hardening mastic, all including necessary hinges and rails all as per Architect details and approval to:				
	Windows	Sqm	63		
	Aluminium Door				



	Supply and fix Aluminium doors either Sliding or hinged doors fabricated from Aluminium profile all according to size and shape specified on the drawing(minimum 8mm laminated glass). Price shall include hinges, approved equivalent (ironmongeries), cylindrical lock, all other necessary accessories, with the colour approved by Client's representative on the site.				
	Doors	Sqm	68		
	Timber Flush Doors				
	Supply and fix Muvura Timber doors Frames and (Placard) Timber Flush (Ply wood faced both sides and wood lipped edges) door opening all according to size and shape specified on the drawing. Price shall include hinges approved equivalent cylindrical lock, all other necessary accessories, one coat of prime and two coats of synthetic paint. Well finished smooth where applicable				
	Timber Flush Doors	Sqm	13		
	Curtain Walls				
	Curtain window glass as in steel frames minimum 1.5mm thick with glazing system with structural sealant: 8mm laminated glass : Mullion subdivision at 1horizontallyand vertically as detailed on drawing : provide for integral opening sections with 2 side mounted brass friction stays and 1No. pvc handle as detailed on the drawings and all necessary ironmongery: All frames must be protected with a plastic adhesive film as long as possible to protect against scratches or other damage : all in accordance with Architect's drawing	Sqm	28		
	Curtain Walls				
	Sub-Total - 09 to be carried in Summary				



	Roofing works				
	supply and installation Prepainted corrugated, Auto porta or troughed sheet roofing with Apex flashing gauge 26 as Maxcover or any other approved covered with a roof ridge; all including anchor hooks fixed to metal purlins, rubber washers and nuts & caps to engineer's details.	Sqm	200		
	Supply and installation of Galvanized metal gutter manufactured in 2 mm thick metal, Gutter size: 400 x 3000 x 400 mm; all including Extra over box gutter; end stops and Extra over box gutter; drop outlets 90mm Ø or as per engineer details	Lm	65		
	Supply and installation of Cold-rolled steel hollow sections of assorted sizes including supporting accessories on metallic trusses in Steel Section	Kg	2,500		
	Fascia plate to match roof profile complete with bat proof filler piece and L-flashing; All including painting red oxide and three coats of oil based painted	Lm	65		
	Sub-Total - 10 to be carried in Summary				
	FINISHING WORKS				
	Plastering Works				
	The Plaster with Mix ratio 1:3 using the quality sand complying with ASTM C144 with a 15 mm for first coat of cement sand (1:3); 9 mm second coat of lime putty plaster/sticco steel trowelled to a well smooth internal surface: as to external wall plastered as described, finished with rhino Wall master of good quality T3 or T6 as with simple texture or variety designs of 4-5mm approx. 6kg per m2 to archive 36N/mm2, as per engineer details and Airport Standards to:				
	Internal Walls	Sqm	700		



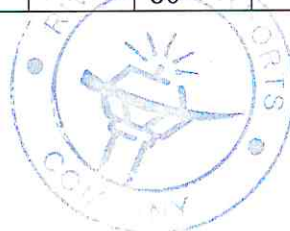
	External Walls	Sqm	500		
	Painting Works				
	A well approved Prime coat and Coats two Coats of a suitable paint with approved quality and texture as silky vinly, Matt and Weather guards on plastered internal as well external walls in accordance to engineer details and Airport Standards to				
	Internal Walls	Sqm	700		
	External Walls	Sqm	500		
	TILING WORKS				
	Floor Tiles				
	Supply and install of selected full-body ceramic wall tiles well grouted with white cement including adhesive of 600*600*8mm porcelain Wall tiles with adhesive cement on surface preparation; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and Airport Standards.				
	600*600*8 mm	Sqm	510		
	Supply and install of selected full-body ceramic wall tiles well grouted with white cement including adhesive of 300*300*8mm porcelain Wall tiles with adhesive cement on surface preparation; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and Airport Standards.				
	300*300*8 mm	Sqm	100		



