INVITATION TO BID

Jerusalem, 29 July 2008

Dear Sir/Madam,

Subject: CONSTRUCTION OF HOMES IN THE WEST BANK / PACKAGE NO 4

1. We hereby solicit your bid for the above works.
2. To enable you to submit a bid, please find enclosed:
   - Section 1: Instructions to Bidders
   - Section 2: Bid Data Sheet (BDS)
   - Section 3: Contract for Works (Form of)
   - Section 4: General Conditions of Contract for Civil Works
   - Section 5: Special Conditions
   - Section 6: Statement of Works (Technical Specifications)
   - Section 7: Drawings
   - Section 8: Price Schedule (Bill of Quantities)
   - Section 9: Bid Submission Form
   - Section 10: List of the Beneficiaries of the Package

3. Interested Bidders may obtain further information at the following address:
   - Contact Person: Nakhleh Antar
   - Telephone & Fax: 00972 2 646 8421 - 00972 2 6268222
   - E-Mail: Nakhleh.anter@undp.org

4. Bids must be delivered to the address listed below on or before 12:30 noon on Tuesday 12 August 2008. Late bids shall be rejected.

5. Bids will be opened in the presence of Bidders’ Representatives, who choose to attend, at 12:30 hours on 12 August 2008 at the address listed below.

6. This letter is not to be construed in any way as an offer to contract with your firm.

Yours sincerely,

Khaled Shahwan
Officer in Charge UNDP/PAPP

UNDP/PAPP Ramallah Office, KFW Premises, Al-Qaser Building 4th floor, Ramallah, Tel: 00972 2 6468425, Fax: 00972 2 6268222/3
SECTION 1: INSTRUCTIONS TO BIDDERS

A. Introduction

1. General: The UNDP invites sealed Bids for the specified Works in the BDS.

2. Eligible Bidders

   2.1 Bidders should not be associated, or have been associated in the past, directly or indirectly, with a firm or any of its affiliates which have been engaged by the UNDP to provide consulting services for the preparation of the design specifications, and other documents to be used for the procurement of works under this Invitation to Bids. Bidders shall be legally incorporated entities, or groups formed by such as joint ventures.

   2.2 In the event that prequalification of potential bidders has been undertaken, only bids from pre-qualified bidders shall be considered for award of Contract.

   2.3 If UNDP has not undertaken prequalification of potential bidders, all bidders shall include the information and documents specified in clause 9 of this Instruction to Bidders.

3. Cost of Bid: The Bidder shall bear all costs associated with the preparation and submission of the Bid, and the UNDP will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the solicitation.

B. Solicitation Documents

4. Examination of Solicitation Documents: The Bidder is expected to examine all corresponding instructions, forms, terms and specifications contained in the Solicitation Documents. Failure to comply with these documents will be at the Bidder’s risk and may affect the evaluation of the Bid. The Solicitation Documents are those stated below and should be read in conjunction with any Addenda issued in accordance with Clause 6 below.

   (a) Instructions to Bidders;
   (b) Bid Data Sheet (BDS);
   (c) Contract for Works (form of);
   (d) General Conditions of Contract for Construction Works;
   (e) Special Conditions.
   (f) Scope of Works;
   (g) Bills of Quantities;
   (h) Specifications;
   (i) Drawings;
   (j) Sample forms;
   (k) Any other document listed in the BDS as forming part of the Solicitation Documents.

5. Clarification of Solicitation Documents: A prospective Bidder requiring any clarification of the Solicitation Documents may notify UNDP in writing. The response will be made in writing to any request for clarification of the Solicitation Documents that it receives earlier than one week prior to the Deadline for the Submission of Bids. Written copies of the response (including an explanation of
the query but without identifying the source of inquiry) will be posted on www.undp.ps/aboutundp/forms.html. All communication connected with this Bid must be directed exclusively to the UNDP person identified as the contact person in the BDS.

6. **Amendments of Solicitation Documents**: No later than one week prior to the Deadline for Submission of Bids, the UNDP may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, amend the Solicitation Documents. All amendments will be posted on www.undp.ps/aboutundp/forms.html. In order to afford prospective Bidders reasonable time in which to take the amendments into account in preparing their offers, the UNDP may, at its discretion, extend the Deadline for the Submission of Bids.

C. **Preparation of Bids**

7. **Language of the Bid**: The Bid prepared by the Bidder and all correspondence and documents relating to the Bid exchanged by the Bidder and the UNDP shall be written in the language indicated in the BDS.

8. **Documents Comprising the Bid**:

The Bidder or the Bidder's authorised agent shall sign the Bid as indicated on the Bid Submission Sheet of this ITB. The Bid must comprise the following documents:

(a) A Bid Submission form;
(b) Bid Security, if required, under clause 13 of Instructions to Bidders and in the form provided in Section 9;
(c) Priced Bill of Quantities;
(d) Written Power of Attorney, authorising the signatory of the bid to commit the bidder;
(e) Technical information as may be required by the BDS;
(f) Qualification information in accordance with clause 9.1 of the Instructions to Bidders, if prequalification of bidders has not been carried out.
(g) Any additional information required to be completed and submitted by bidders as specified in the BDS.

Each continuation sheet or attachment shall bear the bidder's name and the person signing the bid must initial any erasures or other changes.

9. **Documents Establishing Bidder's Eligibility and Qualifications**:

9.1 If bidders have not been pre-qualified and post qualification has been selected to determine eligibility of bidders, then the Bidder shall furnish evidence of its qualification by submitting the following information and documents with their bids, unless otherwise stated in the BDS:

(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 each of the last Five years;
(c) Experience in works of a similar nature and size for each of the last Seven years, and details of work under way or contractually committed; and clients who may be contacted for further information on those contracts;

(d) Major items of construction equipment proposed to carry out the Contract;

(e) Qualifications and experience of key site management and technical personnel proposed for the Contract;

(f) Reports on the financial standing of the Bidder, such as profit and loss statements and auditor’s reports for the past three years;

(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 to more than 10 percent of the Contract Price. The ceiling for sub-contractor’s participation is stated in the BDS.

9.2 To qualify for award of the 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) A Contract Manager with five years’ experience in works of an equivalent nature and volume, including no less than three years as Manager; 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 consistent history of litigation or arbitration awards against the Applicant or any partner of a Joint Venture may result in disqualification.

10. Documents Establishing Conformity of Equipment Incorporated into the Works:

Where electrical and mechanical goods and equipment form part of the Works, the Bidder shall also furnish as part of its Bid, documents establishing the conformity to the Bidding Documents of all equipment and related services, which the Bidder proposes to supply under the contract.
The documentary evidence of conformity to the Bidding Documents may be in the form of literature, drawings, and data, and shall consist of:

(a) A detailed description of the essential technical and performance characteristics of the equipment;
(b) A list giving full particulars, including available sources and current prices of spare parts, special tools, etc., necessary for the proper and continuing functioning of the equipment for a period to be specified in the BDS, following commencement of the use of the equipment.

11. **Bid Currency/Bid Prices:** All prices must be quoted in the nominated currency in the BDS. The Bidder shall indicate on the appropriate Bills of Quantities (or Price Schedule Sheet as appropriate), the unit prices (where applicable) and total Bid Price of the goods it proposes to supply under the contract.

UNDP is a tax-exempt entity. All Bids must be submitted net of any direct taxes or customs duties.

12. **Period of Validity of Bids:** Bids shall remain valid for a period after the date of Bid Submission as indicated in the BDS. A Bid valid for a shorter period may be rejected as non-responsive pursuant to clause 23 of Instructions to Bidders. In exceptional circumstances, the UNDP may solicit the Bidder’s consent to an extension of the period of validity. The request and the responses thereto shall be made in writing. Bidders granting the request will not be required nor permitted to modify their Bids.

13. **Bid Security:**

(a) The Bidder may be requested to furnish at its own cost and expense, as part of its Bid, a Bid Security to the UNDP in the amount as indicated in the BDS.
(b) The Bid Security is to be sealed in a separate envelope within the main sealed bid.
(c) The Bid Security is to protect the UNDP against the risk of the Bidder’s conduct, which would warrant the security’s forfeiture, pursuant to clause 13(h) below;
(d) The Bid Security shall be denominated in US Dollars and shall be in the form of a bank guarantee, issued by a reputable bank, and in the form provided in these Solicitation Documents.
(e) Any Bid not secured in accordance with clauses 13 a) and 13 d) above will be rejected by the UNDP as non-responsive pursuant to clause 23 of Instructions to Bidders;
(f) Unsuccessful Bidder’s Bid Security will be discharged or returned as promptly as possible but not later than thirty (30) days after the expiration of the period of Bid Validity prescribed by the UNDP pursuant to clause 12 of Instructions to Bidders;
(g) The successful Bidder’s Bid Security will be discharged or returned upon the Bidder signing the Purchase Order, pursuant to clause 28 of Instructions to Bidders, and furnishing the Performance Security, pursuant to clause 29 of Instructions to Bidders;
(h) The Bid Security may be forfeited:

1. If a Bidder withdraws its offer during the period of the Bid Validity specified by the Bidder on the Bid Submission Form, or, refuses to accept the correction of errors in its Bid, or,
2. In the case of a successful Bidder, if the Bidder fails:
   (i) To sign the Contract Order in accordance with clause 28 of Instructions to Bidders, or,
   (ii) To furnish Performance Security in accordance with clause 29 of Instructions to Bidders.
D. Submission of Bids

14. Format and Signing of Bid: The Bidder shall prepare one original and two copies of the Bid, clearly marking each “Original Bid” and “Copy of Bid” as appropriate. In the event of any discrepancy between them, the original shall govern. The original and copies of the Bid shall be typed or written in indelible ink and shall be signed by the Bidder or a person or persons duly authorized to bind the Bidder to the contract. A Bid shall contain no interlineations, erasures, or overwriting except, as necessary to correct errors made by the Bidder, in which case the person or persons signing the bid shall initial such corrections.

15. Sealing and Marking of Bids:

15.1 The Bidder shall seal the original and each copy of the Bid in separate envelopes, duly marking the envelopes as “ORIGINAL” and “COPY”. The envelopes shall then be sealed in an outer envelope.

15.2 The inner and outer envelopes shall:

   (a) Be addressed to the UNDP at the address given in the BDS of these Solicitation Documents; and
   (b) Make reference to the “subject” indicated in the Letter of Invitation of these Solicitation Documents, and a statement: “DO NOT OPEN BEFORE”, to be completed with the time and the date specified in the BDS for Bid Opening pursuant to clause 16 of Instructions to Bidders.

15.3 The inner and outer envelopes shall also indicate the name and address of the Bidder to enable the Bid to be returned unopened in case it is declared “late”.

15.4 If the outer envelope is not sealed and marked as required by clause 15.2 of Instructions to Bidders, the UNDP will assume no responsibility for the Bid’s misplacement or premature opening.

15.5 The Bid Security is to be sealed in a separate envelope within the main sealed bid.

16. Deadline for Submission of Bids/Late Bids:

16.1 Bids must be delivered to the office on or before the date and time specified in the Letter of Invitation of these Solicitation Documents.

16.2 The UNDP may, at its discretion, extend this deadline for the submission of the bids by amending the Bidding Documents in accordance with clause 6 of Instructions to Bidders, in which case all rights and obligations of the UNDP and Bidders previously subject to the deadline will thereafter be subject to the deadline as extended.

16.3 Any Bid received by the UNDP after the Deadline for Submission of Bids will be rejected and returned unopened to the Bidder.

16.4 If no Bid is to be submitted, the documents should not be returned to UNDP unless so requested. Written advice should be sent to UNDP with reasons for not submitting a bid and as
to whether future invitations for the type of Works covered by this request are desired. Failure to comply with the above may result in removal of the name of such recipient from the list for similar type of works covered by this ITB.

17. Modification and Withdrawal of Bids: The Bidders may withdraw its bid after submission, provided that written notice of the withdrawal is received by UNDP prior to the deadline for submission. No Bid may be withdrawn in the interval between the deadline for submission of bids and the expiration of the period of Bid Validity.

E. Opening and Evaluation of Bids

18. Opening of Bids:

18.1 The UNDP will open all bids in the presence of Bidders’ Representatives who choose to attend, at the time, on the date, and at the place specified in the BDS, of this Solicitation Document. The bidders’ Representatives who are present shall sign a register evidencing their attendance.

18.2 The bidders’ names, bid modifications or withdrawals, bid prices, discounts, and the presence or absence of requisite bid security and such other details as the UNDP, at its discretion, may consider appropriate, will be announced at the opening. No bid shall be rejected at bid opening, except for late bids, which shall be returned unopened to the Bidder pursuant to clause 16.3 of Instructions to Bidders.

18.3 Bids (and modifications sent pursuant to clause 17 of instructions to Bidders) that are not opened and read out at Bid Opening shall not be considered further for evaluation, irrespective of the circumstances. Withdrawn Bids will be returned unopened to the Bidders.

18.4 UNDP will prepare minutes of the Bid Opening.

19. Clarification of Bids: To assist in the examination, evaluation and comparison of Bids the procuring UNDP may at its discretion ask the Bidder for clarification of its Bid. The request for clarification and the response shall be in writing and no change in price or substance of the Bid shall be sought, offered or permitted.

20. Preliminary Examination:

20.1 Prior to the detailed evaluation, the UNDP will determine the substantial responsiveness of each Bid to the Invitation to Bid (ITB). A substantially responsive Bid is one, which conforms to all the terms and conditions of the ITB without material deviations.

20.2 The UNDP will examine the bids to determine whether they are complete, whether any computational errors have been made, whether the documents have been properly signed, and whether the bids are generally in order as specified in the BDS.

20.3 Arithmetical errors will be rectified on the following basis: If there is a discrepancy between the unit price and the total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected. If the Bidder does not accept
the correction of errors, its Bid will be rejected. If there is a discrepancy between words and figures the amount in words will prevail.

20.4 A Bid determined as not substantially responsive will be rejected by the UNDP and may not subsequently be made responsive by the Bidder by correction of the non-conformity. UNDP shall use the criteria as detailed in the BDS to establish responsiveness.

21. Conversion to Single Currency: To facilitate evaluation and comparison, the Purchaser will convert all Bid Prices expressed in the amounts in various currencies in which the Bid Prices are payable to US dollars at the official UN exchange rate on the last day for Submission of Bids.

22. Evaluation of Bids: UNDP will evaluate and compare the bids, which have been determined to be substantially responsive pursuant to clause 20 of Instructions to Bidders. Determination of compliance with the Solicitation Documents is based on the content of the Bid itself without recourse to extrinsic evidence.

The evaluation will take into account the following criteria:

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
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<tbody>
<tr>
<td>1.1 Compliance with pricing conditions set in the ITB.</td>
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<tr>
<td>1.2 Compliance with requirements relating to technical design features or the product's ability to satisfy functional requirements.</td>
</tr>
<tr>
<td>1.3 Compliance with Special and General Conditions specified by these Solicitation Documents.</td>
</tr>
<tr>
<td>1.4 Compliance with start-up, delivery or installation deadlines set by the procuring entity.</td>
</tr>
<tr>
<td>1.5 Demonstrated ability to comply with critical provisions such as execution of the Purchase Order by honoring the tax-free status of the UN.</td>
</tr>
<tr>
<td>1.6 Demonstrated ability to honor important responsibilities and liabilities allocated to Contractors in this ITB (e.g. performance guarantees, warranties, or insurance coverage, etc.).</td>
</tr>
<tr>
<td>1.7 Copy of company's registration required by law and issued by authorized agency: This document is mandatory for administrative compliance and starting with technical evaluation of bids.</td>
</tr>
<tr>
<td>1.8 Organizations general and specific experience: The organizations general reliability, experience and capacity in implementing similar projects.</td>
</tr>
<tr>
<td>1.9 Adequacy of the proposed work plan: The Bidder's approach in responding to the SOW and BOQ by presenting work plan including a time schedule for all activities during the construction period and present clear work plan.</td>
</tr>
<tr>
<td>1.10 Key personnel, machinery and capacity to implement: The qualification, competence and experience of the personnel proposed for the various assignments included in this project, and capacity to deliver on time. Submit resumes (CV) for key personnel and detailed descriptions of machineries owned or intended to be purchased or leased for the purpose of executing the contract by the Bidder.</td>
</tr>
<tr>
<td>1.11 Reference list and value of project implemented in last four years: Include list of projects with similar scale, completion period and list of equipments engaged in this project. Include name of project, kind of executed works, name, telephone, email of Investor, value of executed work (use USD or local currency) and duration of executing work (from, month/year - to, month/year)</td>
</tr>
<tr>
<td>1.12 Reference list and value of on going projects contracted by bidder: Include list of projects, name of investors, value of contracted works (use USD or local currency)</td>
</tr>
</tbody>
</table>
## Evaluation Criteria

| 1.13 | Local knowledge:  
Proven experience of organization and involved personnel in working in the same Province. |
| 1.14 | Price Deviation:  
Bidders shall quote reasonable bid prices with an acceptable margin of deviation. If the deviation exceeds 15% of total bid value in relation to the UNDP cost estimate of the real cost of work to be performed under the contract, the bid will be rejected by UNDP as non-responsive |

### F. Award of Contract

23. **Award Criteria:** The UNDP will issue the Contract to the lowest priced technically responsive Bidder who has also met the qualification criteria. The UNDP reserves the right to accept or reject any Bid, to annul the solicitation process and reject all Bids at any time prior to award of purchase order, without thereby incurring any liability to the affected Bidder(s) or any obligation to provide information on the grounds for the UNDP’s action.

24. **UNDP’s Right to Vary Requirements at Time of Award:** The UNDP reserves the right at the time of making the award of contract to increase or decrease items in the Bills of Quantity, if possible, without any change in unit price or other terms and conditions, by the amount indicated in the BDS. This shall only be done in a manner that does not affect the overall completion of the Works.

