

Project: RENOVATION OF PRESIDENT'S RESIDENCE LAGOS TO A TRAINING AND CONFERENCE CENTRE FOR ECOWAS

REQUEST FOR CLARIFICATION NO.1 (AFTER PRE-BID SITE VISIT AND MEETING)

(22nd May 2025)

S/NO.	BIDDERS REQUEST	ECOWAS RESPONSE
1	<p>On-site inspections revealed that the concrete on the roof was cracking, falling off, and cracks. In some areas, the concrete peeled off and the steel bars were exposed. This problem seriously affects the stability of the building structure, significantly weakens the load-bearing capacity of the building, and poses a great safety hazard, which may cause serious consequences such as floor sinking and collapse.</p> <p>1. The cracking of some concrete beams will have many effects on the building structure:</p> <p>1) Reduced structural safety: The beam is an important load-bearing component of the building. After cracking, its bearing capacity decreases, and it is difficult to bear vertical and horizontal loads normally. Long-term development may cause the beam to break.</p> <p>2) Deterioration of durability: After cracks are formed, moisture, air, and corrosive substances can easily penetrate into the concrete, accelerate the corrosion of steel bars, cause the concrete to expand and peel off, further weaken the structural performance, and shorten the service life of the building.</p> <p>2. There are no embedded parts on the concrete roof. If a steel structure restaurant is to be processed, the stability of the steel structure columns will be affected to a certain extent.</p> <p>Reduced connection reliability: Embedded parts are key components for the reliable connection of steel structures and concrete structures. Without embedded parts, the</p>	

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	<p>connection between steel structure columns and concrete roof can only be achieved through post-anchoring and other methods. The connection reliability is relatively low. When bearing a large load, the bottom of the column is prone to loosening and slipping, thus affecting stability.</p> <p>In summary, our questions are:</p> <p>a) Did the owner consider the above situation when planning the renovation and expansion?</p> <p>b) Is there a corresponding solution for the above situation?</p> <p>c) If not, as a construction contractor, can we adjust the construction plan for the above situation during the construction process? With the owner's approval, the adjusted engineering quantity needs to be calculated separately and agreed upon as a supplement to the engineering quantity.</p>	<p></p> <p>Yes, the above situation was considered in the planning of the renovation and expansion. Furthermore, bidders are further reminded to examine the cracks and ensure that their cost covers the activities to remedy the defects.</p> <p>Bidders are to ensure that their submissions include the solutions to remedy the defects. The cost should be included in the bidders' price</p> <p>Yes, the above situation was taken into consideration. Bidders are however to include in their plan the proposal to remedy the defects. The cost to remedy the defects should be included in the bidder's price.</p>
2	<p>Additional Architectural Requirements: The architectural drawings provided for the project are insufficiently detailed. Critical components such as wet area designs, cabinetry and wardrobes, reflected ceiling plans, floor finish schedules, and the design for the carport covering are either missing or adequately specified in the bill or quantities.</p>	<p>Bidders should note that these critical components such as wet area designs, cabinetry and wardrobes, reflect ceiling plans, floor finish schedules, and the design for the carport have been included. An updated architectural design and BOQ is hereby attached.</p>
3	<p>Site Level Discrepancy: The level of the exiting access road is higher than the ground floor level of the resident</p>	<p>The difference in ground levels between the access road level and the ground level of the resident has been considered in the design. Bidders are to note that the finished levels will ensure that water run off will be through the drainage, and will have no effect to the building.</p>

