



THE GRASSROOTS' CLUB

TGC-MD-04-16

TENDER SPECIFICATIONS

Reinstatement Work at The Grassroots' Club

1 GENERAL

- i. The Contractor shall visit the site and satisfy himself as to the site condition, the nature and accessibility of the site by various equipment and extent of the work affecting labour and the execution of the work generally as no claim on the grounds of lacking knowledge in such respect will be entertained.
- ii. The Contractor shall carry out site inspection to determine extent of installation and seek clarification prior to submission of quotation.
- iii. The Contractor shall also provide insurance coverage for the works with regards to personal injury, workmen's compensation and property damages.
- iv. The Contractor shall ensure all inconvenience to the facility users are to be kept at minimum. Any other safety considerations should be made in relevance to local authority's guidelines and requirements.
- v. The Contractor shall take all due care and necessary precautionary measures to ensure that no damage occurs to any existing fixtures. Any damage arising out of the Contractor's Work in such respect shall be made good to the entire satisfaction of the TGC by the Contractor at his own expense and no claim to the contrary will be entertained.
- vi. The Contractor is required to have proper housekeeping of all materials and equipment on site. All rubbish and debris shall be cleared from the site from time to time as they accumulate or when so directed by the TGC.



2 PROJECT TIMELINE

- i. The reinstatement work is to be carried out in 2 phases.

Phase	Date of Commencement	Completion Date
1	1 October 2025	30 November 2025
2	29 December 2025	15 January 2026

- ii. The Contractor may refer to Schedule 1 for detailed scope of work and the phase that the work falls under.
- iii. The Contractor shall mobilise and deploy multiple teams in achieving this timeline without additional cost. The contractor shall ascertain that there are available stocks of proposed materials in the quotation. There should not be any delay in the commencement of the works due to lack of stock of materials.

3 SCOPE OF WORK

General scope of work is as below. Detailed work specific to each venue is specified in Schedule 1.

	Reinstatement requirements
1	Rectify all leaking/ spalling / damaged structures.
2	Rectify all peeling paint works and seal all hairline cracks.
3	Replace damaged or missing ceiling board.
4	Board up window openings with 12mm plywood.
5	Replace damaged or missing roof tiles.
6	Replace damaged or missing door / window panels.
7	Clean and remove debris and vegetation from the roof top/façade/drain/road.
8	Re-paint or touch up on paint work of buildings/structures within the premises.
9	Fill up tree holes with sand or cement.



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10	Pump out water from pond or swimming pool.
11	Clear sewer septic tank sump (grease).
12	De-silt all silted pavement, floor and drain.
13	Make good damaged boundary wall.
14	Level all uneven ground and surfaces.
15	Make good damaged pavement.
16	Rectify damaged lightning conductors.
17	Wash and remove any mould and repaint.
Removal requirements	
1	Remove all movable items in rooms including furniture, tables, chairs, book shelves and lockers etc.
2	Remove all fabric curtains /blinds (curtain rails to remain). Blinds in good condition can be retained.
3	Remove all carpets and any glue residue.
4	Remove all window air-con units and board it up with 12mm plywood.
5	Remove all wall fans; ceiling fans to remain.
6	Remove all water cooler / dispenser and attached filter.
7	Remove raised platforms.
8	Remove gas supply cylinders and all fittings. Seal any visible holes created.
9	Remove all loose and dangerous hanging items.
10	Remove any electrical supply / computer terminal sockets and wire that are installed on the floor.
11	Remove all potted plants/ ferns.
12	All periphery / perimeter roof gutters and RWDP to be removed.
13	Remove signage including their footings and fittings, banners, notices, notice board, neon lights & banners.



