

U.S. Consulate General, Karachi

- 1) Walls and roof have evident seepage/leakage.
  - i) When was water/roof-heat proofing conducted?  
Roof treatment was done 6 years ago.
  - ii) If seepage occurred prior or after the waterproofing.  
Seepage occurred after waterproofing.
  - iii) If after waterproofing, we will need to either cover waterproofing in the RFQ as additional BOQ or US Consulate must provide confirmation that once the wall work is completed, contractors will not be responsible for seepage.  
Roof Water Proofing with screed work for 1 Metha and 3 Metha added into BOQ as additional item having covered area 1800 SFT each bungalow.
  - iv) Ceiling requires impregnable treatment.  
Not Required. Only paint work is recommended which is already mentioned in BOQ.
  - v) Recommended roof treatment with screed work to resolve the water salinity issue inside the buildings  
Already answered above
- 2) Lighting fixtures provide by US Consulate General Karachi.
  - i. The specification of the LED Flood light wiring gauge is not mentioned.  
Please see in ANNEX-A wiring details in serial 23-a (x5009) and 25-d (x5010) of SOW (P+N+G) 1c x 3 = 2.5 mm<sup>2</sup>.
- 3) Currently exhaust fans fitted in different material (plastic / iron) – please confirm specs.  
14 Fans of size 10” plastic body. 10 Fans of size 8” plastic body.
- 4) Boundary walls wiring in concealed channel drain or in PVC Casing Capping on wall?  
Please see details exterior lighting in BOQ serial 15-vi for 3-Mehta. Boundary wall wiring procedure mentioned in BOQs for all 4 bungalows.
- 5) If one company is awarded both projects, do they start them simultaneously.  
Yes.
- 6) Share drawing/measurement of parking area shade.  
Drawing attached.
- 7) Doors & Windows: Paint, Polish, or Paint & polish.  
All wooden doors and windows must be polished. Wooden Doors: 22  
All metallic doors and windows and grills must be painted. Steel Doors: 22 (including those with steel plates)  
Staircase handrail must be polished.
- 8) Identify rooms with floor work.

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- i) Some rooms in Beville/Old Club with vintage terrazzo flooring were advised from contractors to renovate/restore with buffing and polishing rather than a complete renovation to restore the classic tile work, however please advise.  
Vintage terrazzo floors of Old club and Beville only need buffing and polishing.  
All marble floors and walls of old Club and Beville Washrooms must be polished.
  - ii) The floor work that needs to be added in BOQ must be identified with specs (type and category or tiles with square footage).  
OLD Club: Vintage terrazzo floor 1500 SFT, Marble Floor 1500 SFT  
Beville: Vintage terrazzo 500 SFT, Marble Floor 500 SFT
  - iii) If the entire first floor of club is to be removed, we need total area in measurement.  
Not Required
  - iv) Old Club staircase covering type and measurement to be confirmed.  
Old Club Staircase: Vinyl Sheet Required 150SFT
  - v) Elaborate if there have been changes for kitchen tile work since after site-visit.  
No Changes.
- 9) Patio Roof work to be defined clearly.
- i) Some roof work cannot happen without a complete renovation due to cracked roof and outdated patching.  
Patio roof renovation is not required.
  - ii) Netting work in patio needs to be confirmed with size and type of net and steel mesh.  
All patios netting must be replaced with 2 layers of mesh and netting mentioned below.  
Ultra-fine insect mesh heavy duty 100% polyethylene UV stabilized (1.35mm Sq. Mesh) 2500 SFT  
Antibird 14mm netting mesh heavy duty 100% polyethylene UV stabilized 2500 SFT
  - iii) Framework for mesh needs measurements specified – if it's not included.  
Frames will not be replaced in all patios. However, all frames must be painted prior to meshing and netting replacement - 1000 SQF.
  - iv) At some places in closed patio the roof slab is precast and have some cracks on it so it will not be possible to conceal the wiring without changing the roof slabs and even after changing the roof slabs the only option to conceal the wiring is through conducting?  
Kindly use conduits in such cases.
- 10) Are the measurements given in BOQ accurate or at least 5/10% raised to keep a buffer covering our risk calculation?  
BOQ measurements have at least 5% raised calculations.