25. **Notification of Award:** Prior to the expiration of the period of Bid Validity, the UNDP will send the successful Bidder, the Contract. The Contract may only be accepted by the Contractor signing and returning an Acknowledgement copy of the Contract. Such acceptance shall effect a contract between the parties under which the rights and obligations of the parties shall be governed solely by the terms and conditions of this Contract.

26. **Signing of the Contract:** Within 14 days of receipt of the Contract, the successful Bidder shall sign, date and return it to the UNDP.

27. **Performance Security:** The successful Bidder shall provide the Performance Security in the form of Performance Security provided for in these Solicitation Documents, within 30 days of receipt of the Purchase Order from the UNDP.

Failure of the successful Bidder to comply with the requirement of clause 26 or clause 27 of Instructions to Bidders shall constitute sufficient grounds for the annulment of the award and forfeiture of the Bid Security, in which event the UNDP may make the award to the next lowest evaluated Bidder or call for new Bids.
G. Other Requirements:

28. **Time for Completion:** The Time for Completion is specified **in the BDS.** The completion of the Works shall be in accordance with the terms of the resulting Contract as may be issued by UNDP.

29. **Material, Labour and Facilities:** No material, labour or facilities will be furnished by UNDP or its clients unless specified in the ITB.

30. **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 UNDP has arranged a formal Site Visit as part of this ITB, this shall be stated **in the BDS.**

H. Payment:

31. **Time of Payment:** Unless otherwise indicated in the Special Terms and Conditions of this ITB, UNDP will normally effect payment within 40 days after receipt of a commercial invoice, certification of site works (if applicable) and other supporting documents.

32. **Letter of Credit:** UNDP does not accept Letter of Credit terms.

33. **Advance Payment:** It is not the normal policy of UNDP to approve advance payments, unless specifically stated in the payment terms.

34. **Currency of Payment:** Payment will be made in the currency in which the Contract is issued.
SECTION 2: BID DATA SHEET (BDS)

The following specific data for the Works to be procured shall complement, supplement or amend the provisions in the Instructions to Bidders. Whenever there is a conflict, the provisions herein shall prevail.

<table>
<thead>
<tr>
<th>Works (clause 1)</th>
<th>Construction of Homes in the West Bank / Package No 4</th>
</tr>
</thead>
</table>
| Clarifications (clause 5) | Contact Person: Nakhleh Antar  
Tel & Fax: 00972 2 646 8421 - 00972 2 6268222  
Email: Nakhleh.antar@undp.org |
| Language of the Bid: (clause 7) | English |
| Documents Comprising the Bid: (clause 8) | (a) A Bid Submission form duly signed;  
(b) Bid Security;  
(c) Priced Bill of Quantities;  
(d) Written Power of Attorney, authorising the signatory of the bid to commit the bidder; and  
(e) Qualification information in accordance with clause 9.1 of the Instructions to Bidders. |
| Eligibility (Clause 9.1) | All information under this clause are required to be submitted by the bidders:  
(a) Valid registration with Palestinian Union of Contractors, Grade 1 or 2 in Building;  
(b) Valid registration with Ministry of Finance and a valid Tax Clearance Certificate;  
(c) Experience in works of a similar nature and size for each of the last Five years (list of projects), and details of clients who may be contacted for further information on those contracts;  
(d) List of the on going projects contracted by bidder;  
(e) Qualifications and experience of key site management and technical personnel proposed for the Contract;  
(f) List of construction equipment owned or to be leased by the contractor to carry out the Contract;  
(g) Financial report for the past two years signed by a certified auditor;  
(h) 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;  
(i) Proposals for subcontracting components of the Works amounting to more than 10 percent of the Contract Price; |
Qualification Criteria (Clause 9.2)  
To qualify for award of the Contract, bidders shall meet the following minimum qualifying criteria:

(a) the minimum annual amount of construction works should not be less than **USD750,000.00** over the past five years;

(b) Experience as prime contractor in the construction of at least three projects of a nature and complexity equivalent to the Works over the five years (to comply with this requirement, works cited should be at least 70 percent complete);

(c) A Contract Manager with five years' experience in works of an equivalent nature and volume, including no less than three years as Manager; and

(d) A consistent history of litigation or arbitration awards against the Applicant or any partner of a Joint Venture may result in disqualification.

(e) Failure to provide the documents stated under clause 9.1 may result in disqualification of the bidder.

<table>
<thead>
<tr>
<th>Bid and Contract Currency (clause 11)</th>
<th>NIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid Validity Period: (clause 12)</td>
<td>120 days</td>
</tr>
<tr>
<td>Bid security: (clause 13)</td>
<td>US$ 20,000.00 valid for 120 day from date of tender submission deadline. Clearly marked with the Company Name and marked: &quot;ITB: PAL10/ITB/UAERC Housing Project/54446/Packet No 4&quot;</td>
</tr>
</tbody>
</table>

Sealed Bids to be received at / Bids to be marked: (clause 15)  
From: Contractor Name, address and telephone number.
To: UNDP/PAPP  
UNDP/PAPP Ramallah Office – KFW Premises  
Al-Qaser Building 4th floor, Ramallah  
Tel: 00972 2 6468421, Fax: 00972 2 6268222/3

Construction of Homes in the West Bank / Package No 4  
SEALED BID NO. PAL10/ITB/ UAERC Housing Project/54446

DEADLINE: NOT to be opened before 12 August 2008 at or before 12:30 Jerusalem Time

Opening of Bids: (clause 18)  
Bids will be opened in the presence of Bidders' Representatives, who choose to attend, at 12:30 hours 12 August 2008 at the following address:

UNDP/PAPP Ramallah Office, KFW Premises, Al-Qaser Building 4th floor, Ramallah, Tel: 00972 2 6468425, Fax: 00972 2 6268222/3
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to Vary Requirements (clause 24)</td>
<td>UNDP's Right to Vary Requirements during execution of contract: In the event of approved by the Engineer, variations in the quantities specified in the &quot;Bill of Quantities&quot;, the readjustment in the price will be calculated based on the unit price of the bid and no other adjustment is permitted even if variations exceed twenty five percent (25%) of the originally estimated quantities.</td>
</tr>
<tr>
<td>Time for Completion (clause 28)</td>
<td><strong>Six (6) calendar months</strong> from the date of notice to proceed which will be issued by the UNDP Engineer after contract signature.</td>
</tr>
<tr>
<td>Site Visit (clause 30)</td>
<td>N/A</td>
</tr>
<tr>
<td>Alternative Bids:</td>
<td>Alternative bids are not acceptable.</td>
</tr>
</tbody>
</table>
SECTION 3: FORM OF CONTRACT FOR WORKS

Date: ___________.

Dear Sir,

Ref.: 

The United Nations Development Programme (hereinafter referred to as "UNDP"), wishes to engage your company, ________________________________, duly incorporated under the applicable and legally binding local Laws of Palestine (hereinafter referred to as the "Contractor") in order to perform Construction of Homes in the West Bank, hereinafter referred to as the "Works"), in accordance with the following Contract:

1. Contract Documents

1.1 This Contract is subject to the UNDP General Conditions for Works, Revision October 2000, attached hereto as Annex I. The provisions of such Annex shall control the interpretation of this Contract and in no way shall be deemed to have been derogated by the contents of this letter and any other Annexes, unless otherwise expressly stated under section 4 of this letter, entitled "Special Conditions".

1.2 The Contractor and UNDP also agree to be bound by the provisions contained in the following documents, which shall take precedence over one another in case of conflict in the following order:

a) This letter;

b) The Technical Specifications and Drawings dated ----------------------, attached hereto as Section 2;

c) The Contractor's Tender including the Priced Bill of Quantities, dated ---------------------- not attached hereto but known to and in the possession of both parties.

1.3 All the above shall form the Contract between the Contractor and UNDP, superseding the contents of any other negotiations and/or agreements, whether oral or in writing, pertaining to the subject of this Contract.

Obligations of the Contractor

2.1 The Contractor shall commence work within seven (7) calendar days from the date on which he shall have been given access to the Site and received the notice to commence from the Engineer, and shall perform and substantially complete the Works within six (6) months to complete civil works, and electromechanical works, in accordance with the Contract. The Contractor shall provide all materials, supplies, labour and other services necessary to that end.

2.2 The Contractor shall submit to the Engineer the Programme of Work referred to in Clause 13 of the General Conditions within seven calendar days upon signature of the Contract by both parties.
2.3 The Contractor represents and warrants the accuracy of any information or data provided to UNDP for the purpose of entering into this Contract, as well as the quality of the Works foreseen under this Contract in accordance with the highest industrial and professional standards.

3. **Price and payment**

3.1 The total estimated price of the Contract is contained in the Bill of Quantities and amounts to -------------------------------

3.2 The final price of the Contract will be determined on the basis of the actual quantities of work and materials utilized in the complete and satisfactory performance of the Works as certified by the Engineer and the unit prices contained in the Contractor's financial proposal. Such unit prices are fixed and are not subject to any variation whatsoever.

3.3 If the Contractor foresees that the final price of the Contract may exceed the total estimated price contained in 3.1 above, he shall so inform the Engineer without delay, in order for UNDP to decide, at its discretion, to increase the estimated price of the Contract as a result of a larger quantity of work/material or to reduce the quantity of work to be performed or materials to be used. UNDP shall not be responsible for payment of any amount in excess of that stipulated in 3.1 above unless this latter amount has been increased by means of a written amendment of this Contract in accordance with its paragraph 8 below.

3.4 The Contractor shall submit an invoice for ------------------------------- upon signature of this Contract by both parties, invoices for the work performed and materials utilized every thirty calendar days and a final invoice within 30 days from the issuance of the Certificate of Substantial Completion by the Engineer.

3.5 UNDP shall effect payment of the invoices after receipt of the certificate of payment issued by the Engineer, approving the amount contained in the invoice. The Engineer may make corrections to that amount, in which case UNDP may effect payment for the amount so corrected. The Engineer may also withhold invoices if the work is not performed at any time in accordance with the terms of the Contract or if the necessary insurance policies or performance security are not valid and/or in order. The Engineer shall process the invoices submitted by the Contractor within Forty Five calendar days (45) of their receipt.

3.6 Payments effected by UNDP to the Contractor shall be deemed neither to relieve the Contractor of its obligations under this Contract nor as acceptance by UNDP of the Contractor's performance of the Works.

3.7 Payment of the final invoice shall be effected by UNDP after issuance of the Certificate of Final Completion by the Engineer.

4. **Special conditions**

4.1 The advance payment to be made upon signature of the contract by both parties is contingent upon receipt and acceptance by UNDP the Performance Guarantee mentioned under 4.3 of and another bank guarantee for the full amount of the advance payment issued by a Bank and in a form acceptable to
UNDP. The said bank guarantee for the advance payment shall be valid for a period of 28 days after the intended completion date.

4.2 The amount of the advance payment referred to under section 3.4 above will be deducted from due payments to Contractor for executed works, at an equal rate, such that the whole sum of the advance payment will be recovered when 80% of the work has been completed.

4.3 The Performance Guarantee referred to in Clause 10 of the General Conditions shall be submitted by the Contractor for an amount of 10% (ten percent) of the total price of the Contract. The Performance Guarantee shall be valid for a period of 28 days after the intended completion date.

4.4 On each instalment, UNDP shall withhold a per centum of the invoice amount, up to a maximum of (10%) of the total price of the Contract for due performance of execution. Half of this amount (5%) shall be returned to the Contractor within Forty (40) days upon the substantial completion and issuance of the Certificate of Substantial Completion of the Works, and the remaining (5%), will be released at the end of the defects liability period.

4.5 The Contractor shall be responsible for the maintenance of the said works for a period of One Year effective from the day of issuance of the Certificate of Substantial Completion of the Works.

4.6 The liability insurance referred to in Clause 23 of the General Conditions shall be taken out by the Contractor for an amount of 15% (fifteen percent) of the price of the Contract per occurrence, with number of occurrences unlimited.

4.7 According to Clause 45 of the General Conditions, the liquidated damages for delay shall be a sum equivalent to 0.1 percent of the actual contract price per calendar day, up to a maximum of 10% of the final price of the Contract.

4.8 In view of the current prevailing situation of unrest in the Palestinian Territories, UNDP will not be held liable for any contractual claims arising out of or in connection with the consequences of the prevailing situation, including closures, strikes, curfew, and acts of war. This includes any claims for overhead expenses due to idle works, changes in the market cost of materials and/or equipment and related transportation or other costs. Accordingly, the contractor will only be entitled for the costs of executed works and supplied material and/or equipment, all based on the unit prices submitted in his original tender.

4.9 This contract is exempted from Value Added Tax (VAT) and accordingly no Value Added Tax will be paid under this contract. In the event that the Contractor fails to acquire the necessary tax clearances from the Tax Department, UNDP retains the right to en-cash the full amount of the Contractor's advance payment guarantee without prior notice, and if necessary terminate the Contract.

4.10 In the event of approved by the Engineer variations in the quantities specified in the "Bill of Quantities", the readjustment in the price will be calculated based on the unit price of the bid and no other adjustment is permitted even if variations exceed twenty five percent (25%) of the originally estimated quantities.
4.12 Any damage by the Contractor on the executed works during the defects liability period should be repaired by the contractor and at his own expense and during a week after receiving a notice in writing from the UNDP; and if the contractor does not repair these damages during the above specified period, then UNDP does these repairs at the expense of the contractor, which shall be deducted from due sums against the Maintenance Guarantee.

5. **Submission of invoices**

5.1 One original and one copy of every invoice shall be submitted by mail by the Contractor for each payment under the Contract to the Engineer's address specified in clause 8.2.

5.2 Invoices submitted by fax shall not be accepted by UNDP.

6. **Time and manner of payment**

6.1 Invoices shall be paid within Forty (40) days of the date of their receipt and acceptance by UNDP.

6.2 All payments shall be made by UNDP to the following Bank account of the Contractor:

   Name of the Bank:
   Bank Account No.:
   Branch:

7. **Modifications**

7.1 Any modification to this Contract shall require an amendment in writing between both parties duly signed by the authorized representatives of the Contractor and UNDP.

8. **Notifications**

8.1 For the purpose of notifications under the Contract, the addresses of UNDP and the Contractor are as follows:

**For the UNDP:**

Mr. Jens Tøyberg-Frandzen  
Special Representative of the Administrator  
Programme of Assistance to the Palestinian People  
United Nations Development Programme  
Tel: (972 2) 626 8200  
Fax: (972 2) 6268222  
4A Ya'kubi Street  
PO Box 51359  
Jerusalem  
Ref.:  

**For the Contractor:**
8.2 UNDP shall communicate as soon as possible to the Contractor after the signature of the Contract, the address of the Engineer for the purposes of communication with the Engineer under the Contract.

If the above terms and conditions meet with your agreement as typed in this letter and in the Contract Documents, please initial every page of this letter and its attachments and return to this office one original of this Contract, duly signed and dated.

Yours sincerely,

Jens Toyberg-Frandzen
Special Representative of the Administrator
UNDP/PAPP

For:

Agreed and Accepted:

Signature _________________________

Name ____________________________

Title ____________________________

Date ____________________________
SECTION 4: GENERAL CONDITIONS OF CONTRACT FOR WORKS

1. Definitions
2. Singular and Plural
3. Headings or Notes
4. Legal Relationships
5. General Duties/Powers of Engineer
6. Contractor's General Obligations/Responsibilities
7. Assignment and Subcontracting
8. Drawings
9. Work Book
10. Performance Security
11. Inspection of Site
12. Sufficiency of Tender
13. Programme of Work to be furnished
14. Weekly Site Meeting
15. Change Orders
16. Contractor's Superintendence
17. Contractor's Employees
18. Setting-Out
19. Watching and Lighting
20. Care of Works
22. Damage to Persons and Property
23. Liability Insurance
24. Accident or Injury to Workmen
25. Remedy on Contractor's Failure to Insure
27. Fossils, Etc.
28. Copyright, Patents and Other Proprietary Rights, and Royalties
29. Interference with Traffic and Adjoining Properties
30. Extraordinary Traffic and Special Loads
31. Opportunities for Other Contractors
32. Contractor to Keep Site Clean
33. Clearance of Site on Substantial Completion
34. Labor
35. Returns of Labor, Plant, Etc.
36. Materials, Workmanship and Testing
37. Access to Site
38. Examination of Work Before Covering Up
39. Removal of Improper Work and Materials
40. Suspension of Work
41. Possession of Site
42. Time for Completion
43. Extension of Time for Completion
44. Rate of Progress
45. Liquidated Damages for Delay
46. Certificate of Substantial Completion
47. Defects Liability
48. Alterations, Additions and Omissions
49. Plant, Temporary Works and Materials
50. Approval of Materials, Etc., Not Implied
51. Measurement of Works
52. Liability of the Parties
53. Authorities
54. Urgent Repairs
55. Increase and Decrease of Costs
56. Taxation
57. Blasting
58. Machinery
59. Temporary Works and Reinstatement
60. Photographs and Advertising
61. Prevention of Corruption
62. Date Falling on Holiday
63. Notices
64. Language, Weights and Measures
65. Records, Accounts, Information and Audit
66. Force Majeure
67. Suspension by UNDP
68. Termination by UNDP
69. Termination by the Contractor
70. Rights and Remedies of UNDP
71. Settlement of Disputes
72. Privileges and Immunities

Appendix 1: Formats of Performance Security
Performance Bank Guarantee
Performance Bond
1. DEFINITIONS

For the purpose of the Contract Documents the words and expressions below shall have the following meanings:

a) "Employer" means the United Nations Development Programme (UNDP).

b) "Contractor" means the person whose tender has been accepted and with whom the Contract has been entered into.

c) "Engineer" means the person whose services have been engaged by UNDP to administer the Contract as provided therein, as will be notified in writing to the Contractor.

d) "Contract" means the written agreement between the Employer and the Contractor, to which these General Conditions are annexed.

e) "The Works" means the works to be executed and completed under the Contract.

f) "Temporary Works" shall include items to be constructed which are not intended to be permanent and form part of the Works.

g) "Drawings" and "Specifications" mean the Drawings and Specifications referred to in the Contract and any modification thereof or addition thereto furnished by the Engineer or submitted by the Contractor and approved in writing by the Engineer in accordance with the Contract.

h) "Bill of Quantities" is the document in which the Contractor indicates the cost of the Works, on the basis of the foreseen quantities of items of work and the fixed unit prices applicable to them.

i) "Contract Price" means the sum agreed in the Contract as payable to the Contractor for the execution and completion of the Works and for remedying of any defects therein in accordance with the Contract.

j) "Site" means the land and other places on, under, in or through which the Works or Temporary Works are to be constructed.

