مصرف لبنان
BANQUE DU LIBAN

بيروت في 2026/10/30

الموضوع: مناقصة أعمال تأهيل المبنى القائم على العقار 110 في منطقة غادير –جونية رقم REFA0009-2026-DMS 222-17

المرجع: أسئلة – الأجوبة التوضيحية

بالإشارة إلى الموضوع والمرجع المبينين أعلاه،

وبناءً على الأسئلة الواردة من الشركات، يود مصرف لبنان توضيح ما يلي، وذلك وفقاً لما هو مبيّن في خانة BDL Clarification من الجدول أدناه:

Bidders Queries	BDL Clarification
The required **bid guarantee is USD 1,200 instead of USD 3,000**.	As per Revised TOR Clause 4- Section 2 – Point 26, bid bond amount is 1,200 USD. "كتاب ضمان مصرفي "ضمان العرض"، مطابقاً للنموذج المرفق بدفتر الشروط الحاضر (ملحق رقم 4) مختوماً وموقعاً وفقاً للأصول. بقيمة // 1,200// دولار أميركي. إن تقديم كتاب الضمان في أول جلسة محددة لفضّ العروض يعدّ شرطاً أساسياً والزامياً من شروط المناقصة أو طلب عروض الأسعار، ويؤدي عدم الالتزام بذلك إلى اعتبار العرض لاغياً واستبعاد العارض من المنافسة."
The document titled **"Conditions of Contract.pdf," available on the Public Procurement Authority (PPA) website**, constitutes the final revised tender document, including the applicable BOQ, and should be used to prepare our offer	تم نشر دفتر الشروط المعدل على منصة هيئة الشراء العام في خانت ملفات مرفقة إسم الملف: TOR GHADIR-PLOT-110 -معدل نهائي Date 20-10-2026
Available Drawings	Drawings will be submitted to the awarded bidder, at this stage all bidders should price the BOQ. Steel Gate Details are to be submitted by awarded contractor for approval.
Internal Painting and Existing Finishes During our site visit, deterioration of certain internal wall finishes was noted. Please confirm whether internal plaster repairs and repainting are included in the tender scope, as no separate BOQ item appears to cover these works. If included, kindly identify the extent and applicable BOQ item.	No plaster repairs are required , neither internal painting is required, as declared on site we only need to remove deteriorated paints around windows without applying new paintings.

Removal Works – Items 2.a–2.c Please clarify the extent of removal works and associated making good, including responsibility for disconnecting existing services and handling removed equipment. For the ground-floor aluminum false ceiling, please confirm whether the scope is limited to removal or includes any subsequent ceiling or soffit finishing works.	Itemed to be removed or dismantled are only the items blocking windows repairing works, those items are to be carted away. As per AC compressors, it should be removed from site, No need for disposal to BDL. Any subsequent above aluminum ceiling is to be dismantled.
Stone Cladding – Item 3.b Please confirm the required stone type, thickness, and typical dimensions for replacement stones, together with any available details for re-fixing loose cladding. Please also clarify the measurement basis for the regrouting works, which are expressed in square meters.	Stone Type same as existing (same dimension and same thickness). Re-fixing it properly with mortar and specified external stone adhesive. The area of regrouted stones will be measured.
Steelwork – Items 4.c and 5.a–5.d Please provide the available details for the new gate, bollards, and roof shaft cover. For the existing façade steelwork, kindly confirm whether the scope is limited to surface preparation and painting or includes repairs to deteriorated members.	Existing façade steel work: only the main entrance door has to be fully maintained as stated in BOQ. Structural supporting beams are in good shape, what is requested is to remove some rust and apply painting as specified in BOQ
Aluminum Windows and Glazing – Items 6.a–6.d Please provide a schedule or marked-up drawings confirming the locations, quantities, and dimensions of the affected openings, together with the required aluminum profile and finish.	Every window dimension is mentioned in BOQ. 420cm x 45cm Qty = 8 + 290cm x 45cm Qty = 16 + 170cm x 45cm Qty = 8 + 190cm x 45cm Qty = 4. Removal and reinstallation of window is to be decided after windows inspection and existing sealant removal. As per hardware replacement: windows have to function well (easy opening, Locks)

Roof Repairs and Waterproofing – Items 7.a, 7.b and 4.d Please provide a roof plan identifying the areas covered by the waterproofing and roof repair items, together with any available typical details. Kindly clarify: • The extent of roof tile and concrete-corner repairs included under Item 7.a. • Whether Item 7.b includes only localized repairs to the existing SBS membrane followed by the additional specified layer, or also includes removal and replacement of defective underlying layers. • Whether the stated waterproofing quantity includes upstands and flashing terminations. • The extent of substrate repairs included under Items 7.b and 4.d, and how additional repairs identified during execution would be addressed.	1-roof tile and concrete-corner repairs, as inspected during site visit. 2- As Declared on site contractor has to completely remove existing SBS membrane and apply 2 new layers and provide warranty 3- Up stands and aluminum and all necessary preparation works shall be included
Drainage and Sump Pump – Items 9.a–9.d	No available drawings to price BOQ items.
Works Not Expressly Covered by the BOQ Please clarify how necessary works arising from concealed conditions or existing defects would be instructed and valued where no corresponding BOQ item or unit rate is available.	If unforeseen works are identified by the Contractor during the execution of the site works, the Contractor shall promptly notify BDL and submit a formal Variation Request for review and approval prior commencing any such works.

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