Bathroom:

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- i) Size of the bathroom tiles is 16 x 16 lacking any mention of brand name/equal. The given tile size is not suggestable. Most suggested sizes are 12 x 24, 12 x 36, 12 x 40 etc. Please re-confirm.  
12x24 is best size to proceed with A1 quality available in local market.
  - ii) Model number and brand of washroom fitting/fixtures.  
Porta or Polo or Equivalent A1 Quality  
Grohe Pakistan, Faisal Pakistan, Sonex Pakistan or Equivalent A1 Equivalent.
- 11) Kindly provide the specification (thickness) of the 200-gallon fiber water tank for guardroom.  
Centrifugally cast flat bottom, annular Domed top fiber glass Tank thickness must be 5/32 inches. Diameter 30 inches, height 75 inches
- 12) Confirm UPVC pipe brand name or equivalent.  
Jeddah polymer or Equivalent A1 Quality Available in Local Market
- 13) Please confirm action on open wiring at site.  
All bungalows wiring detail are in BOQ either open or concealed. Our priority is concealed wiring. However, per site requirement if there is any change, discuss with COR.
- 14) Will the US Consulate provide us supplies in case a requirement is unavailable in local market?  
No.
- 15) The list of owner furnished materials (OFM) should be provided? Like lights, Schneider Sockets and decorative lights.  
All Lights INDOOR & OUTDOOR will be provided by U.S. Consulate. This is true for all the Bungalows.  
Schneider socket is not our requirement. If Schneider GFCI was referenced, please refer to 18th point.
- 16) GFCi / RCCB - DP 25A and 10mA needs review for being unavailable locally with long lead time. Substitute proposed DP 25A 30mA. Please specify areas that require GCI installation (kitchen and laundry room mentioned at site).  
GFCI / RCCB will be provided by US Consulate. Kitchen and laundry room work will be done as per BOQ.
- 17) The area summary of all buildings and area of renovation should be provided to establish assessment of quantities stated in scope of work - general requirements.  
See attached Drawings/layouts – Should be verified during site visits.
- 18) Confirm if buildings come under protected heritage?  
No

19) Is there any upgradation in measurement and specifications from after US Consulate's first site visit?

No changes except mentioned in this document.

20) The HSE guidelines regarding Covid-19 needs elaboration.

Staff should wear masks at all times and must maintain social distancing. Frequent use of hand sanitizers to be made available by the contractor. Please refrain from accessing the Consulate compound in case you feel any COVID symptoms.

It is highly recommended to have staff vaccinated if they are under GOP's age bracket.

21) Sewage Line Cleaning:

i) We need the length/depth of this line.

Cleaning lines length: 900 RFT Depth: 3 ft

ii) At the stage of execution if any part of the sewerage line needs to be changed due to damage or hard blockage what should we do in this case?

No replacement is recommended by any means and will not be paid.

22) Kindly provide the size and specification of metallic ducts required for the air conditioning system. The Consulate only provides indoors and outdoors of the air conditioning units the cost of piping and UPVC trench work shall be in the contractor account.

**Only indoor (FCU/Evaporator along with wall brackets) and Outdoor (Condensing) units will be provided by post.**

**Yes, the cost of Piping and following is to be borne by the contractor in following considerations.**

**Items to be provided and installed by contractor as follows.**

- **Metallic duct for Refrigerant pipes**

(Duct Size 6"x6", Gauge thickness 18usg, Top cover to be removable i.e. screw fitting or metallic clips, Duct to be painted and finished as mentioned in BOQ).

- **Refrigerant Copper pipes**

(sizes for liquid and gas lines as per manufacturer's recommendation, Approved brand Mueller Streamline Co.)

- **Refrigerant pipes insulation (Aeroflex USA, Inc.),**

(sizes for liquid and gas lines as per manufacturer's recommendation, pipes not to be insulated together, Approved brand Aeroflex USA, Inc.)

- **Condensate Drain piping**

(as per plumbing works specifications, all is to be schedule 40 uPVC, minimum dia 1/2" for single unit drain and 1" for multiple, approved brand is Dadex, Flexible pipe from FCU to outside wall crossing not more than 1RFT)

- **Anchorage and Hangings**

All anchorages to be supplied and installed by contractor, All Hardware & Anchorages to be of SS, Approved brand Hilti, Copper pipes to be anchored after insulation.

Wall brackets/Standards for Outdoor units to be fabricated of 5cmx5cmx5mm and furnished with primer and antirust as per specifications in BOQ.

Wall Brackets for indoor units will be Post provided with Indoor units.

