

Dated: 17/01/2025

Minutes of the Pre-Bid Meeting / Clarification

Electrical Works at Chahar Bagh Phase-I

Pre-bid meeting of subject Contract was held on January 8th, 2025 (11:00 am). The list of the participants who attended the meeting is attached as **Annexure – 1**. Meeting commenced with the recitation of Holy Quran. Following the introduction of the participants, Client gave the presentation on Project Background and scope of work to be implemented. Thereafter, a session of question answer and clarification was held to respond to the Bidders Queries. Whereby, the Bidders were advised to forward their queries in writing. Following which, the Client will respond the clarifications, and may issue the addendum to incorporate the changes in bidding documents if necessary.

As such, Pursuant to IB Sub-Clause 8.1, the clarifications of bidding documents required by prospective bidders are as follows;

Sr. No.	Queries of the Bidders	RUDA's Response
1	Does the whole Project have to be of this value / greater than this value or the relevant item must be of this value in that project? Another submission in this regard is that before Covid 19 hyperinflation soared the dollar to 3 times higher as it is today, and which increased the prices of the metal globally more than 5 times. There was no electrical project in the country that was more than 600-800 MN. Even if your project would have been executed before 2020, it would have been finished in 5 times less amount at least.	Please refer to Addendum attached herewith which is self-explanatory.
2	If 02 projects are mandatory in each subcategory and providing those will get us full marks, then how marking will be done proportionately for 03 or more projects? It is also mentioned that providing 02 projects in each subcategory is mandatory, that means either getting full marks or getting disqualified. Please elaborate and reconsider this criterion	Please refer to Addendum attached herewith which is self-explanatory.
3	This as per our assumption is for JVs. According to this requirement every single firm which is part of a JV should individually meet the Minimum amount of works requirement. Our Submission in this is if all the firms which are part of a JV Fulfill / Meet the requirements on their own then why would they be forming a Joint venture.	The JV should collectively fulfill the criteria to secure overall 70% marks. However, the lead member must individually obtain at least 65% marks in each category. Maximum number of JV / Consortium Members shall be 03 (Three Nos.) (BD Sub-clause-12.2)

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	Also, if all the firms in a Joint Venture Individually Fulfil / Meet the requirements then that Joint Venture will be too overly qualified for your project. Maximum of how many firms can form a Joint Venture?	
4	Do you Require Credit Line letters from the bank in the name of your project or can they be in general as well in which the bank states that our company has a credit line facility/Limit available with it of such amount. Usually, the banks issue a general credit line letter stating the limit available to the company which is acceptable for tendering in all departments.	The bidder must provide valid credit line letters in general.
5	Shouldn't it be Enough if we attach the personnel's CVs, and their PEC numbers as required by all other departments / Clients in Pakistan in their Tenders? Employees object to providing extra information by their employers to other departments for tendering purpose.	As per criteria, the bidder shall provide the CVs of employed engineers having PEC numbers, where applicable as per PEC regulations.
6	Mobilization Advance: Request to pay the mobilization advance in one instalment instead of the two instalments stipulated in Clause 14.2.	Regretted, please. Mob. Advance shall be subjected to the provision of the bidding documents.
7	Secure Advance: Kindly allow the provision of secure advance clause 14.5 (i)(c).	Please refer to sub-clause 14.5, which is self-explanatory and allows the contractor to secure the advance payment in accordance with 14.5 (c) (i) against the plant and material intended for the works.
8	Price Adjustment: Please incorporate appropriate coefficients for all items related to the scope of work, in accordance with the revised PEC procedure for price adjustment as mentioned in Clause 13.7.	Please refer to Addendum attached herewith which is self-explanatory.
9	Non-BOQ Items: Allow 25% against the Contractor's Overheads/Profits over the prime cost of any Non-BOQ item, with applicable taxes added over this 25%, under Clause 12.3.	Regretted, please. Potential bidder requires to refer to the GCC Sub-Clause 12.3. In the event, the situation arises to deal with the new rate of similar nature work / Non-BOQ item etc.



