



## MINUTES OF PRE-BID MEETING

### Project Name:

Infrastructure Development & Allied Works of Block-A on 500 Acres land of Phase-I (1500 acres) of Karachi Industrial Park (Federal SEZ)

**Event:** Pre-Bid Meeting held on 8th July 2025 at Project Site Office Bin Qasim Industrial Park (BQIP) Karachi

**Subject:** Minutes of Pre-bid Meeting

### **Participants of Client and Consultant**

Mr. Aftab Hyder Shaikh	PIDC
Mr. Javed Ahmed Shaikh	PIDC
Mr. Muhammad Faizan Khan	PIDC
Ms. Wajid Ali	PIDC
Mr. Syed Maqbool Raza	EA Consulting
Mr. Syed Hamdan Shah	EA Consulting

### **Participants of Prospective Bidders**

As per Attached Attendance Sheet

S#	Contractor's Queries	Response to the query
1	The Bidders sought the clarification about the incorporation of Premium/Rebate on Schedule Items	Premium/Rebate shall be applied to the rate of each respective item, wherever deemed necessary.
2	The bidders required the details of Applicable Taxes	It is the bidders responsibility to obtain latest tax rates issued through government notification and accordingly incorporate them in their line-item rates.
3	They requested to update the availability of PSDP Funds Details	This is a fully funded PSDP project. Client will ensure to make the requisite funds available.
4	Reconsider the limitation of "Industrial Zone" from mandatory requirement for participation, in lieu of similar nature infrastructure development and allied works.	Upon request from the majority of prospective bidders, the phrase "in an Industrial Zone" has been removed from the paragraph titled " <b>mandatory requirements</b> " sub-para " <b>Project Experience</b> ". It shall be read as "The bidder must have successfully completed at least 01 similar nature (inclusive of roads, sewerage network, water supply network etc.) Civil Infrastructure Development and Allied works with a minimum project value of PKR 1 billion (or above) within the last 10 years"
5	In view of the clarifications sought and to ensure comprehensive and accurate bid preparation, we request an extension of two (2) weeks in the bid submission deadline.	Upon request from the majority of prospective bidders, for extension, the Client has accepted the request and the revised bid submission deadline is <b>on or before Friday, 18th July 2025 11:00am</b> . Bids will be opened on the same day at <b>11:30 AM</b> . Corrigendum alongwith revised bidding documents will be published on <b>saturday 12th July, 2025</b> .
6	Please share Editable softcopy of BOQ (Soft file)	Request of the prospective bidders accepted by Client. However, bidders are required to verify all formulas and ensuring accuracy of quantities, units, etc., as per the original BOQ.
7	We request that the soil investigation report be shared with all bidders to facilitate accurate costing, technical assessment, and execution planning.	As per Clause IB-6.1, it is the contractor's responsibility to visit the site and obtain all necessary information for bid preparation.
8	Discrepancy in Pipe Diameters of Water Supply System (BOQ vs. Drawings) needs to be reviewed.	The pipe diameter shown as 110mm in the water supply drawings shall be read as 125mm.
9	The contract documents provide weightages for GRP pipe, though corresponding BOQ items are not evident. We propose that bidders be permitted to define their own weightages (e.g., copper and other items), ensuring they remain within the 3% limit as advised by PEC. These should be aligned with quoted prices and supported by detailed breakdowns.	The revised Appendix A-2 will be provided alongwith corrigendum.
10	This clause currently places the risk of natural forces entirely on the Contractor. We respectfully suggest that such extraordinary risks be borne by the Employer, given their unpredictable and uncontrollable nature.	The contractor remains responsible for the care and safety of all works during the contract period and Defects Liability Period (DLP) as per clause 17.2(d) of PCC except for events where damages are caused by exceptional forces of Nature against which Contractor could not have taken preventive precautions.
11	We request further details and technical specifications for Item 15.2 (Fire Hose Reel with Cabinet) to enable accurate and fair pricing.	The is a composite item with a total quantity of <b>22 Nos</b> . The sub-items items included in one composite item are defined in the nomenclature which must be carefully examined along with the issued specifications and drawings.

