



Public Entity Saba

Dep. Infrastructure & Spatial Planning

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Public Tender

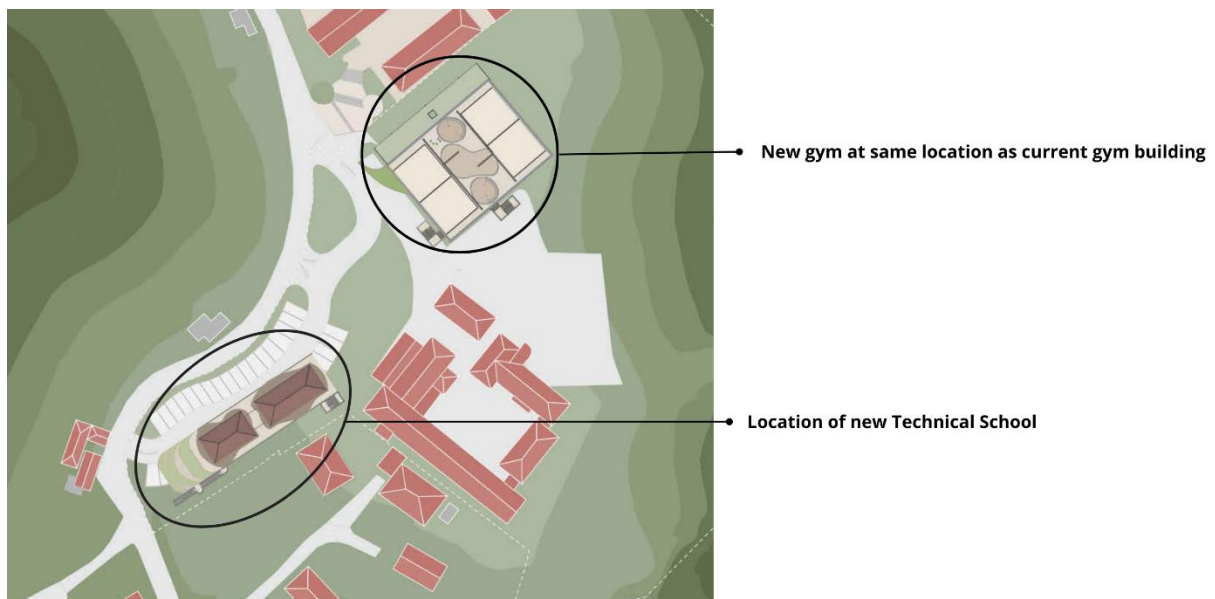
Construction of the new Gym and SCS Phase 1 (Technical School) in St. Johns, Saba, Dutch Caribbean

Public Entity Saba invites interested contractors to participate in a two-phase tender process for the construction of the new Technical School and Gym. The tender consists of two rounds, first the Qualification check and Unit Price Bidding, and a second round where one contractor will proceed into the final detailed quotation and negotiation round.

The (non-compulsory) information meeting is planned for February 5th, and the deadline for the first round is February 21st, 2025. The minutes of the meeting will be shared with all interested contractors.

1. Project

The school buildings in St. Johns, Saba, are set for a major reconstruction in the coming years to ensure they can withstand future hurricanes and meet the needs of future school education. A master plan has been developed for this purpose. The first two buildings are now ready to be tendered. This first phase consists of the construction of a new gym and the addition of a technical school in St. Johns. The next phase will consist of the construction of a new auditorium ('Enrichment Center') and is expected to be put out to tender at the end of 2025.



The assignment includes:

1. Demolition of existing gym building;
2. The architectural, civil, electrical and landscape work for the new gym and technical school;
3. The coordination of the work carried out by third parties.

The planned construction start date is summer 2025. Careful consideration must be given to minimizing disruption to the surrounding schools during construction. By submitting a bid, contractors confirm their ability to execute the project successfully within these constraints and adhere to the planned start date.



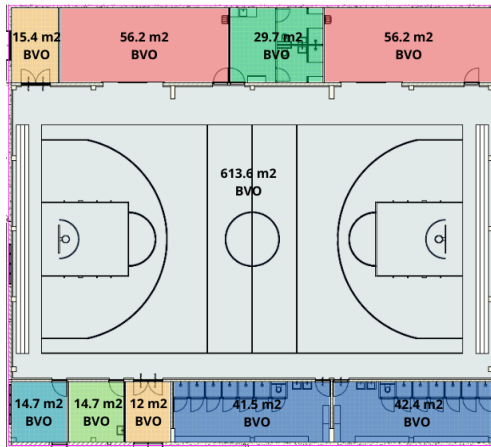
Artist impressions of the masterplan (not final design): new building for SCS for technical education (left) and top view of new gym building (right)

