



Tender Documents for:

“Energy Smart Mediterranean School Network”

ESMES

Energy Efficiency Solutions for 10th School in Aqaba

May 2022

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The project “Energy Smart Mediterranean School Network - ESMES” is implemented under the ENI CBC Mediterranean Sea Basin Programme (www.enicbcmcd.eu). Its total budget is 3,333,332.37 Euro and it is financed, for an amount of € 2,999,999.13 Euro (90%), by the European Union.



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Definitions

Item	Description
Acceptance Date	The date that the project is officially accepted by the client through the university appointed committee.
Applicable Law	The laws and any other instruments having the force of law in the Hashemite Kingdom of Jordan, as they may be issued and enforced from time to time.
Bid	The proposal(s) submitted in response to the present tender.
Bidder	The party submitting a proposal(s) in response to the present tender.
Client	German Jordanian University (GJU), with the Ministry of Education (MoE) being the beneficiary.
Contract	The agreement and decision of award between the Client and the Contractor and all documents included or incorporated by reference into it.
Contractor	The winning bidder(s) of the Contract - successful bidder(s).
Contract Price (Sum)	The value mentioned in the final agreement and the decision of award.
Decision of Award	The formal acceptance by the Client of the Tender with any additional conditions accepted before the Contract is signed by the Parties involved.
DLD	Delay liquidated damage
Documents	The documents defined in the Contract and which form an integral part of the Contract.
EMRC	Energy and Minerals Regulatory Commission
ESMES	Energy Smart Mediterranean School Network
GJU	The German Jordanian University; Jordanian partner of the ESMES project.
EDCO	Electric Distribution Company.
JOD	Jordanian Dinar.
Ministry	The Ministry of Education (MoE)
Operation Date	The date when the installed interventions are officially operated following approval from the Client. For the PV system: the date when the PV system is officially operated following approval from the responsible electricity distribution company.
REEE	Renewable energy and energy efficiency.



Works	Any and all obligations and activities to be performed by the Contractor(s) in order to comply with the conditions of the Contract(s), including all activities of engineering, procurement, installation/construction, testing, commissioning, operation, and maintenance.
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1. Introduction

1.1. About GJU

The German Jordanian University (GJU) is a public university founded in 2005 by a Royal Decree, in accordance with a memorandum of understanding between the Ministry of Higher Education and Scientific Research of the Hashemite Kingdom of Jordan and the Federal Ministry of Education and Research of the Federal Republic of Germany.

GJU is modeled on the German applied-sciences model, characterized by their focus on putting knowledge into practice and on promoting knowledge transfer. By taking advantage of the best educational practices in both Jordan and Germany, the University has positioned itself as a leader in its field. GJU recognizes research and research-led teaching as primary responsibilities of its academic staff and places value on fostering, publishing, and disseminating research of the highest quality internationally.

1.2. About ESMES

The “Energy Smart Mediterranean School Network” (ESMES) project is one of the 41 projects funded by the European Neighborhood Instrument (ENI), the largest multilateral initiative for cross-border cooperation (CBC) in the Mediterranean area - ENI CBC MED Program. The Program has a budget of €209 million and is managed by the Autonomous Region of Sardinia (Italy). Creation of innovative start-ups, development of Mediterranean-wide economic value chains, diversification of tourism, technological transfer, inclusion of women and NEETS in the labor market, better management of waste, water and coastal areas, and improvement of energy efficiency in public buildings are the main challenges addressed by the 41 projects selected for funding in the framework of the first call for standard projects out of 439 project proposals submitted. The value of the 41 projects is €110 million, of which €100 million are of EU contribution.

ESMES is implemented in five Mediterranean countries, involving five partner organizations, in addition to the beneficiary Institute for University Cooperation (ICU): the **German Jordanian University (GJU)**, the Lebanese Center for Energy Conservation (LCEC), the National Agency for Energy Management of Tunisia (ANME), the Ribera Consortium of Valencia (CRIB), and the Alcamo Municipality in Italy (Alcamo). ESMES addresses the issues of growing energy demand, fossil fuel dependence and increasing CO₂ emissions in the Mediterranean area. ESMES tackles the common



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challenge of fostering renewable energies and reducing energy use, with the common perspective of: adapting to Mediterranean climate conditions, finding innovative, effective ways of optimizing renovation investments and reducing the effects on the electricity network. Buildings have high energy consumption, causing 36% of CO₂ and high economic costs. Intervention in public schools is critical, being a relevant part of building stock with a low/often unknown energy performance.

