

**Request for Proposals for Consultancy Services
for the Assessment, Prioritization and Detailed Design
of Beirut City Services Upgrading Project
Phase 3**

Response to Tenderer's Queries

No.	QUERIES	ANSWERS
1-	In the Request for Proposal if it is allowed to apply for the Tender as a joint venture agreement with an Arab Company	Item 1.8 of the Draft Contract, Joint Ventures are not allowed.
2-	Please consider the Bidder request to extend the deadline of bid submission for 4 (four) weeks, in order to allow for better proposal preparation and documents translation and certification.	The Bid Submission Date for the mentioned RFP has been postponed to Tuesday 21 st of July 2026 at 12:00 Noon (Beirut local time). All Consultants were duly informed via fax transmissions.
3-	Declaration of Integrity and Contractual Commitment: The Request for Proposals requires the submission of a signed Declaration of Integrity and a Contractual Commitment. However, the relevant forms do not appear to be included among the tender documents and appendices provided. We would therefore appreciate receiving the applicable standard forms or templates to be completed, signed and submitted as part of the proposal.	Attached are copies of Contractual commitment and Declaration of Integrity forms, they are to be filled duly and regarded as an integral part of the tender.
4-	Experience Certificates and Supporting Documents: Kindly clarify the requirements relating to the experience certificates and supporting documents to be submitted for the Consultant's referenced projects, particularly the following: - Whether the required experience should relate specifically to design consultancy assignments, or whether assignments covering both design and construction supervision are also eligible. - Whether there is a minimum required construction value, consultancy contract value, or project value for the referenced assignments.	- The required experience should relate mainly to Design Consultancy Assignments (number and value of contracts). However Supervision Consultancy Assignments would be. to a lesser extent, evaluated as well. - Minimum required construction value is \$5 Million US Dollars (Five Million US Dollars). However, there is no minimum requirement for the Design Contract value, (evaluation will be based, as well, on the Contract value).
5-	Supporting Certificates for Key Personnel: Regarding the proposed key personnel, kindly confirm whether certificates issued by the Order of Engineers and Architects are required to be submitted at the proposal stage.	- The membership of the Order of Engineers and Architects for the key personnel are to be submitted.

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6-	In page 4 of 6 of ITB item 19, referenced documents are named E1, E2, E3 and E4 while Appendix E is entitled "Specimen Form Bank Guarantee for Advance Payment". Please confirm that E1, E2, E3 and E4 shall be renamed I1, I2, I3 and I4 related to Appendix I (Technical Information to be submitted by Consultant).	- In item 19 of RFP (page 4 of 6) please rename E1, E2, E3 and E4 by I1, I2, I3 and I4 respectively. - In Appendix I please rename E1, E2, E3, E4 and E5 by I1, I2, I3, I4 and I5 respectively.
7-	The Consultant understands that population distribution and/or population density data within the study area will be provided by the Client to support the assessment and calculation of infrastructure demands. Please confirm.	- The Consultant should provide the population distribution and/or density.
8-	On p.2 of Appendix A of the TOR, under 2 Project Description, The following is mentioned: "The project works include, but not limited, to roads which were previously designed by the Consultant Khatib & Alami and tendered to contractors, but were cancelled prior to start of construction (Lot 1 & Lot II of Phase III Beirut City Services Upgrading Project). The design of the roads in those two lots are to be updated (refer to Annex A), after assessment and coordination with Beirut Municipality. The project area covers the south-western sector of Beirut City, as a part of the so called "The Ghadir Natural Water Basin or Shed". In this basin, water theoretically flows by gravity towards the lowest area situated at the Ghadir Treatment Plant vicinity, located about 4 kms south from Beirut. The surface area is about 5 km² and is populated by approximately 150.000 residents. The flow separation of combined sewer/storm networks in roads and streets (secondary and tertiary) is to be separated by introduction of independent stormwater networks". However, in Annex A of the TOR, and in addition to the above description, there is an extensive list of problem points, including sewers and storm drainage, beyond the roads that Khatib and Alami had designed and the Ghadir Basin. Please clarify the scope of work, the geographic extent, and the estimated length of additional networks and roads that are described in Annex A.	- The scope of works is mainly concerned with the infrastructure (storm and sewage networks and to lesser extent roads and sidewalks), and Project Area covers the City of Beirut.