	Wall Tiles				
	Supply and install of selected full-body ceramic wall tiles well grouted with white cement including adhesive of 300*600*8mm porcelain Wall tiles with adhesive cement on surface preparation; all including 20mm thick cement bedding and backings, spacers, waterproofing source with continuous joints not exceeding 5 mm wide in both direction); all necessary requirement as per engineer details and Airport Standards.				
	600*300*8 mm	Sqm	200		
	Ditto; to 100mm high Skirting of tile	lm	400		
	Facing and Cladding Works				
	Approved Ruliba Cladding or Volcanic rocks texture well arranged with vertical and Horizontal joints as per architectural drawings to Engineer details in accordance to Airport Standards				
	Volcanic Claddings	Sqm	106		
	Ruliba Claddings	Sqm	96		
	Ceiling Works				
	6,4mm Gypsum suspended ceiling including 38*38 Aluminium stud bandering to 450mm centres in one direction and grids with all runners, hangers, threaded rods and edge trims securely suspended from suspended slab - T-Grid System, Bishoff strips, fasteners, including standard cornice, Corner tapes and approved designs where necessary; well finished by sticco plaster putty to smooth surface as per engineer details and Airport Standards.	Sqm	650		
	600x 600mm of high quality Acoustic ceiling with all accessories and fittings	sqm	600		
	Ditto, to Fix Pvc Ceiling Where necessary	Sqm	100		



	Ditto, Fix Pinus languette/timber type in kitchen, well finished painted with vanish or any other synthetic material as per architectural drawing and airport standards	Sqm	100		
	Prime coat and two coats of approved Polvin on underside of slabs, ceiling and cornice where necessary or directed by engineers to Airport Standards.	Sqm	1100		
	Balustrade				
	48mm diameter 2mm thick stainless steel slotted tube grade 304 fixed to masonry wall and concrete wall with 25mm diameter stainless steel rods in:	Lm	60		
	Sub-Total - 11 to be carried in Summary				
	C. PLUMBING WORKS				
	Supply and installation, test and commissioning of all plumbing items of best approved quality; Including Excavation, Drilling, Chiselling, etc where necessary as per engineer details and Airport Standards to:				
	PPR pipes 25mmØ	Lm	160		
	PPR pipes 32mm	Lm	100		
	PPR pipes 40mm	Lm	100		
	Supply and installation of PPR Gate valve 25mm.	Nos	8		
	Supply and installation of PPR Gate valve 32mm.	Nos	2		
	Supply and installation of PPR Elbow 25mm.	Nos	120		
	Supply and installation of PPR Elbow 32mm.	Nos	10		
	Supply and installation of PPR Tee 25mm.	Nos	65		
	Supply and installation of PPR Female Adaptor 25X 1/2".	Nos	80		



Supply and installation of PPR male Adaptor 25X 1/2".	Nos	16		
Supply and installation of PPR Reducer 40x25	Nos	10		
Supply and installation of PPR Socket 40mm,	Nos	20		
Supply and installation of PPR Elbow 40mm,	Nos	20		
Supply and installation of PPR male Adaptor 40X 1/4"	Nos	10		
Supply and installation of PPR Gate valve 40mm,	Nos	3		
Supply and installation of PPR Union 40mm	Nos	3		
Supply and installation of PPR Female Adaptor 32X 1"	Nos	10		
Supply and installation of PPR Tee 40mm	Nos	10		
Supply and installation of PPR Socket 32mm	Nos	10		
Supply and installation of G.I Union 1" 1/4	Nos	2		
Supply and installation of Float valve Φ 32mm	Nos	1		
Supply and installation of PPR Socket 25mm	Nos	30		
Supply and installation of PPR Socket 32mm	Nos	25		
Supply and install a water plastic tank of 10 m3 without base or stand	Nos	2		
Masonry base tank including all finishing works	Cum	5		
Supply and installation of Water Boost Pump with Pump control panel and pressure switch and gauge, minimum pressure 5bars	Nos	2		
Supply and Installation of Crossover angle valve	Nos	25		
Supply and installation of PVC pipe, Φ200mm- PN 16 for rainwater to existing road channel	Lm	60		
Supply and installation of PVC Tee, Φ 200mm	Nos	4		
Supply and installation of PVC Bend of 90°, Φ 200mm PN 16	Nos	6		



