

Pakistan Air Force Project Bholari



Construction & Development Works at PAF Base, Bholari

Contractor's Prequalification Document

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1.0 INTRODUCTION

1.1 Advantages of Prequalification

Pre-qualification is an assessment made by the Employer, of the appropriate level of experience and capacity of firms expressing interest in undertaking a particular contract, before inviting them to bid.

Pre-qualification of constructors is very useful for the Employer (also to the constructors) to carry out selection of firms for award of contracts. The basic aim of the pre-qualification is intended to eliminate, early in procurement proceedings, Constructors that are not suitably qualified to perform the Contract. Also sometimes Constructors are reluctant to participate in procurement proceedings for high value Contracts, if the competitive field is too large and where they run the risk of having to compete with unrealistic tenders submitted by unqualified or disreputable Constructors. Furthermore, the Prequalification is the basic tool to:

- (i) Encourage realistic bids by the Bidders because they know that they are competing against qualified bidders who have cleared the minimum competence criteria;
- (ii) Assess the interest of the prospective bidders in the bidding process;
- (iii) Make any adjustments/modifications in the bidding documents if a pointer is available from the lack of interest by the prospective bidders applying for pre-qualification;
- (iv) Reduce the effort and so the time in evaluation of bids from un-qualified bidders;
- (v) Help the bidders to evaluate and take stock of their capability;
- (vi) Reduce the problems associated with low priced bids from bidders of doubtful capability and;
- (vii) Help the bidders who are insufficiently qualified to avoid the expense of bidding.

1.2 Recapitulation

To recapitulate the afore-given, the pre-qualification specifically means selection of competent bidders prior to issuance of the invitations to bid. It is required for large or complex works, in certain cases for custom designed equipment and specialized services. Pre-qualification is also helpful for providing a chance for selection of smaller constructors under "Slice and Package" system of tendering. Pre-qualification is also useful in saving the employers from numerous un-necessary problems.

2.0 INVITATION FOR PRE-QUALIFICATION

Date: _____ (Notice issue date)

Contract No.(s)_____

1. The Pakistan Air Force has been entrusted by the Government of Pakistan and provided funds to finance the cost of Construction and Development Works at PAF Base, Bholari (near Hyderabad) to eligible payments under the contract(s) for which this Invitation for Pre-qualification is issued.
2. The Pakistan Air Force, Project Bholari hereinafter the Employer intends to prequalify constructors for the following Works under this project:
 - i) RCC Aircraft Pens
 - ii) Rescue Hangar
 - iii) Squadron Headquarter Building
 - iv) ACE Infrastructure
 - v) Flight Line
 - vi) Composite SAM Squadron
 - vii) Terminal Radar
 - viii) AB Run-up Point
 - ix) Weapon Storage Area (Explosive Buildings)
 - x) Weapon Storage Area (Non Explosive Buildings)
 - xi) Ammunition Maintenance Flight
 - xii) Conventional Munition Maintenance Flight
 - xiii) Guided Weapon Complex
 - xiv) Ready Use Missiles Store
 - xv) Ancillary technical buildings / infrastructure
 - xvi) 50 Bed Hospital extendable to 100 Beds
 - xvii) Sports Fields
 - xviii) B Type House
 - xix) C Type Houses
 - xx) D Type Flats
 - xxi) E Type Flats
 - xxii) JCO Quarters
 - xxiii) Airmen Quarters
 - xxiv) Follower Quarters
 - xxv) SNCO Bunks
 - xxvi) GC Barracks
 - xxvii) Central Mosque
 - xxviii) Community Center
 - xxix) Fazaia Inter College
 - xxx) Ancillary residential buildings / infrastructure

The construction of above facilities shall be taken up gradually (as per requirements of the Employer) in the form of multiple smaller packages.

3. Invitation to Bids shall be issued package wise only to pre-qualified bidders from

time to time as per requirements of the Employer.