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10	Retention Deduction: Amend Clause 14.3 to implement a uniform retention deduction rate of 5% throughout the project duration to facilitate cash flow.	Regretted, please. Respective provision of conditions of contract shall prevail.
11	IPC Payment Timeline: Request amendment to Clause 14.7(b) (i) to ensure 75% payment against IPC is made within 7 days of submission to the Engineer, with the balance to be paid within 21 days after verification.	Regretted, please. Respective provision of conditions of contract shall prevail.
12	IPC Payment Timeline: Request amendment to Clause 14.7(b)(i) to ensure 75% payment against IPC is made within 7 days of submission to the Engineer, with the balance to be paid within 21 days after verification.	Regretted, please. Respective provision of conditions of contract shall prevail.
13	Bid Submission Date: Kindly extend the bid submission date by 2 weeks.	Pursuant to approval of Competent Authority, the decision in respect of extension of bid submission deadline shall be circulated through corrigendum in national newspaper. Copy Attached.
14	Electricity Availability: Confirm whether electricity is available at the site through the existing transformer or if the Contractor needs to arrange a transformer from LESCO.	The Contractor shall make his own arrangements to provide the electricity required for site operations, and contractor's facilities etc.
15	Site Allocation: Specify the area allocated for the establishment of the Contractor/Engineer site office, labor camp, and construction yard, including the location.	Allocation and Possession of site for construction of Contractor office / campsite shall be given after the award of the Contract to successful Bidder.
16	Client and Consultant Facilities: Clarify if the Contractor is required to provide offices and vehicles for the Client and Consultant.	Yes. Please refer to the Special provision of Bidding Documents.
17	Consultant's Staff Rates: Advise the per-hour rate for Consultant's staff for site supervision beyond normal working hours and on holidays, if applicable.	Regret to mention that the undersigned could not see any relevance to this query in subject matter.
18	Approved Vendor List: Kindly Provide approved vendor list for all types of materials.	Approval of source / vendors shall be accorded by the Engineer (project consultant).





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Government of the Punjab



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		per bidding document and LESCO regulations.
19	i- It is stated on Volume-II (BOQ), Point no. 2, that the quantities given in the BOQ are provisional and the basis of payment will be the actual quantities of work executed and measured by the Contractor.	Yes, it is correct.
	ii- The Employer should take responsibility regarding design book and private permission by LESCO offices for additional LESCO items need to be approved/procured in case of actual measurements or requirements per site conditions.	The contractor shall be responsible for securing approval from LESCO in accordance with the Consumer Service Manual (CSM) 2023, where applicable.
20	The Contractor will be liable to get full BOQ cost of the leftover quantities (for LESCO items) material as contract is under binding to purchase all the material which has been vetted under design book by LESCO.	Payments to the contractor against actual work done shall be subject to the certification of the Engineer as per the contract.
21	Please clarify that the Contractor may get cost escalation if variation in any BOQ quantity (Civil & Electrical) is more than 5%.	In case of variation from the provision provided in the BOQ, the additional cost claim of the contractor shall be treated as per variation clauses of the Contract.
22	Please note that 80% of the material is Electrical. The Employer shall give price adjustment for Electrical material in case of market fluctuation for prices of Electrical material.	Please refer to Addendum attached herewith which is self-explanatory.
23	The Contractor will be liable to get BOQ rates for leftover quantity (Non-Wapda / Lesco items) exceeding 5% of the BOQ.	Payments to the contractor against actual work done shall be certified / paid as per the Contract.
24	The Client shall ensure access/possession to site and no land is in litigation process. The Employer may ease taking of right of the way permits/approvals.	The possession of the site shall be given as per provision of the Contract.
25	The Client shall provide percentile statuses for developed and undeveloped areas for the scope of works issued under tender book and drawings.	The client shall provide the site in accordance with construction drawings and BOQ, viz.





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		respective provision of the Contract.
26	The Employer may coordinate/cooperate with the Contractor for MI and Stage inspection of LESCO items, and the Employer may entertain Extra item claim by the Contractor in this regard.	The employer shall facilitate the process of MI and stage inspection required by LESCO. The additional work shall be dealt with in accordance with the variation clause of the Contract.
27	The Client will share the existing underground services layout and corridor plan before commencement of work. Any damage to existing underground services due to lack of cautionary measures or indication may not be the responsibility of the Contractor.	Any damage to the existing services attributable to any respective party including client, contractor, consultant shall be treated as per the Contract.
28	Keeping in view integration (If any) with the live points in the network, the Client will share the details of live points in already laid HT/LT network at connectivity points and their shutdown plan/procedures.	The requested information shall be shared with the successful bidder, as per requirement.
29	In case of high earth resistance value contrary to the standard, the contractor may install additional earth rod or some other method, in any case the contractor will put up claim for additional /extra item cost.	The contractor shall be supposed to install the earthing system in accordance with the provision of the contract / specifications. In case of variation from the provision provided in the BOQ, the additional cost claim of the contractor shall be treated as per variation clauses of the Contract.
30	75% of the BOQ Cost or 100% of the invoice will be paid within 15 working days upon delivery of material at site.	Payments to the contractor against actual work done / supplies shall be as per the Contract.
31	Please consider 50% retention money to be released at the time of TOC, and 50% upon completion certificate.	Please refer to the COC sub-clause 14.9 (release of retention money).
32	The Employer shall issue addendum regarding extra item cost for stop gap arrangement required for energization of the network, if it is in scope of the Contractor.	The Engineer shall issue the variation order as per Contract.