• **Electrical Power & Control cables**

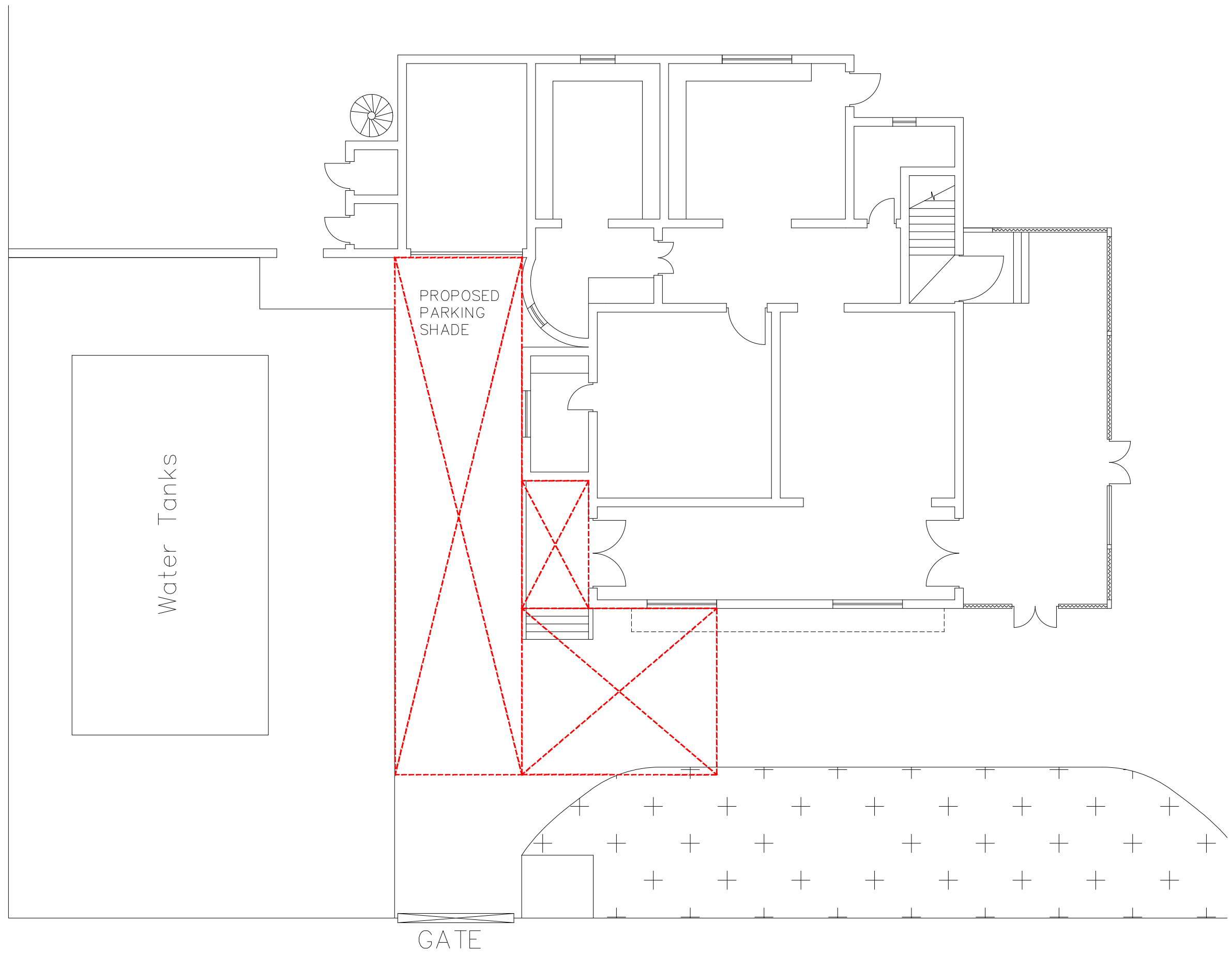
All as per specifications in Electrical sections, sizing as per manufacturer recommendations and COR approval, Isolation switch sizing, placing, brand selection, supply & installation as per COR approval. HVAC Main and sub DBs/Panels as sizing, placing, brand selection, supply & installation as per COR approval.

As discussed, more clarification during second site visit.

