ASTRAL CONSTRUCTORS (PVT.) LTD.
KING SALMAN BIN ABDULLAZIZ AL SAUD HOSPITAL, ISLAMABAD, PAKISTAN
HOSPITAL AND ALLIED BUILDINGS – TENDER QUERIES

NO.	OBSERVATION / DISCREPANCY	CLARIFICATION REQUESTED	Employer/Consultant Response
GENERAL QUERIES:			
1	Two complete and divergent ITB/Bid Data sets and three instances of the Evaluation Criteria are included, with contradictory provisions identified in the queries below.	Kindly designate the single governing set of Instructions to Bidders, Bid Data and Evaluation Criteria, or prescribe an express order of precedence among the duplicated sections for the bidding stage (noting that Contract Agreement clause 2 (Pg. 68) excludes the Instructions to Bidders from the Contract).	
i	The EPADS RFB (Pg. 1) and Contract Form (Pg. 68) identify the Ministry of NHSR&C as Employer; the Volume I IFB (Pg. 95) is issued by CDA; BD 2.1 (Pg. 106) designates CDA as Executing Agency; the Engineer is a CDA officer (PCC-A 1.1.35, Pg. 48); and the IFB para 6 (Pg. 95) requires the Bid Security in the name of "Capital Development Authority".	Kindly confirm: (a) the contracting Employer entity for the purposes of the Contract Agreement (Pg. 68) (b) the beneficiary entity in whose favor the Bid Security, Performance Security and Advance Payment Guarantee are to be issued.	
ii	The Time for Completion is stated as: I. "2 Years" (BDS ITB 1.1, Pg. 32), II. "700 days from the award of contract" (BD 1.2, Pg. 106) III. "100 days for whole of the works" (PCC-A 1.1.84, Pg. 48) IV. "1095 days" (Schedule-C to Bid, Pg. 119);	Kindly confirm the single applicable Time for Completion,	
iii	The RFB (Pg. 2), Scope of Work (Pg. 42) and IFB para 2 (Pg. 95) prescribe a two-stage procedure in which the first-stage submission is a technical proposal without price; yet IB.11.1 (Pg. 98) requires a priced Bill of Quantities and Bid Security with the bid, a single submission deadline of 24 August 2026 is given, and IB.19.2 (Pg. 101) provides for Bid Prices to be read out at the opening the same day.	Kindly confirm: (a) which documents are to be submitted on 24 August 2026 and whether the priced BOQ/financial proposal is withheld until Stage 2; (b) whether the Bid Security accompanies the Stage 1 or Stage 2 submission; (c) whether the bid validity of 120 days runs from the Stage 1 or Stage 2 deadline.	
iv	ITB #1 clause 37 (Pg. 27) allows negotiations (including "finalizing payment arrangements"), whereas IB.30.2 (Pg. 104) prohibits negotiation.	Kindly confirm whether any negotiation is permissible, and if so its scope.	

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v	The required validity of the Bid Security is fourteen (14) days beyond the Bid Validity date under IB.15.2 (Pg. 100) and Form BS-1 (Pg. 131), but twenty-eight (28) days beyond bid validity under ITB #1 17.2.1 (Pg. 14).	Kindly confirm the required Bid Security validity period.	
vi	The stated academic disciplines contain apparent copy-and-paste errors: the Environmental, Contracts, Biomedical and Planning Engineers (Sr. 8–11, Pgs. 91, 111) all require “BSc/MSc Electrical Engg.”; the Structural Designer/Engineer and MEP Design Engineer (Sr. 2–3, Pgs. 90, 110) prescribe Civil Engineering education yet their marking bases reference Bachelor’s/Master’s in Architecture.	Kindly issue corrected discipline requirements for each position so that CVs may be compiled on a compliant basis.	
vii	EC-1 (Pg. 38) prescribes only an overall pass mark of 70; whereas EC-2/EC-3 (Pgs. 89, 109) additionally require a minimum of 50% in each of the four categories.	Kindly confirm whether the 50% per-category minimum applies in addition to the 70% overall threshold.	
viii	The BDS (ITB 12.4, Pg. 34) states the bid price “will be/will not be subject to the price adjustment Nil”, whereas IB.12.6 (Pg. 99) provides that rates and prices are subject to adjustment under GCC Sub-Clause 13.7 with data to be furnished in Schedule-A to Bid. Schedule-A is not included in the issued document.	Given a contract duration of 700-1095 days, kindly confirm whether Adjustments for Changes in Cost applies. If so, kindly issue Schedule-A to Bid complete with the applicable indices, source, base date, coefficients/weightings, Table III (foreign currency requirements) and Table IV (rates of exchange). If not, kindly confirm expressly that no price adjustment applies, so that all bidders price escalation risk on a uniform basis.	
ix	The BDS (Pg. 34) requires quotation “entirely in Pak rupees” with exchange-rate source “Nil” (ITB 27.1, Pg. 35); ITB #1 29.1 (Pg. 22) and IB.13.1 (Pg. 99) nonetheless permit a bidder to designate Foreign Currency Requirements (payable, at the bidder’s option, in the currency of its home country) via Table III of Schedule-A; and PCC-A 14.8 (Pg. 50) prescribes financing charges for delayed payment in USD (SOFR+1%) and EUR (EURIBOR+1%), implying foreign-currency payment is contemplated.	Kindly confirm whether the JV partners may be paid a designated proportion of the Contract Price in foreign currency (USD/SAR/EUR), and the vehicle for such designation given the absence of Schedule-A;	