Ravi Urban Development Authority
Government of the Punjab



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33	The Employer may add an extra sum for any engineering facility, if required.	In the event of additional requirement of engineering facility, the Engineer shall issue the variation order as per Contract where required.
34	The date of TOC may be from the date of successful final inspection by LESCO / WAPDA offices.	TOC shall be issued by the engineer as per Contract.
35	The snag list may be rectified during defect notification period (DNP).	Defects (Snag list etc.) shall be rectified in accordance with GCC Sub-Clause 11 of the Contract.
36	As per Particular conditions of the tender documents Clause 14.6.2, the minimum IPC claim is 4 million, which may be claimed on the base of actual work done no matter what the amount for IPC is, in case of circumstances that are beyond the Contractor's control. Please clarify it.	The Engineer shall certify the payment of the Contractor against the Work done provided that the minimum amount of payment to be certified by the Engineer is higher than 4 million as prescribed in bidding documents. This is to ensure the Contractor must execute the work more than 4 million in each month.
37	The Manufacturers/Suppliers mainly consider warranty/Guarantee of equipment starting from the date of delivery of material at site. Please clarify that the warranty of equipment will start from the date of delivery of the material at site or date of TOC per condition of the tender book Part-B, Clause 4.1. The Employer shall consider cost adjustment/escalation, if extension in manufacturer's warranty is required at any stage.	The warranty shall start after the issuance of date of expiry of DNP (Defect Notification Period).
38	The Employer shall clarify the submission of performance guarantee. The employer may allow to submit performance guarantee and bid security in terms of insurance guarantee.	The potential Bidder is required to submit bid security and performance guarantee in accordance with provision of bidding document.
39	The Employer may clarify about the type of Environmental Management plan stated in the bidding data clause 7.1 because the Contractor will only consider and be liable for "Area Cleaning and Housekeeping" within scope of work.	The contractor shall comply with EMP in accordance with the respective provision prescribed in bidding documents.





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40	Another suggestion is that NESPAK construction Management Division has already secured successfully bid for LDA City underground electrification system which is being executed successfully in Lahore. It is 100% the same nature and scope of works as your project. So, please review criteria to the LDA City underground electrification qualification criteria.	Please refer to Addendum attached herewith which is self-explanatory.
41	As this project is of electrification nature, whereas, the given price variation equation in the given price variation equation in tender documents include all the factors of civil items.	Please refer to Addendum attached herewith which is self-explanatory.
42	As per PEC latest edition of guideline it has stated that for electrical project electrical items should be made as factors, and the other item whose weightage is more than 3% in a contract can be made a factor of price variation equation. Please review price variation equation on these grounds. PEC document is attached for your kind reference	Please refer to Addendum attached herewith which is self-explanatory.
43	As this is an electrical nature work. All the electrical items ordering need to done at start of the Project because the raw material is imported by the manufacturer and it takes time. Thus, a huge some of advances is required by the manufacturers. Which are up-to 50 ~ 60% of order value. Thus, we request you to please make a payment plan keeping this in mind so your project can be executed smoothly	Regretted, please.
44	Please increase the Mobilization advance from 10% to 15% as other departments do in electrical Projects	Regretted, please.
45	As per PEC guidelines as this project involves imported material, please fix the dollar rate and escalation be allowed if the rate fluctuates during the course of Project execution	Regretted, please. Since potential bidders are required to quote their bid price entirely in Pak. Rupees. Where a Bidder expects to incur expenditures in Dollar or any other currencies for inputs to the Works, in such case the unit rates and the prices shall be quoted by the