2. SINGULAR AND PLURAL

Words importing persons or parties shall include firms or companies and words importing the singular only shall also include the plural and vice versa where the context requires.

3. HEADINGS OR NOTES

The headings or notes in the Contract Documents shall not be deemed to be part thereof or be taken into consideration in their interpretation.

4. LEGAL RELATIONSHIPS

The Contractor and the sub-contractor(s), if any, shall have the status of an independent contractor vis-à-vis the Employer. The Contract Documents shall not be construed to create any contractual
relationship of any kind between the Engineer and the Contractor, but the Engineer shall, in the exercise of his duties and powers under the Contract, be entitled to performance by the Contractor of its obligations, and to enforcement thereof. Nothing contained in the Contract Documents shall create any contractual relationship between the Employer or the Engineer and any subcontractor(s) of the Contractor.

5. GENERAL DUTIES/POWERS OF ENGINEER

a) The Engineer shall provide administration of Contract as provided in the Contract Documents. In particular, he shall perform the functions hereinafter described.

b) The Engineer shall be the Employer's representative vis-à-vis the Contractor during construction and until final payment is due. The Engineer shall advise and consult with the Employer. The Employer's Instructions to the Contractor shall be forwarded through the Engineer. The Engineer shall have authority to act on behalf of the Employer only to the extent provided in the Contract Documents as they may be amended in writing in accordance with the Contract. The duties, responsibilities and limitations of authority of the Engineer as the Employer's representative during construction as set forth in the Contract shall not be modified or extended without the written consent of the Employer, the Contractor and the Engineer.

c) The Engineer shall visit the Site at intervals appropriate to the stage of construction to familiarize himself generally with the progress and quality of the Works and to determine in general if the Works are proceeding in accordance with the Contract Documents. On the basis of his on-site observations as an Engineer, he shall keep the Employer informed of the progress of the Works.

d) The Engineer shall not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Works or the Temporary Works. The Engineer shall not be responsible for or have control or charge over the acts or omissions of the Contractor (including the Contractor's failure to carry out the Works in accordance with the Contract) and of Sub-contractors or any of their agents or employees, or any other persons performing services for the Works, except if such acts or omissions are caused by the Engineer's failure to perform his functions in accordance with the contract between the Employer and the Engineer.

e) The Engineer shall at all times have access to the Works wherever and whether in preparation or progress. The Contractor shall provide facilities for such access so that the Engineer may perform his functions under the Contract.

f) Based on the Engineer's observations and an evaluation of the documentation submitted by the Contractor together with the invoices, the Engineer shall determine the amounts owed to the Contractor and shall issue Certificates for Payment as appropriate.

g) The Engineer shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for conformity with the design concept of the Works and with the provisions of the Contract Documents. Such action shall be taken with reasonable promptness so as to cause no delay. The Engineer's approval of a specific item shall not indicate approval of an assembly of which the item is a component.
h) The Engineer shall interpret the requirements of the Contract Documents and judge the performance there under by the Contractor. All interpretations and orders of the Engineer shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. Either party may make a written request to the Engineer for such interpretation. The Engineer shall render the interpretation necessary for the proper execution of the Works with reasonable promptness and in accordance with any time limit agreed upon. Any claim or dispute arising from the interpretation of the Contract Documents by the Engineer or relating to the execution or progress of the Works shall be settled as provided in Clause 71 of these General Conditions.

i) Except as otherwise provided in the Contract, the Engineer shall have no authority to relieve the Contractor of any of his obligations under the Contract nor to order any work involving delay in completion of the Works or any extra payment to the Contractor by the Employer, or to make any variations to the Works.

j) In the event of termination of the employment of the Engineer, the Employer shall appoint another suitable professional to perform the Engineer’s duties.

k) The Engineer shall have authority to reject work which does not conform to the Contract Documents. Whenever, in his opinion, he considers it necessary or advisable for the implementation of the intent of the Contract Documents, he will have authority to require special inspection or testing of the work whether or not such work be then fabricated, installed or completed. However, neither the Engineer’s authority to act nor any reasonable decision made by him in good faith either to exercise or not to exercise such authority shall give rise to any duty or responsibility of the Engineer to the Contractor, any subcontractor, any of their agents or employees, or any other person performing services for the Works.

l) The Engineer shall conduct inspections to determine the dates of Substantial Completion and Final Completion, shall receive and forward to the Employer for the Employer’s review written warranties and related documents required by the Contract and assembled by the Contractor, and shall issue a final Certificate for Payment upon compliance with the requirements of Clause 47 hereof and in accordance with the Contract.

m) If the Employer and Engineer so agree, the Engineer shall provide one or more Engineer’s Representative(s) to assist the Engineer in carrying out his responsibilities at the site. The Engineer shall notify in writing to the Contractor and the Employer the duties, responsibilities and limitations of authority of any such Engineer’s Representative(s).

6. CONTRACTOR’S GENERAL OBLIGATIONS/RESPONSIBILITIES

6.1. Obligation to Perform in Accordance with Contract

The Contractor shall execute and complete the Works and remedy any defects therein in strict accordance with the Contract, with due care and diligence and to the satisfaction of the Engineer, and shall provide all labor, including the supervision thereof, materials, Constructional Plant and all other things, whether of a temporary or permanent nature, required in and for such execution, completion and remedying of defects, as far as the necessity for providing the same is specified in or is reasonably to be inferred from the Contract. The Contractor shall comply with and adhere strictly to the Engineer’s instructions and directions on any matter, touching or concerning the Works.
6.2 Responsibility for Site Operations

The Contractor shall take full responsibility for the adequacy, stability and safety of all site operations and methods of construction, provided that the Contractor shall not be responsible, except as may be expressly provided in the Contract, for the design or specification of the Permanent Works or of any Temporary Works prepared by the Engineer.

6.3. Responsibility for Employees

The Contractor shall be responsible for the professional and technical competence of his employees and will select for work under this Contract, reliable individuals who will perform effectively in the implementation of the Contract, respect local customs and conform to a high standard of moral and ethical conduct.

6.4. Source of Instructions

The Contractor shall neither seek nor accept instructions from any authority external to the Employer, the Engineer or their authorized representatives in connection with the performance of his services under this Contract. The Contractor shall refrain from any action which may adversely affect the Employer and shall fulfill his commitments with fullest regard for the interest of the Employer.

6.5. Officials Not to Benefit

The Contractor warrants that no official of the Employer has been or shall be admitted by the Contractor to any direct or indirect benefit arising from this Contract or the award thereof. The Contractor agrees that breach of this provision is a breach of an essential term of the Contract.

6.6. Use of Name, Emblem or Official Seal of UNDP or the United Nations

The Contractor shall not advertise or otherwise make public the fact that he is performing, or has performed services for the Employer or use the name, emblem or official seal of the Employer or the United Nations or any abbreviation of the name of the Employer or the United Nations for advertising purposes or any other purposes.

6.7. Confidential Nature of Documents

All maps, drawings, photographs, mosaics, plans, reports, recommendations, estimates, documents and all other data compiled by or received by the Contractor under the Contract shall be the property of the Employer, shall be treated as confidential and shall be delivered only to the duly authorized representative of the Employer on completion of the Works; their contents shall not be made known by the Contractor to any person other than the personnel of the Contractor performing services under this Contract without the prior written consent of the Employer.

7. ASSIGNMENT AND SUBCONTRACTING

7.1. Assignment of Contract
The Contractor shall not, except after obtaining the prior written approval of the Employer, assign, transfer, pledge or make other disposition of the Contract or any part thereof or of any of the Contractor's rights, claims or obligations under the Contract.

7.2. Subcontracting

In the event the Contractor requires the services of subcontractors, the Contractor shall obtain the prior written approval of the Employer for all such subcontractors. The approval of the Employer shall not relieve the Contractor of any of his obligations under the Contract, and the terms of any subcontract shall be subject to and be in conformity with the provisions of the Contract.

7.3. Assignment of Subcontractor's Obligations

In the event of a subcontractor having undertaken towards the Contractor in respect of the work executed or the works, materials, Plant or services supplied by such subcontractor for the Works, any continuing obligation extending for a period exceeding that of the Defects Liability Period under the Contract, the Contractor shall at any time after the expiration of such Period, assign to the Employer, at the Employer's request and cost, the benefit of such obligation for the unexpired duration thereof.

8. DRAWINGS

8.1. Custody of drawings

The drawings shall remain in the sole custody of the Employer but two (2) copies thereof shall be furnished to the Contractor free of cost. The Contractor shall provide and make at his own expense any further copies required by him. At the completion of the Works, the Contractor shall return to the Employer all drawings provided under the Contract.

8.2. One copy of Drawings to be kept on Site

One copy of the Drawings furnished to the Contractor as aforesaid shall be kept by the Contractor on the Site and the same shall at all reasonable times be available for inspection and use by the Engineer and by any other person authorized in writing by the Engineer.

8.3. Disruption of Progress

The Contractor shall give written notice to the Engineer whenever planning or progress of the Works is likely to be delayed or disrupted unless any further drawing or order, including a direction, instruction or approval, is issued by the Engineer within a reasonable time. The notice shall include details of drawing or order required and of why and by when it is required and of any delay or disruption likely to be suffered if it is late.

9. WORK BOOK

The Contractor shall maintain a Work Book at the Site with numbered pages, in one original and two copies. The Engineer shall have full authority to issue new orders, drawings and instructions to the
Contractor, from time to time and as required for the correct execution of the Works. The Contractor shall be bound to follow such orders, drawings and instructions.

Every order shall be dated and signed by the Engineer and the Contractor, in order to account for its receipt.

Should the Contractor want to refuse an order in the Work Book, he shall so inform the Employer, through the Engineer, by means of an annotation in the Work Book made within three (3) days from the date of the order that the Contractor intends to refuse. Failure by the Contractor to adhere to this procedure shall result in the order being deemed accepted with no further possibility of refusal.

The original of the Work Book shall be delivered to the Employer at the time of Final Acceptance of the Works. A copy shall be kept by the Engineer and another copy by the Contractor.

10. PERFORMANCE SECURITY

a) As guarantee for his proper and efficient performance of the Contract, the Contractor shall on signature of the Contract furnish the Employer with a Performance Security issued for the benefit of the Employer. The amount and character of such security (bond or guarantee) shall be as indicated in the Contract.

b) The Performance Bond or Bank Guarantee must be issued by an acceptable insurance company or accredited bank, in the format included in Appendix I to these General Conditions, and must be valid up to twenty-eight days after issuance by the Engineer of the Certificate of Final Completion. The Performance Bond or Bank Guarantee shall be returned to the Contractor within twenty-eight days after the issuance by the Engineer of the Certificate of Final Completion, provided that the Contractor shall have paid all money owed to the Employer under the Contract.

c) If the surety of the Performance Bond or Bank Guarantee is declared bankrupt or becomes insolvent or its right to do business in the country of execution of the Works is terminated, the Contractor shall within five (5) days thereafter substitute another bond or guarantee and surety, both of which must be acceptable to the Employer.

11. INSPECTION OF SITE

The Contractor shall be deemed to have inspected and examined the site and its surroundings and to have satisfied himself before submitting his Tender and signing the Contract as to all matters relative to the nature of the land and subsoil, the form and nature of the Site, details and levels of existing pipe lines, conduits, sewers, drains, cables or other existing services, the quantities and nature of the work and materials necessary for the completion of the Works, the means of access to the Site, and the accommodation he may require, and in general to have himself obtained all necessary information as to risk contingencies, climatic, hydrological and natural conditions and other circumstances which may influence or affect his Tender, and no claims will be entertained in this connection against the Employer.

12. SUFFICIENCY OF TENDER

The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his Tender for the construction of the Works and of the rates and prices, which rates and
prices shall, except in so far as it is otherwise provided in the Contract, cover all his obligations under the Contract and all matters and things necessary for the proper execution and completion of the Works.

13. PROGRAMME OF WORK TO BE FURNISHED

Within the time limit specified in the Contract, the Contractor shall submit to the Engineer for his consent a detailed Programme of Work showing the order of procedure and the method in which he proposes to carry out the Works. In preparing his Programme of Work the Contractor shall pay due regard to the priority required by certain works. Should the Engineer, during the progress of work, require further modifications to the Programme of Work, the Contractor shall review the said program. The Contractor shall also whenever required by the Engineer submit particulars in writing of the Contractor’s arrangements for carrying out the Works and of the Constructional Plant and Temporary Works which the Contractor intends to supply, use or construct as the case may be. The submission of such program, or any modifications thereto, or the particulars required by the Engineer, shall not relieve the Contractor of any of his duties or obligations under the Contract nor shall the incorporation of any modification to the Programme of Work either at the commencement of the contract or during its course entitle the Contractor to any additional payments in consequence thereof.

14. WEEKLY SITE MEETING

A weekly site meeting shall be held between UNDP Project Coordinator or engineer, if any, the representative of the Contractor and the Engineer or the Engineer's Representative, in order to verify that the Works are progressing normally and are executed in accordance with the Contract.

15. CHANGE ORDERS

a) The Engineer may instruct the Contractor, with the approval of the Employer and by means of Change Orders, all variations in quantity or quality of the Works, in whole or in part, that are deemed necessary by the Engineer.

b) Processing of change orders shall be governed by clause 48 of these General Conditions.

16. CONTRACTOR’S SUPERINTENDENCE

The Contractor shall provide all necessary superintendence during the execution of the Works and as long thereafter as the Engineer may consider necessary for the proper fulfillment of the Contractor's obligations under the Contract. The Contractor or a competent and authorized agent or representative of the Contractor approved in writing by the Engineer, which approval may at any time be withdrawn, shall be constantly on the site and shall devote his entire time to the superintendence of the Works. Such authorized agent or representative shall receive on behalf of the Contractor directions and instructions from the Engineer. If the approval of such agent or representative shall be withdrawn by the Engineer, as provided in Clause 17(2) hereinafter, or if the removal of such agent or representative shall be requested by the Employer under Clause 17(3) hereinafter, the Contractor shall as soon as it is practicable after receiving notice of such withdrawal remove the agent or representative from the Site, and replace him by another agent or representative approved by the Engineer. Notwithstanding the provision of Clause 17(2) hereinafter, the Contractor shall not thereafter employ, in any capacity whatsoever, a removed agent or representative again on the Site.
17. CONTRACTOR'S EMPLOYEES

a) The Contractor shall provide and employ on the Site in connection with the execution and completion of the Works and the remedying of any defects therein:

i. Only such technical assistants as are skilled and experienced in their respective callings and such sub-agent foremen and leading hands as are competent to give proper supervision to the work they are required to supervise, and

ii. Such skilled, semi-skilled, and unskilled labour as is necessary for the proper and timely execution and completion of the Works.

b) The Engineer shall be at liberty to object to and require the Contractor to remove forthwith from the Works any person employed by the Contractor in or about the execution or completion of the Works, who in the opinion of the Engineer is misbehaving himself, or is incompetent or negligent in the proper performance of his duties, or whose employment is otherwise considered reasonably by the Engineer to be undesirable, and such person shall not be again employed on the Site without the written permission of the Engineer. Any person so removed from the Works shall be replaced as soon as reasonably possible by a competent substitute approved by the Engineer.

c) Upon written request by the Employer, the Contractor shall withdraw or replace from the Site any agent, representative or other personnel who does not conform to the standards set forth in paragraph (1) of this Clause. Such request for withdrawal or replacement shall not be considered as termination in part or in whole of this Contract. All costs and additional expenses resulting from any withdrawal or replacement for whatever reason of any of the Contractor's personnel shall be at the Contractor's expense.

18. SETTING-OUT

The Contractor shall be responsible for the true and proper setting out of the Works in relation to original points, lines and levels of reference given by the Engineer in writing and for the correctness of the position, levels, dimensions and alignment of all parts of the Works and for the provision of all necessary instruments, appliances and labor in connection therewith. If, at any time during the progress of the Works, any error shall appear or arise in the position, levels, dimensions or alignment of any part of the Works, the Contractor, on being required to do so by the Engineer, shall, at his own cost, rectify such error to the satisfaction of the Engineer.

19. WATCHING AND LIGHTING

The Contractor shall in connection with the Works provide and maintain at his own cost all lights, guards, fencing and watching when and where necessary or required by the Engineer or by any duly constituted authority for the protection of the Works and the materials and equipment utilized therefor or for the safety and convenience of the public or others.

20. CARE OF WORKS

a) From the commencement date of the Works to the date of substantial completion as stated in the Certificate of Substantial Completion, the Contractor shall take full responsibility for the care thereof and of all Temporary Works. In the event that any damage or loss should happen to the Works or to any part
thereof or to any Temporary Works from any cause whatsoever (save and except as shall be due to Force Majeure as defined in Clause 66 of these General Conditions), the Contractor shall at his own cost repair and make good the same so that, at completion, the Works shall be in good order and condition and in conformity in every respect with the requirements of the Contract and the Engineer’s Instructions. The Contractor shall also be liable for any damage to the Works occasioned by him in the course of any operations carried out by him for the purpose of complying with his obligations Clause 47 hereof.

b) The Contractor shall be fully responsible for the review of the Engineering design and details of the Works and shall inform the Employer of any mistakes or incorrectness in such design and details which would affect the Works.

