



ELITE ENGINEERING PRIVATE LIMITED / SAMAMA HOLDING



CLARIFICATION # 01		Date: 22-July-2026
Sr #	Bidder's Query	Client Response
	General	
1	Kindly provide the approved list of manufacturers/vendors for Civil, Architectural, Plumbing, HVAC, Electrical, Lifts, and all other relevant disciplines. This information will greatly assist us in obtaining quotations for the project materials.	
2	Kindly confirm the Contract Time for Completion. The tender documents indicate different durations; please confirm whether the project duration is 700 calendar days or 1,095 calendar days.	
3	As the Bid Security is required in the form of a Pay Order, Banker's Cheque, Call Deposit, or Demand Draft, kindly confirm the required amount, i.e., PKR 200,200,000.	
4	As the project is funded by the Saudi Fund for Development (SFD), kindly confirm whether any exemption or waiver of customs duties, import taxes, or other port-related charges is applicable for imported materials and equipment.	
5	Kindly confirm whether payments to the Contractor may be made in a foreign currency (USD, SAR, or EUR) under the Contract, either wholly or partially.	
6	Considering the project duration, kindly confirm whether Adjustment to the Contract Price is applicable under the Contract. If applicable, please provide Schedule-A for Adjustments for Changes in Cost, including the applicable indices, source of indices, base date, coefficients/weightings, and calculation methodology.	
7	Kindly confirm whether on-site production of concrete blocks is permitted, provided the blocks fully comply with the Project Specifications and approved quality requirements.	
8	Kindly clarify whether steel plate shuttering with pipe supports and joint systems is acceptable for concrete works, or whether the use of plywood formwork is mandatory under the Project Specifications.	
9	Kindly confirm whether the Employer will designate the soil disposal area for this project. If so, please specify its location and the approximate hauling distance from the project site.	
10	Kindly clarify whether there are any specific country-of-origin restrictions or mandatory brand/manufacture requirements for permanent materials, equipment, and systems under this Project.	
11	Kindly clarify the responsibility for obtaining utility connections and all associated approvals from the relevant utility authorities, including but not limited to electricity, gas, water supply, sewerage, telecommunications, and other utility services. Please also confirm: (a) which party shall be responsible for payment of utility connection charges, security deposits, infrastructure contributions, and deposit works required by the utility authorities; and (b) whether such costs are to be included in the Contractor's Bid Price.	
12	Fire Protection Works.	

13	Above Ground Firefighting Piping With reference to Volume II – Technical Specifications (Fire Protection, HVAC & Plumbing Works), Section 2.2 – Above Ground Piping, the specifications require ASTM A53 seamless black steel pipe, Schedule 40, supplied with plain ends and beveled for butt welding. However, the corresponding BOQ item specifies ASTM A106 Grade B seamless, roll grooved black steel pipe. The BOQ description is reproduced below for reference: BOQ Description: "Supply, installation and testing of Above Ground Seamless, Roll Grooved Black Steel Schedule 40 pipe conforming to ASTM A106 Grade B including pipe fittings such as elbows, tees, bends, reducers, nuts & bolts, etc., as per NFPA 13 (2016 Edition) standards and specifications, in accordance with the drawings and technical specifications." In view of the discrepancy between the Technical Specifications and the BOQ, kindly clarify the required piping system for the firefighting works: ASTM A53 Schedule 40 seamless black steel pipe with plain ends and butt-welded joints, as specified in the Technical Specifications; or ASTM A106 Grade B Schedule 40 seamless roll grooved black steel pipe with grooved mechanical couplings, as specified in the BOQ.	
14	Pipe Fittings The BOQ description generally includes pipe fittings; however, it does not specify the required fitting type. The Technical Specifications indicate the use of butt-weld fittings. Kindly confirm the required type of fittings for the above-ground firefighting piping system, namely: • Butt-weld fittings, in accordance with the Technical Specifications; or • Grooved mechanical fittings, compatible with the roll grooved piping system specified in the BOQ.	
15	Valves Kindly clarify the required valve end connections for the firefighting piping system. Please confirm whether the valves shall be: • Flanged-end valves; or • Grooved-end valves, compatible with the grooved piping system.	
16	Medical Gas Pipeline System (MGPS)	
17	Fire Fighting System.	
18	• Standard Hanger Supports only (threaded rods, clevis hangers, pipe clamps, channels, beam clamps, anchor fasteners, and all associated accessories), or • Seismic Supports / Seismic Bracing.	
19	HVAC System	
20	The Equipment Schedules are not included with the tender documents. Kindly provide the complete Equipment Schedules to enable proper equipment selection and accurate pricing.	
21	Kindly confirm whether there is an approved list of HVAC equipment manufacturers/vendors. If available, please provide the approved manufacturers' list.	