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		Bidder in Equivalent to PKR including any allowance to cover the future fluctuation in foreign currency's conversion rate.
46	If a company has successfully completed projects/ work orders directly issued from IESCO, FESCO or any other DISCO' of HT/LT equipment of supplying to them. Will those be taken into account for qualification?	Work orders issued by FESCO / IESCO pertaining to the project of similar nature and complexity prescribed in evaluation criteria shall be acceptable.
47	If one of the JV partner firms has PEC license less than C-A category but the other JV Partner firm has C-A No limit license. Will the JV qualify?	JV lead members having PEC license category C-A will meet the requirements of eligibility required for JV.
48	The Financial Criteria set for pre-qualification for the project is set at the higher side, when read in conjunction with the technical criteria.	Please refer to Addendum attached herewith which is self-explanatory.
49	The requirement of Bank Credit Line of Minimum Rs. 800 million against twenty percent of Guarantees (Performance & Mobilization Advance Guarantees) of the Project Price is very high. It should be reduced.	Please refer to Addendum attached herewith which is self-explanatory.
50	The requirement of Minimum Average Working Capital for last three years of Rs. 800 million is also very high as not all potential bidders could have won projects in past three years. This condition will reduce the number of bid participants. This requirement should be lowered to increase the number of bidders for competitive bids.	Please refer to Addendum attached herewith which is self-explanatory.
51	There is difference between the requirement of Bid Capacity & Net Bid Capacity in description & Remarks. Kindly clarify.	Please refer to Addendum attached herewith which is self-explanatory.
52	The requirement of Bid Capacity to be equal to or greater than the Bid price is too difficult with the requirement of at least two projects of similar nature in hand with minimum value of Rs. 2,600 million. It is requested that this requirement should also be lowered.	Please refer to Addendum attached herewith which is self-explanatory.
53	No marks have been assigned to Average Annual Turnover; it is requested that marks are assigned to it as well.	The bidder must provide the updated audited financial statement for determination of annual turnover. However, the marks shall be assigned as per evaluation criteria. Reference to the addendum attached.

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54	Underground electrical works at mass level are not routine in Pakistan. The requirement of completed works of value Rs. 2,600 million (at least two projects) in last ten years along with the works of same value (at least two projects) in hand is difficult. This requirement should be revised and reduced to increase the number of bidders for competitive bidding.	Please refer to Addendum attached herewith which is self-explanatory.
55	The project majorly consists of procurement of electrical items from manufacturers and installation of the same, whereas the actual works to be executed at site is civil works but civil works have been given no value in past performances & current commitments. It is requested that more value to be given to the actual works to be executed at site and the criteria revised accordingly.	Please refer to Addendum attached herewith which is self-explanatory.
56	In Part A - Contract Data, Delay damages have been stated @ 0.05%/day of the price stated in Letter of Acceptance up to limit of 10% under sub-clauses 8.8 & 14.15(b) of the contract and incentive for early completion under sub-clause 8.14 has been made not applicable. This incentive should be restored.	Regretted, please.
57	The performance guarantee has been limited to be in the form of Bank Guarantee, the option to furnish performance guarantee from an Insurance Company with the rating acceptable to PEC (at least AA Rating) should also be given, please.	Performance guarantee must be provided in accordance with provision of bidding documents.
58	The percentage profit has been fixed at twenty percent (20%), taking in account the over heads of 13% and 5% PRA, the profit margin is very less. This profit should be 25% instead of 20%.	Regretted, please. Overhead and profit shall be in accordance with the provision of the bidding documents.
59	Under sub-clause 14.15(f) the rate of exchange has been made not applicable, the project involves import items, it is therefore requested that rate of exchange may kindly be fixed at prevalent rate 28 days prior to bid.	Regretted, please. Since potential bidders are required to quote their bid price entirely in Pak. Rupees. Where a Bidder expects to incur expenditures in Dollar or any other currencies for inputs to the Works, in such case the unit rates and the prices shall be quoted by the