21. INSURANCE OF WORKS, ETC.

Without limiting his obligations and responsibilities under Clause 20 hereof, the Contractor shall insure immediately following signature of this Contract, in the joint names of the Employer and the Contractor (a) for the period stipulated in Clause 20(1) hereof, against all loss or damage from whatever cause arising, other than cause of Force majeure as defined in clause 66 of these General Conditions, and (b) against loss or damage for which the Contractor is responsible, in such manner that the Employer and the Contractor are covered for the period stipulated in Clause 20(1) hereof and are also covered during the Defects Liability Period for loss or damage arising from a cause occurring prior to the commencement of the Defects Liability Period and for any loss or damage occasioned by the Contractor in the course of any operations carried out by him for the purpose of complying with his obligations under Clause 47 hereof:

a) The Works, together with the materials and Plant for incorporation therein, to their full replacement cost, plus an additional sum of ten (10) per cent of such replacement cost, to cover any additional costs of and incidental to the rectification of loss or damage including professional fees and the cost of demolishing and removing any part of the Works and of removing debris of whatsoever nature;

b) The Contractor’s equipment and other things brought on to the Site by the Contractor to the replacement value of such equipment and other things;

c) An insurance to cover the liabilities and warranties of Section 52(4);

Such insurance shall be effected with an insurer and in terms approved by the Employer, which approval shall not be unreasonably withheld, and the Contractor shall, whenever required, produce to the Engineer the policy or policies of insurance and the receipts for payment of the current premiums.

22. DAMAGE TO PERSONS AND PROPERTY

The Contractor shall (except if and so far as the Contract provides otherwise) indemnify, hold and save harmless and defend at his own expense the Employer, its officers, agents, employees and servants from and against all suits, claims, demands, proceedings, and liability of any nature or kind, including costs and expenses, for injuries or damages to any person or any property whatsoever which may arise out of or in consequence of acts or omissions of the Contractor or its agents, employees, servants or subcontractors in the execution of the Contract. The provision of this Clause shall extend to suits, claims, demands, proceedings and liability in the nature of workmen’s compensation claims and arising out of the
use of patented inventions and devices. Provided always that nothing herein contained shall be deemed to render the Contractor liable for or in respect of or with respect to:

a) The permanent use or occupation of land by the Works or any part thereof;

b) The right of the Employer to construct the Works or any part thereof on, over, under, or through any land.

c) Interference whether temporary or permanent with any right of light, airway or water or other easement or quasi-easement which is the unavoidable result of the construction of the Works in accordance with the Contract.

d) Death, injuries or damage to persons or property resulting from any act or neglect of the Employer, his agents, servants or other contractors, done or committed during the validity of the Contract.

23. LIABILITY INSURANCE

23.1. Obligation to take out Liability Insurance

Before commencing the execution of the Works, but without limiting his obligations and responsibility under Clause 20 hereof, the Contractor shall insure against his liability for any death, material or physical damage, loss or injury which may occur to any property, including that of the Employer or to any person, including any employee of the Employer by or arising out of the execution of the Works or in the carrying out of the Contract, other than due to the matters referred to in the proviso to Clause 22 hereof.

23.2. Minimum Amount of Liability Insurance

Such insurance shall be effected with an insurer and in terms approved by the Employer, which approval shall not be unreasonably withheld, and for at least the amount specified in the contract. The Contractor shall, whenever required by the Employer or the Engineer, produce to the Engineer the policy or policies of insurance and the receipts for payment of the current premiums.

23.3. Provision to Indemnify Employer

The insurance policy shall include a provision whereby, in the event of any claim in respect of which the Contractor would be entitled to receive indemnity under the policy, being brought or made against the Employer, the insurer shall indemnify the Employer against such claims and any costs, charges and expenses in respect thereof.

24. ACCIDENT OR INJURY TO WORKMEN

a) The Employer shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workman or other person in the employment of the Contractor or any sub-Contractor, save and except an accident or injury resulting from any act or default of the Employer, his agents or servants. The Contractor shall indemnify, hold and save harmless the Employer against all such damages and compensation, save and except as aforesaid, and against all claims, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

b) Insurance Against Accident, etc., to Workmen
The Contractor shall insure against such liability with an insurer approved by the Employer, which approval shall not be unreasonably withheld, and shall continue such insurance during the whole of the time that any persons are employed by him for the Works and shall, when required, produce to the Engineer such policy of insurance and the receipt for payment of the current premium. Provided always that, in respect of any persons employed by any subcontractor, the Contractor's obligation to insure as aforesaid under this sub-clause shall be satisfied if the subcontractor shall have insured against the liability in respect of such persons in such manner that the Employer is indemnified under the policy but the Contractor shall require such subcontractor to produce to the Engineer when required such policy of insurance and the receipt for the current premium, and obtain the insertion of a provision to that effect in its contract with the subcontractor.

25. REMEDY ON CONTRACTOR'S FAILURE TO INSURE

If the Contractor shall fail to effect and keep in force any of the insurances referred to in Clauses 21, 23 and 24 hereof, or any other insurance which he may be required to effect under the terms of the Contract, the Employer may in any such case effect and keep in force any such insurance and pay such premium as may be necessary for that purpose and from time to time deduct the amount so paid by the Employer as aforesaid from any monies due or which may become due to the Contractor, or recover the same as a debt due from the Contractor.

26. COMPLIANCE WITH STATUTES, REGULATIONS, ETC.

a) The Contractor shall give all notices and pay all fees and charges required to be given or paid by any national or State Statutes, Ordinances, Laws, Regulations or By-laws, or any local or other duly constituted authority in relation to the execution of the Works or of any Temporary Works and by the Rules and Regulations of all public bodies and companies whose property or rights are affected or may be affected in any way by the Works or any Temporary Works.

b) The Contractor shall conform in all respects with any such Statutes, Ordinances, Laws, Regulations, By-laws or requirements of any such local or other authority which may be applicable to the Works and shall keep the Employer indemnified against all penalties and liabilities of every kind for breach of any such Statutes, Ordinances, Laws, Regulations, By-laws or requirements.

27. FOSSILS, ETC.

All fossils, coins, articles of value or antiquity and structures and other remains or things of geological or archaeological interest discovered on the Site of the Works shall as between the Employer and the Contractor be deemed to be the absolute property of the Employer and the Contractor shall take reasonable precautions to prevent his workmen or any other persons from removing or damaging any such article or thing and shall immediately upon discovery thereof and before removal acquaint the Employer of such discovery and carry out at the expense of the Employer the Engineer's orders as to the disposal of the same.

28. COPYRIGHT, PATENT AND OTHER PROPRIETARY RIGHTS, AND ROYALTIES

a) The Contractor shall hold harmless and fully indemnify the Employer from and against all claims and proceedings for or on account of infringement of any patent rights, design trademark or name or other protected rights in respect of any Plant, equipment, machine, work or material used for or in connection with the Works or Temporary Works and from and against all claims, demands proceedings, damages,
costs, charges and expenses whatsoever in respect thereof or in relation thereto, except where such infringement results from compliance with the design or Specification provided by the Engineer.

b) Except where otherwise specified, the Contractor shall pay all tonnage and other royalties, rent and other payments or compensation, if any, for getting stone, sand, gravel, clay or other materials required for the Works or Temporary Works.

29. INTERFERENCE WITH TRAFFIC AND ADJOINING PROPERTIES

All operations necessary for the execution of the Works and for the Construction of any Temporary Works shall, so far as compliance with the requirements of the Contract permits, be carried on so as not to interfere unnecessarily or improperly with the public convenience, or the access to, use and occupation of, public or private roads and footpaths to or of properties whether in the possession of the Employer or of any other person. The Contractor shall hold harmless and indemnify the Employer in respect of all claims, demands, proceedings, damages, costs, charges and expenses whatsoever arising out of or in relation to any such matters in so far as the Contractor is responsible therefore.

30. EXTRAORDINARY TRAFFIC AND SPECIAL LOADS

a) The Contractor shall use every reasonable means to prevent any of the roads or bridges communicating with or on the routes to the Site from being damaged by any traffic of the Contractor or any of his sub-contractors and, in particular, shall select routes, choose and use vehicles and restrict and distribute loads so that any such extraordinary traffic as will inevitably arise from the moving of plant and material from and to the Site shall be limited as far as reasonably possible and so that no unnecessary damage may be occasioned to such roads and bridges.

b) Should it be found necessary for the Contractor to move any load of Constructional Plant, machinery, reconstructed units or parts of units of work, or other thing, over part of a road or bridge, the moving whereof is likely to damage any such road or bridge unless special protection or strengthening is carried out, then the Contractor shall before moving the load on to such road or bridge, save insofar as the Contract otherwise provide, be responsible for and shall pay for the cost of strengthening any such bridge or altering or improving any such road to avoid such damage, and the Contractor shall indemnify and keep the Employer indemnified against all claims for damage to any such road or bridge caused by such movement, including such claim as may be made directly against the Employer, and shall negotiate and pay all claims arising solely out of such damage.

31. OPPORTUNITIES FOR OTHER CONTRACTORS

The Contractor shall in accordance with the requirements of the Engineer afford all reasonable opportunities for carrying out their work to any other contractors employed by the Employer and their workmen and to the workmen of the Employer and of any other duly constituted authorities who may be employed in the execution on or near the Site of any work not included in the Contract or of any contract which the Employer may enter into in connection with or ancillary to the Works. If work by other contractors of the Employer as above-mentioned involves the Contractor in any direct expenses as a result of using his Site facilities, the Employer shall consider payment to the Contractor of such sum or sums as may be recommended by the Engineer.

32. CONTRACTOR TO KEEP SITE CLEAN
During the progress of the Works, the Contractor shall keep the Site reasonably free from all unnecessary obstruction and shall store or dispose of any Constructional Plant and surplus materials and clear away and remove from the Site any wreckage, rubbish or Temporary Works no longer required.

33. CLEARANCE OF SITE ON SUBSTANTIAL COMPLETION
On the substantial completion of the Works, the Contractor shall clear away and remove from the Site all Constructional Plant surplus materials, rubbish and Temporary Works of every kind and leave the whole of the Site and Works clean and in a workmanlike condition to the satisfaction of the Engineer.

34. LABOUR
34.1 Engagement of Labour

The Contractor shall make his own arrangements for the engagement of all labour local or otherwise.

34.2 Supply of Water

The Contractor shall provide on the Site to the satisfaction of the Engineer an adequate supply of drinking and other water for the use of the Contractor’s staff and work people.

34.3 Alcoholic Drinks or Drugs

The Contractor shall comply with Government laws and regulations and orders in force as regards the import, sale, barter or disposal of alcoholic drinks or narcotics and he shall not allow or facilitate such importation, sale, gift, barter or disposal by his sub-contractors, agents or employees.

34.4 Arms and Ammunition

The restrictions specified in clause 34.3 above shall include all kinds of arms and ammunition.

34.5 Holiday and Religious Customs

The Contractor shall in all dealings with labor in his employ have due regard to all holiday, recognized festivals and religious or other customs.

34.6 Epidemics

In the event of any outbreak of illness of an epidemic nature the Contractor shall comply with and carry out such regulations, orders, and requirements as may be made by the Government or the local medical or sanitary authorities for the purpose of dealing with and overcoming the same.

34.7 Disorderly Conduct, etc.

The Contractor shall at all times take all reasonable precautions to prevent any unlawful riotous or disorderly conduct by or amongst his employees and for the preservation of peace and the protection of persons and property in the neighborhood of the Works against the same.

34.8 Observance by Sub-Contractors
The Contractor shall be considered responsible for the observance of the above provisions by his Sub-Contractors.

34.9 Legislation applicable to Labor

The Contractor shall abide by all applicable legislation and regulation with regard to labour.

35 RETURNS OF LABOUR, PLANT, ETC.

The Contractor shall, if required by the Engineer, deliver to the Engineer at his office, a return in detail in the form and at such intervals as the Engineer may prescribe showing the supervisory staff and the numbers of the several classes of labor from time to time employed by the Contractor on the Site and such information respecting Constructional plant as the Engineer may require.

36 MATERIALS, WORKMANSHIP AND TESTING

36.1 Materials and Workmanship

a) All materials and workmanship shall be of the respective kinds described in the Contract and in accordance with the Engineer's instructions and shall be subjected from time to time to such tests as the Engineer may direct at the place of manufacture or fabrication, or on the Site or at all or any of such places. The Contractor shall provide such assistance, instruments, machines, labor and materials as are normally required for examining, measuring and testing any work and the quality, weight or quantity of any materials used and shall supply samples of materials before Incorporation in the Works for testing as may be selected and required by the Engineer. All testing equipment and instruments provided by the Contractor shall be used only by the Engineer or by the Contractor in accordance with the instructions of the Engineer.

b) No material not conforming with the Specifications in the Contract may be used for the Works without prior written approval of the Employer and instruction of the Engineer, provided always that if the use of such material results or may result in increasing the Contract Price, the procedure in Clause 48 shall apply.

36.2 Cost of Samples

All samples shall be supplied by the Contractor at his own cost unless the supply thereof is clearly intended in the Specifications or Bill of Quantities to be at the cost of the Employer. Payment will not be made for samples which do not comply with the Specifications.

36.3 Cost of Tests

The Contractor shall bear the costs of any of the following tests:

a) Those clearly intended by or provided for in the Contract Documents.

b) Those involving load testing or tests to ensure that the design of the whole of the Works or any part of the Works is appropriate for the purpose which it was intended to fulfil.
37 ACCESS TO SITE

The Employer and the Engineer and any persons authorized by either of them shall, at all times, have access to the Works and to the Site and to all workshops and places where work is being prepared or whence materials, manufactured articles or machinery are being obtained for the Works and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access.

38 EXAMINATION OF WORK BEFORE COVERING UP

No work shall be covered up or put out of view without the approval of the Engineer and the Contractor shall afford full opportunity for the Engineer to examine and measure any work which is about to be covered up or put out of view and to examine foundations before permanent work is placed thereon. The Contractor shall give due notice to the Engineer whenever any such work or foundations is or are ready or about to be ready for examination and the Engineer shall without unreasonable delay unless he considers it unnecessary and advises the Contractor accordingly attend for the purpose of examining and measuring such work or of examining such foundations.

39 REMOVAL OF IMPROPER WORK AND MATERIALS

39.1 Engineer's power to order removal

The Engineer shall during the progress of the Works have power to order in writing from time to time, and the Contractor shall execute at his cost and expense, the following operations:

a) The removal from the Site within such time or times as may be specified in the order of any materials which in the opinion of the Engineer are not in accordance with the Contract;

b) The substitution of proper and suitable materials; and

c) The removal and proper re-execution (notwithstanding any previous test thereof or interim payment therefore) of any work which in respect of materials or workmanship is not in the opinion of the Engineer in accordance with the Contract.

39.2 Default of Contractor in carrying out Engineer's Instructions

In case of default on the part of the Contractor in carrying out an instruction of the Engineer, the Employer shall be entitled to employ and pay other persons to carry out the same and all expenses consequent thereon or incidental there to shall be borne by the Contractor and shall be recoverable from him by the Employer and may be deducted by the Employer from any monies due or which may become due to the Contractor.

40 SUSPENSION OF WORK

The Contractor shall on the written order of the Engineer suspend the progress of the Works or any part thereof for such time or times and in such manner as the Engineer may consider necessary and shall, during such suspension, properly protect and secure the Works so far as it is necessary in the opinion of the Engineer. The Employer should be notified and his written approval should be sought for any suspension of work in excess of three (3) days.

41 POSSESSION OF SITE

41.1 Access to Site
The Employer shall with the Engineer’s written order to commence the Works, give to the Contractor possession of so much of the Site as may be required to enable the Contractor to commence and proceed with the construction of the Works in accordance with the Program referred to in Clause 13 hereof and otherwise in accordance with such reasonable proposals of the Contractor as he shall make to the Engineer by notice in writing, and shall from time to time as the Works proceed give to the Contractor possession of such further portions of the Site as may be required to enable the Contractor to proceed with the construction of the Works with due dispatch in accordance with the said Program or proposals, as the case may be.

41.2 Way leaves, etc.

The Contractor shall bear all expenses and charges for special temporary way leaves required by him in connection with access to the Site. The Contractor shall also provide at his own cost any additional accommodation outside the Site required by him for the purpose of the Works.

41.3 Limits of the Site

Except as defined below, the limits of the Site shall be as defined in the Contract. Should the Contractor require land beyond the Site, he shall provide it entirely at his own expense and before taking possession shall supply the Engineer with a copy of the necessary permits. Access to the Site is available where the Site adjoins a public road but it is not provided unless shown on the Drawings. When necessary for the safety and convenience of workmen, public or livestock or for the protection of the Works, the Contractor shall, at his own expense, provide adequate temporary fencing to the whole or part of the Site. The Contractor shall not disturb damage or pull down any hedge, tree or building within the Site without the written consent of the Engineer.

42 TIME FOR COMPLETION

a) Subject to any requirement in the Contract as to completion of any section of the Works before completion of the whole, the whole of the Works shall be completed, in accordance with the provisions of Clause 46 and 47 hereof, within the time stated in the Contract.

b) The completion time includes weekly rest days, official holidays, and days of inclement weather.

43 EXTENSION OF TIME FOR COMPLETION

If, subject to the provisions of the Contract, the Engineer orders alterations or additions in the Works in accordance with Clause 48 hereof, or if circumstances constituting force majeure as defined in the Contract have occurred, the Contractor shall be entitled to apply for an extension of the time for completion of the Works specified in the Contract. The Employer shall, upon such application, determine the period of any such extension of time; provided that in the case of alterations or additions in the Works, the application for such an extension must be made before the alterations or additions in the Works are undertaken by the Contractor.