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4	Structural deformation at rear Balcony: A visible deformation was noted in one of the beams at the rear balcony area .	Designs, details and plans deformed rear balcony have been considered during the preparation of the BOQ, and all designs will be provided to the selected Contractor.
5	Signs of Roof Leakage: Water infiltration was observed on the flat concrete roof, despite the roof appearing aesthetically sound	Bidders are to note that the roof leakage was considered in the attached revised BOQ
6	Main Building Roof Works: The heading of this BOQ items states steel elements for the roof structure. The BOQ items described under the heading are wood type material specifications. Clarify what material type to price steel or wood.	Bidders are to note that the roof substructure is steel. The revised BOQ has been adjusted accordingly.
7	Door and Window: Provide additional information required in the bill of quantities: a) Door details type and schedule specifications to include door dimensions and door elevation b) Finish floor level details and Floor finishes materials. Reflected ceiling plan details , ceiling type and specification	A more detailed design for doors type including the dimensions and elevation has been prepared and updated in the attached revised BOQ. The revised attached BOQ has been updated to include the detailed floor levels and the materials for the finishes. Furthermore, the detailed ceiling plan, type and specification has been updated in the revised attached BOQ.
8	Furniture FF& E a) No details of furniture drawings. Provide furniture specification and cross section drawings Provide Furniture type colour chart and furniture colour to be specified in BOQ	Bidders are to note that more information on the furniture type, colour chart and furniture colour are provided in the attached revised BOQ
9	Carport: a) Provide drawings details Provide specification of the steel structure	Bidders are to refer to the attached revised BOQ for more specifications for steel structure for the carport.

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10	<p>Pressed Steel Tank 7.3 m3</p> <p>The specification for the fabrication and installation of 2000mm x 2000mm x 1800mm pressed steel tank including all associated welding, priming and aluminum painting works. The specify material for the pressed steel is not locally available. Advice on an alternative</p>	<p>The pressed steel tank measuring 2000mm x 2000mm x 1800mm has been replaced with Fibre Tanks. The revised BOQ has been updated accordingly.</p>
11	<p>Structural Integrity Test - Non-Destructive Test (NDT)</p> <p>The scope of rehabilitation works has alterations and higher extensions, which require the integrity assessment of the existing building to validate the new design load referenced in the tender drawings for Tender document no: PP-W-2025-002 and PP-W-2025-002/1</p>	<p>It has been considered, all results and additional designs will be issued to the selected Contractor.</p>
12	<p>Mechanical Electrical and Plumbing(MEP)</p> <p>Provide Bill of quantities specifies a borehole depth of 120 meters, How do we handle the quantities if</p> <ol style="list-style-type: none"> The geotechnical survey result specifies a different depth ? What will be the size of the submersible pump required ? What is the capacity of water treatment machine (plant) and the configuration ? What is the capacity and brand of the required fire fighting pump <p>We require specification for Lightning prevention equipment</p>	<p>Bidders are to refer to the attached revised BOQ for more details and specifications on the depth of the borehole, size of the submersible pump, water treatment machine and the firefighting pump.</p>
13	<p>The Bidder shall furnish in the Letter of Bid the names of three potential Dispute Avoidance/Adjudication Board (DAAB) members and attach their curriculum vitae. The list of potential DAAB members proposed by the Employer</p>	<p>The names of the three potential Dispute Avoidance/Adjudication Board (DAAB) members and attach their curriculum vitae will be discussed and included in the Contract Document during the contract drafting and negotiation stage</p>

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	(Contract Data 21.1) and by the Bidder (Letter of Bid) shall be subject to ECOWAS's No-objection.	
14	<p>We kindly request an additional Two-Weeks extension of time for these reasons:</p> <ul style="list-style-type: none"> - In view of the concluded pre-bid meeting and site visit at the Presidential Residence on Friday, 16th and Liaison office site visit on Saturday 17th 2025, we are in a bid to get more information on missing details we were referred to send a formal correspondence by the team. To this end, the requested information for document ECOWAS RFI 001 dated 19.05.2025 requires informative feedback and therefore creates a tight schedule to meet the bid submission deadline - The additional information requested on tender Drawings to be provided for traceability and correct interpretation of BOQ does not allow for adequate pricing of the BOQ 	<p>Bidders are to note that the bid submission date of Wednesday 28th May 2025 has now been extended to Monday, 16th June 2025.</p> <p>THE NEW DEADLINE FOR SUBMISSION OF BIDS IS NOW, MONDAY, 16 JUNE 2025, AT 11:00 A.M. GMT +1 (NIGERIAN TIME).</p>

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Kalil Kamara
Procurement Officer