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14	Remove plants and planter boxes and fill up with top soil and turf with cow grass/concrete.
15	Remove security access doors and surveillance system.
16	Remove all outdoor furniture items and make good surface of affected areas (to cement the areas/ turf it with grass, where applicable).
17	Remove all additional / temporary / unauthorized structures and extensions. Make good the surface of the affected areas, to cement the areas / turf it with grass, where applicable.
18	Remove awning & its supporting structures.
19	Remove all purpose specific fixtures.
Other requirements	
1	To seal all floor traps in the internal areas.
2	Flush and empty all water tank and seal openings with mosquito netting.
3	To remove all basin traps and place them on top of individual basin.
4	To cover and seal all pedestal toilet bowls with trash bags.
5	To seal all squatting toilets with 6mm plywood or other suitable materials.
6	To seal all floor trap cover with water resistant material.
7	To seal all urinals.
8	To seal all water cistern with mosquito net and flush out remaining water.
9	Seal up any key holes of cover over inspection chamber, sump pit, stop cock pit, lightning conductor pits or any holes on ground with cement or appropriate cover.
10	Replace all missing light bulbs and covers. All lightings must be in working condition.
11	To remove all stickers and glue residue on the walls, seal all cracks and apply a layer of paint over it.



4 LOCATION

The works in the Tender are to be carried out at The Grassroots' Club 190 Ang Mo Kio Ave 8, Singapore 568046.

5 SUPERVISION

- i. The Contractor is required to provide a competent supervisor who shall be stationed fulltime at the job site in the process of the works for the efficient supervision of the workmen.
- ii. The Contractor is to ensure that the workmen at site will not misconduct, cause nuisance and inconvenience to users working / operating at that location.
- iii. All the workmen shall be identified by name tags, uniform or other means during the works. They are not allowed to wonder around the premises unnecessarily.

6 WORKING HOURS AT THE SITE

- i. Monday to Sunday (Non noisy works) – 9am to 10pm.
- ii. The noisy works are to be carried out after the operating hours of the child care centre Monday to Friday from 7pm onwards, Saturday and Sunday.
- iii. The Grassroots' Club reserves the right to change the time to other specified times and days of the week for carrying out any item of works, so as not to cause disturbances to tenants and the public.
- iv. The Contractor shall factor into the costs of the Contract the requirement for workmen on site to carry out the works on weekends, public holidays and after office hours on weekdays, including works carried out over night to early morning hours. They will not be entitled to any claims for such works to be carried out at the mentioned hours.



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7 OPERATION REQUIREMENTS AND SITE MANAGEMENT UNDER PHASE 1

- i. The Contractor is to note that the child care centres located at Level 1 and Level 2 will remain operational throughout Phase 1 of the reinstatement works. It is critical that the Contractor plans and executes the works with utmost consideration for the safety, convenience, and daily operations of these centres.
- ii. The Contractor shall take all necessary measures to minimise noise, dust, vibration, and any form of disruption that may affect the children, staff, and parents of the child care centres. Activities that are likely to cause excessive disruption should be scheduled outside the centres' peak operational hours.
- iii. Proper hoarding must be erected around the work areas to clearly segregate construction zones from public and operational spaces. These hoardings must be secure, stable, and clearly labeled with safety signage, and shall comply with all relevant building and safety codes.
- iv. Access routes to and from the child care centres must remain clear and unobstructed at all times. The Contractor shall ensure that no construction materials, debris, or equipment encroach on pathways or emergency access routes.
- v. Site plans, including proposed hoarding layouts, access management, and scheduling of noisy works, must be submitted and cleared by the relevant authorities or project consultant/manager prior to commencement of works under Phase 1.

8 LIQUIDATED DAMAGES

If the Contractor fails to complete the works by the expiry of the Completion Date, the rate as specified below as agreed liquidated damages per day for every day the work remains incomplete shall be imposed. Such liquidated damages shall be deducted from any payments due to the contractor. The liquidated damages shall be 1% of value of the Tender Sum of minimum \$1,000.00 per day (whichever is higher). However, the Total Liquidated Damages amount shall be capped at 10% of the value of the Tender Sum or \$10,000.00 (whichever is higher).



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8 PAYMENT

The Contractor may submit his progress payment claim every month upon the satisfactory completion of the works and to the entire satisfaction of the Supervising Officer. The Supervising Officer shall verify and certify the sum to which the Contractor is entitled under the Contractor. Payment shall not be considered as evidence of the quality of the Works to which the payment relate nor shall it relieve the Contractor of his responsibilities under the Works. The tax invoices shall be addressed to: The Grassroots' Club, 190 Ang Mo Kio Ave 8, Singapore 568046.