

**Clarification Ref: OPS/TURA/2024-A / 2024-14 / LRPS#9193643**  
**Re-Advertisement | Establishment of Long Term Arrangement (LTA)**  
**National Institutional Services for Construction (*Design Drawing, Ground Preparation, Manufacturing, and Installation of Modular Buildings*) in Türkiye & Northwest Syria 7 (3+2+2) Years**

**Note: These clarification requests were received from the bidders and answered on 15 January 2025**

#	Clarification Requests and Answers
1	<ul style="list-style-type: none"> <li>• We kindly request a detail instruction regarding the contents of the Technical Proposal.</li> <li>• Please check section “5.2 - technical evaluation” in “Annex B - Terms of References - LTA for Construction Services”. Simply:               <ol style="list-style-type: none"> <li>1) Bidders must approve the technical specifications and standards attached to the RFP (40 scores) and</li> <li>2) confirm producing 3 modules (7m X 3m) per day (20 scores)</li> <li>3) Bidders must confirm one year Defects Liability Period (DLP) from Certificate date of substantial completion to final completion date of the project (10 scores).</li> </ol> </li> </ul>
2	<ul style="list-style-type: none"> <li>• Please confirm the Price Proposal will consist of Signed RFP form and Annex D.</li> <li>• Annex D along with a simple cover letter.</li> </ul>
3	<ul style="list-style-type: none"> <li>• Please advise whether the manufacturers can provide an alternate modular building solutions for this project.</li> <li>• Not at this stage.</li> </ul>
4	<ul style="list-style-type: none"> <li>• It is understood that technical proposal should include drawings and specifications. In order us to prepare a sample drawing could you please provide us a sample space requirement program (SRP) so that we can prepare a drawing set for this program.</li> </ul>

	<ul style="list-style-type: none"> <li>• Drawings and specifications are not needed at this stage.</li> </ul>
5	<ul style="list-style-type: none"> <li>• Please advise whether the modular building units desired to be single story or multiple stories?</li> <li>• One or more as stated in the technical specifications.</li> </ul>
6	<ul style="list-style-type: none"> <li>• Are there any established procurement thresholds, including minimum and maximum limits, that will apply during the contract period?</li> <li>• No</li> </ul>
7	<ul style="list-style-type: none"> <li>• Please advise whether the audited financial statement will be provided along with the technical proposal or financial proposal.</li> <li>• The audited financial report is part of the preliminary evaluation. You may check the administrative checklist.</li> </ul>
8	<ul style="list-style-type: none"> <li>• Could you please clarify the types of buildings that will be manufactured under this contract? For example, will they include educational facilities, dormitories, accommodations, or other types?</li> <li>• Could be any education facility. There is no specific project at this level.</li> </ul>
9	<ul style="list-style-type: none"> <li>• How many pre-qualified contractors will be selected?</li> <li>• At least 3 per each geographical area (i.e. at least 9 companies) subject to meeting the defined requirements.</li> </ul>
10	<ul style="list-style-type: none"> <li>• Could you please confirm that the Light Gauge Steel Frame Building is classified as an empty frame unit under items A5-1, A5-2, and A5-3 in Annex D (BOQ) File? We require confirmation that these units exclude doors, windows, walls, and electrical and mechanical accessories.</li> <li>• There are separate items for doors, windows and electrical accessories. Please check “Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>

<p><b>11</b></p>	<ul style="list-style-type: none"> <li>• Could you please provide information regarding the “Quality of Manufacturing or Quality of Service Certificate” documents under item 12 in Annex C, including any equivalent documents that may be requested?</li> <li>• In case, the company manufactures the modules, certificate by relevant government authority is needed to confirm quality of the products manufactured by the company. If the company purchases products from another manufacturing company, certificate of the manufacturing company is needed.</li> </ul>
<p><b>12</b></p>	<ul style="list-style-type: none"> <li>• Could you kindly confirm whether the amount of USD 1,000,000 stated in item 8 of Annex C, pertaining to the completion amount of past projects, reflects the cumulative total of multiple projects or represents the completion amount for a single project within the last five years?</li> <li>• Cumulative amount in the last 5 years</li> </ul>
<p><b>13</b></p>	<ul style="list-style-type: none"> <li>• Could you please confirm whether the walls of the proposed structure can alternatively be composed of sandwich panels, or do they need to be load bearing walls?</li> <li>• Please check item A4-1 &amp; A4-2 in Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
<p><b>14</b></p>	<ul style="list-style-type: none"> <li>• Could you kindly confirm whether the required structure is required to be transported so site as fully assembled container, or do we have the alternative to build on site with modular panels?</li> <li>• Both scenarios are possible. It depends on the nature of the project that will come later.</li> </ul>
<p><b>15</b></p>	<ul style="list-style-type: none"> <li>• Could you please confirm if the proposed structure is required to be relocatable on-site like containers or is it sufficient to be prefabricated modular building?</li> <li>• Both scenarios are possible. It depends on the nature of the project that will come later.</li> </ul>

