

**Pre-qualification Application Form for “Furjan Wadi Lusail – Infrastructure Works”**



**Furjan Wadi Lusail Development:**

BARWA intends to undertake a state-of-the art residential development, for young Qataris and the future generation, considering the local Qatari culture, traditions and family-oriented communities; bearing in mind the contemporary lifestyle, modern-time needs and new technologies.

The development provides all the services and amenities required to build a sustainable community, such as: schools, retail shops, mosques, public parks, etc. fostering a healthy lifestyle by applying smart solutions to the urban spaces to encourage walking, cycling and outdoor activities.

The urban and architectural theme is inspired by the social, economic and environmental qualities of the traditional Qatari urban fabric and courtyard houses. These qualities are expressed and reflected in a contemporary architectural language.

The development consists of 2 large parcels of land, with a total land area of over 3,476,000 square meters and it is located in the northern part of Lusail, Qatar.

The design philosophy of the project is inspired by how historical human developments in Qatar evolved around a “Wadi” or valley. In Qatar, there are over 650 known Wadis, one of which is “Wadi Lusail” that has provided the inspiration to the concept. Considering how natural Wadis flow from higher terrain towards lower terrain, the design allows for a main central spine in this development, acting as a green corridor or “Wadi”, spanning from the higher Western land towards the lower Eastern land, connecting





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the 2 parcels of land from East to West via a green pedestrian bridge. This creates one continuous green corridor with pedestrian & cycling routes which will act as a unique public attraction for tourists and locals alike to enjoy together, including several amenities such as clubhouses, sports facilities, walking and cycling paths together with food & beverage outlets and facilities to host large events and celebrations.

Around this Wadi, multiple unique “Furjan” or “Neighborhoods” are formed, and connect to each other by the open green spaces, giving priority to the public realm and enhancing the community spirit. Each “Fereej” has its own unique style or theme and has nearby amenities, mosque, retail shops, kindergartens, walking and cycling tracks which should promote a healthier lifestyle and a more eco-friendly development that reduces reliance on vehicle transportation.

The development captures and preserves the Qatari Identity, offering a variety of contemporary houses that are inspired by Qatari heritage, traditions and focusing on providing privacy and a family-oriented lifestyle.

These houses vary in sizes, shapes, layout and finishes as follows:

There are 120 Stand-alone Villas with street views in addition to 160 Stand-alone Villas with Wadi views, each with a land size of approximately 900 square meters.

There will be 1283 courtyard houses, with 147 courtyard houses with direct Wadi access, with lands sizes ranging between 400 to 800 square meters. Every few courtyard houses form a block with their own semi-private plaza or “Baraha” which can be converted into a gated-community. These “Barahas” host local events & Fereej activities and connect to the wadi to create a transition between the privacy of home, the semi privacy of the local Baraha and the public aspect of the wider neighborhood & the Wadi.

There will also be 78 residential towers offering apartment units in different sizes, with tower heights ranging from G+14 to G+5, providing a volume transition towards the Wadi with green terraces offering unique views as well as ensuring privacy to the nearby low-rise villas.

Several amenities such as mosques, retail shops, commercial, hypermarket, food & beverage, mixed-use, kindergartens, healthcare clinics & a school are distributed around the project & located in close proximity to nearby LRT stations, for a transit-oriented development.

Sustainability is at the heart of the project, combining traditional principles with modern technology to respond to the challenging needs of the climate, while reducing the consumption of energy and resources. Examples of sustainable measures include the use of native plants, harvesting rain water and re-using grey water for irrigation, placing amenities and services within walking distances to reduce the need for transportation, the use of courtyards and open spaces, smart MEP systems, low water usage appliances, light colored materials, shaded walkways, parking facilities for cyclists, green roofs and walls.





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**Project Scope**

Construction, Testing & Commissioning and Handover of infrastructure works for the Furjan Wadi Lusail development.