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		Bidder in Equivalent to PKR including any allowance to cover the future fluctuation in foreign currency's conversion rate.
60	The factors for price adjustment have been limited to "Labor" & "High-Speed Diesel", whereas the project involves items which are dependent upon the price of copper, it is requested that copper may kindly be added to the list and preferably PEC formula for price adjustment may kindly be incorporated in the project i.e., any item having price more than 3% of the contract price becomes part of flexible portion of the contract price.	Please refer to Addendum attached herewith which is self-explanatory.
61	Payment for imported items may kindly be incorporated in the contract with payment divided; forty percent (40%) at the time of Purchase Order (P.O.); twenty percent (20%) at Bill of Landing (BL); twenty percent (20%) on arrival at site; twenty percent (20%) at installation.	Regretted, please. Payment shall be made as per provision of the bidding documents.
62	The criteria outlined for the project were discussed as being somewhat stringent and potentially unattainable under current circumstances. We believe that a more lenient and pragmatic approach to these criteria would be mutually beneficial, enabling all parties to meet the objectives more effectively. We respectfully request a and adjustment of the project criteria to promote greater inclusivity and practicality and allow modification in the Evaluation Criteria and Qualification ("Scheduler to Bid") as under; Past Performance and Current Commitment relaxing the mandatory requirements making it only one category with one (1) project completion conditions and eliminating strict compliance on similar condition, Reduce obtaining minimum marks for qualification in each category to 50% and passing marks to 60% to select more bid competition, and Allow currency appreciation and depreciation concerning the value of completed projects equating to present scenario of local currency exchange rate	Please refer to Addendum attached herewith which is self-explanatory.





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	relative to performance requirement of (e.g. Pak Rs. 1300 million) letting the value of US \$ as basic currency applicable to respective periods for calculation of the project values completed and/or in hand.	
63	It was observed that Diesel and Labour were identified as primary cost variables in the project framework. However, given the nature and scale of the project, Dollar, Copper, Aluminum, PVC, etc. are more appropriate and critical variables influencing overall costs. We recommend revising the identified cost variables to ensure they align with the project's actual dynamics and financial modelling and request to revise the Schedule of Adjustment (Schedule-A to Bid) under Sub-Clause 13.7 (Adjustments for Changes in Cost) by further incorporating additional cost elements/coefficients having description of copper, aluminum and PVC (which are major component of the involved works) and applicable index shall be the London Metal Exchange (LME). This would be in addition to the existing elements of labor and diesel. Also, the weightage (%age) of fixed portion be made to 15 instead of 30.	Please refer to Addendum attached herewith which is self-explanatory.
64	Revise Sub-Clause 4.2 ("Performance Security") regarding the Performance Security amount by reducing it from 10% to 5% as Government of Punjab has been exercising in its different projects. As an alternate, it is proposed that at least it may be bifurcated in two amounts as 5% (Bank Guarantee) + 5% (Insurance Bond).	Regretted, please. Successful Bidder is supposed to provide performance guarantee as per requirement of bidding documents.
65	Enhance the amount of Interest Free Advance under Sub Clause 14.2 ("Total Advance Payment") from ten percent (10%) to twenty, percent (20%) of the Contract Price stated in the Letter of Acceptance as the works' major components are supply items involving substantial advances requirement by the manufacturers/vendors/suppliers etc.	Regretted, please.
66	Period of Interim Payment under Sub-Clause 14.7 (b)(i) ("Period for the Engineer") and Sub-Clause 14.7(b)(ii) should be kept 14 days both for the	Regretted, please. Period of the interim payment shall be in accordance with



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	Engineer and the Employer for better cash flow issues etc.	provision of the bidding documents.
67	Add a Bill in the "Schedule B to Bid" (Bill of Quantities) pertaining to Inspection Fees and General Items to cater the cost of facilities for the Employer and t the Engineer for cost benefits to the Employer while maintaining permissible the limit of tender (Financial Regulations and Codal Formalities of the Government)	Regretted, Please.
68	Allow the issuance of Taking-Over Certificate in accordance with Clause 10 when the Employer has issued the Taking-Over Certificate after the contract has been substantially completed without linking any specific preferences for taking over by LESCO authorities	Taking Over Certificate shall be issued as per the contract.
69	Please note that 80% material is Electrical. The Employer shall give price adjustment for Electrical material in case of market fluctuation for LME prices of Electrical material.	Please refer to Addendum attached herewith which is self-explanatory.
70	Please clarify that any bank guarantee obtained for a running/completed project will be considered in the credit line for calculation while estimating and quoting the bid for consideration of your kind offices	Regretted, please.
71	Please clarify about the cost of balance works in hand.	Please refer to the addendum.
72	It is hereby requested to more simplify/explain and reduce the bid capacity parameters/calculation/formula.	Please refer to Addendum attached herewith which is self-explanatory.

Executive Director Engineering
Ravi Urban Development Authority (RUDA)