ESMES focuses on the optimization of energy consumption in public schools through innovative, monitoring-based renewable energy and energy efficiency (REEE) pilot actions and will improve the capacity of public institutions in order to implement innovative energy rehabilitations.

1.3. Overview

As ESMES focuses on the optimization of energy consumption in public schools through innovative REEE pilot actions, this tender call is related to the installation of energy efficient solutions at the 10th School for Girls in Aqaba.

The 10th School for Girls

The 10th School for Girls is located in Aqaba. The location on Google Maps and a satellite image of the school is shown in Figure 1.



Figure 1: Location of the 10th School for Girls.

The school's current annual electricity consumption is approximately 14,940 kWh. The school has a 3-phase electricity meter and is served by the Electricity Distribution Company (EDCO). As this present



tender includes the supply of interventions that would increase the electrical energy consumption, the school's expected annual energy consumption is approximately 53,340 kWh.

The Project is looking to provide the following interventions at the school:

A. Air conditioning (AC) system with a total capacity of 140 ton (2 two-ton AC unit in each of the 35 rooms).

B. Lighting Retrofitting

Replacing existing lighting in 35 rooms with LED lighting technology without changing the existing lighting structure.

C. Disassembling existing AC units and transferring them to another school located in Aqaba.

See the "Scope of Work" section for more details on the required specifications.

2. Terms and Conditions

For the purpose of this tender, GJU is defined as the "Client," whereas the Ministry of Education is the "beneficiary."

- 2.1. It is the Bidder's sole responsibility to collect necessary information about the nature of the sites (i.e. the schools), their infrastructure, and any relevant data that would influence the Contract price. This is to be done at the Bidder's own expense.
- 2.2. Bidders are encouraged to make site visits to get acquainted with the existing electrical systems and relevant site characteristics. This is to ensure that the proposed interventions and planned works are compatible with the existing equipment and infrastructure.
- 2.3. The Bidder and/or Contractor is fully responsible for verifying any information that is made available to them. Under no circumstance will the Client be deemed responsible for any unintentional inaccurate information.
- 2.4. Bidders requiring further information or clarifications may request such from the Client in writing to the Central Tendering Department. The Client will respond in writing to any request for information or clarifications about the tender.



- 2.5. The Bidder shall submit a proposal that includes the full design, installation, testing, training, and maintenance. Failure to submit any of these requirements will result in the disqualification of the Bidder.
- 2.6. The Bidder may consider the technical specifications indicated in the “Scope of Work” section **as a guideline for the minimum requirements of the required interventions.**
- 2.7. It is the Bidder’s sole responsibility to make sure that the offered designs and interventions are complete and checked for completeness.
- 2.8. It is the Bidder's sole responsibility to guarantee that all proposed interventions are compatible with the existing infrastructure at installation locations, and design and build required electricity networks where necessary.
- 2.9. The Bidder must quote clustered prices for all components included in their submitted solution, including bill of quantities (BOQ) along with description, specifications, country of origin, manufacturer of equipment, materials, tools, training, maintenance, etc.
- 2.10. The Bidder must quote in the proposal all auxiliary items (equipment, infrastructure, components, etc.) that are required for the systems to function as expected. If an item that was not quoted in the original proposal is needed during installation, it is the Bidder’s responsibility to provide it at no additional cost to the Client. However, any omission of any part of the BOQ shall be deducted from the Contract price.
- 2.11. The Client has the right to exclude items and change the quantities when awarding this tender so that the available budget is met without affecting the technical requirements and actual needs.
- 2.12. To assist in the analysis, evaluation, and comparison of bids, the Client may ask the Bidder in writing for any clarifications on the submitted bid. No change in the price or substance of the bid is permitted once the bid is submitted.
- 2.13. **The Client will rank the submitted bids according to the proposed contract price. The Client will then determine the technically most proper responsive bid, examining the lowest-priced proposal first. The least-priced, technically viable bid will be awarded.**



- 2.14. The Client will determine as it sees fit whether a Bidder is qualified to satisfactorily perform the requested works, even if the Bidder submitted the lowest-priced bid.
- 2.15. The awarded Contractor must coordinate with the Ministry of Education's designated directorate (إدارة الأبنية والمشاريع الدولية) throughout the implementation of the works.
- 2.16. Bidders must complete, sign, and stamp the compliance sheet provided in the Annex.