44 RATE OF PROGRESS

The whole of the materials, plant and labor to be provided by the Contractor and the mode, manner and speed of execution and completion of the Works are to be of a kind and conducted in a manner to the
satisfaction of the Engineer. Should the rate of progress of the Works or any part thereof be at any time in the opinion of the Engineer too slow to ensure the completion of the Works by the prescribed time or extended time for completion, the Engineer shall so notify the Contractor in writing and the Contractor shall thereupon take such steps as the Contractor may think necessary and the Engineer may approve to expedite progress so as to complete the Works by the prescribed time or extended time for completion. If the work is not being carried on by day and by night and the Contractor shall request permission to work by night as well as by day, then, if the Engineer shall grant such permission, the Contractor shall not be entitled to any additional payment. All work at night shall be carried out without unreasonable noise and disturbance. The contractor shall indemnify the Employer from and against any claims or liability for damages on account of noise or other disturbance created while or in carrying out the work and from and against all claims, demands, proceedings, costs and expenses whatsoever in regard or in relation to such noise or other disturbance. The Contractor shall submit in triplicate to the Engineer at the end of each month signed copies of explanatory Drawings or any other material showing the progress of the Works.

45 LIQUIDATED DAMAGES FOR DELAY

a) If the Contractor shall fail to complete the Works within the time for completion prescribed in the Contract, or any extended time for completion in accordance with the Contract, then the Contractor shall pay to the Employer the sum specified in the Contract as liquidated damages, for the delay between the time prescribed in the Contract or the extended time for completion, as the case may be, and the date of substantial completion of the Works as stated in the Certificate of Substantial Completion, subject to the applicable limit stated in the Contract. The said sum shall be payable by the sole fact of the delay without the need for any previous notice or any legal proceedings, or proof of damage, which shall in all cases be considered as ascertained. The Employer may, without prejudice to any other method of recovery, deduct the amount of such liquidated damages from any monies in its hands due or which may become due to the Contractor. The payment or deduction of such damages shall not relieve the Contractor from his obligation to complete the Works or from any other of his obligations and liabilities under the Contract.

b) If, before the time for completion of the whole of the Works or of a Section of the Works, a Certificate of Substantial Completion has been issued for any part or Section of the Works, the liquidated damages for delay in completion of the remainder of the Works or of that Section may, for any period of delay after the date stated in such Certificate of Substantial Completion, and in the absence of alternative provisions in the Contract, be reduced in the proportion which the value of the part or Section so certified bears to the total value of the whole of the Works or Section, as applicable. The provisions of this Sub-Clause shall only apply to the rate of liquidated damages and shall not affect the limit thereof.

46 CERTIFICATE OF SUBSTANTIAL COMPLETION

46.1 Substantial Completion of the Works

When the whole of the Works have been substantially completed and have satisfactorily passed any test on completion prescribed by the Contract, the Contractor may give a notice to that effect to the Engineer accompanied by an undertaking to finish any outstanding work during the Defects Liability Period. Such notice and undertaking shall be in writing and shall be deemed to be a request by the Contractor, for the Engineer to issue a Certificate of Substantial Completion in respect of the Works. The Engineer shall, within twenty-one (21) days of the date of delivery of such notice either issue to the Contractor, with a copy to the Employer, a Certificate of Substantial Completion stating the date on which, in his opinion,
46.2 Substantial Completion of Sections or Parts of the Works
In accordance with the procedure in Sub-Clause (1) of this Clause and on the same conditions as provided therein, the Contractor may request the Engineer to issue, and the Engineer may issue, a Certificate of Substantial Completion in respect of any Section or part of the Works which has been substantially completed and has satisfactorily passed any tests on completion prescribed by the Contract, if:

a) a separate time for completion is provided in the Contract in respect of such Section or part of the Works;

b) such Section or part of the Works has been completed to the satisfaction of the Engineer and is required by the Employer for his occupation or use.

Upon the issuance of such Certificate, the Contractor shall be deemed to have undertaken to complete any outstanding work during the Defects Liability Period.

47 DEFECTS LIABILITY
47.1 Defects Liability Period
The expression "Defects Liability Period" shall mean the period of twelve (12) months, calculated from the date of completion of the Works stated in the Certificate of Substantial Completion issued by the Engineer or, in respect of any Section or part of the Works for which a separate Certificate of Substantial Completion has been issued, from the date of completion of that Section or part as stated in the relevant Certificate. The expression "the Works" shall, in respect of the Defects Liability Period, be construed accordingly.

47.2 Completion of Outstanding Work and Remediying of Defects
During the Defects Liability Period, the Contractor shall finish the work, if any, outstanding at the date of the Certificate of Substantial Completion, and shall execute all such work of repair, amendment, reconstruction, rectification and making good defects, imperfections, shrinkages or other faults as may be required of the Contractor in writing by the Engineer during the Defects Liability Period and within fourteen (14) days after its expiration, as a result of an inspection made by or on behalf of the Engineer prior to expiration of the Defects Liability Period.

47.3 Cost of Execution of Work of Repair, etc.
All such outstanding work shall be carried out by the Contractor at his own expense if the necessity thereof shall, in the opinion of the Engineer, be due to the use of material or workmanship not in accordance with the Contract, or to neglect or failure on the part of the Contractor to comply with any obligation expressed or implied, on the Contractor's part under the Contract.
47.4 Remedy on Contractor’s Failure to Carry Out Work Required

If the Contractor shall fail to do any such work outstanding on the Works, the Employer shall be entitled to employ and pay other persons to carry out the same, and all expenses consequent thereon or incidental thereto shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from any monies due or which may become due to the Contractor.

47.5 Certificate of Final Completion

Upon satisfactory completion of the work outstanding on the Works, the Engineer shall within twenty eight (28) days of the expiration of the Defects Liability period issue a Certificate of Final Completion to the Contractor. The Contract shall be deemed to be completed upon issuance of such Certificate, provided that the provisions of the Contract which remain unperformed and the Settlement of Disputes provision in the Contract shall remain in force for as long as is necessary to dispose of any outstanding matters or issues between the Parties.

48 ALTERATIONS, ADDITIONS AND OMISSIONS

1 Variations
The Engineer may within his powers introduce any variations to the form, type or quality of the Works or any part thereof which he considers necessary and for that purpose or if for any other reasons it shall, in his opinion be desirable, he shall have power to order the Contractor to do and the Contractor shall do any of the following:

(a) increase or decrease the quantity of any work under the Contract;

(b) omit any such work;

(c) change the character or quality or kind of any such work;

(d) change the levels, lines, positions and dimensions of any part of the Works;

(e) execute additional work of any kind necessary for the completion of the Works, and no such variation shall in any way vitiate or invalidate the Contract.

2 Variations Increasing Cost of Contract or altering the Works.
The Engineer shall, however, obtain the written approval of the Employer before giving any order for any variations which may result in an increase of the Contract Price or in an essential alteration of the quantity, quality or character of the Works.

3 Orders for Variations to be in Writing
No variations shall be made by the Contractor without an order in writing from the Engineer. Variations requiring the written approval of the Employer under paragraph (2) of this Clause shall be made by the Contractor only upon written order from the Engineer accompanied by a copy of the Employer’s approval. Provided that, subject to the provisions of the Contract, no order in writing shall be required for any increase or decrease in the quantity of any work where such increase or decrease is not the result of an
order given under this Clause but is the result of the quantities exceeding or being less than those stated in the Bill of Quantities.

4 Valuation of Variations
The Engineer shall estimate to the Employer the amount to be added or deducted from the Contract Price in respect of any variation, addition or omission. In the case of any variation, addition or omission which may result in an increase of the Contract Price, the Engineer shall communicate such estimate to the Employer together with his request for the Employer's written approval of such variation, addition or omission. The value of any variation, addition or omission shall be calculated on the basis of the unit prices contained in the Bill of Quantities.

49 PLANT, TEMPORARY WORKS AND MATERIALS

1 Plant, etc., Exclusive Use for the Works

All Constructional Plant, Temporary Works and Materials provided by the Contractor shall, when brought on the Site, be deemed to be exclusively intended for the construction and completion of the Works and the Contractor shall not remove the same or any part thereof (save for the purpose of moving it from one part of the Site to another) without the consent in writing of the Engineer which shall not be unreasonably withheld.

2 Removal of Plant, etc.

Upon completion of the Works the Contractor shall remove from the Site all the said Constructional Plant and Temporary Works remaining thereon and any unused materials provided by the Contractor.

3 Employer not liable for Damage to Plant

The Employer shall not be at any time liable for the loss of any of the said Constructional plant, Temporary Works or Materials save if such loss results from the act or neglect of the Employer, its employees or agents.

4 Ownership of paid material and work

All material and work covered by payments made by the Employer to the Contractor shall thereupon become the sole property of the Employer, but this provision shall not be construed as relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work or as waiving the right of the Employer to require the fulfillment of all of the terms of the Contract.

5 Equipment and supplies furnished by Employer

Title to any equipment and supplies which may be furnished by the Employer shall rest with the Employer and any such equipment and supplies shall be returned to the Employer at the conclusion of the Contract or when no longer needed by the Contractor. Such equipment when returned to the Employer shall be in the same condition as when delivered to the Contractor, subject to normal wear and tear.
50 APPROVAL OF MATERIALS ETC., NOT IMPLIED

The operation of Clause 49 hereof shall not be deemed to imply any approval by the Engineer of the materials or other matters referred to therein nor shall it prevent the rejection of any such materials at any time by the Engineer.

51 MEASUREMENT OF WORKS

The Engineer shall, when he requires any part or parts of the Works to be measured, give notice to the Contractor or the Contractor's authorized agent or representative who shall forthwith attend or send a qualified assistant to assist the Engineer in making such measurement and shall furnish all particulars required by either of them. Should the Contractor not attend or neglect or omit to send such agent, then the measurement made by the Engineer or approved by him shall be taken to be the correct measurement of the work. The purpose of measuring is to ascertain the volume of work executed by the Contractor and therefore determine the amount of the monthly payments.

52 LIABILITY OF THE PARTIES

1 The Works shall not be considered as completed until a Certificate of Final Completion shall have been signed by the Engineer and delivered to the Employer stating that the Works have been completed and that the Contractor has fulfilled all his obligations under Clause 47 to his satisfaction.

2 The Employer shall not be liable to the Contractor for any matter arising out of or in connection with the Contract or the execution of the Works unless the Contractor shall have made a claim in writing in respect thereof before the giving of the Certificate of Final Completion and in accordance with the Contract.

3 Unfulfilled Obligations
   Notwithstanding the issue of the Certificate of Final Completion, the Contractor shall remain liable for the fulfillment of any obligation incurred under the provisions of the Contract prior to the issuance of the Certificate of Final Completion and which remains unperformed at the time such Certificate is issued. For the purpose of determining the nature and extent of any such obligation the Contract shall be deemed to remain in force between the parties hereto.

4 Contractor Responsible
   Notwithstanding any other provisions in the Contract documents, the Contractor shall be totally responsible for and shall bear any and all risks of loss or damage to or failure of the Works or any part thereof for a period of ten years after issuance of the Certificate of Final Completion, provided always that such risks, damage or failure result from acts, defaults and negligence of the Contractor, his agents, employees or workmen and such contractors.

53 AUTHORITIES

1 The Employer shall have the right to enter upon the Site and expel the Contractor therefrom without thereby voiding the Contract or releasing the Contractor from any of his obligations or liabilities under the Contract or affecting the rights and powers conferred on the Employer and the Engineer by the Contract in any of the following cases:
(a) If the Contractor is declared bankrupt or claims bankruptcy or court protection against his creditors or if the Contractor is a company or member of a company which was dissolved by legal action;

(b) If the Contractor makes arrangements with his creditors or agrees to carry out the Contract under an inspection committee of his creditors;

(c) If the Contractor withdraws from the Works or assigns the Contract to others in whole or in part without the Employer's prior written approval;

(d) If the Contractor fails to commence the Works or shows insufficient progress to the extent which in the opinion of the Engineer will not enable him to meet the target completion date of the Works;

(e) If the Contractor suspends the progress of the Works without due cause for fifteen (15) days after receiving from the Engineer written notice to proceed;

(f) If the Contractor fails to comply with any of the Contract conditions or fails to fulfill his obligations and does not remedy the cause of his failure within fifteen (15) days after being notified to do so in writing;

(g) If the Contractor is not executing the work in accordance with standards of workmanship specified in the Contract;

(h) If the Contractor gives or promises to give a present or loan or reward to any employee of the Employer or of the Engineer.

Then the Employer may himself complete the Works or may employ any other contractor to complete the Works and the Employer or such other contractor may use for such completion so much of Constructional Plant, Temporary Works and Materials, which have been deemed to be reserved exclusively for the construction and completion of the Works under the provision of the Contract as he or they may think proper and the Employer may at any time sell any of the said Constructional Plant, Temporary Works and unused materials and apply the proceeds of sale in or towards the satisfaction of any sums due or which may become due to him from the Contractor under the Contract.

2 Evaluation after Re-entry

The Engineer shall as soon as may be practicable after any such entry and expulsion by the Employer notify the Contractor to attend the necessary evaluation of the Works. In the event that for any reason the Contractor does not attend such evaluation the Engineer shall undertake the said evaluation in the absence of the Contractor and shall issue a certificate stating the sum, if any, due to the Contractor for work done in accordance with the Contract up to the time of entry and expulsion by the Employer which has been reasonably accumulated to the Contractor in respect of the Works he has executed in such case in accordance with the Contract. The Engineer shall indicate the value of the materials whether unused or partially used and the value of construction equipment and any part of the Temporary Works.

3 Payment after Re-entry

If the Employer shall enter and expel the Contractor under this Clause he shall not be liable to pay the Contractor any money on account of the Contract until the expiration of the Defects Liability Period, and thereafter until the costs of completion and making good any defects of the Works, damages for delay in
completion (if any), and all other expenses incurred by the Employer have been ascertained and their amount certified by the Engineer. The Contractor shall then be entitled to receive only such sum or sums (if any) as the Engineer may certify would have been due to him upon due completion by him after deducting the said amount. But if such amount shall exceed the sum which would have been payable to the Contractor on due completion by him, then the Contractor shall upon demand pay to the Employer the amount of such excess. The Employer in such case may recover this amount from any money due to the Contractor from the Employer without the need to resort to legal procedures.

54 URGENT REPAIRS

If by reason of any accident or failure or other event occurring to, in or in connection with the Works or any part thereof either during the execution of the Works or during the Defects Liability Period any remedial or other work or repair shall in the opinion of the Engineer be urgently necessary for security and the Contractor is unable or unwilling at once to do such work or repair, the Employer may by his own or other workmen do such work or repair as the Engineer may consider necessary. If the work or repair so done by the Employer is work which in the opinion of the Engineer the Contractor was liable to do at his own expense under the Contract, all costs and charges properly incurred by the Employer in so doing shall on demand be paid by the Contractor to the Employer or may be deducted by the Employer from any monies due or which may become due to the Contractor provided always that the Engineer shall as soon after the occurrence of any such emergency as may be reasonably practicable notify the Contractor thereof in writing.

55 INCREASE AND DECREASE OF COSTS

Except if otherwise provided by the Contract, no adjustment of the Contract Price shall be made in respect of fluctuations of market, prices of labour, materials, plant or equipment, neither due to fluctuation in interest rates nor devaluation or any other matters affecting the Works.

56 TAXATION

The Contractor shall be responsible for the payment of all charges and taxes in respect of income including value added tax, all in accordance with and subject to the provisions of the income tax laws and regulations in force and all amendments thereto. It is the Contractor's responsibility to make all the necessary inquiries in this respect and he shall be deemed to have satisfied himself regarding the application of all relevant tax laws.

57 BLASTING

The Contractor shall not use any explosives without the written permission of the Engineer who shall require that the Contractor has complied in full with the regulations in force regarding the use of explosives. However, the Contractor, before applying to obtain these explosives, has to provide well arranged storage facilities. The Engineer's approval or refusal to permit the use of explosives shall not constitute ground for claims by the Contractor.

58 MACHINERY

The Contractor shall be responsible for coordinating the manufacture, delivery, erection and commissioning of plant machinery and equipment which are to form a part of the Works. He shall place all necessary orders as soon as possible after the signing of the Contract. These orders and their
acceptance shall be produced to the Engineer on request. The Contractor shall also be responsible for ensuring that all sub-contractors adhere to such programs as are agreed and are needed to ensure completion of the Works within the period for completion. Should any sub-contracted works be delayed, the Contractor shall initiate the necessary action to speed up such completion. This shall not prejudice the Employer's right to exercise his remedies for delay in accordance with the Contract.

59 TEMPORARY WORKS AND REINSTATEMENT

The Contractor shall provide and maintain all temporary roads and tracks necessary for movement of plant and materials and clear same away at completion and make good all works damaged or disturbed. The Contractor shall submit drawings and full particulars of all Temporary Works to the Engineer before commencing same. The Engineer may require modifications to be made if he considers them to be insufficient and the Contractor shall give effect to such modifications but shall not be relieved of his responsibilities. The Contractor shall provide and maintain weather-proof sheds for storage of material pertinent to the Works both for his own use and for the use of the Employer and clear same away at the completion of the Works. The Contractor shall divert as required, at his own cost and subject to the approval of the Engineer, all public utilities encountered during the progress of the Works, except those specially indicated on the drawings as being included in the Contract. Where diversions of services are not required in connection with the Works, the Contractor shall uphold, maintain and keep the same in working order in existing locations. The Contractor shall make good, at his own expense, all damage to telephone, telegraph and electric cable or wires, sewers, water or other pipes and other services, except where the Public Authority or Private Party owning or responsible for the same elects to make good the damage. The costs incurred in so doing shall be paid by the Contractor to the Public Authority or Private Party on demand.

60 PHOTOGRAPHS AND ADVERTISING

The Contractor shall not publish any photographs of the Works or allow the Works to be used in any form of advertising whatsoever without the prior approval in writing from the Employer.