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9-	With respect to the list of surface drainage studies and sewer projects provided in Annex A, please provide the level of detail required of the studies and a clear description of the objectives and the required deliverables.	- The scope of work is clearly defined in the "Scope of Consultants Services" in Annex A.
10-	In reference to question 8 above, and given the extent of the design works required, the duration of the services set at 12 weeks on p. 11 of the TOR is very short. We believe a duration of 24 weeks would be much more realistic in order to achieve the desired results. Therefore, we would kindly request that the duration of services be extended.	- Duration of Services excludes the duration required by the Client for approval of Priorities. We do not see, at this stage, a need to extend the duration of services.
11-	In Annex A some of the street length stated in Lot 1 and Lot 2 are approximate. Please confirm if the Bidder is permitted to update some of the length and base the proposal on the corrected measurements.	- The street lengths are approximate. This should not affect the price of the proposal.
12-	Kindly confirm if the detailed topographic survey for the project streets will include a 20 m ingress in the intersecting streets.	- Not needed.
13-	Kindly confirm if the detailed topographic survey will include the actual public realm limits (D.P.)	- The actual public realm limits (D.P.) is to be included only if required for new utilities (Storm and Sewer).
14-	-The RFP refers to the requirement to "identify data gaps and carry out surveys to supplement the information available from earlier studies. "In order to provide price for the required surveys accurately, the Consultant kindly requests the Client to provide the available survey information and previous study data. - Please provide the design outputs, reports, drawings, and available surveys used in the previous design works for lot 1 and lot 2.	- The successful bidder will be provided with all the available data from the CDR.

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15-	Since the scope and cost of the required surveys are highly dependent on the quality, coverage, and completeness of the available data and previous surveys, please advise whether the site survey fees may be treated as provisional sums to ensure a fair and consistent basis for all bidders.	- The survey fees are to be included in the offer, no provisional sum for survey fees is to be included separately.
16-	Please advise whether underground utility detection is required for all road lengths in Annex A as part of the scope. If required, please confirm the expected methodology, such as records review, site walkover, manhole inspection. Electromagnetic detection / CAT, GPR, trial pits, or a combination of these methods.	- The Consultant should decide on the proper and adequate methodology for assessment of existing utilities.
17-	The Consultant understands that CCTV inspection of underground utilities, including sewer and drainage pipelines, is not part of the current scope of work. Please confirm.	- True.
18-	The Consultant understands that available flow measurement records at pumping stations and treatment plants will be provided by the Client for use in the assessment. Please confirm.	- The successful bidder will be provided with all required data.
19-	Please clarify whether water metering records within the study areas will be provided by the Client to support the estimation of water consumption and wastewater generation.	- the water metering records is to be obtained by the Consultant from Beirut and Mount Lebanon Water establishment.
20-	The Consultant understands that the condition assessment of existing street lighting, landscape areas, and public gardens will be based on visual inspection only. Please confirm.	- True.
21-	The Consultant understands that the landscape design scope referred to in Section 1.2.7 is limited to streetscape design along the project road corridors. Please confirm.	- True.

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22-	The Consultant's scope excludes a traffic study. Please confirm.	- True.
23-	Please advise if the Consultant scope is only limited to the separation of combined Sewer/Storm Networks in the Ghadir Basin area.	- No, it is not. The Scope of detailed design can only be decided upon the completion of the assessment of existing utilities and problems.
24-	- Please confirm that the scope does not include any requirement for new pump stations. - Please advise if the assessment of existing pump/lift stations are within the Consultant's scope.	- True, there is no requirement for new pump stations. - No assessment is required for the existing pump stations.
25-	Please confirm that the Consultant's scope of work for Lot 1 (6.6 km) and Lot 2 (8.4 km) includes the design of the wet utilities systems (potable water, sewage and storm water drainage systems), street lighting, roads and pavement and landscape.	- No design is required at this stage for Lot 1 & Lot 2 roads.
26-	It is our understanding that the Consultant scope for the dry utilities systems is limited to street lighting. Please confirm.	- No.
27-	It is our understanding that the Consultant scope for the wet utilities systems is limited to potable water, sewage, and stormwater drainage systems. Please confirm.	- Potable water is not included. However, coordination is required with EBWL for proper execution of works.
28-	Please advise if the Consultant scope is only limited to the design of the sewer and storm water networks, and the road's length in the below areas mentioned in Annex A: a. Ghadir basin area. b. Joseph Chader, Hamad, Sabra, Phoenicia, Mina al Hosn, Fakher-eddin, Boustani, Armenia, Pasteur and al arz streets. c. Ramlet al baida, Watta al Musaitbeh, Aysha Bakkar, Fiat Bridge, Zkak al Balat, Ras al Nabba, Noor Hafen areas. d. Achrafieh, Remeil and Medawer area.	- The scope of the Consultant is NOT limited to the roads mentioned. The road lengths should be provided by the Consultant.