S#	Contractor's Queries	Response to the query
12	Should we include tax, Overheads etc. in Item Rates	The contractor shall include all costs i.e. materials, labor, overheads, profit, all applicable taxes, levis and SST on services etc. in the item rates.
13	Is there submission of Hardcopy of Bid is required.	The Bidders must upload complete Bid on PPRA EPADS within specified time along with scanned copy of Bid Security and submit original Bid Security in sealed envelop before opening of bids. Hardcopy of Bid is not required
14	We kindly request that a mobilization advance equivalent to 15% of the contract value be allowed. Additionally, we propose that its recovery from interim payment certificates (IPCs) be carried out at the same rate at which the advance is disbursed.	Not allowed. Mobilization/Advance payment and deductions shall be same as specified in the Contract Data.
15	The tender documents currently specify only the National Insurance Company. To encourage competitive rates and broader participation, we suggest allowing guarantees from other AA-rated insurance companies as well.	NICL was preferred as it is administratively controlled by the government of Pakistan and also endorsed by Pakistan Engineering Council. However apart from NICL, following insurance companies shall also be accepted. <ol style="list-style-type: none"> <li>1. Jubilee Insurance</li> <li>2. Adamjee Insurance</li> <li>3. United Insurance</li> <li>4. EFU Insurance</li> <li>5. Alfah Insurance</li> </ol>
16	Which edition of General Conditions of Contract is applicable	The project follows <b>FIDIC Conditions of Contract for Construction (Red Book), Second Edition 2017</b> , including Amendments printed in November 2022.
17	Discrepancy in Electrical BOQ – CCTV Camera related Items has been observed.	The item has been deleted. Follow the revised Electrical BOQ which will be provided alongwith corrigendum
18	Details may kindly be provided for Percentage of Taxes amid Revisions	Applicability of taxes shall be as per latest Government of Pakistan notifications.
19	Could we make MES CSR as a reference	All bidders must follow PWD Schedule of Rates 2022 and no other CSR while developing their bids.
20	Mobilization/Advance Payment Guarantee	It has been decided that Mobilization/Advance Payment Guarantee shall be only in form of Guarantee issued <b>by a scheduled bank in Pakistan.</b>
21	Quantities in Electrical BOQ (E.E Page 10/24) needs to be reviewed	The <b>entire Electrical BOQ</b> has been revised and included in the BOQ. Bidders are advised to refer only revised BOQ with corrigendum.
22	Given the project's scale and complexity, we suggest revising the completion period to 20 months, enabling realistic planning and quality execution.	The project duration shall remain the same as mentioned in the Bidding Data i.e. <b>15 months.</b>
23	We propose that secured advance against materials brought to the site be allowed, as per standard industry practice, to support smooth procurement and cash flow management.	Secured advance is <b>not applicable</b> under this contract. Mobilization/ Advance payment is already provisioned in the contract as a financial assistance to the contractor.
24	Please clarify whether the 25% Overhead & Profit mentioned in the bid document is exclusive or inclusive of income tax.	The 25% Overhead & Profit to be applied on provisional sums shall be inclusive of all applicable taxes, levis and SST on services etc.
25	We request the provision of detailed information about existing underground utilities within the project area. In the absence of such data, the Contractor should not be held liable for unforeseen damages, in accordance with Special Provisions Clause 17.	As per Clause IB-6.1, it is the contractor's responsibility to visit the site and obtain all necessary information — including existing underground utilities — for bid preparation.
26	We seek clarification on this clause, particularly concerning unforeseen events such as abnormal rainfall, flooding, or seismic activity. It is not feasible for contractors to accurately assess and price such	The provisions in clause 20 of Special Provision are very clear stating that the contractor shall be deemed to taken all weather, flood, inundation, traffic vibration etc. into account when preparing the Bid.