61 PREVENTION OF CORRUPTION

The Employer shall be entitled to cancel the Contract and to recover from the Contractor the amount of any loss resulting from such cancellation, if the Contractor has offered or given any person any gift or consideration of any kind as an inducement or reward for doing or intending to do any action in relation to the obtaining or the execution of the Contract or any other contract with the Employer or for showing or intending to show favour or disfavour to any person in relation to the Contract or any other contract with the Employer, if the like acts shall have been done by any persons employed by him or acting on his behalf whether with or without the knowledge of the Contractor in relation to this or any other Contract with the Employer.

62 DATE FALLING ON HOLIDAY

Where under the terms of the Contract any act is to be done or any period is to expire upon a certain day and that day or that period fall on a day of rest or recognized holiday, the Contract shall have effect as if the act were to be done or the period to expire upon the working day following such day.
63 NOTICES

1. Unless otherwise expressly specified, any notice, consent, approval, certificate or determination by any person for which provision is made in the Contract Documents shall be in writing. Any such notice, consent, approval, certificate or determination to be given or made by the Employer, the Contractor or the Engineer shall not be unreasonably withheld or delayed.

2. Any notice, certificate or instruction to be given to the Contractor by the Engineer or the Employer under the terms of the Contract shall be sent by post, cable, telex or facsimile at the Contractor’s principal place of business specified in the Contract or such other address as the Contractor shall nominate in writing for that purpose, or by delivering the same at the said address against an authorized signature certifying the receipt.

3. Any notice to be given to the Employer under the terms of the Contract shall be sent by post, cable, telex or facsimile at the Employer’s address specified in the Contract, or by delivering the same at the said address against an authorized signature certifying the receipt.

4. Any notice to be given to the Engineer under the terms of this Contract shall be sent by post, cable, telex or facsimile at the Engineer’s address specified in the Contract, or by delivering the same at the said address against an authorized signature certifying the receipt.

64 LANGUAGE, WEIGHTS AND MEASURES

Except as may be otherwise specified in the Contract, English shall be used by the Contractor in all written communications to the Employer or the Engineer with respect to the services to be rendered and with respect to all documents procured or prepared by the Contractor pertaining to the Works. The metric system of weights and measures shall be used in all instances.

65 RECORDS, ACCOUNTS, INFORMATION AND AUDIT

The Contractor shall maintain accurate and systematic records and accounts in respect of the work performed under this Contract.

The Contractor shall furnish, compile or make available at all times to UNDP any records or information, oral or written, which UNDP may reasonably request in respect of the Works or the Contractor’s performance thereof.

The Contractor shall allow UNDP or its authorized agents to inspect and audit such records or information upon reasonable notice.

66 FORCE MAJEURE

Force majeure as used herein means Acts of God, war (whether declared or not), invasion, revolution, insurrection or other acts or events of a similar nature or force.

In the event of and as soon as possible after the occurrence of any cause constituting force majeure, the Contractor shall give notice and full particulars in writing to UNDP and to the Engineer of such force majeure if the Contractor is thereby rendered unable, wholly or in part, to perform its obligations and meet its responsibilities under this Contract. Subject to acceptance by UNDP of the existence of such force majeure, which acceptance shall not be unreasonably withheld, the following provisions shall apply:
(a) The obligations and responsibilities of the Contractor under this Contract shall be suspended to the extent of his inability to perform them and for as long as such inability continues. During such suspension and in respect of work suspended, the Contractor shall be reimbursed by UNDP substantiated costs of maintenance of the Contractor's equipment and of per diem of the Contractor's permanent personnel rendered idle by such suspension;

(b) The Contractor shall within fifteen (15) days of the notice to UNDP of the occurrence of the force majeure submit a statement to UNDP of estimated costs referred to in sub-paragraph (a) above during the period of suspension followed by a complete statement of actual expenditures within thirty (30) days after the end of the suspension;

(c) The term of this Contract shall be extended for a period equal to the period of suspension taking however into account any special condition which may cause the additional time for completion of the Works to be different from the period of suspension;

(d) If the Contractor is rendered permanently unable, wholly or in part, by reason of force majeure, to perform his obligations and meet his responsibilities under the Contract, UNDP shall have the right to terminate the Contract on the same terms and conditions as provided for in Clause 68 of these General Conditions, except that the period of notice shall be seven (7) days instead of fourteen (14) days, and

(e) For the purpose of the preceding sub-paragraph, UNDP may consider the Contractor permanently unable to perform in case of any suspension period of more than ninety (90) days.

67 SUSPENSION BY UNDP

UNDP may by written notice to the Contractor suspend for a specified period, in whole or in part, payments to the Contractor and/or the Contractor's obligation to continue to perform the Works under this Contract, if in UNDP's sole discretion:

(a) any conditions arise which interfere, or threaten to interfere with the successful execution of the Works or the accomplishment of the purpose thereof, or

(b) the Contractor shall have failed, in whole or in part, to perform any of the terms and conditions of this Contract.

After suspension under sub-paragraph (a) above, the Contractor shall be entitled to reimbursement by UNDP of such costs as shall have been duly incurred in accordance with this Contract prior to the commencement of the period of such suspension.

The term of this Contract may be extended by UNDP for a period equal to any period of suspension, taking into account any special conditions which may cause the additional time for completion of the Works to be different from the period of suspension.

68 TERMINATION BY UNDP
UNDP may, notwithstanding any suspension under Clause 67 above, terminate this Contract for cause or convenience in the interest of UNDP upon not less than fourteen (14) days written notice to the Contractor.

Upon termination of this Contract:

(a) The Contractor shall take immediate steps to terminate his performance of the Contract in a prompt and orderly manner and to reduce losses and to keep further expenditures to a minimum, and

(b) The Contractor shall be entitled (unless such termination has been occasioned by the Contractor's breach of this Contract), to be paid for the part of the Works satisfactorily completed and for the materials and equipment properly delivered to the Site as of the date of termination for incorporation to the Works, plus substantiated costs resulting from commitments entered into prior to the date of termination as well as any reasonable substantiated direct costs incurred by the Contractor as a result of the termination, but shall not be entitled to receive any other or further payment or damages.

69 TERMINATION BY THE CONTRACTOR

In the case of any alleged breach by UNDP of the Contract or in any other situation which the Contractor reasonably considers to entitle him to terminate his performance of the Contract, the Contractor shall promptly give written notice to UNDP detailing the nature and the circumstances of the breach or other situation. Upon acknowledgement in writing by UNDP of the existence of such breach and UNDP's inability to remedy it, or upon failure of UNDP to respond to such notice within twenty (20) days of receipt thereof, the Contractor shall be entitled to terminate this Contract by giving 30 days written notice thereof. In the event of disagreement between the Parties as to the existence of such breach or other situation referred to above, the matter shall be resolved in accordance with Clause 71 of these General Conditions.

Upon termination of this Contract under this Clause the provisions of sub-paragraph (b) of Clause 68 hereof shall apply.

70 RIGHTS AND REMEDIES OF UNDP

Nothing in or relating to this Contract shall be deemed to prejudice or constitute a waiver of any other rights or remedies of UNDP.

UNDP shall not be liable for any consequences of, or claim based upon, any act or omission on the part of the Government.

71 SETTLEMENT OF DISPUTES

In the case of any claim, controversy or dispute arising out of, or in connection with this Contract or any breach thereof, the following procedure for resolution of such claim, controversy or dispute shall apply.

1 Notification

The aggrieved party shall immediately notify the other party in writing of the nature of the alleged claim, controversy or dispute, not later than seven (7) days from awareness of the existence thereof.
2 Consultation
On receipt of the notification provided above, the representatives of the Parties shall start consultations with a view to reaching an amicable resolution of the claim, controversy or dispute without causing interruption of the Works.

3 Conciliation
Where the representatives of the Parties are unable to reach such an amicable settlement, either party may request the submission of the matter to conciliation in accordance with the UNCITRAL Rules of Conciliation then obtaining.

4 Arbitration
Any claim, controversy or dispute which is not settled as provided under clauses 71.1 through 3 above shall be referred to arbitration in accordance with the UNCITRAL Arbitration Rules then obtaining. The Parties shall be bound by the arbitration award rendered in accordance with such arbitration as the final adjudication of any such controversy or claim.

72 PRIVILEGES AND IMMUNITIES

Nothing in or relating to this Contract shall be deemed a waiver of any of the privileges and immunities of the United Nations of which UNDP is an integral part.
SECTION 5: SPECIAL CONDITIONS

The following Special Conditions shall complement, supplement, or amend the General Conditions. Whenever there is a conflict, the provisions herein shall prevail over those in the General Conditions.

<table>
<thead>
<tr>
<th>Warranty/Guarantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>The Contractor shall be responsible for the maintenance of the said works for a period of One Year effective from the day of issuance of the Certificate of Substantial Completion of the Works.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liquidated damages</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>If the contractor fails to deliver the specified works within the time period(s) stipulated by the Contract, UNDP shall, without prejudice to its other remedies under the contract, deduct from the payments due to the Contractor, as liquidated damages, a sum equivalent to 0.1 percent of the actual contract price per calendar day. Once the delay reaches to the maximum limit (10%), UNDP may consider termination of the Contract.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Performance Security</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>The Performance Security referred to in Clause 10 of the General Conditions shall be submitted by the Contractor within 7 days of receipt of the Contract from UNDP for an amount of 10% (ten percent) of the total price of the Contract. The Performance Guarantee shall be valid for a period of Twenty Eight (28) days after the intended completion date.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum allowable time for completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>Six (6) calendar months from the date of notice to proceed which will be issued by the UNDP Engineer after contract signature of this package.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liability Insurance</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>The liability insurance referred to in Clause 23 of the General Conditions shall be taken out by the Contractor for an amount of 15% (fifteen percent) of the price of the Contract per occurrence, with number of occurrences unlimited.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Defects Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Applies</td>
</tr>
<tr>
<td>Any damage resulted from defect in execution by the Contractor on the executed works during the defects liability period should be repaired by the contractor and at his own expense and during a week after receiving a notice in writing from the Employer; and if the contractor does not repair these damages during the above specified period, then UNDP does these repairs at the expense of the contractor, which shall be deducted from due sums against the Maintenance Guarantee.</td>
</tr>
</tbody>
</table>
Compliance with any other condition(s) required

<table>
<thead>
<tr>
<th>PRICE ADJUSTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Price Adjustment shall apply to all Civil Works contracts, subject to the following conditions:</td>
</tr>
<tr>
<td>a. Contract amount is equal to or greater than $500,000</td>
</tr>
<tr>
<td>b. Contract duration for completion of civil works exceeds 6 months.</td>
</tr>
<tr>
<td>2. The adjustment to the Interim Payment Certificates in respect of changes in cost, shall be determined from formulae for each of the currencies in which the Contract Price is payable. No adjustment is to be applied to work valued on the basis of Cost or current prices. The formulae shall be of the following general type:</td>
</tr>
<tr>
<td>[ P_n = a + b \ln (L_0) + c \frac{E_n}{E_0} + d \frac{M_n}{M_0} \ldots ]</td>
</tr>
<tr>
<td>Where</td>
</tr>
<tr>
<td>• &quot;Pn&quot; is the adjustment multiplier to be applied to the estimated contract value in the relevant currency of the work carried out in period &quot;n&quot;, this period being a month unless otherwise stated in the Contract Data;</td>
</tr>
<tr>
<td>• &quot;a&quot; is a fixed coefficient, stated in the relevant table of adjustment data, representing the non-adjustable portion in contractual payments. &quot;a&quot; should normally not exceed 0.1. The sum of &quot;a&quot;, &quot;b&quot;, &quot;c&quot;, &quot;d&quot;, etc. should be One.</td>
</tr>
<tr>
<td>• &quot;b&quot;, &quot;c&quot;, &quot;d&quot;,...are coefficients representing the estimated proportion of each cost element related to the execution of the Works, as stated in the relevant table of adjustment data; such tabulated cost elements may be indicative of resources such as labour, equipment and materials;</td>
</tr>
<tr>
<td>• &quot;Ln&quot;, &quot;En&quot;, &quot;Mn&quot;,...are the current cost indices or reference prices for period &quot;n&quot;, expressed in the relevant currency of payment, each of which is applicable to the relevant tabulated cost element on the date 49 days prior to the last day of the period (to which the particular Payment Certificate relates); and</td>
</tr>
<tr>
<td>• &quot;Lo&quot;, &quot;Eo&quot;, &quot;Mo&quot;...are the base cost indices or reference prices, expressed in the relevant currency of payment, each of which is applicable to the relevant tabulated cost element on a Base Date.</td>
</tr>
</tbody>
</table>

3. The cost indices stated in the table of adjustment data shall be used. Base
data on indices shall be those published by the Palestinian central bureau of statistics. All contracts will be issued in New Israeli Shekels.

4. If the Contractor fails to complete the Works within the Time for Completion, adjustment of prices thereafter shall be made using either (i) each index or price applicable on the date 49 days prior to the expiry of the Time for completion of Works, or (ii) the current index or price, whichever is more favourable to the UNDP.

5. The weighting for each of the factors of cost given in the table of adjustments data, shall be adjusted if, in the opinion of the UNDP, they have been rendered unreasonable, unbalanced or inapplicable as a result of varied or additional works already executed or instructed.

6. Adjustment will apply to a number of cost elements for different types of construction, and will be restricted mainly to costs of materials. Changes in labour costs are not considered for adjustment.

| x Applies | In view of the current prevailing situation of unrest in the Palestinian Territories, UNDP will not be held liable for any contractual claims arising out of or in connection with the consequences of the prevailing situation, including closures, strikes, curfew, and acts of war. This includes any claims for overhead expenses due to idle works, and/or equipment and related transportation or other costs. Accordingly, the contractor will only be entitled for the costs of executed works and supplied material and/or equipment, all based on the unit prices submitted in the original tender. |
| x Applies | This contract is exempted from Value Added Tax (VAT) and accordingly no Value Added Tax will be paid under this contract. In the event that the Contractor fails to acquire the necessary tax clearances from the Tax Department, UNDP retains the right to en-cash the full amount of the Contractor's advance payment guarantee and performance guarantee without prior notice, and if necessary terminate the Contract. |
| x Applies | Partial bid per package is not permitted. The potential winning contractor is obliged to start the works of the entire package at the same time in the designated site locations. |

**Payments by UNDP/PAPP**

| x Applies | 1. In the case of requesting an advance payment by the Contractor; the UNDP/PAPP shall pay the Contractor an advance payment up to 20% of the contract value upon signature of the contract between the UNDP/PAPP and the Contractor and submission of the following documents by the latter on behalf of UNDP/PAPP: |
1. An irrevocable bank guarantee for the same value of the advance payment valid for the period of 28 days after the intended completion date.

2. The required Performance Security as stipulated in this contract.

2. The amount of the advance payment if paid to the contractor shall be subject to a deduction of a 20% (twenty percent) of the amount accepted for payment until the cumulative amount of the deductions so effected shall equal the amount of the advance payment when 80% of the works are completed. Should the cumulative amount of the deductions so made be lower than the amount of the advance payment after the date of completion of 80% of the Works, UNDP may deduct the amount equal to the difference between the advance payment and the cumulative deductions from the payments due after completion or may recover such amount from the bank guarantee.

3. On each payment, UNDP shall withhold a per centum of the invoice amount, up to a maximum of (10%) of the total price of the Contract for due performance of execution. Half of this amount (5%) shall be returned to the Contractor within Forty (40) days upon the substantial completion and taking-over of the Works, and the remaining (5%), will be retained as maintenance guarantee until the end of the one year defects liability period. The retained 5% maintenance guarantee can be replaced with maintenance bank guarantee for the same value and until the end of the defects liability period.
SECTION 6: STATEMENT OF WORKS (Technical Specifications)

Construction of homes in the West Bank for those families whose homes have been destroyed due to the conflict in the Occupied Palestinian Territories. The beneficiaries of the project were chosen according to a predetermined socio-economic criterion and all the homes constructed will meet established building standards. Location sites were selected in close coordination with governorates within West Bank.

Each Home/Shelter involves the construction of 105 square meters/unit which consists of one storey to include the required finishing works as per the following drawings and Bills of Quantities.

