

# Construction of Three School Buildings in Lebanon

LRPS 2021-9171038

Q&A

## BIDDERS QUESTIONS - Admin Related

### Missing Documents:

1. Please note that architectural drawings A126 till A136 and Drawings No. A104, A105, A106, A106a & A106b in Dhour El Chweir School are not opening (Corrupted).
2. Kindly note that in Lot 2 Mazraat Yashouh, the drawings number A-148R1 and A-149R1 "Main Entrance details, Lift plan" are missing, we are requesting them.
3. The schedule of finishing is missing.

**All requested drawings were shared with the bidders (using same link).**

### General/Administrative Questions:

4. Please advise if a Guarantee from an international bank outside Lebanon is acceptable, and if transfer from UNICEF to a company's bank account outside Lebanon is possible.

**No payments will be paid to bank account outside Lebanon; hence, no guarantees will be accepted from international bank outside Lebanon.**

5. Request for AutoCAD drawings:
  - a. Kindly provide us with the AutoCAD drawings if possible.
  - b. In order to facilitate the quantities take off, can we get the drawings as AutoCAD files?

**AutoCAD drawings will not be provided to bidders at this phase as explained during the two pre-bid meetings.**

6. Kindly confirm that items in the BOQ with no corresponding quantity are not included in our scope of work.

**Bidders shall quote for all items even those with zero quantities**

7. Request for bid submission extension
  - a. Since The project is a Lump sum contract, more time is need to re-measure the quantities together with the pricing, therefore we kindly request an extension of time for the Bid submission date and for the queries' Submission date, knowing that we are bidding for 3 schools at the same time.
  - b. Due to the large scope of the project, we kindly ask you for a 10 days extension for bid submission.
  - c. Kindly provide us with 2-week time extension to be able to study the project thoroughly, and if possible it would be great to extend the deadline for queries submission accordingly.

**Please note that as explained in the pre-bid meeting, despite the contract is lump sum, the BOQs are well prepared and no need to be reviewed from your side at this stage. In addition, majority of items in the three projects are similar. No further extension will be provided.**

8. This project is a Lump sum Contract, works will be executed as per drawings for the Lump sum amount. Any works not shown on the drawings will be considered as additional works even if shown in the BOQ. Please confirm
9. Project is lump sum and ACAD drawings will not be made available to bidders. Please clarify on how a dramatic increase or decrease of quantities between the BOQ and the actual executed will be administered.
10. Items appearing on drawings but not found in the BOQ. Will the contractor be held responsible?

**This is to confirm that all works shown in the tender documents (including drawings and BOQ) are included in the contractor scope of work. It is the bidder responsibility to investigate and collect needed information noting that no variation will be accepted.**

11. Submitted price to include a 1 year liability period which means 1 year maintenance. Right?

**1-year Defects Liability Period is requested so that the contractor will rectify any defects that might occur under his liability.**

12. Similar experience

- a. In the technical proposal, Contractors should have constructed 3 similar projects. Actually and due to the recession in the country and the Pandemic problem, this condition is not easily met and we would request to cancel the time frame considered 5 years
- b. Reference to the above mentioned project, the following was mentioned in the Terms of Reference: "Minimum of three similar (in type and area) completed projects within the past five years, i.e.: school buildings with minimum area of 2500 m2. (2.5 points per similar project up to 10 points)"  
Considering that the country has been in near meltdown for the past 2 years, there weren't many school projects of the size being constructed in the past 5 years. So we believe this will decrease drastically the number of qualified bidders for the project.  
Also if our project manager has executed similar projects, is it possible to consider that as reference as well?

**All documents that are listed under Technical Proposal in the TOR are required and will be graded thus failing to provide such evidence will not disqualify you, however, you will lose the respective marks; noting that similar experience duration was initially 3 years and then it was extended till 5 years due to the current situation in the country.**

**As discussed during pre-bid meeting, the project manager experience cannot replace the firm portfolio and needed experience in the technical evaluation.**

13. Request for Unprotected BOQs

- a. We need unprotected BOQs to be able to submit Unit rate Break Down Analysis
- b. Is it possible to get unprotected copies of the BOQs as Excel sheets in order to put the required unit rates analysis adjacently for each item (On the same lines)?

**As discussed during the pre-bid meeting, unprotected BOQs will not be shared with the bidders. You can copy the item number and paste into a new excel file.**

14. Kindly ask you to clarify if we have to Submit Bid Security with the tender submission because the only format for Bank Guarantee is the Performance Guarantee Specimen and no data is mentioned regarding the Bid Security.

**Bid security or bid bond is not requested as discussed during the pre-bid meeting.**

15. Please clarify if we have to fill in the total prices of the lots in the document (Request for proposal for services - LRPS - 2021-9171038) pdf page 4/17, and if yes, this means that this document is to be sent with the financial offer.

**Bidders need to fill page 3 of the LRPS and to fill the prices in the annexed BOQs.**

- 16.
- a. We would like to ask if the drawings, specifications, soil investigation and MOM must be signed and enclosed with the technical offer.
  - b. TOR, page 8 of 15, VIII Qualification Requirements and Evaluations, Item 10.  
Complete bidding documents initiated on all pages: all documents received including; Volume 1 is RFP, Volume 2 "Specifications", Volume 3 "Bills of Quantities" and Volume 4 "Drawings", are required to be submitted in hard copies in black and white on A4 except for drawings on A3. Please confirm
  - c. Reference to TOR Qualification requirements and evaluations, Kindly clarify if we need to submit all received drawings and specification for all schools stamped and signed.

**Complete bidding documents ( Volume 1 is RFP, Volume 2 "Specifications", Volume 3 "Bills of Quantities" and Volume 4 "Drawings") initiated on all pages should be submitted with the technical offer for all school projects that the bidder intend to bid for. These documents should be sent via email, thus no need for**

**signature on hardcopies and electronically signed documents are sufficient at this stage. Winning bidders will be requested later, after contract signature, to submit the documents in hardcopy.**

17. TOR, page 14 of 15, XII Duty Station

“UNICEF will have the right to change/amend or terminate the contract if:

- A major change in the current situation of the country occurs
- There is a major change versus the estimated quantities
- There is a change in services which are not covered in the contract”.

In any of the cases above, how will the contractor be compensated for all purchases/expenses that already occurred and/or that may occur after the termination of the contract.

**Termination clauses are stipulated in the Contract agreement (standard contract form is shared with the bidders).**

18. Performance guarantee upon contract signature can be in cheque USD (Not Fresh USD). Please confirm

**As discussed during the two pre-bid meetings, the successful bidders shall communicate with their banks and inform UNICEF whether the performance guarantee will be provided from fresh dollar account or not. The performance guarantee, of the value equal to 10% of the contract, shall be provided to UNICEF no later than 10 working days after the contract signature. Banker cheques are not accepted.**

19. Please confirm that the payments will be made in Fresh USD.

**Confirmed, payments will be made in Fresh USD.**