RFB: Restoration of Water Sector Services – Pilot Zone Villages, South Lebanon

RFB Reference No.: LEAP-SW-Water-PZ

Employer: The Council for Development and Reconstruction (CDR)
Project: Lebanon Emergency Assistance Project
Country: Lebanon
Loan No. : 9841-LB

PRE-BID MEETING

MINUTES OF MEETING
BEIRUT, November 5th 2026

Attendance:

Representatives from the Employer: Council for Development and Reconstruction:

- Eng. Simon Moawad (Senior Procurement Expert)
- Eng. Nakhle Daoud (Civil/Infrastructure Engineer)

Representatives from the consultant (Rafik El Khoury and Partners):

- Mrs. Sabine Mrad

Representatives from following Bidders:

Homan Engineering Co. Limited SARL
- Mr. Gebrayel Haidar

EMC Elie Maalouf
- Mr. Mohammad AlMansi

Trealico for trading and contracting
- Mr. Mohammad El-Hattab

Danash for Contracting and Trading s.a.r.l.
- Mr. Riad Hammoud

The Meeting was held at the Offices of the Council for Development and Reconstruction in Tallet El Saray – Beirut at 10.00 A.M. on the 5th of November 2026.

Eng. Simon Moawad and Eng. Nakhle Daoud from CDR chaired the meeting and welcomed the attendees.

Eng. Simon Moawad and Eng. Nakhle Daoud (from CDR) presented a comprehensive briefing covering the project components, key Request for Bids (RFB) clauses, and the Environmental and Social Management Plan (ESMP) incorporated in the bidding documents.

Implementation Framework & Work Orders

- **Site Selection & Approval:** The water infrastructure repairs in the six pilot zones will target the systems damaged during the recent conflicts, with the aim of restoring them to full functionality and ensuring a reliable water supply for the affected communities.
- **Notice to Commence & Mobilization:** Following contract signing, CDR will issue the Notice to Commence in accordance with the contract terms and conditions. The issuance of work orders will enable contractors to finalize their mobilization plans, executed in coordination with the Lebanese Army (LA) and the Ministry of Public Health (MoPH).

Bidding & Pricing Terms

- **BoQ Pricing:** Bidders must price all items in the Bill of Quantities (BoQ) regardless of the precise locations of the distribution networks repair works.
- **Location Allocation:** CDR reserves the full right to designate work locations during contract implementation based on work orders issued in coordination with the South Lebanon Water Establishment (SLWE) and the relevant municipalities. No financial or administrative claims regarding location assignments will be entertained.

The following points were raised by the bidders and answered by CDR.

Question 1:
A bidder asked whether a site visit to the six pilot zone villages could be organized, or whether local representatives could be contacted, in order to inspect the foreseen work locations and facilities.

CDR Answer:
As per BDS ITB 7.4, no site visit will be organized by the Employer. Bidders are encouraged to arrange their own visits to the six pilot zone villages, at their own cost and responsibility, to inspect the foreseen work locations and facilities before submitting their bids. Bidders may also refer to the Rapid Assessment Report, provided to Bidders as supplementary information in Section VII – Works' Requirements. This does not relieve Bidders of their obligation to satisfy themselves, before submitting their bids, as to the condition and extent of the existing works. The asset records of the South Lebanon Water Establishment (SLWE) for the six villages, together with the Preliminary Rapid Damage Assessments, are available for inspection at the address given in the BDS.

Question 2:
Should a price breakdown be submitted with the bid?

CDR Answer:
No. A price breakdown is not required with the bid. However, in accordance with ITB 38 (Unbalanced or Front Loaded Bids), the Employer may request the Bidder to provide written clarifications, including detailed price analyses, during bid evaluation.

Question 3:
The Bill of Quantities (BoQ) includes several lump sum items. What is the reason?

CDR Answer:
Certain items are priced as lump sums because their scope was defined in the consultant's Rapid Assessment Report, based on the consultant's site visits and damage assessments. The lump sum price of each item shall cover all works, materials, equipment and labour required to complete the item as described in the BoQ and in Section VII – Works' Requirements. Bidders are encouraged to visit the sites and to refer to the Rapid Assessment Report when pricing these items.

Question 4:
The diameters of the distribution network pipes to be repaired are not specified in the BoQ.

CDR Answer:
The locations of the damaged pipes to be replaced are not predefined. As stated in the BoQ, the Contractor shall, in coordination with CDR and the South Lebanon Water Establishment (SLWE), carry out pressure tests on the network sections suspected to be damaged. Where replacement is found necessary, the pipes shall be replaced with pipes of the same diameter and material as the existing pipes at that location.

Question 5:
Where will the house connections be installed or repaired?

CDR Answer:
The locations of the house connections to be installed or repaired will be defined during implementation, in coordination with CDR and the South Lebanon Water Establishment (SLWE), and will be instructed to the Contractor through work orders.

Question 6:
Should the Bill of Quantities (BoQ) be filled in electronically or by hand?

CDR Answer:
As per BDS ITB 20.3, the original Bill of Quantities (BoQ) shall be filled in by hand only; otherwise, the bid will be rejected.

Question 7:
What are the requirements for the Bid Security (Bid Bond)?

CDR Answer:
As per BDS ITB 19.1, a Bid Security of Forty Thousand fresh US Dollars (US$ 40,000), or its equivalent in a freely convertible currency, is required. It shall be an unconditional bank guarantee issued by a Lebanese bank, or by a foreign bank through its correspondent bank in Lebanon, and shall strictly follow the Bid Security form included in Section IV – Bidding Forms; any other form

or text will result in the rejection of the bid. The Bid Security shall remain valid until twenty-eight (28) days after the expiry of the bid validity period of ninety (90) days (BDS ITB 18.1).

Question 8:

Clarification was requested on the 'best 5 out of the last 15 years' requirement for the average annual construction turnover.

CDR Answer:

As per Section III – Evaluation and Qualification Criteria, Criterion 3.2, the minimum average annual construction turnover is US$ 2,000,000. It is calculated as the total certified payments received for contracts in progress and/or completed, for the Bidder's best five (5) performing years within the last fifteen (15) years since 1 January 2011, divided by five (5). For a Joint Venture, this requirement shall be met by all members combined.