



DESIGN & ENGINEERING SYSTEMS (Pvt) Ltd.

Our Ref: DES/PAA/IIAP/0013
Dated: August 12, 2026

Director P&D
Pakistan Airports Authority
Terminal-1, JIAP Karachi.

Project: Construction of New Air Traffic Control Tower (ATCT), Fire Station and Allied Facilities at Skardu International Airport, Skardu

Subject: Request for Clarification

Dear Sir,

we have thoroughly reviewed the Tender Documents and observed these points for which we need clarification. We request the Employer to kindly review these points and issue the necessary clarifications to facilitate uniform interpretation of the tender requirements and preparation of more competitive bids.

Point No. 01: Section V – Evaluation and Qualification Criteria – Experience Capability

The tender requires “**Construction of Similar Nature Projects including Piling Works for High-Rise Buildings**” with a minimum contract value of **PKR 1,000 Million**. We respectfully request the Employer to amend this criterion to “**Construction of Piling Works as part of major Infrastructure / Building Projects**” while retaining the minimum contract value of PKR 1,000 Million. This would recognize relevant piling experience in major infrastructure projects and broaden participation without compromising the required technical capability.

Point No. 02: Volume II – Employer’s Requirements – Construction Camp and Housing Facilities

We respectfully request the Employer to clarify whether the Contractor will be **permitted to establish and operate a batching plant within the airport premises** for the execution of the Works.

Point No. 03: Bidding Data – ITB 1.1 – Time for Completion

The Bidding Documents specify a **Time for Completion of 24 months**. Considering the severe winter conditions at Skardu, during which construction activities are significantly restricted for approximately four months each year, the available working period is substantially reduced. We respectfully request the Employer to reconsider the stipulated completion period and extend it to **not less than 36 months**, allowing adequate time for proper planning, mobilization and execution of the Works in view of the prevailing climatic and site conditions.

Point No. 04: Bill of Quantities – BOQ Item No. 2 (CP-1) – Reinforced Concrete Piles

The specification for reinforced concrete piles refers to **SR and OP Cement**, which is ambiguous. We respectfully request the Employer to clarify whether **Sulphate Resistant (SR) Cement or Ordinary Portland (OP) Cement** is required, as the two have a significant cost difference. Further, the required **concrete grade/strength** for the piles may kindly be specified.





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We also request the Employer to provide a **separate BOQ item for the Test Pile** and clarify the **required test load** in accordance with the project specifications and applicable standards, to enable accurate pricing of the Works.

Point No. 05:

Bill of Quantities – BOQ Item No. CB-23 – Reinforced Concrete

The unit of measurement for this item is specified as “Job”; however, the location and extent of the reinforced concrete work have not been defined. We respectfully request the Employer to specify the **structural members, required concrete grade and reinforcement details**, as applicable, to enable accurate pricing.

Furthermore, kindly consider revising the unit of measurement from “Job” to a **measurable quantity (e.g., CFT)** to facilitate accurate measurement and fair valuation of the Works.

Point No. 06:

Bill of Quantities – BOQ Item No. AF-3 – 3/4 Inch Thick Granite Flooring

The specified item requires **3/4 inch thick granite flooring**; however, the type, grade, colour, finish and quality of the granite have not been specified, which may result in significant variation in cost.

We respectfully request the Employer to specify the **approved type, grade, colour and finish** of the granite. Alternatively, kindly provide a **base rate** for this item to ensure uniform pricing and fair comparison of bids.

Point No. 07:

Bill of Quantities – BOQ Item No. CU-6 – Reinforced Cement Concrete

The specification for this item does not clearly indicate whether **Ordinary Portland (OP) Cement or Sulphate Resistant (SR) Cement** is required, which may result in significant variation in cost.

We respectfully request the Employer to specify the **required type of cement** for this item. Further, kindly clarify the cement type for **all relevant BOQ items** to eliminate ambiguity and enable bidders to prepare accurate and uniform pricing.