3. Bidder Qualifications

The following are the minimum qualifications required for any Bidder. The previous experience of the Bidder shall be considered in the evaluation of the technical proposal. References, when applicable, should be included in the proposal.

- Bidders must have enough experience and certified technical staff to perform the design, installation, testing, training, and maintenance of the required interventions.
- Both sufficient experience and formal qualifications are required, as well as Bidder's experience in similar projects in the last 2 years with at least one project of similar scope and size that has been executed and is operational.
- Name, experience, certificates and CVs of the engineering staff that will supervise the installations should be included.
- The Bidder must nominate in the offer a qualified project manager who will lead the Bidder's team during the implementation of the works and be the official point of contact.
- The Bidder should demonstrate within the technical proposal a bank certificate confirming its financial capability to carry out the Contract and approve the cash flow required for the bank guarantees.
- The Bidder should demonstrate that during the last three years, the aggregate annual weighted average of turnover was at least equal to the tender price.
- The Bidder must be licensed to complete the required works by the appropriate authorities in the Hashemite Kingdom of Jordan.



4. Tender Format

The tender proposals submitted by the Bidder shall include but not limited to the following sections:

- Overview;
- Detailed description of the proposed solutions;
- Comprehensive and full: design, simulations, specifications, calculations, drawings, technical details, etc.;
- Installation and testing plan;
- Warranty, maintenance, and after-sale services;
- Supporting documentation (datasheets, drawings, etc.);
- Training plan;
- Quality assurance/quality control plan;
- Health and safety plan;
- Completed, signed, and stamped compliance sheet provided in the Annex of this tender document.
- Financial proposal: prices of all components of the proposed solutions in the form of a BOQ. The BOQ shall be in Euro (€) and must be clear and itemized, and shall exclude all customs and taxes. If an item is not priced, then the proposal may be considered unsatisfactory, and/or considered to be at no-cost.
- Bidder qualifications;
- Tender bond.

5. Tender Bonds

The Bidder's offer will not be considered unless it is accompanied by a tender bond not less than 3% of the bidder offer. This guarantee should be:

- Issued by a licensed local bank, approved by the Client.



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- Issued in the name of GJU. The guarantor will pay this amount on the first demand if it becomes evident that information given by the Contractor contains false statements.
- Valid for not less than 90 days from the opening date of the proposals and be renewable for future periods as the Client deems necessary.
- Will be returned after signing the Contract and a performance security bond has been duly entered and executed.

If the successful Bidder fails to provide a performance bond and sign the Contract within 14 days of being requested by the Client to do so, the full amount of the tender bond shall become payable to the Client as compensation for failure to do such.

6. Proposal Submission

- 6.1. Bids shall be submitted in two copies including technical and financial proposals.
- 6.2. An electronic copy on a CD must be submitted that includes all hardcopy documents and submittals.

7. Scope of Work

Installation of energy efficient solutions at the 10th School for Girls in Aqaba. The following describes the technical design specifications required. These specifications are the minimum requirements and are considered a guideline. The Bidder must offer a comprehensive and full design that meets the minimum requirements. The design must include all equipment and components necessary.

A. AC system with a total capacity of 140 ton (2 two-ton AC unit in each of the 35 rooms).

The below specifications are dictated in the national Jordanian building codes as well as ASHRAE standards. The Contractor shall procure, install, test, and operate AC energy-saving, inverter type split units of a known and high-quality manufacturing brand (air cooled, direct expansion, split AC unit - wall type, each room must have a dedicated breaker for the AC units. Upon implementation, the Contractor shall submit engineering designs, layouts, and drawings of any proposed upgrade to the existing electricity network (including but not limited to wiring, circuit breakers, protection fuses etc.) to the Client for approval prior to commencing works. Must use PVC pipes instead of conduits for wiring (if new wiring is needed). All electricity network components shall comply with Jordanian codes

and standards. Additionally, the Contractor shall install a complete grounding system that is in accordance with Jordanian codes and standards. The contractor must provide tampering preventive measures to protect the AC units.