4. Pre-qualification is open to constructors who are registered with PEC in Category CA for Construction of Engineering Works, described in para 2 mentioned hereinabove. Applications may be submitted for pre-qualification for the above Works. The Applicant Firms must submit copy of their PEC's Registration Certificate in their Pre-qualification Document.
 5. Appropriate category PEC registered constructors may obtain the prequalification documents from office of the **Chief Project Director – Project Bholari, Air Headquarters, Islamabad (Tel: 051-9506251)**.
 6. The request must clearly state "*Request for Pre-qualification Documents*" for Construction and Development Works at PAF Base, Bholari. The documents are available for a non-refundable fee of Rs. 5000.
 7. Applications for Pre-qualification must be delivered in sealed envelopes by hand or through registered mail, to:-

Chief Project Director (CPD),
Project Bholari,
PAF Headquarters, Sector E9, Islamabad.
(Tel: 051-9506251)
- The Pre-qualification Applications must also be submitted in the form of single combined PDF File on a CD to the Employer.
8. Late applications shall not be accepted and returned unopened.
 9. The Employer reserves the right to conduct thorough security review of the shortlisted firms. The firms shall be bound to provide all information / data as desired by the Employer for security clearance. Only Security Cleared firms will be prequalified. The performa (specimen) used for Security Clearance by the Employer is appended as Annex-B at the end of the document.
 10. The Employer also reserves the right to conduct inspections of the completed / in hand projects of the shortlisted firms in order to physically verify the information provided in the pre-qualification proposal. The firms found to convey incorrect / erroneous information and the firms performing unsatisfactorily on the inspected projects shall not be considered for prequalification.
 11. Applicants will be informed, in due course, of the final result of the evaluation of applications. Only the firms of constructors prequalified under this process will be invited to bid.
 12. Tender documents specific to Construction packages will be issued to prequalified bidders from time to time (as per requirements of the Employer) and the bidders will submit Financial Proposals for further evaluation by the Employer.

13. If a prequalified firm does not perform satisfactorily after award of a Contract Package and fails to deliver as per requirements of the Contract, the firm's prequalification shall be withdrawn and it shall not be considered for participation in bidding for later Contract Packages.

3.0 INSTRUCTIONS TO APPLICANTS

3.1 Submission of Applications

- 3.1.1 Applications for pre-qualification (one original and one copy) must be received in sealed envelopes to be delivered by hand or through registered mail to:-

**Chief Project Director
Project Bholari
Air Headquarters, Islamabad
Telephone No. 051-9506251, Fax No. 051-9263145.**

not later than **1200 Hours on April 22, 2019** and be clearly marked "Application for Pre-qualification for Construction and Development Works at PAF Base, Bholari near Hyderabad, Sindh, Pakistan". Late application shall not be accepted and returned unopened.

- 3.1.2 The name and mailing address of the Applicant shall be clearly marked left hand on the envelope.
- 3.1.3 The applications shall be prepared in the English language. Information in any other language shall be accomplished by its translation in English. Employer reserves the rights for disqualification in case of non-compliance of the above requirement.
- 3.1.4 The Applicants must respond to all questions and provide complete information as advised in this document. Any lapse to provide essential information may result in dis-qualification of the Applicant.
- 3.1.5 The Applicants may request clarifications (if any) only through formal written query addressed to Chief Project Director, Project Bholari at the above stated address. Such query must be received in the Chief Project Director's office at least seven (7) working days prior to Pre-qualification Proposal Submission Date. Queries received after this time shall not be responded.

3.2 Qualification Criteria

3.2.1 General

Pre-qualification will be based on the criteria given in succeeding paras 3.2.2 to 3.2.6 regarding the Applicant's Financial Soundness, Experience Record, Personnel Capabilities and Equipment Capabilities as demonstrated by the Applicant's responses in the forms attached to this letter. The Employer reserves the right to waive minor deviations, if these don't materially affect the capability of an applicant to perform the contract. Sub-contractor's experience and resources shall not be taken into account in determining the Applicant's compliance with the qualifying criteria. The applicants are required to submit the pre-qualification document in sole capacity as Joint Ventures / Consortiums shall not be entertained.