Please find attached the GENERAL AND PARTICULAR SPECIFICATIONS OF WORKS AND MATERIAL QUALITIES.
SECTION 7: DRAWINGS (ATTACHED)
SECTION 8: PRICE SCHEDULE (Bill of Quantities)

1. All prices/rates quoted must be exclusive of all taxes, since the United Nations, including its subsidiary organs, is exempt from taxes.
2. All works directly related to ROOM # G-02 in the provided layout # A01 are provisional
3. All stone works directly related to the provided layout # A01 are provisional

<table>
<thead>
<tr>
<th>Bill No</th>
<th>SITE WORKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item No</td>
<td>Description</td>
</tr>
<tr>
<td>1-1</td>
<td>Excavation in any kind of soil, rock, etc., starting at reduced level down to bottom of footing including compacting backfill around foundations and removal of surplus material from site to an approved dumping area complete as per specifications.</td>
</tr>
<tr>
<td>1-2</td>
<td>Site Leveling. (Excavation of all Sites including External Works). Cut and / or fill in any kind of soil, concrete, or asphalt; to the required Levels approved by the Engineer (Reduced Level). A. Cut to the reduced level. Including scraping of top soil and removal of extra unsuitable soil, debris and organic material.</td>
</tr>
<tr>
<td>1-3</td>
<td>Excavation and backfilling for foundations; in any kind of soil, to the dimensions and levels shown in the drawings. Price to include back filling with excavated or imported soil and removal of extra and unsuitable soil. Back filling shall be on layers of 200 mm thick with watered and compacted to 95% according to modified AASHTO Density Test T-80.</td>
</tr>
<tr>
<td>1-4</td>
<td>Removal of the existing structure including the removal of the old foundation, It is up to the contractor to check the site before pricing.</td>
</tr>
<tr>
<td>1-5</td>
<td>Performing a soil test by an accredit soil lab. The price includes a full site report. Minimum four boreholes should be undertaken at the site of the building after site leveling</td>
</tr>
<tr>
<td></td>
<td>Provisional Supply and spread 20 cm thick base coarse after compaction. Price to include leveling, watered and compacting to 95% field density. Complying with Modified AASHTO Density Test T-80.</td>
</tr>
</tbody>
</table>

Total Bill NO. 1 Sum Of Items [(1-1) - (1-5)] carried to summary
## CONCRETE WORKS

<table>
<thead>
<tr>
<th>Item No</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
</tr>
</thead>
</table>
| 2-1     | Preamble. Rates of Concrete Works shall include:-  
1. All form works and shuttering in any form, shape and size. Making chamfered and curved edges, allowing for and making grooves and sleeves and the like; removal of forms and cleaning of all exposed tie wires and rods; making good the formed surfaces and edges and all surface finishing.  
2. Supplying, Casting, vibrating and curing as per specifications.  
3. Approved additives and admixtures.  
4. Incurred costs on Concrete Mix Designs, Sample taking, testing and providing test results certificates, storing and saving of samples, and preparation of bar bending schedules and workshops.  
5. Supplying reinforcement of any grade, size and length as detailed in the drawings, storing on site including cutting, bending and fixing in position and providing all tying wires, spacers, shop drawings, testing and bar bending schedules  
6. Painting of exposed surfaces of underground reinforced concrete elements with two coats of Bituminous Emulsion like Readyflex 2001 from Ashkait or equivalent from Fosroc. Supply of Polyethylene sheets under ground slabs. (of 500 microns)  
7. Steel bars used for alignment and fixing of reinforcement works, and extra steel added to assure proper detailing and safety. Measurement of Concrete elements shall be the net dimensions as detailed in the drawings. All recesses, openings and voids shall be deducted. Measurement shall be only for the seen surfaces of elements, overlapping and measuring items twice under separate headings shall not be allowed. Slabs are measured in meter square from Center line of external masonry walls. | | | | |
<p>| 2-2     | Supply and Cast Reinforced Concrete Grade 'B 250'. With a minimum cement content of 300 Kg. per cubic meter For Slab on Hard Core. Including surface leveling, finishing, polyethylene sheets 500 micron, construction joints and all related works. -Ten (10) cm thick Slab. | M2 | 180 | | |
| 2-3     | Supply and Cast Plain Concrete ,Blinding under foundations , footings &amp; tie beams  (Grade 'B 150'), 10cm thick | M3 | 5 | | |
| 2-4     | Ditto but for ground beams | M3 | 10 | | |
| 2-5     | Ditto but B 300 with a minimum cement content of 350 Kg. per cubic meter for Columns, necks and where required. | M3 | 12 | | |</p>
<table>
<thead>
<tr>
<th>Bill No.2</th>
<th>Item No</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2-6</td>
<td>Supply and Cast Reinforced Concrete Grade 'B 250' with a minimum cement content of 300 Kg. per cubic meter for Reinforced Concrete Walls any thickness</td>
<td>M3</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2-7</td>
<td>Supply and Cast Reinforced Concrete Grade 'B 250' with a minimum cement content of 300 Kg. per cubic meter for suspended slabs. Price to include for projected beams, other beams projections, and drop beam, lay and arrange hollow concrete blocks 'Grade 35' for ribbed slabs, using closed end blocks as required by the engineer at all ends, edges, openings, services location etc.25 cm. thick ribbed slabs.</td>
<td>M2</td>
<td>105</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2-8</td>
<td>Supply, cut and fix steel reinforcement, $F_y= 4200$ kg/cm2 or 2500 kg/cm2. Only structural reinforcement is to be measured</td>
<td>TON</td>
<td>4</td>
<td></td>
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</tbody>
</table>

Total Bill No. 2 Sum of Items [(2-1) - (2-8)] carried to summary
**STONE WORKS.**

<table>
<thead>
<tr>
<th>Item No</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>3-PRE</td>
<td><strong>PREAMBLE:</strong> All Stone works shall be of local white stone of First Choice. Stone material, size, and texturing shall be in accordance with detailed drawings and Engineer's instructions and approval. Stones shall be of not less than (5 cm. thick, 25 cm. high and of length ranging from 1.5 to 3 times the height.) Stones shall be homogeneous in color and texturing and free of any defects. Cutting, shaping and building of stone shall be in straight angles, no twisting, distortion or uneven sizes shall be allowed. All cuttings shall be made using Manjal. Measurement of all types shall be in Meter Square, for the net dimensions of the vertical plan of the elevations excluding openings of any area. No measurement will be made for any recesses, projections or sides of stone pieces. Measurement of door and window jambs and reveals, corner pieces, arches and the like is not applicable. No allowances shall be made for stone pieces in any shape. No allowances or extra rates shall be considered for stone courses in lintels, overhanging sills and root slab courses. Taking all the above mentioned into account, measurement for stone cladding works will follow the shape of the cladded element. Rates of stone works shall include:- Supplying, storing, protection and removal of rejected and surplus materials. Shaping, cutting and fitting. Mortar and backing concrete (plain concrete and/or cement blocks and plain concrete). Galvanized steel ties, dowels, hangers, steel mesh and all tying tools. Erecting and dismantling of scaffoldings. Pointing and pointing materials of any type, and cleaning of walls. Lintels and other reinforced concrete elements embedded in the stone walls including reinforcement.</td>
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<tr>
<td>3-1</td>
<td><strong>3-1</strong> Supply and build stone walls of 25-30 cm. thick, to the full length and height shown in the drawings. Jama'in first class and first quarry for the northern areas or Sur Ma'een for the southern areas. Rough textured &quot;Mlaattash&quot; for facades and smooth &quot;Mattabeh&quot; for door and window jambs and reveals. The price shall include concrete backing of plain concrete grade B-200 and cement block Grade 35 (10<em>20</em>40 cm). Including Polystyrene 2 cm thick panels For all kind of stone dressed walls (Parapet walls, stone cladding of reinforced concrete walls and all required.</td>
<td>M2</td>
<td>135</td>
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</table>

**Total Bill NO. 3 Sum Of Items [(3-1)] carried to summary**
<table>
<thead>
<tr>
<th>Item No</th>
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<th>Unit</th>
<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
</table>
| PREAMBLE: All works of this bill shall be of Concrete blocks Grade 35 of high quality standards and as per specifications. Block works shall be measured in meter square. The net measurement of the second elevations, excluding all openings and voids more than 1.5 M. S. in area. No allowance for thickness used other than those shown in the drawings. Rates of Block works include:-  
• Vertical and horizontal joints.  
• Cement and mortar.  
• Galvanized angles and butterfly ties.  
• Closed end blocks at all ends, door and window jambs, reveals and the like.  
• Painting of the uncovered block surfaces.  
• Concrete filling including reinforcing steel to cavities at quoin and door and window openings.  
• lintels and bond beams to the full length of the wall, 20 cm. high and in the same wall thickness of reinforced concrete grade B-200 with due reinforcement steel, on top of doors and windows or at the height of 2.00 M.  
• and all needed to complete job as per drawings and specifications. |
| 4-1 | Supply and Build Concrete Block Walls, "Grade 35" of any size blocks. A. Hollow Blocks (10 Ten) cm. thick | M2 | 130 | |
|   | B. Hollow Blocks (20 Twenty) cm. thick | M2 | 10 | |
| Total Bill NO. 4 Sum Of Item [(4-1)] carried to summary | |

PAL10/ITB/UAERC Housing Project/54445/package No 4
United Nations Development Programme
Programme of Assistance to the Palestinian People

<table>
<thead>
<tr>
<th>Bill No</th>
<th>PLASTERING</th>
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<td>5</td>
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<tr>
<td>Item No</td>
<td>Description</td>
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<td></td>
<td>Unit</td>
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<tr>
<td>5-1</td>
<td><strong>PREAMBLE:</strong> Plastering to all areas shall be measured net, including openings which are less than 0.25 Meter Sq. The price shall include for running rules, all narrow widths, for taking out joints on block walls or backing concrete face for key, for making good to frames around pipes and other fittings, plastering to jaibts and reveals of openings, side of columns, window sills, all of which shall be measured as plastering. Price shall also include Expanded metal lath, angle beads at all corners and plaster stops at opening edges, expansion joints, sills, labor, curing, erecting and dismantling of scaffoldings, additives, pigments and all incidentals required as specified and / or detailed on the Drawings.</td>
</tr>
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</tr>
<tr>
<td>5-1</td>
<td><strong>Two Coats of Cement and Sand Plaster over one slurry coat to walls and ceilings and where required including metal Lath, angle beads, plaster stops and all required as per Specs and drawings</strong></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>5-1</td>
<td>A. Three coats Internal plaster</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>5-1</td>
<td>B. Ditto but with Three coats for external walls, material to include quartz and pigments of approved color and water proofing additive (sika latix, fosroc or equivalent)</td>
</tr>
</tbody>
</table>

**Total Bill NO. 5 Sum Of Item [(5-1)] carried to summary**
# TILING, FLOORING AND MARBLE WORKS

<table>
<thead>
<tr>
<th>Item No</th>
<th>Description</th>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-1</td>
<td>PREAMBLE: 1. All tiling works (terrazzo, ceramics and marble) shall be measured net in square meters, deducting all opening and voids more than 0.25 m². 2. Skirting shall be measured in linear meter. 3. Marble works for steps and treads of stairs shall be measured in linear meter. The tread and the riser shall be measured as a single unit. 4. Marble works for window sills and other openings shall be measured in squared meter. 5. Parapet coping shall be measured in squared meter. 6. Marble works for stair flight's skirting shall be measured in linear meter. 7. Rates shall include preparation of surfaces under tiles, grouting and cleaning of all incidental as per specifications. 8. Rates shall include also providing and mounting in place &quot;Title Marble Plate&quot; of white clear local marble polished, finished and engraved in the design provided by UNDP. Supply, Install and finish Pre-cast Terrazzo Tiles Size (30 x 30 x 2.7) cm, with Italian marble chipping # 6. Price to include, bedding and jointing in cement and sand mortar, pointing with white cement, required sand fill, and on site grinding, polishing and cleaning and skirting size (30 x 7.5 x 1.5) cm.</td>
<td>M2</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-2</td>
<td>Supply and Install Local Marble Sills, Thresholds and Parapet Coping. (3 cm. thick). Set in cement mortar bedding price to include grouting, polishing of face and seen and chamfered edges. A. Window Sills Size (15 - 37.5 x 3 cm.) cm. to S. Opening and balcony parapets.</td>
<td>M2</td>
<td>5</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>B. Door Thresholds Size (15 - 35 x 3) cm. to S. Opening.</td>
<td>M2</td>
<td>2</td>
<td></td>
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<tr>
<td></td>
<td>C. Parapet Copings Size (37.5 x 3) cm. to length of roof parapets.</td>
<td>M2</td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-3</td>
<td>Supply and Install White Porcelain Glazed Wall Tiles, First choice and free from all defects. (Spanish high quality made or equivalent).</td>
<td>M2</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-4</td>
<td>Supply and Install Non-Slip Ceramic Floor Tiles. First choice and free from all defects. (Spanish high quality made or equivalent).</td>
<td>M2</td>
<td>14</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Bill NO. 6 Sum Of Item [(6-1)-(6-4)] carried to summary
**Carpentry and Joinery Works**

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<th>Item No</th>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>7-1</td>
<td>Supply and Fix Flush Panel Solid Core Doors 4.5 cm Thick single or double sashes , with ( Frame ), (4.5<em>10) cm. Edge strip banding of Hardwood ( Swedish ), with 5 mm. thick plywood veneer on both sides, door paneling to be of soft wood 3.5</em>3.5 cm. each 2.5 cm. , frames of hardwood ( Swedish ) width according to the wall thickness' and Allowance of 4 - 6 cm. thickness for plastering and tiling purposes, emerged in wood preservative before erection then embedded completely in sand - cement mortar and completely anchored as per specification.</td>
<td>M2</td>
<td>14</td>
<td></td>
<td></td>
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</tbody>
</table>
## CARPENTRY AND JOINERY WORKS

<table>
<thead>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>7-2</td>
<td>Supply and install lower Kitchen Cupboard consists of the necessary doors, drawers of different depths and shelves of height of 90 cm and depth of 60 cm. Exterior and interior Formica covering and all hardware hinges, handles, telescopic drawer rails, shelf brackets. The unit price shall also include cost of local marble topping 3 cm thick and making the necessary openings for installing the sink and other services. All as directed and approved by the engineer.</td>
<td>MR</td>
<td>1.5</td>
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<td></td>
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</table>

Total Bill NO. 7 Sum Of Item [(7-1)-(7-2)] carried to summary
<table>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>8-1</td>
<td><strong>STEEL AND ALUMINUM WORKS</strong>&lt;br&gt;Preamble.&lt;br&gt;Metals shall be measured in number.&lt;br&gt;Rates for metalwork shall include for:&lt;br&gt;Preparing shop drawings,&lt;br&gt;Drilling, countersinking, screwing, bolting and riveting.&lt;br&gt;Sub frames, including galvanized steel frames for aluminum windows and architrave.&lt;br&gt;Leather, plugs, holdfasts and the like.&lt;br&gt;Gaskets, seals, double weather strips and external and internal approved quality silicon filling around frames.&lt;br&gt;Ironmongery including cylindrical locks (Union or equal), stoppers, handles, temporarily fixing, refitting, oiling and adjusting.&lt;br&gt;Providing two keys for each lock and padlock including tagging.&lt;br&gt;Hardware including cramps, dowels and the like.&lt;br&gt;Glass and glazing including cutting to size, putty and rubber.&lt;br&gt;Preparing surfaces for and painting one coat of primer before fixing.&lt;br&gt;Painting one undercoat and two finish paint.&lt;br&gt;Sealing and Painting to any area or width in any location including work in multicolor and cutting in edges.&lt;br&gt;All other accessories and incidentals required to execute the work.</td>
<td>M2</td>
<td>15</td>
<td></td>
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</tr>
<tr>
<td>8-2</td>
<td>Ditto but Section 4000</td>
<td>M2</td>
<td></td>
<td></td>
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<tr>
<td>8-3</td>
<td>Supply and Install Window Protection Steel Grilles. As detailed in the drawings including fixation, accessories, welding, grinding &amp; smoothing. Price also to include oil painting three coats in addition to two primer coats</td>
<td>M2</td>
<td></td>
<td>20</td>
<td></td>
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<tr>
<td>8-4</td>
<td>Supply and Fix Steel Doors including the frame.&lt;br&gt;A. D4 (100cm X 220cm), Details as per drawing A6&lt;br&gt;B. D5 (100cm X 220cm), Details as per drawing A6</td>
<td>NO.</td>
<td></td>
<td>1</td>
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</table>

**Total Bill NO. 8 Sum Of Item [((8-1)-(8-4))] carried to summary**
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<th>Item No</th>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>9-1</td>
<td>Preamble. Painting and decorating to walls, ceilings and the like shall be measured net in meter square. Painting to other works shall be included in the related items. Paints shall be supplied to site in sealed container, as approved by the Engineer, and site mixing shall not be permitted. The Contractor rates shall include for supply of all materials, workmanship, samples, primers, surface preparation, protection of painted surfaces, application to all heights as required of works, repair of all damaged surface at the contractor's expenses, and all other requirements as stated in the Specifications. Supply and paint Emulsion PVA-Based Paint, for interior walls. Of high quality on one priming coat and two finishing coats, for application to walls, using putty from Delux or equivalent.</td>
<td>M2</td>
<td>300</td>
<td></td>
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<tr>
<td>9-2</td>
<td>Supply and paint Polycide paint for ceilings</td>
<td>M2</td>
<td>95</td>
<td></td>
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<tr>
<td>9-3</td>
<td>Ditto, but for external walls like (Weather shield from Delux or equivalent)</td>
<td>M2</td>
<td>30</td>
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</tbody>
</table>