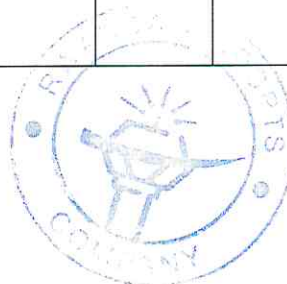
	Supply and installation of PVC pipe, Φ 110mm- PN 6	Lm	150		
	Supply and installation of PVC Bend of 90°, Φ 110mm	Nos	35		
	Supply and installation of PVC pipe, Φ 63mm-PN 6	Lm	120		
	Supply and installation of Evacuation PVC drain pipe, Φ 160mm	Lm	108		
	Supply and installation of PVC Bend of 90°, Φ 160mm	Nos	5		
	Supply and installation of PVC Bend of 90°, Φ 63mm	Nos	68		
	Supply and installation of PVC Bend of 45°, Φ 110mm	Nos	33		
	Supply and installation of PVC Bend of 45°, Φ 63mm	Nos	35		
	Supply and installation of PVC Tee, Φ 63mm	Nos	30		
	Supply and installation of PVC Socket 63mm, PN 6	Nos	32		
	Supply and installation of PVC Socket 110mm, PN 16	Nos	62		
	PVC reducer 63mmx50mm $\emptyset$	Nos	32		
	Supply and installation of PVC Y Tee, Φ 110mm	Nos	65		
	Supply and installation GALLY TRAP diam 110	Nos	7		
	Construction of an inspection chamber 80x80cm in block masonry with concretet base 100mm, 80mm R.C Cover and bar handle, internal plaster an screed finishin average depth=1000mm	Nos	5		
	Construction of an inspection chamber 50x50cm in block masonry with concretet base 100mm, 80mm R.C Cover and bar handle, internal plaster an screed finishing average depth=1000mm	Nos	12		
	Supply and installation of comprehensive heavy duty seat toilet RAK brand or equivalent	Nos	16		
	Supply and installation of wash hand basin Siphon (WHB bottle trap)	Nos	27		
	Supply and Installation of Wash Basin Half Pedestrian (RAK ceramic or equivalent heavy duty)	Nos	13		



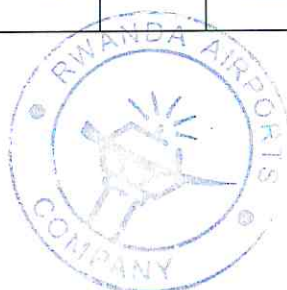
	Supply and Install WHB Countertop	Nos	19		
	Supply and installation of high quality Automatic soap dispenser with sensor	Nos	20		
	Supply and installation of high quality Paper dispenser of the good quality	Nos	12		
	Supply and installation of high quality Coat Holder as chrome	Nos	8		
	Supply and installation of a high quality bidet toilet sprayer (shattaf handheld)	Nos	16		
	Supply and installation of Stainless Hand drier	Nos	12		
	Toilet Paper Holder with Stainless Steel Lid (ACN-1153S)	Nos	16		
	Supply and Installation of Undersink water heater 15L	Nos	5		
	Supply and installation of a comprehensive high quality urinal with sensor	Nos	8		
	Supply and installation of Valves Equer (angle valve)	Nos	64		
	Supply and installation of flexible Tube	Nos	50		
	Supply and Installation of Wash hand basin waste 1 ¼"	Nos	12		
	Supply and install of urinal separator	Nos	1		
	Supply and installation of Stainless floor drain 110mm	Nos	13		
	Supply and installation of a Single tap	Nos	8		
	Supply and installation of mirror Framed in LiBUYU with all necessary accessories	sqm	10		
	Supply and fix Vanity with timber mahogany(Libuyu) 540-600mm wide Vanity Shutter not exceeding 900mm high, including necessary ironmongery(900x600) as per engineer details and airport standards	Lm	22		
	Supply and fixing of 2000x600x20mm Granites Slab tiles (Black)	Sqm	13		