Gym building

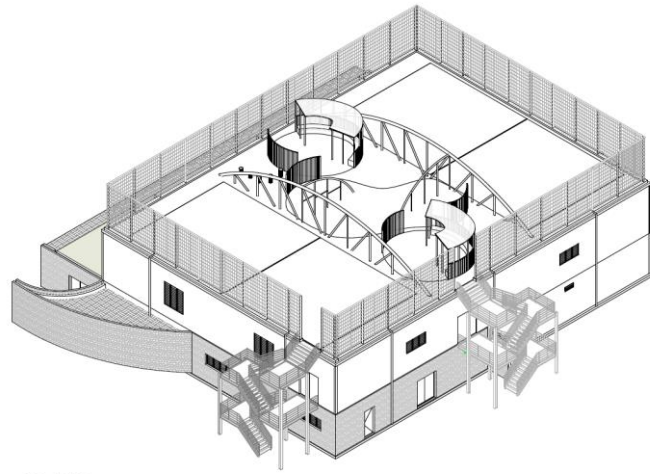
The new gym will be constructed on the current gym building site. The total gross area is approximately 1035 m². A mainly wooden and steel structure will support a concrete roof, which will also serve as a play area. The main hall has a height of approximately 8 meters, and will accommodate an international-sized basketball court, a generous spectator area, and space for seating along the court. The building will include a climate-controlled teacher's room, first-aid room, and storage rooms, and natural ventilated changing rooms and entrances connecting to the Sacred Heart School and Saba Comprehensive School. The gym will be designed with special attention to acoustics and natural ventilation, ensuring optimal comfort and performance. The rooftop, enclosed by railings, will include play equipment and shading. The assignment includes the dismantlement and demolition of the current building and the construction of the new gym building.



3D impression, not final design



Layout of ground floor of the gym



3D South-West

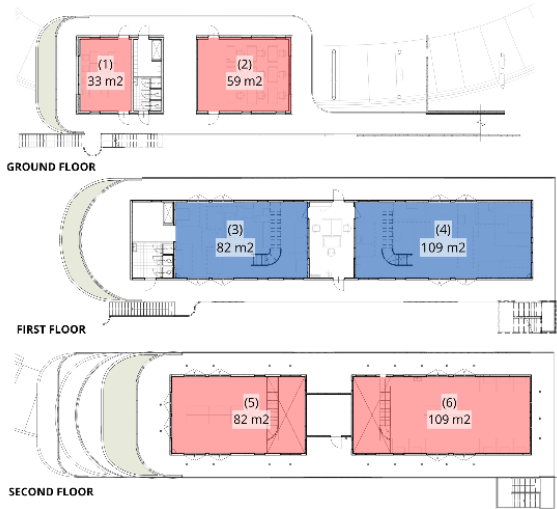
3d model of final design

Technical School

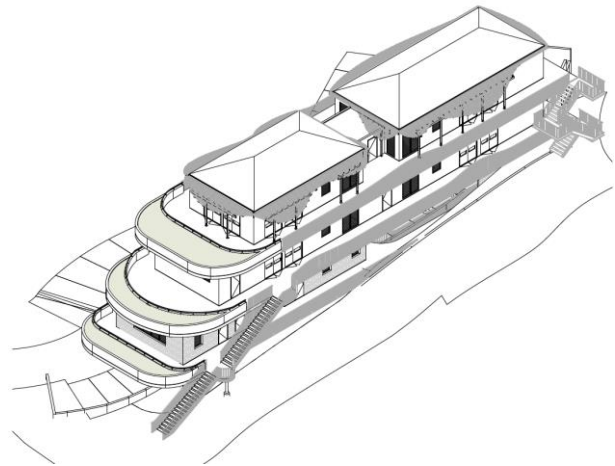
The new Technical School will be a three-story building constructed on the vacant land currently used as parking area. The building will house classrooms, workshops, and other educational facilities, a total gross area of approximately 1277 m². A distinctive feature of the design is the steel column structure, which supports the building and allows for parking underneath. The building's layout incorporates galleries surrounding the classrooms, providing shadow and protection from rain. Each floor will include outdoor garden areas. To minimize noise disturbance, the workshop areas will be designed with careful acoustic considerations. A parking lot and kiss-and-ride zone will be located in front of the building to facilitate convenient access and ensure a smooth traffic handling (the parking and kiss&ride are not part of this assignment).



