

PROCEEDINGS OF THE PRE BID MEETING
“Leasing Out Karnak House Nathia Gali”

The subject meetings held on 20 Jan, 2021 at 11:00 am, in conference hall at the Department of Tourism, 13-A, Khyber Road, Peshawar Cantt.

PROCEEDINGS:

After recitation of the Holy Quran, The Chairman Sub-committee welcomed all the participants and requested the representatives of firms to introduce themselves. (Copy of attendance sheet enclosed).

After formal introduction they were briefed about the bidding documents followed by detailed discussion, in which queries of the bidders were entertained with the reference to bidding documents.

Besides, some of suggestions/observations signposted by the bidders which required decisions of the technical committee are as under:

S.No	Queries/Observation/Suggestion	Reference of Bidding Documents	Suggestions /Recommendations
1	Joint Venture to be allowed between local bidders as well.	Clause 2.10 of the Instruction to Bidders	Not Recommended /Suggested
2	Total area and covered area needs to be identified prior to bid submission.	Schedule of Requirement	<u>Karnak House:</u> 4218Sft/15.5 Marla (Measurement Sheet Annex-A)
3	Additional Pre-Fabricated two Rooms needs to be clarified that it will be with allied facility or without.	Clause 6.2 and 6.3 of the special conditions of the contract	Recommended /Suggested two pre-fabricated rooms along with allied facilities i.e. kitchen and washroom only.
4	Instead of Pre-Fabricated, permanent infrastructure should be allowed.	Clause 6.3 of the special conditions of the contract	Not Recommended /Suggested
5	Conversion of Hall into accommodation facility should be allowed.	Schedule of Requirement	Not Recommended /Suggested

6	Performance Guarantee/Security should be replaced from 10% total lease period amount to 10% of the annual lease amount.	Clause 32 of the instruction to bidders, Bid data sheet & Clause 4 of the draft contract	Recommended /Suggested 10% of the annual lease amount on compound rate with the condition that previous year(s) security amount will add up accordingly till end of the lease period.
7	Additional amount for pre-fabricated two rooms should not be charged. And if the procuring entity is charging how it will be calculated as proportionate amount.	Clause 6.3 of the special conditions of the contract	Recommended /Suggested Original bid amount/offer will be on the basis of existing accommodation/ rooms. Additional pre-fabricated two rooms will be charged exclusively on the basis of existing accommodation, as per request of the lessee and with subsequent approval of competent authority. Whereas, the size of two additional pre-fab rooms will not exceed the size of 12x12 feet each room with height of 10-12 feet.

Furthermore, it is announced that the submitted bid should be in binding form otherwise bid will be rejected. All other Terms & Conditions, Specifications, Rules and Clauses of bidding document will remain same, meeting ended with vote of thanks from the committee.

It is requested that the matter may please be submitted to the technical committee for consideration.

KARNAK HOUSE NATHYAGALI				
Measurement sheet				
Descriptions	NO	Length(ft)	width(ft)	Area in Sft
Main building covered area	1	74	57	4218
Entrance lobby	1	8	17	136
Bed room 1	1	25.5	19.5	497.25
Attached Washroom	1	6	8	48
Bed room 2	1	12.5	9	112.5
Attached Washroom	1	6	8	48
Dining Area	1	18	16	288
Living Area	1	28	16	448
Veranda	1	96.5	10	965
Bed Room 3	1	18	23	414
Attached Washroom	1	8	19	152
Bed Room 4	1	18	15	270
Attached Washroom	1	8	7	56
Kitchen Area	1	10	8.5	85
Servant Room	1	9	14	126
Lawn Area				
Front	1	29	78	2262
Front	1	69	48	3312
Front	1	81	31	2511
Back	1	102	50	5100

KARNAK HOUSE	Area in Sft	Area in Marla
Main building covered Area	4218	15.5
Total Lawn Area	13185	48.4
Total COVERED AREA	4218	15.5
TOTAL AREA	17403	63.9