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x	PCC-B 14.7 (Pg. 61) provides that payment to JV partners "shall be made at the request of the Joint Venture in the ratio of their shares specified by them", whereas IB.11.2(c) (Pg. 98) authorizes the partner-in-charge to receive payments on behalf of the JV.	Kindly confirm that, upon the request of the JV, the Employer will disburse each IPC directly and severally to each JV partner's designated bank account in the notified share ratio or just the partner-in-charge? Moreover, kindly payment will be made by Ministry of NHSR&C / CDA or SFD?	
xi	The Contract Data (Pg. 50) states "Nil days" for the Employer's interim payments.	Kindly confirm the intended period for interim payments.	
xii	A DNP of 30 days (Pg. 48) is prescribed.	Kindly reconfirm the intended Defects Notification Period	
xiii	A daily rate of 1.00% of the Accepted Contract Amount (Pg. 49) exhausts the 10% cap (Pg. 49) within ten days of delay and is manifestly disproportionate to a genuine pre-estimate of loss (customary range 0.01%–0.10% per day).	Kindly reconfirm the intended daily rate of Delay Damages	
xiv	For the valuation of Variations, the Contract Data (Pg. 49) prescribes Nil percentage profit while the Special Provisions (Pg. 59) prescribe 25% for overheads and profit	Kindly reconfirm the percentage applicable to the valuation of Variations.	
xv	Subcontracting is prohibited outright by the BDS (Pg. 35) and Contract Data (Pg. 49), yet Schedule-G — List of Subcontractors (Pg. 125), PCC-B 5.1 — opportunity to Pakistani subcontractors (Pg. 55), ITB #1 clause 34 (Pg. 24) and IB.3.1(c) (Pg. 96) all expressly contemplate subcontractors.	Kindly confirm the maximum permissible percentage of subcontracting allowed on this project.	
xvi	The entry (Pg. 49) appears to prescribe 24 hours as the normal working hours on Site.	Kindly confirm whether round-the-clock working is intended or state the intended normal working hours.	
xvii	The Special Provisions (Pgs. 54, 60) permit the Performance Security and Advance Payment Guarantee to be issued by an insurance company "listed in the Contract Data" rated by PACRA/VIS, yet the Contract Data (Pg. 49) records the list of insurance companies as Not Applicable.	Kindly confirm whether insurance-company-issued securities are acceptable and, if so, issue the list; alternatively confirm that only bank instruments (including foreign bank instruments counter-guaranteed by a Scheduled Bank in Pakistan) are acceptable.	

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xix	Internal cross-references are misaligned throughout the IB set: I. IB.15.6 (Pg. 101) refers to IB.28.2 (Pg. 104) for correction of bid price. However, arithmetic corrections are at IB.24 (Pg. 106). II. IB.24.2 (Pg. 104) refers to non-existent IB.16.6(b) for forfeiture of bid security. However, the relevancy is in IB.15 (Pg. 101). III. IB.31.2 (Pg. 105) refers to non-existent IB.36/IB.37. IV. Form FIN-3.1 (Pg. 116) refers to IB 14.2 (Pg. 100) for exchange rates. However, the currency provisions are at IB.13.2 (Pg. 99) V. In BDS Pg. 35, the ITB clauses referred for LCBS are ITB 28.2 (Pg. 22, Irrelevant) and ITB 28.5 (Non-existent)	Kindly issue corrected cross-references so that the operative obligations (forfeiture, correction of errors, exchange rates) are unambiguous.	