

# BIDDING DOCUMENT: Commercial Office Complex

**Project Name:** Meridian Business Center Phase II

**Tender No:** TND-2025-001

**Issuing Authority:** Westfield Development Corporation

**Date Issued:** March 15, 2025

**Submission Deadline:** April 18, 2025, 2:00 PM

## Project Overview

Construction of a 12-story commercial office complex with underground parking, retail spaces on ground floor, and modern amenities. Total built-up area: 185,000 sq ft.

## Scope of Work

- Site preparation and excavation
- Foundation and structural work (RCC frame structure)
- Architectural finishing including facades
- MEP (Mechanical, Electrical, Plumbing) installations
- HVAC systems and fire safety
- Landscaping and external works

## Key Specifications

- **Structure:** Reinforced concrete frame with steel reinforcement
- **Facade:** Glass curtain wall with aluminum framing
- **Flooring:** Vitrified tiles in office areas, marble in lobby
- **Electrical:** LED lighting throughout, backup generator (500 KVA)
- **Plumbing:** Centralized water supply with sewage treatment plant

## Contract Details

- **Estimated Cost:** \$8.2 million
- **Contract Duration:** 24 months
- **Performance Guarantee:** 10% of contract value
- **Retention:** 5% for 12 months post-completion
- **Payment Terms:** Monthly progress payments based on work completion

Price Schedule & Cost Breakdown

Item	Description	Quantity	Unit	Rate (USD)	Amount (USD)
1.0	Site Preparation & Excavation	15,000	Cu.M	12.50	187,500
2.0	Foundation Work (RCC)	2,800	Cu.M	285.00	798,000
3.0	Structural Work (Columns & Beams)	4,200	Cu.M	320.00	1,344,000
4.0	Slab Work (RCC)	185,000	Sq.Ft	8.50	1,572,500
5.0	Masonry Work	45,000	Sq.Ft	6.25	281,250
6.0	Curtain Wall & Facade	28,000	Sq.Ft	45.00	1,260,000
7.0	Flooring (Vitrified Tiles)	165,000	Sq.Ft	4.80	792,000
8.0	Electrical Work	1	Lump Sum	890,000	890,000
9.0	Plumbing & Sanitary	1	Lump Sum	425,000	425,000
10.0	HVAC Systems	1	Lump Sum	650,000	650,000
11.0	Fire Safety Systems	1	Lump Sum	180,000	180,000
12.0	Elevator Installation	4	Nos	85,000	340,000
13.0	Painting & Finishing	95,000	Sq.Ft	2.20	209,000
14.0	Landscaping & External Works	1	Lump Sum	290,750	290,750
				TOTAL	\$8,200,000

Eligibility Criteria

- Minimum 10 years experience in commercial construction
- Completed at least 3 projects of similar scale (>\$5M)
- Valid contractor license Class A
- Financial turnover of minimum \$15M in last 3 years
- EMD (Earnest Money Deposit): \$82,000

## **Contact Information**

**Project Manager:** Sarah Mitchell

**Email:** s.mitchell@westfielddev.com

**Phone:** +1-555-0123

**Address:** 450 Corporate Plaza, Suite 300, Westfield, NY 12345