تقديم وتركيب وفحص وموازنة وتشغيل وحدات تكييف (تبريد وتدفئة) من النوع المنفصل الموفر للطاقة Inverter ماركة معروفة من أجود الأنواع.

تكون الوحدات شاملة للأجزاء التالية:

- A. قفص حماية معدني مطلي بطلاء حراري لحماية الوحدات الخارجية.
- B. وحدة المكثف condensing unit والمحتوية على الضواغط Rotary type compressors والصمامات اللازمة بما فيها صمامات الأمان والحماية والملفات النحاسية standard coils والمروحة وإدارة الطاقة والتحكم بالإضافة لكافة العناصر الكهربائية اللازمة لحماية وتنظيم الوحدة وبغلاف خارجي من النوع الثقيل heavy gauge والمعالج ضد عوامل الطقس لتركب فوق سطح المبنى.
- C. القواعد المصنوعة من زوايا الحديد وذات أبعاد مناسبة لتركيب الوحدات الخارجية عليها وتكون أبعاد الزوايا (50*50*5 ملم) ومدهونة بدهان حراري Powder coating مع تركيب موانع اهتزاز والسعر يشمل أيضا الحملات وقواعد التعليق المناسبة لأجزاء الوحدة الداخلية.
- D. تمديدات شبكة المواسير النحاسية للوصل بين أجزاء الوحدة الداخلية والخارجية مع العزل لهذه المواسير من النوع الأسطواني المسبق الصب مع تغليف العازل بالشريط اللاصق وبصورة حلزونية وعلى كامل المواسير ولغاية وحدة معالجة الهواء air handler والحفر في الجدران والأسقف إن تطلب الأمر ذلك وإعادة وإصلاح الوضع كما كان عليه وتثبيت المواسير جيداً.
- E. وحدة معالجة الهواء air handler من النوع الذي يعلق على الجدار ذات ديكور أنيق Decorative type بحسب إرشادات وموافقة المهندس المسؤول والمحتوية على ملفات التبريد (Standard Coils)، والمروحة الطاردة المركزية ومصرف للماء المتكاثف drain pan بالإضافة إلى صمامات الأمان والحماية والمكثفات الكهربائية وفلتر قابل للتنظيف على إن لا يزيد مستوى الضجيج للوحدة عن 45 ديسيبل عند السرعة المتوسطة.
- F. شبكة تمديدات مواسير التصريف للماء المتكاثف لكل وحدة أو لكل مجموعة وحدات إلى أقرب نقطة تصريف خارج المبنى من مواسير (16 CPVC-PN) بالأقطار المناسبة ابتداء من 20 ملم ولغاية 32 ملم وحسب طبيعة وعدد الوحدات المربوطة مع بعضها البعض.
- G. سليفات UPVC لأماكن اختراق المواسير للجدران والعقدات للتوصيل بين أجزاء الوحدة الداخلية والخارجية بالأقطار المناسبة على أن لا تقل عن 75 ملم.
- H. وحدة التحكم control unit:

- a. Programmable controller
 - b. Auto restart function
 - c. Sleep mode control
 - d. Wireless remote control
 - e. Thermostat
 - f. Low ambient kit and control
 - g. Summer inside temperature 23°C
 - h. Winter inside temperature 20°C
 - i. Summer ambient operating temperature 50°C
 - j. Winter ambient temperature 0°C
- I. التوصيلات الكهربائية بين أجزاء الوحدة الداخلية والخارجية بحيث تكون جميع خطوط التغذية الكهربائية لوحدة التبريد وملحقاتها حسب قدرة الوحدات ومتناسبة فياً.
 - J. الغاز المستخدم R32.
 - K. فحص من الجمعية العلمية الملكية على مواصفة T1 (2 ton at 35°C)
 - L. تتم جميع هذه الأعمال تحت إشراف المهندس المسؤول بحسب المواصفات العالمية (ASHRAE CODE).



B. Lighting Retrofitting

Replacing existing lighting in 35 rooms (classrooms and office spaces) with LED lighting technology without changing the existing lighting structure.