The applicant firms shall be evaluated in the following categories and as per

stated marks distribution:

Sr. No.	Category	Weightage/Marks
1.	Work Experience	40
2.	Personnel Capabilities	15
3.	Equipment Capabilities	20
4.	Financial Soundness	25
	Total:	100

Note: *The applicant must secure at least 70% score in each category.*

In every Category, marks shall be awarded based upon the certain qualification parameters as stated below:

3.2.2 **Work Experience**

Marks for experience shall be awarded on the basis of following qualifications:

Sr. No.	Description	Maximum Points
i)	Technical Facilities at Air Base / Air Field of Rs. 500 Million completed during last 10 years	5
ii)	Special Facilities of Rs. 500 Million completed with Defence Services during last 10 years	5
iii)	Residential Facilities of Rs. 500 Million completed during last 10 years.	5
iv)	Educational, Health & Sports Facilities of Rs. 300 Million completed during last 10 years.	5
v)	Technical & Residential Facilities of Rs. 500 Million in hand.	5
vi)	Educational, Health & Sports Facilities of Rs. 300 Million in hand.	5
vii)	Fast Track Projects completed during last 10 years. (Projects of value Rs. 500 Million completed in One year duration are considered Fast Track)	5
viii)	Experience of Working with PAF	3
ix)	Experience of Working with Armed Forces and Defence Organization other than PAF	2
	Sub-total:	40

3.2.3 **Personnel Capabilities**

Marks shall be awarded under this category using the following criteria:

Sr. No.	Description	Maximum Points
i)	Graduate Engineers Registered with PEC	6
	a) Number of Engineers in Employment of the Firm b) Experience of Engineers	3
ii)	Diploma Engineers in Employment of the Firm	4
	a) Number of Diploma Engineers in Employment of the Firm b) Experience of Diploma Engineers	2
	Sub-total:	15

3.2.4 Equipment Capabilities

Marks shall be granted on the basis of the following criteria for various kinds of equipment relevant for the Project:

Sr. No.	Equipment Type and Characteristics	Maximum Marks
i)	Batching Plant	15
ii)	Concrete Pump	15
iii)	Crane Mobile	10
iv)	Dumper Trucks	10
v)	Shower/ Loader/ Backhoe	10
vi)	Steel Cutting & Bending Machine	10
vii)	Concrete Transit Mixer	10
viii)	Cabin Hoist	10
ix)	Air Compressor	10
x)	Form Work	10
xi)	Scaffolding Pipe	10
	Sub-total:	120
	Total Marks Allocated:	20

3.2.5 Financial Soundness

Marks shall be awarded on the basis of the following criteria:

Sr. No.	Description	Maximum Marks
i)	Available Bank Credit Line	4
ii)	Working Capital in last 5 years.	9
iii)	Registration with Income Tax Department	2
iv)	Litigation History where decision went against the Firm.	5
v)	Blacklisting from any Agency	5
	Sub-total:	25

3.3 Joint Venture (JV)

The applicants are required to submit the pre-qualification document in sole capacity as Joint Ventures / Consortiums shall not be entertained.

3.4 Conflict of Interest

- 3.4.1 The Applicant must not be associated, nor have been associated in the past, with the consultant or any other entity that has prepared the design, specifications, and other prequalification and bidding documents for the project, or was proposed as Engineer for the contract, over the last five years. Any such association may result in disqualification of the Applicant.