Cross sections of building



Layout of each level

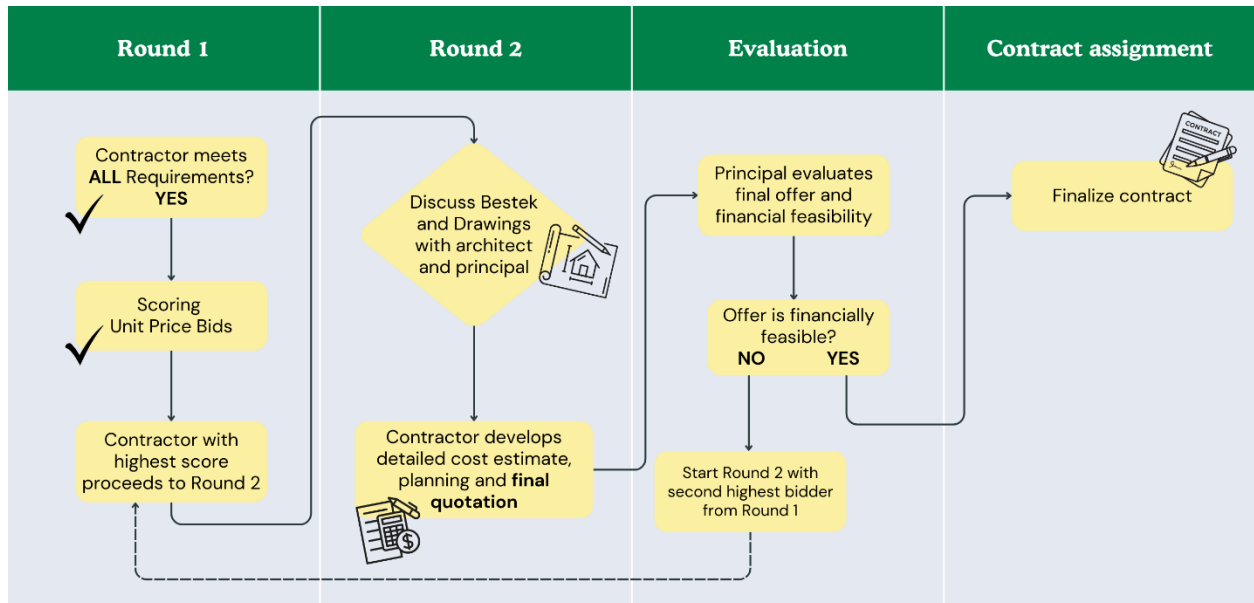


3d model of final design

2. TENDER PROCESS

The tender process consists of two rounds. The first round entails a **Unit Price Tendering**, including the check for eligibility based on the given quality requirements and necessary documents. This check will include among others, a review of previous projects (references) and financial records (annual accounts). The second round consists of the final quotation round.

The winning contractor of the first round will be invited to submit a detailed quotations for this project.



Round 1 Qualifications and Unit Price Bidding Round

Requirements

The first part involves the evaluation of the bidder's qualifications to participate.

The required qualifications will be assessed with a **yes/no** answer. If a bidder does not meet **all** requirements, they will be disqualified from the tender.

List of requirements (detailed list can be found in Annex 1)

1. *Reference Project*
2. *Financial Reports*
3. *Financial Guarantee*
4. *CV of project manager/supervisor*
5. *Proof of registration at Chamber of Commerce*
6. *Declaration from the Tax Department*
7. *List of subcontractors*

Part 2 Unit Pricing

For this tender the Principal will request bids based on the price per unit of work and indirect construction costs.

Contractors will submit their Unit Prices for each item listed in below list (details in ANNEX 2). These Unit Prices will be scored and the Bidder with the overall lowest prices (and thereby the highest score) will proceed to round 2. These prices will be set and used for the detailed cost estimate. The final offer in Round 2 will be evaluated on the financial feasibility.

List of Units (detailed list and scoring and weighing system can be found in Annex 2):

Elements Building Construction

1. *Price for one hour labour*
2. *Material price m3 concrete C20/25*
3. *Amount of labour to process one m3 of concrete floor or wall*
4. *Supply of 6" hollow blocks*
5. *Amount of labour to process hollow blocks in 1 m2 wall*
6. *Amount of labour to process rebars for reinforced concrete*
7. *Formwork for concrete floor material*
8. *Formwork for concrete walls material*
9. *Labour cost for installing formwork*
10. *Plasterwork*

Indirect Costs

1. *% Construction site costs / 'Bouwplaatskosten'*
2. *% Profit*
3. *% Risk*
4. *% Overhead / Algemene kosten*

Scoring System:

- Each item will be scored, the bid with the lowest price per item will receive a score of 100 points.