Total Bill NO. 9 Sum Of Item [(9-1)-(9-3)] carried to summary
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<th>Item No</th>
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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>10-1</td>
<td>Plain Cast in Place Concrete Grade 'B-200' Screed to Roof, cast to falls not less than 40 mm. thickness in the lower point as shown on detailed drawings with smooth surface finish,. All to comply with specifications and Engineers directions. The mix should include waterproofing additive from approved company</td>
<td>M2</td>
<td>100</td>
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<tr>
<td>10-2</td>
<td>Hunching and lining to the edges of roof screeed and parapet, with slope 1:1 to minimum height of 20 cm.</td>
<td>M.R</td>
<td>45</td>
<td></td>
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<tr>
<td>10-3</td>
<td>Supply and apply waterproofing membrane of bitumen rolls. (4.5 mm. thick. Density 180g per m.s. of reinforced polyester sheets) covered with layer of crushed white stone with overlaps of not less than 10 cm. price to include primer coat, and all sheets flashing. For roof of main building and roofs of stair cases. Or Two layers of White acrylic paint from approved source.</td>
<td>M2</td>
<td>150</td>
<td></td>
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<tr>
<td>10-4</td>
<td>Supply and Fix (P.V.C.) Rain Water Pipes with all necessary fittings, tie rocs and adhesive material.</td>
<td>M.R</td>
<td>7</td>
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<tr>
<td></td>
<td>A. Diameter 4&quot;, 5.3 mm. thick</td>
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<td></td>
<td>B. Diameter 3&quot;, 4.7 mm. thick</td>
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<tr>
<td>10-5</td>
<td>Supply and Fix Spigot Outlets with perforated cover (C.I.) of heavy duty PVC to be fixed in reinforced concrete slabs to drain.</td>
<td>NO</td>
<td>2</td>
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<tr>
<td></td>
<td>A. Diameter 4&quot;</td>
<td></td>
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<tr>
<td></td>
<td>B. Diameter 3&quot;</td>
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<td></td>
<td><strong>Total Bill NO. 10 Sum Of Item [(10-1)-(10-4)] carried to summary</strong></td>
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<td>Bill No</td>
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<tr>
<td>11</td>
<td>11-1</td>
<td>Preamble. All items price to include Supply, Installing, Connecting and testing unless otherwise indicated, the contractor are requested to have approved full coordinated work shop drawings before starting contract activities, the price also includes all works necessary to implement electrical works in approved manner. The contractor intended to order main and final distribution panel boards according to approved manufacturer drawings. The price to include submittals, catalogs, any manufacturer instruction. The contractor should install and construct all works according to drawings, specification tender documents, and requirement of Electrical Co. Contractor should also test &amp; submit the electrical Work to the Electricity Co. &amp; Municipality.</td>
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<tr>
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<td></td>
<td>A. Supply, Install, Connect and Testing Main Distribution Board (MDB). Including panel board of 1.5mm thick painted galvanized metal sheet, miniature circuit breakers MCB with Rupturing capacity of 6K.A, front plate to cover live parts and all accessories as per drawings, specifications. With all necessary work, Price shall include all works related to &quot;Installing, connecting and testing of Kilowatt Meter (KWH)&quot;.</td>
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<td></td>
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<td>B. Ditto, but D.B.G as per the specified drawings</td>
<td>NO. 1</td>
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<td></td>
<td>11-2</td>
<td>Supply, install and connect the following low voltage boards according to drawings and specifications. The size of the boards shall be the same height and depth of the nearest electrical board with 40cm width.  -LVG, the price including the main PVC conduit for the main feeder and PVC conduit up to the roof for TV and SAT as per drawings and engineer instructions</td>
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<td>NO. 1</td>
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<td></td>
<td>11-3</td>
<td>Supply Install and Connect Main feeder line (3 * 6 mm2). XLPE cable from MDB to the DB. Price to include PVC conduits and trenches as shown in the drawings.</td>
<td>M.R 15</td>
<td></td>
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<tr>
<td></td>
<td>11-4</td>
<td>Supply, Install and Connect Lighting Points including 16 mm dia Conduits and 3x(1.5 mm2) Wires or cables up to the DB, and as required Light Switches (Gewiss type or equal S.P.S. # GW20 001 ), the price shall include ready Dewi lighting fixture with 60 Watt lamp.</td>
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<td>NO. 16</td>
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<td></td>
<td>11-5</td>
<td>Supply, Install and Connect the following Socket Outlets points including 3x (2.5mm 2) wires or cables, 16mm dia. conduits, and as required (Gewiss type or equal) sockets with all accessories up to DB as per drawings and specifications. A. 3 pin Single Phase 16 Amp socket. (Cat No. GW20 220 )</td>
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<td>NO. 14</td>
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<tr>
<td>11-6</td>
<td>Supply, install, connect and test Telephone outlet Sockets up to Junction box. (Cat. No, GW20 232) includes conduits and 2 p. Tele. Cable, wires of size (0.6mm2) as per specifications and drawings</td>
<td>NO.</td>
<td>3</td>
<td></td>
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</tr>
<tr>
<td>11-7</td>
<td>Supply, install, connect and test Satellite outlet Sockets up to Junction box. (Cat. No, GW20 381) includes conduits and Cable</td>
<td>NO.</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11-8</td>
<td><strong>Intercom System</strong>&lt;br&gt;Supply, install and connect door type Intercom System (I-Phone or equal) including the external door board with push button, loud speakers (2A, 220 V), internal speaker, Indoor station, Transformer, wires, conduits and all accessories as per drawings, specifications. With all necessary work</td>
<td>NO.</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11-9</td>
<td><strong>EARTHING SYSTEM</strong>&lt;br&gt;Supply, install, connect and test the following earthing system complete as described in drawings and specifications with all necessary accessories.&lt;br&gt;- 3 x 30mm, galvanized strip welded to foundation&lt;br&gt;- 3 earth copper rods 1.5m length 19mm diameter with 16 mm2 Cu cable.&lt;br&gt;- Earth copper wire to be connected to main water pipe with 16mm2 Cu wire</td>
<td>L.S</td>
<td>1</td>
<td></td>
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**Total Bill No. 11 Sum Of Item [(11.1)-(11.9)] carried to summary**
### PLUMBING, SANITARY AND MECHANICAL WORKS

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<th>Quantity</th>
<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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</thead>
<tbody>
<tr>
<td>12-1</td>
<td>Supply, install and test 5” UPVC pipes heavy duty to BS 4660 (JAP, Royal, or equally approved), between manholes with all required materials, sockets, rubber seals, etc. The price includes excavation, 20 cm sand backfilling around the pipes, backfilling with selected soil up to the required elevation, and disposal of surplus excavated materials. Excavation shall be to a depth up to 100 cm, the required width, and in any type of soil or rock, all done as per specifications, drawings and the approval of the Engineer.</td>
<td>MR</td>
<td>10</td>
<td>MR</td>
<td></td>
</tr>
<tr>
<td>12-2</td>
<td>Ditto but of depth more than 100 cm.</td>
<td>MR</td>
<td>20</td>
<td>MR</td>
<td></td>
</tr>
<tr>
<td>Item No</td>
<td>Description</td>
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<td>Quantity</td>
<td>Rate (NIS)</td>
<td>Amount (NIS)</td>
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</tr>
<tr>
<td>12-3</td>
<td>Supply and install 4&quot; UPVC pipes (UAP, Royal, or equally approved) for internal sewage network, vent pipes, and rain water drain pipes. Price includes all kinds of excavation in any type of soil and rock, backfilling, digging in concrete slabs and walls, supports, hangers and all rubber joints and sealants. All done as per specifications, drawings and the approval of the Engineer.</td>
<td>MR</td>
<td>40</td>
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<tr>
<td>12-4</td>
<td>Ditto but 2&quot; UPVC pipes for the Sanitary fixtures.</td>
<td>MR</td>
<td>18</td>
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<tr>
<td>12-5</td>
<td>Supply, install and test heavy duty chrom plated 4&quot; floor drain with mesh cover, as made by Ritco or equivalent, including 4&quot; syphon trap as made by Royal, UAP, or equivalent, all complete with the required fittings and connections, as per the specifications, drawings, and the approval of the Engineer.</td>
<td>NO</td>
<td>5</td>
<td></td>
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<tr>
<td>12-6</td>
<td>Supply, install and test heavy duty 4&quot; rain water roof drain syphon trap with PVC screen mesh (as made by Royal, UAP, or equivalent), complete with all required fittings and connections, all as per specifications and the approval of the Engineer.</td>
<td>NO</td>
<td>3</td>
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<tr>
<td>12-7</td>
<td>Supply, install and test heavy duty chrom plated 4&quot; clean-out with air tight cover, as made by Ritco or equivalent, complete with all required fittings and connections.</td>
<td>NO</td>
<td>3</td>
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<tr>
<td>12-8</td>
<td>Supply, install and test Sewage manholes, of diameter 60 cm with depth up to 100 cm, to be constructed of pre-cast circular concrete of 15cm minimum wall thickness, 15 cm bottom slab. Price shall include plain coarse and fine concrete benching, plastering, excavating, backfilling and disposal of surplus excavated materials. Excavation shall be in any type of soil or rock. All done as specifications, drawings and the approval of the Engineer.</td>
<td>NO</td>
<td>1</td>
<td></td>
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<tr>
<td>12-9</td>
<td>Supply, install and test Sewage manholes, of diameter 80 cm with depth more than 100 cm, to be constructed of pre-cast circular concrete of 15cm minimum wall thickness, 15 cm bottom slab. Price shall include C.I. steps for manholes of depth exceeding 100 cm, plain coarse and fine concrete benching, plastering, excavating, backfilling and disposal of surplus excavated materials. Excavation shall be in any type of soil or rock. All done as specifications, drawings and the approval of the Engineer.</td>
<td>NO</td>
<td>2</td>
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<td>12-10</td>
<td>Supply, install and test cast iron 25 ton manhole cover for the external sewage manholes, as per Kurdish or equivalent.</td>
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<td>Item No</td>
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<td>Amount (NIS)</td>
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<tr>
<td>12-11</td>
<td>Supply and install cast iron 8 ton manhole cover for the external sewage manholes.</td>
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<td>12-12</td>
<td>Supply and install two porcelain kitchen sink of size 60 x 49 cm from Ideal Standard/Egypt, Vetara/Turkey, Shona/India as shown on drawings, to be placed on the Marble platform. Price shall include all fixation and hanging bracket, sealants, support, PVC syphon, and all other required materials, including connection to floor drain system.</td>
<td>NO</td>
<td>1</td>
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<tr>
<td>12-13</td>
<td>Supply and install Chromium plated gear type mixer of Ideal Standard/Egypt, Lirane or equal for kitchen. Price shall include connections to water pipes outlets, angle valves and wall sockets. All as specifications, drawings and the approval of the site Engineer.</td>
<td>NO</td>
<td>1</td>
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<tr>
<td>12-14</td>
<td>Supply and install plated gear type mixer of Ideal Standard/Egypt, Lirane or equal for bathroom. Price shall include, connections to water pipes outlets, angle valves and wall sockets. All as specifications, drawings and the approval of the site Engineer.</td>
<td>NO</td>
<td>2</td>
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<tr>
<td>12-15</td>
<td>Supply and install porcelain W.C. bowl class &quot;A&quot; white color of Ideal Standard/Egypt, Vetara/Turkey, Shona/India, with heavy duty white seat and cover. Price includes flush tank, hanging iron steel bracket, bolts and nuts, as well as flexible flush hand hose and valve and all fixing materials.</td>
<td>NO</td>
<td>2</td>
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<td>12-16</td>
<td>Supply and install porcelain wall hung wash basin white color of size 50 x 45 cm such as Ideal Standard/Egypt, Vetara/Turkey, Shona/India. Price shall include all fixation and hanging bracket, white plastic syphon and all other required materials, including connection to drainage system.</td>
<td>NO</td>
<td>2</td>
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<tr>
<td>12-17</td>
<td>Supply and install fiber glass bath tub white color of size 70X170 cm such as Rushrush or equivalent. Price shall include all fixation and support from concrete blocks to metal fixations elements and all required materials, including connection to floor drain.</td>
<td>NO</td>
<td>1</td>
<td></td>
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</tr>
<tr>
<td>12-18</td>
<td>Supply and install chrom plated gear type mixer for bath tub of Ideal Standard/Egypt, Lirane or equal. Price shall include shower handset, flexible hose, and hanging bracket. All as per specifications and the Engineer's approval.</td>
<td>NO</td>
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<td>Item No</td>
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<tr>
<td>12-19</td>
<td>Supply, Install and test Schedule 40 galvanized steel pipes &quot;Akro make or equivalent&quot; at riser, roof piping, sanitary block, etc. Price includes all necessary fittings such as elbows, tees, unions, air vents, supports, hangers, shields, saddles, etc. All pipes imbedded in walls shall be coated with 3-layers of extruded polyethylene. All pipe joints imbedded in walls shall be coated with thick asphalt layer. All done as per specifications, drawings and the approval of the Engineer.</td>
<td></td>
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<tr>
<td></td>
<td>a- 1/2&quot; diameter pipe</td>
<td>MR</td>
<td>11</td>
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<tr>
<td></td>
<td>b- 3/4&quot; diameter pipe</td>
<td>MR</td>
<td>55</td>
<td></td>
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<td>c- 1&quot; diameter pipe</td>
<td>MR</td>
<td>33</td>
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<tr>
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<td>d- 1 1/4&quot; diameter pipe</td>
<td>MR</td>
<td>25</td>
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<tr>
<td>12-20</td>
<td>Supply, install and test VIDOFLEX tube insulation material of minimum 13mm thickness, including all necessary accessories e.g. adhesive material etc. for hot water piping, complete with the insulation of all fittings e.g. elbows, tees, union, etc. The price includes the supply and rolling of the plastic band 10cm wide around insulated pipes in risers and 0.07 mm thick galvanized sheet cladding for insulated pipes on roof. Measurements are taken net according to true length of pipes.</td>
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<tr>
<td></td>
<td>a- 3/4&quot; diameter pipe</td>
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<td>10</td>
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<tr>
<td></td>
<td>b- 1&quot; diameter pipe</td>
<td>MR</td>
<td>20</td>
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<td>12-21</td>
<td>Supply and install 1 1/4&quot; ball shut-off valve on water pipes and/or collectors of type NTM or equivalent. Price includes fixing materials and all the required plumbing works (threading) to fix the valve. All as specifications, drawings and the approval of the Engineer.</td>
<td>NO</td>
<td>4</td>
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<tr>
<td>12-22</td>
<td>Ditto, but 1&quot; shut-off valve</td>
<td>NO</td>
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<td>12-23</td>
<td>Ditto, but 3/4&quot; shut-off valve</td>
<td>NO</td>
<td>2</td>
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<td>12-24</td>
<td>Supply, install and test Copper Collectors 1 1/4&quot; dia., as made by NTM / Italy or equivalent. Price shall be per opening (eye), and shall include the required copper glands, and air vents all the required fittings, price also includes wooden closet as required and approved. Collectors shall be installed and fixed in recessions on walls by adequate hangers and tees, as shown on drawings in the corridor. The work shall be completed as specified and according to the Engineer's instructions.</td>
<td>Eye</td>
<td>12</td>
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<tr>
<td>Bill No</td>
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<td>Amount (NIS)</td>
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<tr>
<td>12-25</td>
<td>Supply, Install and test Pexgol pipes 16mm dia. Price to include copper glands, connectors, elbows, and all needed fittings and external protective sleeve of 25mm dia.</td>
<td>MR</td>
<td>90</td>
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<tr>
<td>12-26</td>
<td>Supply and install 16 mm steel angle valve on water pex pipes outlets of type NIL or equally approved. Price includes fixing materials and all the required plumbing works to fix the valve. All as specifications, drawings and the approval of the Engineer.</td>
<td>NO</td>
<td>12</td>
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<tr>
<td>12-27</td>
<td>Supply, install, connect and test a hot water solar system, of E'timad, Original or equivalent. Unit price shall include two solar collector panels of 7500 Kcal/h capacity each, 200 liter hot water cylinder horizontal type with electric coil, concrete base, steel stand and all accessories needed as per drawings, specifications and Engineer's instructions.</td>
<td>Job</td>
<td>1</td>
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<tr>
<td>12-28</td>
<td>Supply, install, connect and test a HDPE water tank of 2000 liter capacity, including steel stand, painting, float valve, union with all necessary fittings and accessories; all according to drawings, Engineer's instructions and approval. The work shall be completed as specified and according to the Engineer's instructions.</td>
<td>Job</td>
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Total Bill NO. 12 Sum Of Item [(12-1)-(12-28)] carried to summary
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<th>Item No</th>
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<th>Rate (NIS)</th>
<th>Amount (NIS)</th>
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<tbody>
<tr>
<td></td>
<td>13-1</td>
<td>a- Providing skilled labor for all specialties, price shall include hand and electrical tools such as electrical disk, drill, electrical hummer as per the engineer instructions.</td>
<td>Day</td>
<td>10</td>
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<tr>
<td></td>
<td>13-2</td>
<td>b- Unskilled labor for any kind of requested works, the price shall include the required tools (electrical and manual) that might be needed to accomplish the assigned duties.</td>
<td>Day</td>
<td>10</td>
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Total Bill NO. 13 Sum Of Item [(13-1)-(13-12)] carried to summary
## SUMMARY SHEET

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<th>Item No</th>
<th>Description</th>
<th>TOTAL (NIS)</th>
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<td>Bill 1</td>
<td>EXCAVATION WORKS</td>
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<td>Bill 2</td>
<td>CONCRETE WORKS</td>
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<td>Bill 3</td>
<td>STONE WORKS</td>
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<td>Bill 4</td>
<td>CONCRETE BLOCK WORKS</td>
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<td>Bill 5</td>
<td>PLASTERING</td>
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<td>Bill 6</td>
<td>TILING, FLOORING AND MARBLE WORKS</td>
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<td>Bill 7</td>
<td>CARPENTRY AND JOINERY WORKS</td>
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<td>Bill 8</td>
<td>STEEL AND ALUMINUM WORKS</td>
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<td>Bill 9</td>
<td>PAINTING WORKS</td>
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<td>Bill 10</td>
<td>INSULATION AND ROOFING</td>
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<td>Bill 11</td>
<td>ELECTRICAL WORKS</td>
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<td>Bill 12</td>
<td>MECHANICAL WORKS</td>
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<td>Bill 13</td>
<td>MISCELLANEOUS</td>
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<td>Grand Total excluding V.A.T</td>
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Grand Total in Words ____________________________

CONTRACTOR ____________________________

NAME OF AUTHORIZED PERSON TO SIGN ____________________________

SIGNATURE ____________________________

STAMP ____________________________

DATE ____________________________

ADDRESS ____________________________

TEL ____________________________

FAX ____________________________
SECTION 9: BID SUBMISSIN FORM

To: The procuring entity

Dear Sir / Madam,

Having examined the Bidding Documents, the receipt of which is hereby duly acknowledged, we, the undersigned, offer to execute the Project of CONSTRUCTION OF HOMES IN THE WEST BANK / PACKAGE NO 4 in conformity with the said bidding documents for the sum of:

[total bid amount in words and figures] as may be ascertained in accordance with the Price Schedule attached herewith and made part of this Bid.

We undertake, if our Bid is accepted, to execute in accordance with the delivery schedule specified in the Schedule of Requirements.

We agree to abide by this Bid for a period of [number] days from the date fixed for opening of Bids in the Invitation to Bid, and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

We understand that you are not bound to accept any Bid you may receive.

Dated this ...... day of ...... [year].

.....................................................
Signature

[in the capacity of]

Duly authorized to sign the Bid for and on behalf of ...........................................
### SECTION 10: LIST OF THE BENEFICIARIES OF PACKAGE NO 4

<table>
<thead>
<tr>
<th>#</th>
<th>Package</th>
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<th>ID Number</th>
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