3.5 Updating Prequalification Information

- 3.5.1 Bidders shall be required to update the financial, personnel and equipment information used for prequalification at the time of submitting their bids, to confirm their continued compliance with the qualification criteria and verification of the information provided at the time of prequalification. A bid shall be rejected if the Applicant's qualification thresholds are no longer met at the time of bidding and the bidder's prequalification shall be discontinued till the firm again attains the qualification criteria.

3.6 Other Factors

- 3.6.1 Only firms that have been prequalified under this procedure shall be invited to bid. A qualified firm may participate only in one bid for every package. If a firm submits more than one bid, all of his bids will be rejected. This rule will not apply in respect of bids which include specialist sub-contractors who are used by more than one bidder.

- 3.6.2 The Employer reserves the right to:-

- a) Amend the scope and value of any contract(s) to be bid, in which event the bids will only be issued to those prequalified bidders who meet the requirements of the contract(s) as amended.
- b) Reject or accept any application; and

c) Cancel the prequalification process and reject all applications.

The Employer shall neither be liable for any such actions nor be under any obligation to inform the Applicant of the grounds for rejection.

3.6.3 Applicants will be informed in writing by fax or mail within 42 days of the date for submission of applications of the result of their applications and may be debriefed if solicited.

4.0 EVALUATION CRITERIA

Applicants meeting the minimum requirements mentioned in Para 3.2.1 besides other factors shall be considered for pre-qualification. No compromise shall be made on minimum requirements of 70% score in each category.

ANNEXURES & FORMS

Letter of Application

[Letterhead paper of the Applicant, including full postal address, telephone no., fax no., telex no., cable and e-mail address]

Date:.....

To:

.....
[Name and address of the Employer]

Sirs,

1. Being duly authorized to represent and act on behalf of (hereinafter "the Applicant"), and having reviewed and fully understood all the prequalification information provided, the undersigned hereby apply to be prequalified as a bidder for the construction and developments works of the following Technical and Residential buildings, Education, Health and Sports facilities and allied infrastructure at PAF Base Bholari:

- i) RCC Aircraft Pens
- ii) Rescue Hangar
- iii) Squadron Headquarter Building
- iv) ACE Infrastructure
- v) Flight Line
- vi) Composite SAM Squadron
- vii) Terminal Radar
- viii) AB Run-up Point
- ix) Weapon Storage Area (Explosive Buildings)
- x) Weapon Storage Area (Non Explosive Buildings)
- xi) Ammunition Maintenance Flight
- xii) Conventional Munition Maintenance Flight
- xiii) Guided Weapon Complex
- xiv) Ready Use Missiles Store
- xv) Ancillary technical buildings / infrastructure
- xvi) 50 Bed Hospital extendable to 100 Beds
- xvii) Sports Fields
- xviii) B Type House
- xix) C Type Houses
- xx) D Type Flats
- xxi) E Type Flats
- xxii) JCO Quarters
- xxiii) Airmen Quarters
- xxiv) Follower Quarters

- xxv) SNCO Bunks
- xxvi) GC Barracks
- xxvii) Central Mosque
- xxviii) Community Center
- xxix) Fazaia Inter College
- xxx) Ancillary residential buildings / infrastructure

2. Attached to this letter are copies of original documents defining:
 - (a) the Applicant's legal status;
 - (b) the principal place of business; and
 - (c) the place of incorporation (for applicants who are corporations); or
 the place of registration and the nationality of the owners (for applicants who are partnerships or individually-owned firms).

3. Your Agency and its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This Letter of Application will also serve as authorization to any individual or authorized representative of any institution referred to in the supporting information, to provide such information deemed necessary and requested by yourselves or the authorized representative to verify statements and information provided in this application, or with regard to the resources, experience, and competence of the Applicant.