- Other bids will be scored relative to the lowest bid using the following formula:
Score = 100 x (Lowest Bid Value / Bidder's Bid Value)

Each item will be weighted based on their relative importance. The weighted scores for each criterion will be summed to determine the overall score for each bidder. The bid with the highest total score is considered the most economically advantageous tender and the winner of the tender.

Round 2: Final Detailed Offer

The contractor that has the highest score, will work towards a final offer with detailed cost estimate and planning.

The contractor will receive all the relevant documents and drawings. The contractor will receive 5 to 6 weeks to work on the final quotation which will then be evaluated and analyzed if the offer fits the available budget.

The following documents will be shared with this contractor.

1. Contract model;
2. Technical specification (bestek);
 - a. Technical Specifications;
 - b. Structural Design;
 - c. Architectural Plans (incl. MEP design and Building Physics);
 - d. Administrative Specifications (UAV 2012).

At the end of the second phase of this tender process, the bids must include the following:

1. Detailed financial offer;
2. Proposed global planning and staffing;
3. Waiver statement;

3. DATES

Round 1: Qualification check & Unit Price Bidding

	Dates
Registration open & Information meeting	February 5, 2025 – 10 AM
Deadline to send in questions	February 10, 2025
Deadline for submitting bids (digitally)	February 21, 2025 - 4 PM (GMT-4)
Confirmation winner	March 7 2025

Round 2: Development of final offer

Send out tender documents	March 7, 2025
Deadline final offer	April 14, 2025

Submitting the tender will be done digitally:

Please send the submission form and Bidding form (ANNEX 1 and ANNEX 2), including all requested references and documents that show your eligibility, to carine.ghazzi@sabagov.nl with the subject “Bid tender school housing” at the latest on **February 21, 2025, 4 PM (GMT-4)**.

The total score of each participating contractor will be shared digitally with the participators that have filled out both attachments. The winner will also be announced digitally.

4. CONTACT INFORMATION

If you have questions concerning the project, the tender process, please send your questions before February 10th, 2025, to carine.ghazzi@sabagov.nl. We will try to answer the questions within 3 working days.

5. CONDITIONS

The following conditions apply:

- Public Entity Saba has the right to withheld from awarding the project, delay the project or only award part of the project.
- Public Entity Saba reserves the right to verify all statements, information, and documents submitted by the contractor in response to the invitation to pre-qualify. The contractor must make available to Public Entity Saba all information, evidence, and documents necessary for such verification.
- If the contractor forms a joint venture with other parties, the aforementioned documents must be provided for all parties involved in the proposed joint venture.
- Public Entity Saba reserves the right to reject participation in the qualification round at any time when a material misrepresentation is made or presented or when the contractor fails to provide the additional information requested by the entity for the assessment of the proposal within the specified timeframe.
- Such rejection of a proposal due to a misrepresentation or incorrect response will result in the 'disqualification' of the contractor.
- Public Entity Saba will not compensate for any damages or costs unless a written agreement signed by both parties has been established.
- A company may only submit one tender. If a company submits multiple tenders, either individually or as part of a consortium, all tenders submitted by that company will be rejected as invalid.
- By submitting a bid, the contractor unconditionally agrees to comply with all requirements and confirm its ability to fully execute the project.

ANNEX 1

Registration form

Project: Construction Technical School and Gym
Location: St. Johns, Saba
Deadline submission: 2/21/2025 - 4 PM (GMT-4)
Project number: 2215

Business information	
Legal name business	
Registration number Chamber of Commerce	
Business Address	

Contact person for this tender	<i>All communication will take place to the stated contact person</i>
Name	
Position	
Telephone	
E-mail	

Information on Joint Venture	<i>Please fill out if tender will be submitted on behalf of a consortium</i>
Leader	<i>Same as above</i>
Member 1	
Member 2	

Submission checklist	<i>Please send in the corresponding documentation</i>	
1. Reference project		
Description of project		
Proof of satisfaction from client		
2. Financial Stability		
Financial reports over past 3 years		
3. Financial Guarantee		<i>Choose what applies</i>
Declaration of willingness to submit bank declaration		
Declaration of willingness to guarantee a sum of 10%		
4. CV of project manager/supervisor		
CV of project manager/supervisor in charge (max. 2 sides of A4);		
5. Proof of registration Chamber		
Proof of registration at your local Chamber of Commerce (less than 3 months old)		
6. Declaration from the Tax Department		
Declaration from the Tax Department of your local authority (less than 3 months old)		
7. List of subcontractors		<i>Check if case of subcontr.</i>
List of subcontractors (if any) and technical references		