22	Hospital Building Water-Cooled Centrifugal Chillers - The HVAC drawings indicate 2 Nos. of 700 TR water-cooled centrifugal chillers. - However, the BOQ specifies 2 Nos. of 650 TR chillers and 1 No. of 400 TR chiller. - Kindly clarify the correct capacities and quantities to be considered for bidding.	
23	Cooling Towers - The BOQ specifies 3 Nos. of 1,950 GPM Cooling Towers (2 Duty + 1 Standby). - However, the chiller capacities are not identical, and the drawings indicate only 2 Nos. of 700 TR chillers. - Kindly confirm the required cooling tower capacities, quantities, and duty/standby arrangement.	
24	CRAC Units Kindly clarify whether the Water-Cooled CRAC Units shall be connected to the central condenser water system or whether a separate cooling tower system is intended for these units.	
25	Air Handling Units (AHUs) - AHU-34 could not be located on the HVAC drawings. - In addition, discrepancies have been observed between the AHU tags shown on the drawings and those listed in the BOQ. - Kindly provide clarification and revised schedules, if applicable.	
26	Plate Heat Exchanger (PHE) - The Plate Heat Exchanger (PHE) is included in the BOQ but could not be identified on the HVAC drawings. - Kindly clarify its location, duty, and associated piping arrangement.	
27	Admin Building - The June 2026 BOQ does not include any HVAC BOQ for the Admin Building. - Kindly provide the complete HVAC BOQ for the Admin Building. - In the April 2026 Admin Building BOQ, significant discrepancies exist between the BOQ and the HVAC drawings. - Kindly issue revised and coordinated BOQ and drawings.	
28	Doctor Apartment - The following items are shown on the HVAC drawings but are not included in the BOQ: - Ductwork - Dampers - Exhaust Fans - Make-up Air Fans - Smoke Exhaust Fans Kindly confirm whether these items are included within the project scope and provide the relevant BOQ items. - No wall-mounted bracket fans are shown on the drawings; however, the BOQ includes 75 Nos. of 24-inch sweep diameter wall bracket fans. - Kindly clarify the correct requirement.	