4. Your Agency and its authorized representatives may contact the following persons for further information, if needed.

General and Managerial Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

Personnel Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

Technical Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

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Financial Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

5. This application is made with the full understanding that:
- (a) bids by prequalified applicants will be subject to verification of all information submitted for prequalification at the time of bidding;
 - (b) your Agency reserves the right to:
 - (i) amend the scope and value of any contract under this project; in such event bids will only be called from prequalified bidders who meet the revised requirements; and
 - (ii) reject or accept any application, cancel the prequalification process, and reject applications; and
 - (c) your Agency shall not be liable for any such actions and shall be under no obligation to inform the Applicant of the grounds for, actions at 5(b) here above.
6. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

Signed	
Name	
For and on behalf of (name of Applicant)	

General Information

All individual firms applying for prequalification are requested to complete the information in this form.

Where the Applicant proposes to use named subcontractors for critical components of the works, or for work contents in excess of 10 percent of the value of the whole works, the following information should also be supplied for the specialist subcontractor(s).

1.	Name of Firm	
2.	Head Office Address	
3.	Telephone	Contact Person: Name: Title:
4.	Fax	Telex
5.	Place of Incorporation/Registration	Year of incorporation/registration

NATIONALITY OF OWNERS		
	NAME	NATIONALITY
1.		
2.		
3.		
4.		
5.		

General Experience Record

Name of Applicant

All individual firms are requested to complete the information in this form. The information supplied should be the annual turnover of the Applicant in terms of the amounts billed to clients for each year for work in progress or completed over the past five years.

Annual Turnover (Construction only)		
Year	Turnover (in actual currency)	Equivalent Rupees in Millions.
1.		
2.		
3.		
4.		
5.		

Particular Experience Record

<i>Name of Applicant</i>

To prequalify, the Applicant shall be required to pass the specified requirements applicable to this form, as set out in the : Instructions to Applicants”.

On separate page(s), using the format of Application Form A-4, each applicant is required to list all contracts of values equivalent to Pak Rs. (as per categories given in para 3.2.2), for which the Applicant wishes to qualify, undertaken during the last ten years. The information is to be summarized by categories given in para 3.2.2, using Application Form A-4, for each contract completed or under execution by the Applicant.

Where the Applicant proposes to use named subcontractor(s) for critical components of the works, or for work contents in excess of 10 percent of the value of the whole works, the information in the afore-mentioned forms should also be supplied for each specialist subcontractor.

Details of Contracts of Similar Nature and Complexity

<i>Name of Applicant</i>

Use a separate sheet for each contract.

1.	Name of Contract
	Country
2.	Name of Employer
3.	Employer Address
4.	Nature of works and special features relevant to the contract for which the Applicant wishes to prequalify
5.	Contract Role (Tick One) (a) Sole Contractor (b) Sub- Contractor (c) Partner in a Joint Venture
6.	Value of the total contract (in specified currencies) at completion, or at date of award for current contract Currency..... Currency..... Currency.....
7.	Equivalent in Pak/Rs.
8.	Date of Award
9.	Date of Completion
10.	Contract Duration (Years and Months) ___ Years ___ Months
11.	Specified Requirements ¹

¹
Insert any specific criteria required for particular operations, such as annual volume of earthmoving, underground excavation, or placing concrete etc.

Summary Sheet: Current Contract Commitments/Works in Progress

<i>Name of Applicant</i>

Applicants should provide information on their current commitments on all contracts that have been awarded, or for which a letter of intent or acceptance has been received, or for contracts approaching completion, but for which substantial Completion Certificate has yet to be issued.

Name of Contract	Value of Outstanding work (Equivalent Pak Rs. Millions)	Estimated Completion Date
1.		
2.		
3.		
4.		
5.		
6.		

Personnel Capabilities

<i>Name of Applicant</i>

For specific positions essential to contract implementation, Applicants should provide the names of at least four candidates qualified to meet the specified requirements stated for each position. The data on their experience should be supplied on separate sheets using one Form for each candidate (Application Form A-7).