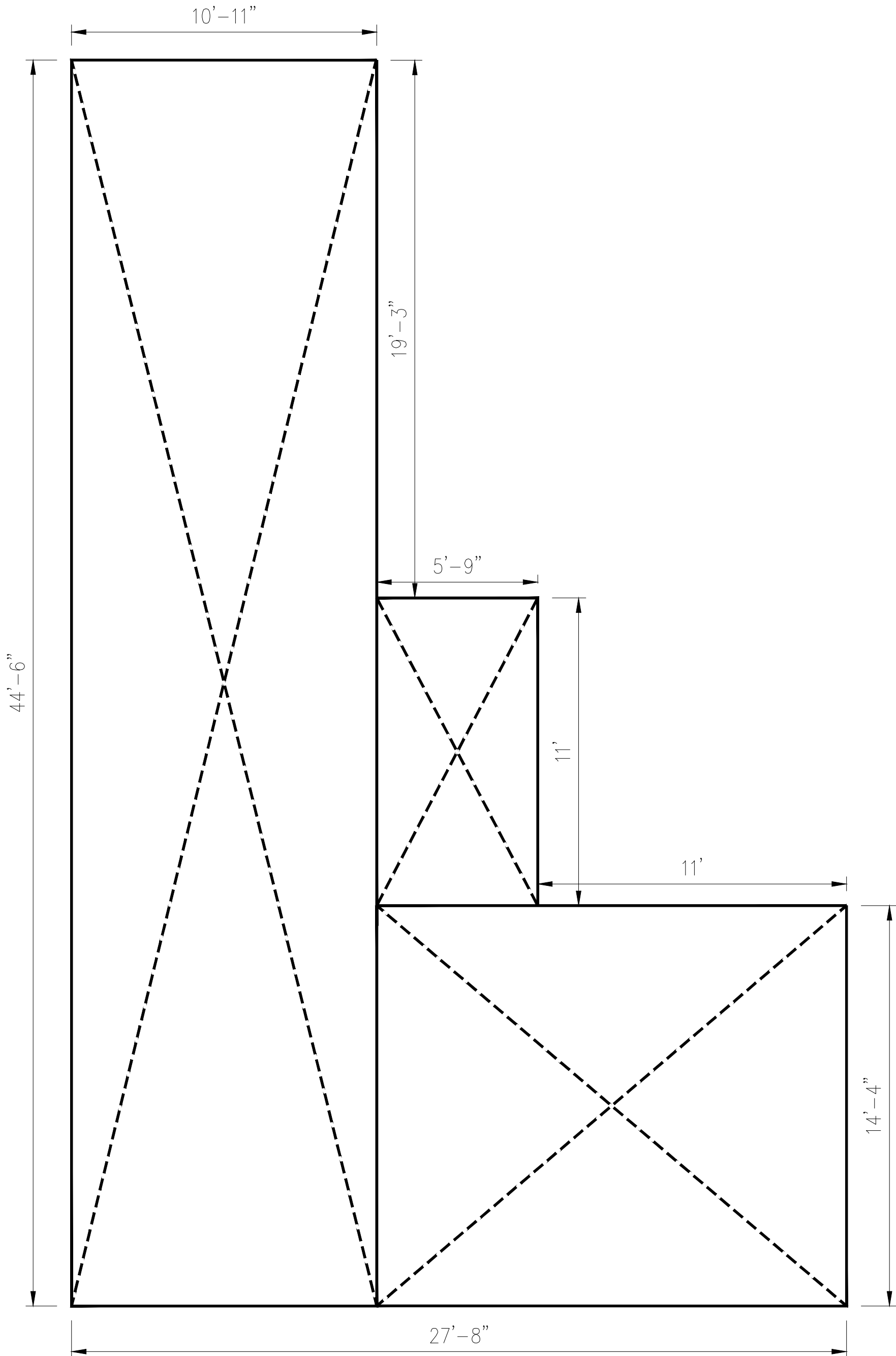
- 23) Item no. 22 of SOW-1 part 3 is of high-quality neon led sign board. Kindly provide the size and specification with drawing?  
This has been measured during the site visit on 20 May 2021.
- 24) Remeasurement of the quantity of 95mm earthing cable in rft at site required.  
This has been measured during the site visit on 20 May 2021.
- 25) Measurements of boundary wall wiring, and AC trenches required.  
This has been measured during the site visit on 20 May 2021.
- 26) In item no. 15 part 8 of SOW-2 is of wiring of gate column. Per site visit discussion it is mistakenly added. Please verify.  
Please follow BOQ para 15 of 8 and read 2-Beville Para 15 as (Supply and installation of complete electrical wiring (Pakistan cable), for boundary wall lights (Qty. 35) with open conduit and concealed (U PVC schedule 40 ASTM D 1758 Standard) on wall surface and buried in ground minimum 3' depth, from exterior light control panel to boundary wall lights with all required fixing accessories. complete in all respect and as per site requirement).
- 27) In SOW and site visit it is stated that only exposed wiring inside the bungalow will be changed while concealed wiring will remain as is - please elaborate.  
All open duct / conduit wiring will be concealed as mentioned in BOQ inside the bungalows repairing work.
- 28) Please confirm that the wiring of the 3 & 1-Mehta is done recently by the consulate team as discussed in the pre-bid meeting except for the kitchen and laundry areas. The new concealed wiring shall be done only in kitchen and laundry areas with proper grounding.  
Please follow BOQ.