<p><b>16</b></p>	<ul style="list-style-type: none"> <li>• Could you kindly provide clarification on whether the items A11-1, A11-2, A11-3, A11-4, and A12-1 in Annex C pertains to only adding these features to the modular building? Should we add the cost of the container under this line item?</li> <li>• Please check the same items in Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
<p><b>17</b></p>	<ul style="list-style-type: none"> <li>• Could you kindly clarify whether the request from us pertains to light gauge steel frame structures or a containerized solution for the project buildings?</li> <li>• Please check Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
<p><b>18</b></p>	<ul style="list-style-type: none"> <li>• What is the difference between light steel structure and modular structure listed in the BoQ? What is included in the scope defined as light steel structure? Is only the empty structure required? Will these light steel structures have a chassis or not?</li> <li>• Modular building is a general term for prefabricated structure consisting of repeated sections called modules. These modules are made of light steel and constructed off-site in a controlled environment and then transported to the final location for assembly. Please check the details of every BoQ item in the annex – E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
<p><b>19</b></p>	<ul style="list-style-type: none"> <li>• Can you clarify the scope of the first section coded between 1.1 and 1.9 in the BoQ? From the current definition, it seems that the modular structures to be designed by the contractor, with areas ranging from 150 to 500 square meters or larger, will be supervised by UNICEF and an engineering team associated with them. What drawings and design-engineering details are expected for us to submit at this stage? Are we expected to provide different offers based on different revision numbers?</li> <li>• Usually, UNICEF shares design of the modular building with the LTA holders during invitation for the mini competition or secondary bidding. However, there might be cases where there is no design drawing of the modular building. In such cases, UNICEF will share the exact location of the</li> </ul>

	<p>project, estimated timeframe, sketch of the project indicating the size of the building area, components of the building, key points for consideration. LTA holders to share the draft design of the project along with priced BoQ and the duration for project completion. The design should be enough to prepare the priced BoQ. UNICEF will review the project design and revert accordingly. The project design might be reviewed up to 3 times. Once the design is finalized (after max 3 revisions), the BoQ and project timeframe should be finalized accordingly.</p>
<p><b>20</b></p>	<ul style="list-style-type: none"> <li>• In the BoQ, the pricing for the door with the A7-1 code is given on a square meter basis. The same applies to windows. Shouldn't the pricing be done on a unit basis instead?</li> <li>• There might be change in the size of doors and windows from a project to another. Therefore, square meter is preferred.</li> </ul>
<p><b>21</b></p>	<ul style="list-style-type: none"> <li>• During the Zoom meeting, it was mentioned that the priority would be the design costs, and if an agreement is reached, other technical items will be evaluated. Can you clarify the related design costs? What is included in the design scope of modular and light steel structures?</li> <li>• All BOQ items have the same weight during the financial evaluation. Financial evaluations happens after the technical proposal passes the technical evaluation.</li> </ul>
<p><b>22</b></p>	<ul style="list-style-type: none"> <li>• Will infrastructure works be included in the design costs of all modular and light steel structures, or will they be evaluated as a separate item?</li> <li>• If you mean foundation of modular building, the answer is yes.</li> </ul>
<p><b>23</b></p>	<ul style="list-style-type: none"> <li>• Under what conditions will we revise the prices we submit in the BoQ? If the LTA is signed a year later, or if the project start date is a few years from now, will we be able to revise the offers according to the economic conditions at that time?</li> <li>• LTAs will be signed in 1-3 months. The unit prices in the LTA should be valid for the first 3 years unless a force majeure emerges.</li> </ul>