Name & Signature

Date

Qualifications: Technical and Financial evaluation

To be eligible for this project, applicants must meet the following criteria:

8. **Reference Project:** The applicant must have completed at least one construction project of a public building within the past 10 years in the region with a minimum budget of \$2,5 million USD. The project must have been completed to the satisfactory level of the client (proof of satisfaction). The project should demonstrate the applicant's technical and logistical capabilities to handle large-scale construction projects in the region. As the School Housing project is a complex project regarding to logistics, safety and a strict planning, the contractor must be experiences with more complex projects.
9. **Financial Reports:** The applicant must provide annual financial reports over the past 3 years. The financial reports should demonstrate the applicant's financial stability, and therefor the ability to manage unforeseen circumstances, and sufficient resources to complete the project on time and within budget.
10. **Financial Guarantee:** The applicant must provide a declaration of willingness to provide a financial guarantee for this project. This can either be through a bank declaration or a declaration to guarantee a sum (In dutch: Inhouding op de termijnbetalingen) equivalent to 10% of the bid amount.
11. **CV of project manager/supervisor** in charge, showcasing experience with large projects (max. 2 sides of A4).
12. **Proof of registration** at your local Chamber of Commerce (less than 3 months old).
13. **Declaration from the Tax Department** of your local authority (less than 3 months old).
14. **List of subcontractors** (if any) and technical qualifications.

ANNEX 2

Bidding Form Unit prices

Fill in all yellow fields and sign the form below

Element Building Construction	Fill out:	Unit	Explanation/Situation
1 Price for one hour labour	\$	per hr	Cost of labour for a general worker (manuur)
2 Material price m3 concrete C20/25	\$	per m3	Total m3 concrete in project is approx. 1.000 m3. Excl. pump truck.
3 Amount of labour to process one m3 of concrete floor or wall	hrs	per m3	Total hours/m3 when pouring concrete
4 Supply of 6" hollow blocks for walls	\$	per block	Incl. transport. Total amount of m2 6" blocks is appr. 600 m2.
5 Amount of labour to process hollow blocks in a m2 wall	hrs	per m2	When building a wall of approximately 250 m2.
6 Amount of labour to process rebars for reinforced concrete	hrs	per kg	When making a floor of approximately 50m3 of concrete
7 Formwork materials for concrete floor	\$	per m2	When pouring about 50m3 of concrete (excl. concrete and rebars)
8 Formwork materials for concrete walls	\$	per m2	When pouring about 50m3 of concrete (excl. concrete and rebars)
9 Labour cost for installing formwork	hrs	per m2	When pouring about 50m3 of concrete
10 Plasterwork (labour)	hrs	per m2	When plastering a wall of about 250 m2

Indirect Costs	Fill out:	Explanation
11 Construction site	% on top of building cost	Cost for construction site, temporary structures, security, water, electricity, cleaning site, etc. <u>Incl. mobilization</u> (on and from/to Saba)
12 Profit	% on top of building cost	
13 Risk	% on top of building cost	
14 Overhead	% on top of building cost	General costs

Please note:

- The quoted prices and hours are fixed for the entire bidding process (first and second round) and cannot be increased in subsequent negotiation phases. The contractor commits to the figures.
- All prices exclude ABB
- For off-island contractors, all costs for mobilization (personnel, equipment, etc.) must be included in the percentage for Construction Site costs (item 11).

Date & Signature

Scoring System:

- Each 14 items will be scored with maximum of 100 points. The bid with the lowest price per item will receive a score of 100 points.
- Other bids will be scored relative to the lowest bid using the following formula:
Score = 100 x (Lowest Bid Value / Bidder's Bid Value)

Each item will be weighted based on their relative importance. The weighted scores for each criterion will be summed to determine the overall score for each bidder.

Weighting factors per item:

<u>1</u>	<u>15%</u>
<u>2</u>	<u>10%</u>
<u>3</u>	<u>10%</u>
<u>4</u>	<u>5%</u>
<u>5</u>	<u>5%</u>
<u>6</u>	<u>5%</u>
<u>7</u>	<u>5%</u>
<u>8</u>	<u>5%</u>
<u>9</u>	<u>5%</u>
<u>10</u>	<u>5%</u>
<u>11</u>	<u>15%</u>
<u>12</u>	<u>5%</u>
<u>13</u>	<u>5%</u>
<u>14</u>	<u>5%</u>
	100%

The bid with the highest total score is considered the most economically advantageous tender and the winner of the tender.