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No.	QUERIES	ANSWERS
29-	Please confirm that the scope of work excludes sea outfalls or any offshore pipelines.	- True.
30-	The RFP mentions" solving storm water floods" in Sasseen square, stairs in Achrafieh, Remeil and Medawer areas. For each location, what is the nature of the flooding problem and what is the approximate area or length of solution required?	- The nature and solution of the storm water floods are within the Consultant's scope of work
31-	Annex A lists only lots 1 and 2 (approximately 15 km of roads). However, the TOR mentions "the project area covers approximately 5 km2." What is the total linear kilometers of roads, streets, and alleys within the 5 km2 Ghadir Basin that will require assessment and possible design?	- The scope of work covers Beirut City and is not limited to the mentioned areas.
32-	For the previously designed Lots 1 and 2, what is the current physical condition of these roads today? Have any new utilities been installed, roads reconstructed, or buildings constructed since the original design was completed and cancelled?	- To be inspected by the Consultant.
33-	What existing topographic survey data, as-built drawings, GIS data, or previous design files does CDR possess for the project area (including the K&A original designs for Lots 1 and 2)? Can these be provided to the Consultant at no cost?	- The successful bidder will be provided with available data.
34-	Which utility authorities (water, electricity, sewer, telecom) have reliable existing records for the project area? Which authorities have incomplete or no records requiring full field investigation?	- To be checked by the Consultant.
35-	Have any geotechnical investigations or soil tests been previously conducted within the project area? If so, can the reports and data be provided to the Consultant?	- No geotechnical investigation and soil tests are available at the CDR.
36-	In Section 5 of the RFP, clause a, kindly clarify Ongoing Contracts, is it meant to be Ongoing Projects, or Annual Turnover?	- It means Ongoing Projects.

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37-	The TOR excludes “time for approval of priorities by the Client” from the 12-week period. What is the estimated actual duration for CDR to review and approve the preliminary Report and prioritization program based on experience with similar projects?	- The CDR cannot fix the time for approval of priorities, this depends, to some extent, on other stakeholders of the project.
38-	Which specific authorities (other than CDR and Beirut Municipality) must approve the Preliminary Report and Final design? What is the typical approval timeline for each authority?	- The final approval will be issued by the CDR.
39-	Please clarify the number of culverts or any structure that exist.	- To be checked by the Consultant.
40-	Kindly confirm whether a GIS data model and schema have already been established and exist.	- CDR has an existing GIS system.
41-	Regarding the existing data (other than topographic survey data) kindly confirm whether these data are required to be migrated into the GIS, if yes please advise on the source format (e.g., CAD, Shapefile, Geodatabase, or other formats).	- Geodatabase.
42-	Please advise if there is a specific duration for the project.	- The duration of the Construction project is approximately One Year.
43-	Reference to Clause 1.2.8 Existing Utilities Kindly confirm that the Bidder scope will include the “expected” relocation and / or protection of existing underground utilities in due coordination with Authorities (EDL, EDB and Ogero), where required. Moreover, kindly confirm that Design and cost implications on new underground utilities that are to be coordinated with Authorities will not be included in the Bidder Scope.	- The relocation and/or protection of the existing underground utilities shall be anticipated and estimated by the Consultant and to be included in the final tender documents. - The design cost of new utilities (water and electricity) should NOT be included in the Bidder’s offer. EDL and EBML are responsible for the pertinent designs.
45-	It is noted that neither a minimum requirement for the man-months needed for the works is provided nor an estimate or ceiling value for the works is mentioned. Could you please clarify and provide the available budget for the works?	- the estimated budget for the works is 20 Million USD.

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46-	Can you please confirm if a separate EIA report is requested for the project. If yes, is the Consultant required to obtain the approval of the ministry of Environment for the EIA study. -The Consultant understands that environmental studies, environmental baseline surveys, environmental permitting, and related approval procedures are not included in the current scope of work. Please confirm	- EIA report is NOT required. Delete from the Principal Duties of the Environmental Specialist in Appendix B. - True
47-	Based on the scope requirements, the Consultant considers that the following additional non-key personnel may be required to complete the services: Landscape Architect, GIS Specialist, Geotechnical Engineer, Pavement Engineer, and Electrical Engineer. Please confirm whether these positions may be added as non-key personnel.	- No need to submit the C.V.'s of the non-key personnel.
48-	In Appendix B, Consultant's Key Personnel, it is noted that English language is required for all personnel with either Arabic or French whereas the work with the Municipality of Beirut would necessarily require knowledge of Arabic. Could you please clarify?	- The Contract language is English, however correspondence with the Municipality has to be in Arabic.
49-	In Appendix B, Consultant's Key Personnel, it is noted that an Environmental Specialist is listed whereas his duties do not correspond to any tasks needed in the scope of work. Could you please clarify?	- Environmental Specialist is essential in the assessment and prioritizing the anticipated works.
50-	In Appendix B, Consultant's key Personnel, it is noted that a Project Engineer is listed whereas his duties do not correspond to any tasks needed in the scope of work but rather to coordination of supervision and construction works with the Municipality of Beirut. Could you please clarify?	- Project engineer is responsible for technical control of engineering works, and technical liaison with Client, Public Authorities and Beirut Municipality.