Point No. 08:

Bill of Quantities – BOQ Item No. AF-7 – Raised Panels

Kindly provide the **list of approved manufacturers/vendors** for the raised panel system to enable bidders to comply with the required **quality standards and technical specifications** and to ensure uniform pricing.

Point No. 09:

Bill of Quantities – BOQ Item No. AF-11 – Facade System

The detailed drawings for the **façade system** have not been provided in the Bidding Documents. We respectfully request the Employer to provide the **detailed façade drawings**, including elevations, sections, fixing details material specifications and relevant construction details, to enable the Contractor to accurately assess the scope and prepare a competitive and accurate bid.



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Point No. 10:

Bill of Quantities – BOQ Item No. AF-12 – Gypsum Board False Ceiling

The BOQ describes the item as **Gypsum Board False Ceiling**, whereas the 3D drawings indicate a more complex ceiling arrangement with **suspended hanging fins**. We respectfully request the Employer to clarify the intended scope and confirm whether the hanging fins are **included in this BOQ item or will be measured and paid under a separate item**.

Point No. 11:

Bill of Quantities – BOQ Item No. AF-39 – ACP Cladding

Kindly provide the **detailed working drawings** for the ACP cladding, clearly indicating the **panel sizes, layout and joint details**. Further, please provide details of the **supporting back frame/substructure**, including its fixing arrangement to the wall/concrete members and the method of fixing the ACP panels to the supporting frame, to enable accurate assessment and pricing of the item.

Point No. 12:

Soil Investigation Report

Kindly provide the **Soil Investigation / Geotechnical Investigation Report** for the project site, including relevant information regarding **soil strata, groundwater level, bearing capacity and geotechnical parameters**, to enable the Contractor to properly assess the foundation and piling requirements and prepare an accurate bid.

Point No. 13:

HVAC Heating & Cooling Systems

The Bidding Documents do not provide a list of **approved manufacturers/vendors** for the HVAC heating and cooling systems. We respectfully request the Employer to provide the **approved manufacturer/vendor list** for the HVAC equipment to ensure compliance with the required technical and quality standards and to enable bidders to prepare accurate and uniform pricing.

Point No. 14:

Section V – Evaluation and Qualification Criteria

The Bidding Documents require the Contractor to possess the specialized **PEC Codes CE-02(ii) and BC-01(ii)**. As per the **PEC guidelines**, a firm holding the respective **parent PEC Codes CE-02 and BC-01** is eligible to undertake works covered under the corresponding specialized codes, and possession of the specialized code is not separately required where the parent code is held.

In view of the above, kindly confirm that firms possessing the parent PEC Codes CE-02 and BC-01 shall be considered compliant with the requirement of CE-02(ii) and BC-01(ii) for the purpose of this tender.

Point No. 15:

Bill of Quantities – Items G-4, G-6, G-8 & G-9

The BOQ includes **Site Office Complex, Staff Accommodation & Mess Facilities, Temporary Access Roads and Temporary Fencing** under Items G-4, G-6, G-8 and G-9; however, the detailed drawings, dimensions, areas and quantities required for accurate assessment and pricing have not been provided.





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We respectfully request the Employer to provide the **relevant drawings and detailed specifications, including areas, dimensions, quantities, locations and other applicable requirements** for these items to enable bidders to accurately assess the scope and prepare their bids.

Point No. 16:

Bill of Quantities – Items G-5

Item G-5 requires the Contractor to operate, manage and maintain the Employer's/Engineer's Site Office Complex, including buildings, utilities, furniture, equipment and other facilities until issuance of the DLC. Kindly clarify whether the **site office complex, furniture, equipment and other facilities provided under Items G-4/G-5 are to be handed over to the Employer upon completion/DLC or will remain the property of the Contractor and be removed from site after completion of the Contract.**

We shall be grateful for your time and consideration and look forward to your response.

Best Regards,

Sajjad Ali Memon
Chief Engineer