**Part (1)**

You are kindly requested to provide the following details:

**SECTION A. GENERAL INFORMATION**

1. Legal Name of the company \_\_\_\_\_

2. Business Address \_\_\_\_\_  
\_\_\_\_\_

3 Phone No: \_\_\_\_\_ Fax No.: \_\_\_\_\_

4. Email Address: \_\_\_\_\_

5. Contact for prequalification inquiries (full name, position and email address):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Contact for general inquiries (full name, position and email address):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Membership of industry associations (please list):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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**SECTION B. COMPANY PROFILE**

8. How many years has your company been in business as a contractor? \_\_\_\_\_
9. How many years has your company been in business under its present business name? \_\_\_\_\_
10. Form of Business Organization  
Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Sole Proprietorship \_\_\_\_\_
11. If Corporation/Partnership, year incorporated/established: \_\_\_\_\_
12. If the Respondent is a company, the company name indicated above is registered with the Registrar of Companies in the State of Qatar \_\_\_\_\_, Incorporation Number \_\_\_\_\_.

**SECTION C. FINANCIAL CAPACITY (Insurance Reference):**

13. Name of Insurance Company: \_\_\_\_\_
14. Address: \_\_\_\_\_
15. Contact Person: \_\_\_\_\_
16. Telephone/Fax Numbers: Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
17. Are you able to provide General Liability Insurance, on an occurrence basis, in the amount of not less than 110% of the Construction Contract amount for bodily injury, (including death) and damage to property including loss of use thereof? \_\_\_\_\_
18. Are you able to provide Automobile Liability Insurance for all owned, leased or rented licensed vehicles used in the performance of Work and shall include third party liability? \_\_\_\_\_
19. Are you able to provide All Risk policy of Construction (Builder’s Risk) Insurance for the value of the work performed and the full value of products specified, if any, for incorporation into contract works? \_\_\_\_\_
20. Are you able to provide Contractor's Equipment Insurance covering at least the actual cash value of owned or leased construction machinery and equipment used in the performance of the Work and shall include a waiver of rights of subrogation against the Owner and the Consultant? \_\_\_\_\_
21. Are you able to provide Professional Indemnity Insurance and the details of the insurance policy \_\_\_\_\_





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22. Can your firm provide a Bid Bond? \_\_\_\_\_

23. Can your firm provide a Performance Bond? \_\_\_\_\_

**THE BELOW SECTIONS “D” & “E” TO BE COMPLETED BASED ON INFRASTRUCTURE WORKS EXPERIENCE**

**SECTION D. Project Volumes / Contract Value:**

24. Annual value of contractor work for the past five years:

YEAR	VALUE/ QAR

25. Indicate the value and volume of work for which you presently have contracts, but have not started or completed to date:

Project Name	Value QAR	Client	Starting Date	Completion Date	Percentage of Completion

**SECTION E. EXPERIENCE, REPUTATION AND RESOURCES**

26. In separate Sheet(s), Provide details, in order of date, of relevant infrastructure projects completed in the past five years as per the following format

Project Name	Value QAR	Client	Contract Completion Date	Actual Completion Date



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27. In separate sheet(s), Provide details, in order of date, of all projects completed as per the following format – in separate tables

Project Name	Value QAR	Client	Contract Completion Date	Actual Completion Date

28. Respondents should provide information on the company executive management with organization chart.

29. Respondents should provide information on the background of all key personnel of the company: Key Personnel (e.g. senior management, project management, supervisory personnel who are employed on a permanent basis.) NAME/POSITION /Resume attached.

30. The respondent should provide a list of all equipment within the company as categorized below:

- Owned / Hired equipment
- Confirmation on availability when needed
- Material handling / lifting capacity
- Earth moving capacity
- Other miscellaneous Equipment

31. The respondent should provide a list of the total in-House Manpower Number.

32. The respondent should provide relevant details of the following;

- List of sub-consultants with Grade and Specialization
- List of sub-contractors with Grade and Specialization
- List of suppliers







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**Part (2)**

You are requested to provide the following documents along with the above completed data indicated in part (1)

1 - Financial Capability: Financial report for the last five years showing;

- Turn Over
- Current Asset
- Balance Sheet
- Profitability

2 - Recent Credit Report from Qatar Credit Bureau

3 -

4 - Health and safety certification and company plan

5 - Quality certification and company plan

6 - Miscellaneous

- Compliance with labor compound requirements letter
- Commercial Registration
- Tax Card
- Company Profile

I / We confirm that this submission is accurate and true to best of my/our knowledge.

This Submission is submitted on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signatory Name \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