	Allow a lump sum for construction of septic tank for 200 Users to be built in reinforced concrete. Including all necessary accessories and fittings	ls	1		
	Allow for a sock pit of 20m depth including approved stone fill and concrete cover	ls	1		
	Sub-Total - 12 to be carried in Summary				
	F. FIRE ALARM SYSTEM				
	Supply, install, test, and commission the following fire alarms system of high-quality detective; including all necessary means, fittings, fixtures, drilling, chiselling piping works as well as sleeve as per engineer details and Airport Standards				
	supply and installation of high quality of addressable fire alarm control panel with 2 loops to be approved by the engineer before supply	Nos	1		
	supply and installation of addressable smoke detector	Nos	125		
	supply and installation of addressable heat detector	Nos	4		
	supply and installation of addressable call point	Nos	6		
	supply and installation of addressable sounder	Nos	6		
	Allow a lumpsum for system wiring with 2x1.5sqmm FPLR cable	Ls	1		
	Allow for testing and commissioning of the system	ls	1		
	Sub -Total 14 to be carried to Summary				
	G. FIRE FIGHTING SYSTEM				
	Supply and installation of Fire horse reels cabinet with 30meter horse reels complete with Jet/ Spray branch pipe nozzle and also with hydrant sockets (to allow connection of fire brigade horse reels) and also with control valves ;	Nos	4		



	including 5 kg CO2 fire extinguisher and 6kg Powder fire extinguisher, all complying to FM or other equivalent standards				
	Allow for piping of the above 4 fire hose reels cabinets and any other accessories or fitting needed. The system will drier with Valves to handle the supply from fire brigade	ls	1		
	Sub -Total 15 to be carried to Summary				
	H. External Works				
	Construction of 400mm thick foundation base where necessary with natural local hard from approved quarry with a crushing strength of 7.5N/mm ² ; well-dressed coarsed rubble Masonry and bedded in cement and sand mortar(1:4) with a flush joints pointed neat with cement mortar mix(1:3) in all joints, Well finished with 50mm coping on tops with a mortar mix(1:3); All including necessary drainage; weep holes, scaffoldings where necessary as described in as per engineer details.	Cum	96		
	Gardening, and planting flowers, pasparum or any other plant with fertilirizer and water supply system for irrigation purpose with 50000mm hose pipe or any other approved pipe for watering purpose; including watering, cutting, weed control and top dressing until maturity; as per engineer landscaping details	Sqm	500		
	Supply and apply of a chemical fertilizer-Limestone, ammonium nitrate (28%N); where necessary	Kg	50		
	a solar based or other approved decorative Gardens lights and stands as approved by architectural drawing or engineer details	Nos	30		



	Sub -Total 16 to be carried to Summary				
	SUMMARY				
	GROUND FLOOR				
1	Earth Works				
2	Stone Works				
3	Sub-Structure Concrete Works				
4	Walling				
5	Opening Works				
6	Finishing Works				
	FIRST FLOOR				
7	First Floor Concrete Works				
8	Walling				
9	Opening Works				
10	Roofing Covering				
11	Finishing Works				
	MEP- Mechanical Electrical & Plumbing				
12	Plumbing works				
13	Electrical				
14	Fire Alarms				
15	Fire Fighting				
16	External Works				
	Grand Total (Taxes Inclusive) including preliminaries				



Section VII. Drawings

Drawings are in annex





Forms Securities

*Samples of acceptable forms of Bid, Performance, and Advance Payment Securities are provided in this Section X. Bidders shall not complete the Performance and Advance Payment Security forms at this stage of the procurement process. **Only the successful Bidder shall be required to provide these two securities.***



Form of Bid Security (Bank Guarantee)

*[If required, the **Bank** shall fill in this Bank Guarantee form in accordance with the instructions indicated in brackets.]*

[Bank's Name, and Address of Issuing Branch or Office]

Beneficiary: _____ *[Name and Address of RAC]*

Date: _____

BID GUARANTEE N°.: _____

We have been informed that *[name of the Bidder]* (hereinafter called "the Bidder") has submitted to you its bid dated (hereinafter called "the Bid") for the execution of *[name of tender]* under Invitation for Bids No. *[IFB number]* ("the IFB").

Furthermore, we understand that, according to your conditions, bids must be supported by a bid guarantee.

