

Minutes of Pre-PQ Meeting

Project: Reconstruction of the Aldo Chavarria Hospital in Managua, Nicaragua.

Date: September 16, 2025

Exim Bank invited applications for Prequalification of EPC Contractor vide reference. no. GOILOC-334/Nicaragua/EPC-101 dated September 10, 2025, for “Reconstruction of the Aldo Chavarria Hospital in Managua, Nicaragua”. In accordance with the conditions outlined in the PQ document, Exim Bank conducted a Pre-PQ meeting for the project on September 16, 2025, at 15:00 hours.

Project Brief:

The proposed project involves construction of a National Rehabilitation Centre for people with disabilities, with the main purpose of empowering the people with disability, and their families by providing comprehensive services such as physical therapy, occupational therapy, speech therapy etc.

The center will feature workshops for manufacturing prostheses and orthoses, along with a shelter for amputees. Two multipurpose halls, each spanning 127.54 square meters, will be constructed to accommodate lectures, training sessions, and classes, with a capacity of 36 participants per hall. The hospitalization facilities will include 26 beds, comprising 18 for adults and 8 for children, along with five additional beds designated for mechanotherapy treatments.

The project consists of the construction of 11 buildings: outpatient, paediatric therapeutic block, adult therapeutic block, hospitalisation, diagnostic equipment, equipment and sterilisation centre, shelter, teaching and administration, general services, prosthesis and orthosis workshop and holistic pain clinic, and construction of exterior works.

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The identified site for the Aldo Chavarria Hospital was previously used for the Fernando Velez Paiz Hospital and is currently serving as an Ambulance Centre and National Centre for mobile clinics.

Pre-Bid Queries:

The queries received by Exim Bank along with the response to the queries is at ***Annexure-I***.

The list of queries along with Exim Bank's response is as under:

Sr. No.	Clause	Query / Clarification / Modification Sought	Response
1.	Estimated Cost of Contract Clause 1.1.3 USD 19,300,000.00 (Nineteen million three hundred thousand US dollars)	Please confirm whether cost of demolition of the existing structure(s) as mentioned in the scope of work is included in the Estimated Cost of Contract or would it be paid separately.	The cost of demolition of the existing structure(s) is included in the Estimated Cost of Contract. However, the project site contains only temporary and basic structures. The status of the structures on the existing site can be assessed by the bidders during the site visit at Bidding Stage
2.	Specific Experience Clause 2.12.(a) For the purpose of this clause, similar contracts shall mean Designing and Construction of Hospitals, Healthcare Units, Nursing Homes, Medical College, University, Diagnostic Centers, Shopping Centers / Malls, Airport Buildings or other Commercial Buildings; with a minimum build-up area of 7000 mts sq.	We request you to modify / add the corresponding adjacent clause/s as follows (requested addition is shown in green color below): Clause after requested modification: For the purpose of this clause, similar contracts shall mean Designing and Construction of Hospitals, Healthcare Units, Nursing Homes, Medical College, University, Diagnostic Centers, Shopping Centers / Malls, Airport Buildings, Data Centers, Metro Stations, Industrial Structures or other Commercial Buildings; with a minimum build-up area of 7000 mts sq.	Please be guided by the PQ Document. No change envisaged at this stage however changes if any shall be notified by way of an Addendum. It is however clarified that criteria already include experience in any other Commercial Building under which experience in construction of structures like Metro Station shall be considered acceptable.

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3.	Additional Specific Experience Clause 2.12.b.ii In addition to above, the Applicant shall demonstrate experience in construction of one Hospital / Nursing Home / Other healthcare facilities. Such facilities should have involved construction of atleast 15 Beds facility under single contract, under the contracts submitted above or through any other completed contract.	We request you to modify / add the corresponding adjacent clause/s as follows (requested addition is shown in green color below): Clause after requested modification: In addition to above, the Applicant shall demonstrate experience in construction of one Hospital / Nursing Home / Other healthcare facilities. Such facilities should have involved construction of atleast 15 Beds facility under single contract, under the contracts submitted above or through any other completed / ongoing contract.	Only completed contracts shall be considered for evaluation. No change in criteria is envisaged at this stage.
4.	Sector for General Experience Clause 2.11.1 & Specific Experience Clause 2.12.(a) & Additional Specific Experience Clause 2.12.b.ii	We request you to accept substantially (90%) completed projects as an alternative to completed projects.	Only completed contracts shall be considered for evaluation. No change in criteria is envisaged at this stage.
5.	Cut off Date for ascertaining General and Specific Experience: Clause 2.11.1 and 2.12.1	Please consider the last 10 years of experience instead of 7 years.	Please be guided by the PQ Document. No changes are envisaged at this stage.
6.	Specific Experience: Clause 2.12 (a)	Please also consider experience of Item Rate contracts along with EPC contracts.	Please be guided by the PQ Document. No change envisaged at this stage.
7.	Others	Are there any specific Nicaraguan standards / codes that need to be followed?	Generally, the equivalent Indian Standards shall be followed for the project. The applicable standards will be specified in the tender document.
		Is approval of structural design required from local authorities, or will confirmation from an Indian authority suffice?	The PMC for the project will approve the design in consultation with the Project Authority. Obligations of the Contractor

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			and the Authority, including the obligations pertaining to taking approval from the Government Instrumentalities, shall be provided at the time of tendering.
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