29	Bachelor Hostel 1. The following items are shown on the HVAC drawings but are missing from the BOQ: - o Ductwork - o Dampers - o Exhaust Fans - o Make-up Air Fans - o Smoke Exhaust Fans Kindly confirm whether these items are part of the project scope and provide the corresponding BOQ items. 2. No wall-mounted bracket fans are shown on the HVAC drawings, whereas the BOQ includes 70 Nos. of 24-inch sweep diameter wall bracket fans. - o Kindly clarify the correct requirement. 3. The BOQ does not include 1.5 TR and 2.0 TR Split Air Conditioning Units; however, the drawings indicate these units at various locations. - o In addition, the quantities and capacities shown on the drawings do not match the BOQ. - o Kindly confirm the correct capacities, quantities, and project requirements.	
30	Mosque 1. Discrepancies have been observed between the HVAC drawings and the BOQ specifications. - o Kindly issue coordinated drawings and BOQ. 2. Exhaust Fans are shown on the HVAC drawings but are not included in the BOQ. - o Kindly confirm whether these are included in the project scope. 3. Wall-mounted fans are included in the BOQ; however, they are not shown on the HVAC drawings. - o Kindly clarify the correct requirement and provide revised drawings and/or BOQ, if applicable.	
31	Kindly share the complete equipment schedule list for the complete MEP systems which need to be integrated with Building Management System (BMS)	
32	The quantities of AHUS in drawings and schematics are different which need to be follow?	
33	Electrical System	
34	Following SLD Drawings are missing, KS-H-E-77/13 KS-H-E-77/14 KS-H-E-77/15 KS-H-E-77/16 KS-H-E-77/17 KS-H-E-77/18 KS-H-E-77/19 KS-H-E-77/20	
35	Please share drawings and details for Hospital Information System	
36	Please share drawings and details for Bulding Management System	

37	Please share drawings and details for Lightning Protection System	
38	Quantities of 3.12 LSZH cables in mosque building BOQ are not found.	
39	Mismatch in BOQ requirement and technical sepecification against Diesel Genset. BOQ shows 11kV generation however technical specifications are for 415V	
40	Technical sepcifications of UPS System was found, but item not found in BOQ.	
41	Technical sepcifications of Solar System was found, but item not found in BOQ.	
42	Technical sepcifications of Queue Managemetn System was found, but item not found in BOQ.	
43	We have Variable Air Volume (VAV) in the system. For the Integration of VAVs with BMS through thermostats, kindly do confirm the communication type of the required VAVs as it will provide the MOD-BUS RTU or BACnet/IP interface.	
44	We have not seen Constant Air Volume (CAV) in the BOQ and for ICUs and Emergency Rooms we would need CAVs to achieve the constant air volume.	
45	Kindly share the control schematics drawings for all systems	
46	Kindly do share the control schematics drawings for AHUs, VAVs, chillers along with its primary and secondary pumps and cooling Towers.	
47	Kindly confirm if we need to integrate the Lifts and escalators with Building Management system (BMS).	
48	Kindly do confirm if the smoke management system needs to be integrated as well along with its smoke extraction FANs and pressurization FANs.	
49	Kindly confirm if we need to integrate the Medical Gas System (MGS).	
50	Kindly confirm if we need to integrate the Nurse Call System with BMS.	
51	Kindly confirm if we need to integrate the complete OT equipment on high level with the BMS system.	
52	Kindly confirm if the operation theatre pressure monitoring system included in the integration of BMS system or not.	
53	Technical sepcifications of Access Control System was not found, although present in BOQ.	

54	Technical specifications of CCTV System was not found, although present in BOQ.	
55	LOAM of CCTV System was not found, although present in BOQ.	
56	Technical specifications of Conference System was not found, although present in BOQ.	
57	LOAM of Conference System was not found, although present in BOQ.	
58	Technical specifications of Wifi Access System was not found, although present in BOQ.	
59	In the BOQ, the BTB conductor is copper, but in the technical specifications, the BTB conductor is aluminium. Please clarify which one should be considered.	
60	In BOQ BTB shows 5 pole requirement. Please clarify whether the earth conductor should be considered as 100% of the phase conductor.	
61	Please share 3D layout plan of BTB.	
62	SLD missing for Low Tension Main Panel Board, please share	
63	Drawings for Lighting pole and decorative lighting poles are not found, please provide.	
64	The quantities of MV panels in the Single Line Diagram (SLD) do not match the quantities specified in the BOQ.	
65	Please provide the technical specifications/datasheet for the RMU.	
66	Please confirm whether the LT panels are required to be type-tested.	
67	Please confirm whether the LT panels are required to be type-tested.	
68	LOAM & Technical Specifications for Fans and GI Conduit were not found, although present in BOQ.	