24	<ul style="list-style-type: none"> <li>• It has been communicated that the costs we submit in the BoQ should be determined based on a 7-year period. It has been understood that the prices will be higher than current norms at this stage. We are waiting for your approval/comments.</li> <li>• Your financial proposal is your choice. Your cost estimates need to be realistic and practical at least for the first 3 years. Most probably, underestimating the cost may not help you to implement the project. At the same time, overestimation of the cost may cause the company to be not considered.</li> </ul>
25	<ul style="list-style-type: none"> <li>• If the expectation is that prices will remain fixed during these 7 years, will there be a mechanism in place to compensate for cost increases due to economic factors such as inflation?</li> </ul> <p><i>“• The quantities specified in the specifications are provided only as a guideline or an estimated value. This means that these quantities may differ from the actual work quantities. This requires the contractor to consider potential cost discrepancies that may arise at the end of the project. The bidder (i.e., the contractor) should make their own calculations before starting the project and accurately determine the required materials and labor. If an error is made by relying on the quantities specified in the specifications, the responsibility lies with the contractor. This indicates that the contractor may be held responsible for any additional costs or delays that may arise later.”</i></p> <ul style="list-style-type: none"> <li>• The clause is about the differences between planned and actual quantities. This is not an issue at the LTA phase. Later, during the contracting phase, the LTA holder (company) will have enough time to double check the planned quantities before signing the contract (i.e. Purchase Order).</li> </ul>
26	<ul style="list-style-type: none"> <li>• If there is a discrepancy between the actual work quantities and the quantities offered, can clarity be provided on how these differences will be determined and whether they will be reflected to the contractor?</li> <li>• During the contracting phase that comes after LTA phase, the LTA holder (company) will have enough time to double check the planned quantities before signing the contract (i.e. Purchase Order).</li> </ul>
27	<ul style="list-style-type: none"> <li>• Will any mechanism or flexibility be provided for managing cost increases due to quantity differences?</li> </ul>

	<ul style="list-style-type: none"> <li>• This is not an issue at the LTA phase. However, when there is any variation in quantities during the contracting (Purchase Order) phase, the LTA holder (company) is paid additionally when the LTA holder (company) is required to carry out any additional or varied works and/or services as a result of any valid instruction from UNICEF.</li> </ul>
28	<ul style="list-style-type: none"> <li>• When will the prefabricated wall panels' load-bearing capacity requirements come into play? If there are cases where the load-bearing capacity needs to be increased, how will this capacity be determined and approved? Should we prepare the offer considering the possibility of every wall being a load-bearing wall?</li> <li>• The BoQ items are prepared for new construction projects only. Please rely on the detail of every BoQ item in the technical specification under Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
29	<ul style="list-style-type: none"> <li>• In the pricing process, how will extra cost requests from the contractor for material losses, labor, and machinery be evaluated?</li> <li>• I assume every company has its method of calculation for such expenses.</li> </ul>
30	<ul style="list-style-type: none"> <li>• How will additional costs for transportation, loading, and unloading be calculated, and will these be included in the contract at this initial proposal stage? Or will they be presented in future offers if an order is placed?</li> <li>• The unit costs are inclusive. Logistics services are embedded in the unit costs.</li> </ul>
31	<ul style="list-style-type: none"> <li>• What are the material specifications for the use of light steel framing?</li> <li>• Please check the technical specification under Annex- E (1.2) Technical Specifications - Modular Buildings.</li> </ul>
32	<ul style="list-style-type: none"> <li>• Is it mandatory for the supplier to make ground concrete for the project in question under all conditions and for every agreement? Is there a partial assessment? Do we have the option of not undertaking the ground part of this project to be carried out in Syria? I am waiting for your feedback.</li> </ul>

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|  | <ul style="list-style-type: none"><li>• During the LTA phase, the unit price for the BoQ item is mandatory. Later, during the contracting (Purchase Order) phase, thorough assessment could be conducted to find the optimal solutions for the ground works or foundations.</li></ul> |
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