Minimum technical specifications include:

- Lighting source: LED
 - 1200 mm T8 LED tube (two T8 LED tubes in each lighting fixture).
 - Must be compatible with conventional ballast fluorescent lamp fixtures so that no modification to the existing fixtures is required.
 - If a special starter is required to bypass the ballast, then this starter must be included in the offer.
- Achieve the following light intensity (lux) at the height of one meter: between 300 and 500 lux under no ambient light.
- Color temperature: 6500 K
- Color rendering index (CRI) > 80
- Mac Adam: 3-4
- Lifetime: 50,000 hours L70
- Overtime performance (indoor): L70B50
- Minimum efficacy: 100 Lumen /Watt
- Flickering > 400 Hz
- Total harmonic distortion (THD) < 15%
- Compliance with at least one of the following standards: International Electrotechnical Commission (I.E.C.), British Standard Specification (B.S.), or other approved national standards.
- 5 year factory warranty.

C. Disassembling existing AC units and transferring them to another school located in Aqaba.

The Contractor must:

- Perform any necessary maintenance to the AC units before installation.



- Ensure the AC units' gas is full.
- Utilize new copper pipes (no use of old pipes).
- The Contractor shall build a new electricity network for the AC systems. All AC units shall be electrified from a new electric network all the way from a new main electric distribution panel, suitable for the existing load and new load, and each room has a dedicated breaker. Must replace the feeding cable from the distribution company to the new main electric board. Upon implementation, the Contractor shall submit engineering designs, layouts, and drawings of the proposed electricity network (including but not limited to wiring, circuit breakers, protection fuses etc.) to the Client for approval prior to commencing works. Must use PVC pipes instead of conduits for wiring. All electricity network components shall comply with Jordanian codes and standards.
- The contractor must provide tampering preventive measures to protect the AC units.

8. Testing

- 8.1. The Contractor shall submit two original hard copies and two soft copies including but not limited to and as applicable: drawings, layouts, simulations, calculations, drawings, datasheets, certifications, manufacturing warranties, instruction, installation, and maintenance manuals and checklists, quality assurance/quality control plan, and health and safety plan.
- 8.2. The contractor shall place warning signs at key areas near equipment as necessary.
- 8.3. The Contractor shall clean up the project site and remove any temporary structures, equipment or dirt, and construction debris prior to the commissioning/operation date in accordance with appropriate waste disposal practices and applicable laws. Any location of works shall be returned to its original state at all times.
- 8.4. The final operation date will be performed after the following:
 - Completion of all the above-mentioned works.
 - Completion of all project documentation.



- Testing of the offered interventions, which shall be witnessed and approved by GJU, school, and Ministry personnel.

9. Training

- 9.1. The proposal should include a training plan for select school and Ministry employees and technical staff. The training must focus on the operation and maintenance of the offered interventions. User/operation manuals shall be provided as part of the training.
- 9.2. The training has to meet the following requirements:
- It shall be conducted theoretically and practically.
 - It shall be offered by an experienced instructor.
 - It must be completed before the final acceptance of the project.

10. Maintenance

- 10.1. The contractor must submit a maintenance bond of 5% of the Contract sum once the project is completed and before acceptance from the Client. This guarantee should be:
- 10.1.1. Issued by a licensed local bank, approved by the Client.
- 10.1.2. Issued in the name of GJU. The guarantor will pay this amount on the first demand by the client.
- 10.1.3. Valid for not less than 3 years from the project completion and acceptance from the Client.
- 10.2. The Bidder shall include a detailed maintenance plan including a maintenance checklist and technical support.
- 10.3. If any system component for any of the interventions requires replacement during the warranty period, the Contractor must supply replacements at the Contractor's own expense.
- 10.4. The Bidder shall include clear troubleshooting methodology and contact information that the Client/Beneficiary can use in case of emergencies.



11. Method of Payment

The method of payment within the Contract shall be according to the following terms:

- 10% of Contract price upon comprehensive design submitted by the Bidder and acceptance by Client.
- The remainder of the Contract balance will be settled upon final completion of all works after the maintenance bond have been entered.