1.	Title of Position
	Name of Prime Candidate
	Name of Alternate Candidate
2.	Title of Position
	Name of Prime Candidate
	Name of Alternate Candidate
3.	Title of Position
	Name of Prime Candidate
	Name of Alternate Candidate
4.	Title of Position
	Name of Prime Candidate
	Name of Alternate Candidate

Candidate Summary

<i>Name of Applicant</i>

Position		Candidate [Tick appropriate one] <input type="checkbox"/> Prime <input type="checkbox"/> Alternate
Candidate information	1. Name of Candidate	2. Date of Birth
	3. Professional Qualification	
Present employment	4. Name of employer	
	Address of employer	
	Telephone	Contact (manager/personnel officer)
	Fax	Telex
	Job title of candidate	Years with present employer

Summarize professional experience over the last 20 years, in reverse chronological order. Indicate particular technical and managerial experience relevant to the Project.

Month/ Dates/Years		Company / Project / Position / Relevant technical and management experience
From	To	

Equipment Capabilities

<i>Name of Applicant</i>

The Applicant shall provide adequate information to demonstrate clearly that he has the capability to meet the requirements for each and all items of equipment listed in the Instructions to Applicants. A separate Form shall be prepared for each item of equipment listed in para 3.2.4 of the Instructions to Applicants, or for alternative equipment proposed by the Applicant.

Item of Equipment		
Equipment information	1. Name of manufacturer	2. Model and power rating
	3. Capacity	4. Year of manufacture
Current status	5. Current location	
	6. Details of current commitments	
Source	7. Indicate source of the equipment <input type="checkbox"/> Owned <input type="checkbox"/> Rented <input type="checkbox"/> Leased	

Omit the following information if it is owned by the Applicant or partner.

Owner	8. Name of owner	
	9. Address of owner	
	Telephone	Contact name and title
	Fax	Telex
Agreement	Details of rental/lease specific to the Project.	

Financial Capability

Name of Applicant

Applicants should provide financial information to demonstrate that they meet the requirements stated in the Instructions to Applicants. Each applicant must fill-in this form. If necessary, use separate sheets to provide complete banker information. A copy of the audited balance sheets should be attached.

Banker	Name of banker	
	Address of banker	
	Telephone	Contact name and title
	Fax	Telex

Summarize actual assets and liabilities in Pak Rupees (Equivalent at the current rate of exchange at the end of each year) for the previous five years, based upon known commitments, projected assets and liabilities in Pak Rupees equivalent for the next two years.

Financial information in Pak Rs. or equivalent	Actual: previous five year					Projected: next two years	
	1	2	3	4	5	6	7
1. Total assets							
2. Current assets							
3. Total liabilities							
4. Current liabilities							
5. Profits before taxes							
6. Profits after taxes							

Specific proposed sources of financing to meet the cash flow of the Project, net of current commitments (Instructions to Applicants, para 3.2.5).

Source of financing	Amount (Pak Rs. or equivalent)
1.	
2.	
3.	
4.	

Attach audited financial statements for the last five years

Firms owned by individuals, and partnerships, may submit their balance sheets certified by a registered accountant, and supported by copies of tax returns, if audits are not required by the laws of their countries of origin in case of foreign firms.

Litigation History

<i>Name of Applicant</i>

Applicants should provide information on any history of litigation or arbitration resulting from contracts executed or currently under execution (Instructions to Applicants, para 3.2.5).

Year	Award FOR or AGAINST Applicant	Name of client, cause of litigation, and matter in dispute	Disputed amount (current value Pak Rs. or equivalent)

RESTRICTED

(SPECIMEN)

CONFIDENTIAL
(When Filled)

SECURITY CLEARANCE – AWARD OF CONTRACT PROFORMA

Name of Firm/Contractor	Name of Principal / Proprietor	Date of Clearance (With Reference)	Name of Associates / Employees (if any)	Date of Clearance (With Reference)	Name of Contract	Date of Award of Contract
1	2	3	4	5	6	7

(When Filled)
CONFIDENTIAL