At the request of the Bidder, we *[name of Bank]* hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of *[amount in figures]* (*[amount in words]*) upon receipt by us of your first demand in writing stating that the Bidder is in breach of its obligation(s) under the bid conditions, because the Bidder:

- (a) has withdrawn its Bid during the period of bid validity specified by the Bidder in the Form of Bid; or
- (b) having been notified of the acceptance of its Bid by RAC during the period of bid validity,
 - (i) fails or refuses to Sign the Contract or (ii) fails or refuses to furnish the performance security, in accordance with the Instructions to Bidders.
- (c) does not accept the arithmetic corrections made to their bill of quantities and price list of his bill

This guarantee will expire: (a) if the Bidder is the successful bidder, upon our receipt of copies of the contract signed by the Bidder and the performance security issued to you upon the instruction of the Bidder; or (b) if the Bidder is not the successful bidder, upon the earlier of (i) our receipt of a copy of your notification to the Bidder of the name of the successful bidder; or (ii) thirty days after the expiration of the Bidder's Bid.

Consequently, any demand for payment under this guarantee must be received by us at the office on or before that date.

Date.....

Name of Authorized Representative personAddress.....

Position.....

Signature.....



Performance Bank Guarantee

(Unconditional)

[The **bank** providing the Guarantee shall fill in this form in accordance with the instructions indicated in brackets, if RAC requires this type of security.]

[insert bank's name, and address of issuing branch or office]

Beneficiary: [insert name and address of RAC]

Date: [insert date]

PERFORMANCE GUARANTEE No.: [insert Performance Guarantee number]

We have been informed that [insert name of Contractor] (hereinafter called "the Contractor") has entered into Contract No. [insert reference number of the Contract] dated with you, for the execution of [insert name of Contract and brief description of Works] (hereinafter called "the Contract").

Furthermore, we understand that, according to the conditions of the Contract, a performance guarantee is required.

At the request of the Contractor, we [insert name of Bank] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of [insert amount in figures] ([insert amount in words]), such sum being payable in the types and proportions of currencies in which the Contract Price is payable, upon receipt by us of your first demand in writing accompanied by a written statement stating that the Contractor is in breach of its obligation(s) under the Contract, without your needing to prove or to show grounds for your demand or the sum specified therein.

This guarantee shall expire, no later than the . . . Day/month/year..., and any demand for payment under it must be received by us at this office on or before that date. However, before that expiration date, if the planned contract execution period has been delayed or extended, or its value increased, the contractor shall respectively extend the validity period of this performance security or increase its amount accordingly.

Date.....

Name.....Address.....

Position.....

Signature.....

Seal:.....



Bank Guarantee for Advance Payment

The **bank**/ providing the Guarantee shall fill in this form in accordance with the instructions indicated in brackets, if an Advance Payment is to be provided under the Contract

[insert Bank's name, and address of issuing branch or office]

Beneficiary: [insert name and address of RAC]

Date: [insert date]

ADVANCE PAYMENT GUARANTEE No.: [insert number]

We have been informed that [insert name of Contractor] (hereinafter called "the Contractor") has entered into Contract No. [insert reference number of the contract] dated [insert date] with you, for the execution of [insert name of contract and brief description of Works] (hereinafter called "the Contract").

Furthermore, we understand that, according to the conditions of the Contract, an advance payment is to be made against an advance payment guarantee in the sum indicated below.

At the request of the Contractor, we [insert name of Bank] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of [insert amount in figures] ([insert amount in words]) upon receipt by us of your first demand in writing accompanied by a written statement stating that the Contractor is in breach of its obligation under the Contract because the Contractor used the Advance Payment for purposes other than the costs of mobilization in respect of the Works.

It is a condition for any claim and payment under this guarantee to be made that the Advance Payment referred to above must have been received by the Contractor on its account number [insert account number] at [insert name and address of Bank].

The maximum amount of this guarantee shall be progressively reduced by the amount of the Advance Payment repaid by the Contractor as indicated in copies of interim statements or payment certificates which shall be presented to us. This guarantee shall expire, at the date of completion of its total payment. Consequently, any demand for payment under this guarantee must be received by us at this office on or before that date.

Date of issue.....

Name.....Address.....

Position.....

Signature: [insert signature(s) of authorized representative (s of bank)]

Seal.....