12. Contract Period and Penalties

- 12.1. 2 months for design, installation, and testing from the commencement date of works until the operation date.
- 12.2. There will be a penalty for every unjustified delay. There will be a delay liquidated damage equal to 100 Euro/day for every unjustified delay. The maximum period of delay for this Contract will not be more than 1 month. After that, the Client has the right to take any action in accordance with the conditions of this Contract.
- 12.3. 1 years for maintenance from the acceptance date.
- 12.4. 1 years of system warranty from the acceptance date.
- 12.5. Lighting system spare parts shall be provided as part of the Contract in the amount of 5% of installed components.
- 12.6. If any components of the provided interventions require replacement during the warranty period, then the Contractor must replace those at the Contractor's own expense.

Annex 1: Compliance Sheets

Category	Subcategory	Yes/No
Terms & Conditions	The Bidder commits to collect necessary information about the nature of the site, its infrastructure, and any relevant data required to successfully design the interventions.	
	The proposal includes the full design, installation, testing, training, and maintenance.	
	The Bidder guarantees that all proposed interventions are compatible with the existing infrastructure at installation locations.	
	Proposal includes a BOQ along with description, specifications, country of origin, manufacturer of equipment, materials, tools, training, maintenance, etc.	
	The BOQ includes all auxiliary items (equipment, infrastructure, components, etc.) that are required for the system to function as expected.	
	The Bidder commits to coordinating with the Ministry of Education's designated directorate throughout the implementation of the works.	
Bidder Qualifications	Bidder has enough experience and certified technical staff to perform works.	
	Name, experience, certificates and CVs of the engineering staff that will supervise the installation and support is included.	
	The Bidder nominates a qualified project manager.	
	The Bidder includes a bank certificate confirming its financial capability to carry out the Contract and approve the cash flow required for the bank guarantees.	
	The Bidder demonstrates that during the last three years, the aggregate annual weighted average of turnover was at least equal to the tender price.	
	The Bidder is licensed to complete the required works by the appropriate authorities in Jordan.	
Tender Format	The Bid contains all components and documents indicated in section 4.	

Category	Subcategory	Yes/No
Tender Bonds	The bid includes a tender bond not less than 3% of the Contract sum. This guarantee is: <ul style="list-style-type: none"> • Issued by a licensed local bank, approved by the Client; • Issued in the name of GJU; • Valid for not less than 90 days from the opening date of the proposals, and be renewable for future periods necessary. 	
	If the successful Bidder fails to provide a performance bond and sign the Contract within 14 days of being requested by the Client to do so, the full amount of the tender bond will become payable to the Client as compensation for failure to do such.	
Proposal Submission	Two copies of the technical and financial proposals are provided.	
	An electronic copy on a CD containing all submittals was provided.	
AC Units	Requirements and technical specifications as indicated in the "Scope of Work" section.	
Lighting System	Requirements and technical specifications as indicated in the "Scope of Work" section.	
AC Units Relocation	Requirements as indicated in the "Scope of Work" section.	
Testing	Upon completion of works, the Bidder commits to submitting two original hard copies and two soft copies including but not limited to: layouts, simulations, calculations, drawings, datasheets, certifications, manufacturing warranties, instruction, installation, and maintenance manuals and checklists, quality assurance/quality control plan, and health and safety plan.	
	The Bidder commits to placing warning signs at key areas near equipment.	
	The Bidder commits to cleaning up the project site.	
Training	The proposal includes a training plan containing all components and requirements as indicated in section 9.	
	Upon delivery of training, the successful Bidder commits to provide user/operation manuals as part of the training.	




Category	Subcategory	Yes/No
Maintenance	The Bidder includes a detailed maintenance plan including a maintenance checklist and technical support.	
	The Bidder commits to replacing any system component for any of the interventions that requires replacement during the warranty period.	
	The Bidder includes a troubleshooting methodology and contact information for an emergency/response contact.	
	The Bidder specifies the response periods indicated in section 10.	
Method of Payment	The Bidder agrees to the method of payment indicated in section 11.	
Contract Period and Penalties	The Bidder commits to delivering the interventions (i.e. operation date) within 2 months from the commencement date of works.	
	The Bidder is aware of the delay liquidated damage equal to 100 Euro/day for every unjustified delay.	
	The Bidder commits to 1 years for maintenance from the acceptance date.	
	The Bidder commits to 1 years of system warranty from the acceptance date.	
	The Bidder commits to providing lighting system spare parts as part of the Contract.	
	The Bidder commits to replace any components of the provided interventions that require replacement during the warranty period at its own expense.	


