

INTERNATIONAL INDIAN SCHOOL - DAMMAM

Eastern Province - Kingdom of Saudi Arabia

Licensed By Ministry of Education K.S.A. Vide Lic No. G/42

Affiliated to Central Board of Secondary Education,
New Delhi, Affin. No. 5730002 School No. 90056



المدرسة العالمية الهندية - الدمام

المنطقة الشرقية - المملكة العربية السعودية

تصريح وزارة التعليم بالملكة العربية السعودية رقم ج/ ٤٢

المعتمد لدى الهيئة المركزية للتعليم الثانوي

نيو دلهي رقم ٥٧٣٠٠٠٢ مدرسة رقم ٩٠٠٥٦

REQUEST FOR PROPOSAL

BUILD-TO-SUIT SCHOOL CAMPUS

FOR

INTERNATIONAL INDIAN SCHOOL, DAMMAM (IISD)

Date: 27th October 2025



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BUILD-TO-SUIT LEASE MODEL

- Developer constructs facility as per IISD specifications and Handover by January 2028.
- 25-year lease agreement
- Two funding structures:

Option	Developer Role	IISD Commitment
1	Land acquisition + construction	Fixed annual rent
2	Developer financing (IISD guarantee)	Rent + deposit guarantee





PROPOSED FACILITY SPECIFICATIONS

1. Academic Infrastructure

- 60 smart classrooms
- 650 Classrooms
- 75 staff rooms & Office / admin
- 12 Fully equipped Science / Computer / AI laboratories
- 3 ICT labs with 120 workstations

2. Library & Media Centre

- Four-level library with 25,000 volumes
- Digital learning zones and study areas

3. Sports Facilities

- 2 Indoor multipurpose hall
- Outdoor cricket, football, and athletics grounds
- Olympic-size swimming pool and fitness center

4. Arts & Culture

- 2 x 3,000-seat auditorium
- Dedicated rooms for music, dance, drama, and fine arts

5. Student Services

- On-site medical clinic and counselling suite
- 20 Canteens with Seating
- RFID-enabled transport hub
- Book Store

6. Safety & Sustainability

- Comprehensive fire safety systems
- CCTV and biometric access control
- Parking Lots and designated Drop & Pick Up point

7. Location: Dammam / Khobar



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8. Bid Submission Details:

Interested Developers are requested to submit their detailed proposal in line with the requirements mentioned above and the government / MoE regulations, to the below Email ID as one single PDF, latest by the **5th January 2026**:

- chairperson@iisdammam.edu.sa
- iisdammam@hotmail.com

You may also visit the school and submit the **Proposal in the BID BOX** during school hours [8 am to 2 pm].

Please note:

- Technical Details wherever relevant must be clearly mentioned
- All **COMPANY PREQUALIFICATION DOCUMENTS** mentioned below to be attached along with the Proposal:
 - i. **Commercial Registration [CR] certificate**
 - ii. **Chamber of Commerce certificate**
 - iii. **National Address**
 - iv. **VAT Certificate**
 - v. **BAN [Business activity number] Certificate**


27/10/2025
SUNIL PETER
Principal

