

REPUBLIC OF LEBANON
COUNCIL FOR DEVELOPMENT AND RECONSTRUCTION
MINUTES OF THE PRE-BID MEETING
 Rehabilitation of Shelters (Public Schools) – Batch2 : Lots 1, 2 & 3

Project	Lebanon Emergency Assistance Project (LEAP) – World Bank financed
Contract	Rehabilitation of Shelters (Public Schools) – Batch 2: Lot 1, Lot 2 & Lot 3
RFB Reference	LEAP-SH-SW-MEHE – Batch 2 (3 Lots)
Employer	Council for Development and Reconstruction (CDR)
Meeting	Pre-Bid Meeting held pursuant to ITB 7.4 and BDS ITB 7.4
Date	5 October 2026
Venue	CDR Board Meeting Room, First Floor – Tallet Al Serail, Beirut Central District
Attendees	As per the attendance sheet attached as Annex 1 to these Minutes

1. Introduction

The Pre-Bid Meeting for the Request for Bids LEAP-SH-SW-MEHE – Batch 2 (3 Lots) was held at the premises of the Council for Development and Reconstruction on 5 October 2026, in accordance with ITB 7.4 and the Bid Data Sheet. The purpose of the meeting was to clarify the requirements of the Bidding Document and to answer the questions raised by the prospective Bidders. The attendance sheet signed by the participants is attached as Annex 1.

The Employer reminded the attendees that, in accordance with ITB 7.6, these Minutes, including the questions raised and the responses given, will be transmitted to all Bidders who have acquired the Bidding Document, and that any modification to the Bidding Document that may become necessary as a result of the meeting shall be made exclusively through the issue of an Addendum pursuant to ITB 8, and not through these Minutes. Non-attendance at the Pre-Bid Meeting is not a cause for disqualification of a Bidder.

ITB 7.6 – “Minutes of the pre-Bid meeting, if applicable, including the text of the questions asked by Bidders, without identifying the source, and the responses given, together with any responses prepared after the meeting, will be transmitted promptly to all Bidders who have acquired the bidding document in accordance with ITB 6.3 Any modification to the bidding document that may become necessary as a result of the pre-Bid meeting shall be made by the Employer exclusively through the issue of an addendum pursuant to ITB 8 and not through the minutes of the pre-Bid meeting.”

2. Questions Raised and Clarifications Provided

2.1 Lump sum nature of the Contract and indicative quantities

Clarification: As stated in the RFB and in the Preamble to the Bill of Quantities, the Contract is a fixed Lump Sum Contract and the quantities shown in the Bill of Quantities are indicative. Each Bidder shall make its own estimate of the quantities required to complete the Works and shall price its Bid accordingly. In addition, any item found to have already been executed by the Employer, the School or any other party will be omitted by Variation and valued from the priced BOQ, and the Contractor will be paid only for works actually executed and certified.



BOQ Preamble 1.01 and 1.02 – *“This is a Lump Sum Contract. The estimated quantities set-out in the Bill of Quantities are indicative, and the actual and correct quantities needed for the execution of the Works are the sole responsibility of the Contractor.”*

PCC GCC 40.1 – *“Notwithstanding any provision to the contrary in the General Conditions, this Contract is a fixed Lump Sum Contract. The Contract Price shall not be adjusted for any actual difference between the estimated quantities set out in the Bill of Quantities and the actual quantities executed by the Contractor, except as a result of a formal Variation Order issued by the Employer/Project Manager.”*

PCC ADD 42.9 – *“Where, prior to the commencement of the Contractor’s Works at any School, any item, activity or part thereof included within the Contractor’s Scope of Works is found to have already been executed by the Employer, the School, another contractor, or any other party, the Project Manager may instruct a Variation omitting such item, activity or part thereof from the Contractor’s Scope of Works.”*

2.2 Bill of Quantities in Excel format

Clarification: The Bill of Quantities in Excel format will be sent separately to the Bidders for ease of reference. The Excel file is provided for convenience only: the Bill of Quantities governing the Bid remains Volume 3 as issued, and the original Bill of Quantities submitted with the Bid shall be filled in by hand.

BDS ITB 20.3 – *“The original Bill of Quantities of the Bid shall be filled in, only, in handwriting, otherwise the Bid will be rejected.”*

2.3 Experience requirement

Clarification: The specific experience requirement is not cumulative. A Bidder submitting Bids for more than one Lot is required to demonstrate the specific experience stated in Section III, Sub-Factor 4.2 (a), once, and not for each Lot. The combined requirements for multiple Lots apply only to the cash flow, average annual construction turnover, key personnel and equipment criteria.

Section III – 4.2 (a) – *“The experience required to be demonstrated by the Bidder shall include, as a minimum, successful completion during the last ten (10) years of at least two (2) contracts involving building rehabilitation, restoration, maintenance, renovation, or construction works, each with a value of not less than USD 500,000.”*

instruct a Variation omitting such item, activity or part thereof from the Contractor’s Scope of Works.”

2.4 structure items

Clarification: No major structural repair works are required, except for localized visible cracks and minor concrete damage on columns or beams, where applicable.

No structural strengthening works are required.

3. Closing

There being no further questions, the meeting was closed. Bidders are reminded that any further request for clarification shall be submitted in writing to the Employer.