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51-	On page 1 of Appendix C, there is a Summary Table containing 2 items: the first item (Data Collection etc.) is supposed to be priced as a lumpsum USD amount, while the second item (Draft Engineering etc.) is supposed to be priced as a percentage of the construction cost estimated at USD 20 million. Does this mean that the price of the second item (Draft Engineering etc.) would be subject to re-calculation, based on the actual value of the construction contract, once the works are tendered? Please confirm.	- Yes.
52-	In Appendix C (Schedule of Payments), it is mentioned that 5% of the lump sum price would be paid upon completion of the tender evaluation and award of a construction contract and that the 10% retention would be released one month after the commencement date of the construction contract. What if there is a long delay in tendering the works and awarding a construction contract? The Consultant would then risk having 15% of their fees delayed indefinitely. We believe the TOR should be amended by adding a clause stating that, in case the tendering and award of a construction contract are delayed beyond a certain period (say one year), then the Consultant's fees would be paid in full, in order to be fair to the Consultant and preserve their interests.	- This issue will be dealt with in due time, no need to amend the appendix at this stage.
53-	In Annex C3-1 "Schedule of Payment", the Schedule related to item "1-data Collection, detailed field reconnaissance and topographic survey", namely "ND+3 weeks", seems noticeably under evaluated. Kindly consider our proposal to modify it to "ND+6 weeks" due to required time for mobilization and due implementation in areas having dense traffic and population, dense activities and buildings. Moreover, a time for approval of 1 or 2 weeks is hereby requested to be added between item "1-Data collection, detailed field reconnaissance and topographic survey" and item "2 – infrastructure and pavement evaluation, design criteria and preliminary priority report	- No need to modify the mentioned duration.

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55-	In Appendix C "Remuneration of the Consultant" clause 5, it is stated: "... \$20 Million USD (two or more tenders),..." Kindly confirm whether the two or more tenders are to be prepared simultaneously in the same time frame within item "4 – Draft final engineering and draft tender documents. ND + 10 weeks" stated in Annex C3-1 "Schedule of Payment", or successively hence cumulating the time allocated for each tender.	-The required tenders (one, two or more) are to be prepared and submitted simultaneously in the same time frame as stipulated in Annex C3-1

2)

Declaration of Integrity

Name of Bid: Consulting Services for The Assessment, Prioritization and Detailed Design of Beirut City Services Upgrading Project – Phase 3

Contracting Authority: Council for Development and Reconstruction

Name of the bidder/authorized signatory for the company: _____
Company Name: _____

We the undersigned confirm the following:

1. Neither we nor our employees, partners, agents, shareholders, advisors or their relatives have any relationships that may give rise to a conflict of interest in the subject matter of this transaction.
 2. We will inform the Public Procurement Authority and the contracting authority in the event of a conflict of interest or discovery.
 3. Neither nor will any of our employees, partners, agents, shareholders, advisors or their relatives engage in fraudulent, corrupt, coercive or obstructive practices in connection with our offer or proposal.
 4. Neither we, nor any of our partners, agents, shareholders, consultants, or their relatives, made any payments to the employees, partners, or employees participating in the purchase process on behalf of the contracting authority, or to anyone else
 5. In the event that we violate this declaration and undertaking, we will not be eligible to participate in any public bidding whatever its subject and we accept in advance any exclusion measure taken against us and we undertake at our full will not to dispute it.
- Any false information will expose us to prosecution by the competent references.

Dated on _____ day of _____, _____ [insert date of signing]

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FORM OF CONTRACTUAL COMMITMENT

Consulting Services for The Assessment, Prioritization and Detailed Design of Beirut City Services Upgrading Project Phase 3

To: REPUBLIC OF LEBANON
COUNCIL FOR DEVELOPMENT AND RECONSTRUCTION

I the undersigned _____ dully authorized to sign
on behalf of _____
having as permanent Address in Lebanon _____

Telephone No.: _____
Facsimile No.: _____

Acknowledge my revision and examination of the terms and conditions and all other documents pertaining to the execution of the above-named project.

I proclaim that after reviewing and examining the documents which I may not claim to ignore and after reviewing the term of reference and all required information and being aware of the Contract details, difficulties and obstacles if any, of the required Works.

I pledge, if my Bid is accepted, to execute and complete all the required services and remedy any defects therein in conformity with the said Conditions of Contract, within the Time for completion stated in the Contract Document.

I also acknowledge that I have put the prices and accepted the stipulations stated in the Conditions of Contract, taking into consideration all the Bid Documents and contract conditions and the difficulties that may be encountered, if any, during the execution of the Works.

We accept all the conditions stated therein and will adhere to them and implement them fully without any kind of reservation or qualification.

Date:

Name of Bidder:

Name:

In the capacity of:

Signature:

Address:

FA

(Stamp 1,000,000 Lebanese Pounds)