**Notes from Procurement & Contracting Unit:**

- a. Please follow all requirements in the SOW including BOQ, testing & commissioning, general and other requirement for Electrical works.
- b. Contractor to reach out to COR post-award in case ground conditions vary from BOQ and SOW.
- c. No changes or expenditure will be allowed without prior approval from procurement & contracting office.
- d. PPE cost to be constructed within the price proposal – no labor shall be allowed on compound without advised PPE under SOW.
- e. Bank guarantee advised. Performance bond worth 5% of the contract magnitude.
- f. Magnitude of Contract – x5009: \$52,000-72,000.00
- g. Magnitude of Contract – x5010: \$72,000-92,000.00
- h. Time of completion of work each project. 75 business days – tentative substantial completion by August 27, 2021.

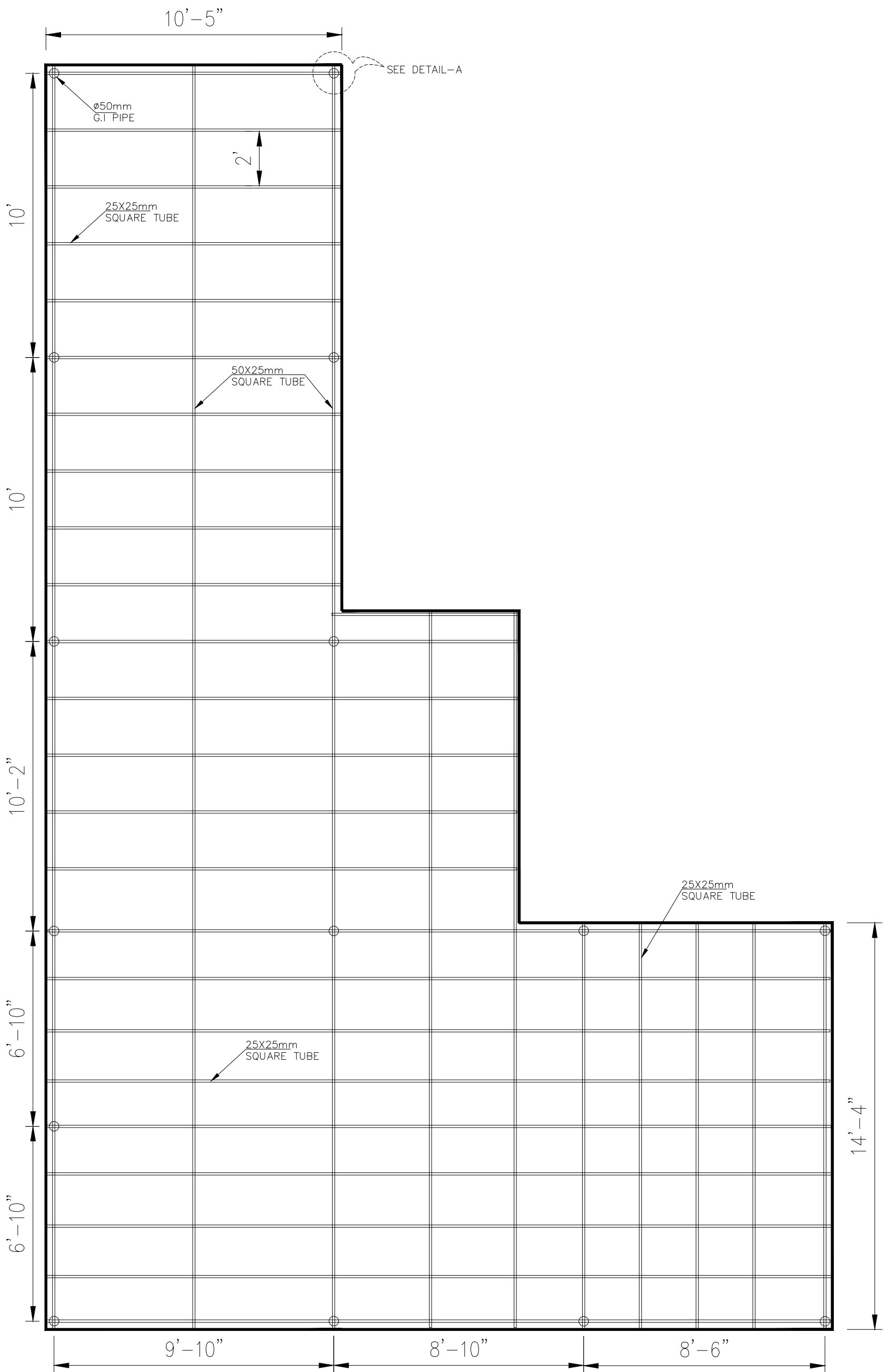


PROPOSED PARKING SHADE LOCATION LAYOUT PLAN

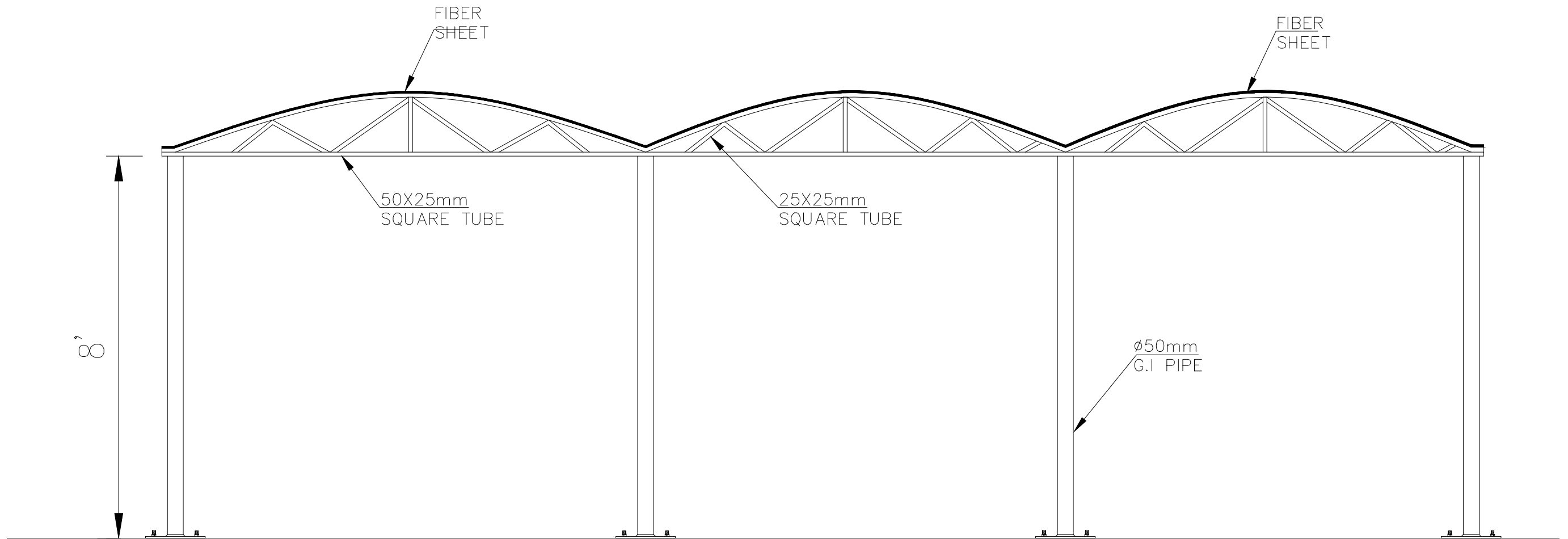


PROPOSED PARKING SHADE ROOF LAYOUT PLAN

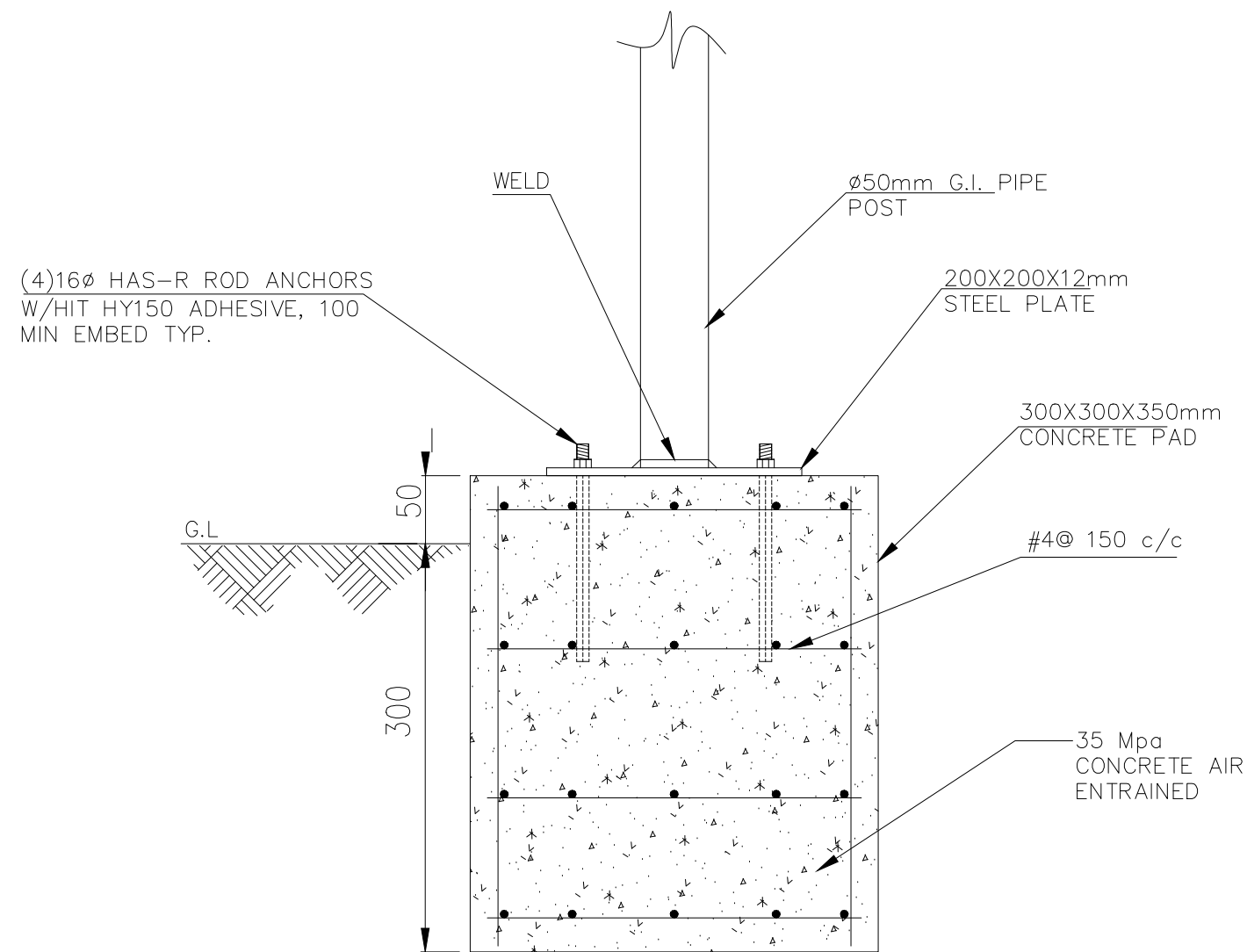




**PROPOSED PARKING SHADE LAYOUT PLAN**



FRONT ELEVATION



**DETAIL-A**

NOTE:

1. Welding surfaces deposited shall be smooth, uniform, and free from fins, tears, cracks, and other discontinuities.
2. Welding surfaces and their adjacent areas shall also be free from loose or thick scales, slag, rust, moisture, grease, and other foreign materials.
3. All welds shall be 6mm fillet weld.
4. Prior to welding over previously deposited metal, all slag shall be removed and brushing or other suitable means shall be used to clean the weld and adjacent base metal. Cleaning of completed welds shall include removing slag, and cleaning the weld and adjacent base metal.
5. Rail and post shall be pre-cut to specified lengths.
6. The contractor shall clean the job site of excess materials post hole excavations shall be scattered uniformly away from post.