

CREATIVITY INTEGRATED SERVICES (CIS)

CIS Integrated Industrial Complex — Port Sudan, Sudan

INVITATION TO BID

Topographical, Boundary & Geotechnical Coordination Survey — Consolidated Bid Call

Field	Detail
Bid Ref.	CIS-3T-15092026-03 (Reissued)
Client	Creativity Integrated Services (CIS) – Sudan
Project	CIS Integrated Industrial Complex, Port Sudan New Industrial Zone, Republic of Sudan
Service Required	Topographical, boundary verification, drainage, and geotechnical coordination survey
Submission Deadline	Sunday, 20 September 2026
Submission Format	Hard copy — full technical and commercial proposal, plus supporting documents and certificates — delivered in person or by courier to the CIS office (Section 10)
Bid Validity Required	Minimum 60 days from submission date
Issue Date	10 September 2026 (reissue)
Document Status	Issued for Bidding (IFB) — Reissued, Consolidated

1. Invitation to Bid

Creativity Integrated Services (CIS) – Sudan is developing the CIS Integrated Industrial Complex on a government-allocated plot in the Port Sudan New Industrial Zone. CIS invites qualified land surveying firms to submit competitive bids for a comprehensive topographical, boundary verification, drainage, and geotechnical coordination survey of the site, as detailed in Annex A (Scope of Survey Works).

This survey will form the technical foundation for the project's master plan, infrastructure design, utility coordination, road network, drainage system, fencing works, and future factory construction. Bidders are expected to have demonstrable experience in industrial or large-plot topographic and boundary surveys, ideally within Sudan or comparable coastal/arid environments.

2. Site Background

The site has been formally surveyed and handed over by the relevant government authority, with corner boundary points already marked using brick monuments. The site has been cleared of trees, with the exception of small seasonal drainage ditches that remain and require detailed survey attention. Bidders should note that boundary work under this bid is a verification and tie-in exercise rather than fresh boundary establishment — see Annex A, Section 2 for details.

3. Instructions to Bidders

3.1 Bid Submission

- Bids shall be submitted in hard copy — the complete technical proposal (Section 7.1) and complete commercial proposal (Section 7.2), including the completed Bid Form / Price Schedule (Section 6) — delivered in person or by courier to the CIS office (Section 10).
- Bids shall also include hard copies of all supporting documents and certificates referenced in Section 4 (Bidder Qualification Requirements): company registration certificate, surveying licenses/accreditations, equipment calibration certificates, and licenses/CVs for named survey personnel.
- A digital copy (PDF, by email to the CIS bid submission email in Section 10) may additionally be submitted but does not substitute for the required hard-copy submission.
- All submitted documents shall be clearly marked with the Bid Reference: CIS-3T-15092026-03.

Submission deadline: Sunday, 20 September 2026, at the CIS office address given in Section 10. Bids received after this deadline, or submitted in digital format only, will not be considered.

3.2 Bid Validity & Currency

Bids shall remain valid for a minimum of 60 days from the submission date. Pricing shall be quoted in SDG.

3.3 Clarifications

Any requests for clarification shall be submitted in writing (email), to the CIS nominated bid submission email in Section 10, no later than 3 calendar days before the submission deadline. CIS will issue written responses to all qualifying questions to ensure a fair and transparent process.

4. Bidder Qualification Requirements

Bidders shall demonstrate the following as part of their technical submission:

- Company registration and relevant surveying licenses/accreditations applicable in Sudan.
- Minimum 5 years' experience in topographical and boundary surveying, with at least 3 comparable industrial or large-plot (10,000 m²+) projects.
- Survey equipment list: GPS/GNSS survey equipment, total stations, and any UAV/drone survey capability, with make/model and calibration status.
- Availability of qualified survey personnel (licensed surveyor(s) named, with CVs).
- Local Port Sudan / Red Sea State experience or presence preferred, given site access and logistics.
- References: minimum 2 contactable client references for comparable projects, preferably within Sudan or the wider region.

5. Scope of Work

The full scope of survey works is detailed in Annex A (Scope of Survey Works), issued together with this bid document. In summary, the scope comprises:

- Topographical survey (contours, DTM, spot levels).
- Boundary verification and tie-in of existing brick corner monuments.
- Site leveling study and earthwork (cut/fill) assessment.
- Water well / borehole location investigation.
- Drainage assessment, with particular attention to the site's seasonal drainage ditches.
- Existing utilities survey.
- Access and road survey.
- Geotechnical investigation coordination (borehole location marking only — not the geotechnical testing itself).
- Site constraints documentation.
- Permanent control points / benchmarks, tied to the verified boundary monuments.

Bidders shall confirm in their technical proposal that they have reviewed Annex A in full and shall flag any item they propose to exclude, subcontract, or modify.

6. Bid Form — Price Schedule

Note: Site Area: approximately 170 m (width) × 120 m (depth) ≈ 20,400 m², CIS Integrated Industrial Complex, Port Sudan New Industrial Zone. This figure is provided for bidders' quantum reference in preparing lump-sum pricing below; bidders shall verify actual site dimensions in the field against the government allocation record and existing boundary monuments (see Annex A, Section 2).

Bidders shall complete the price schedule below in full. Lump-sum pricing is requested per item to allow direct comparison between bids; bidders may attach a breakdown of assumptions behind each price.

Item	Description	Unit	Price (SDG)	Remarks
1	Topographical survey (contours, DTM, spot levels)	Lump Sum		
2	Boundary verification & tie-in of existing monuments	Lump Sum		
3	Site leveling study & earthwork assessment	Lump Sum		
4	Water well / borehole location investigation	Lump Sum		
5	Drainage assessment, incl. seasonal ditch survey	Lump Sum		
6	Existing utilities survey	Lump Sum		
7	Access and road survey	Lump Sum		
8	Geotechnical investigation coordination (marking only)	Lump Sum		
9	Site constraints documentation	Lump Sum		
10	Permanent control points / benchmarks	Lump Sum		
11	Survey report, all drawings & data deliverables (Annex A, Section 11)	Lump Sum		

TOTAL BID PRICE (SDG): _____

Please also state separately: mobilization cost (if any), proposed survey duration (calendar days from award to final report submission), and payment terms proposed.

7. Proposal Requirements

7.1 Technical Proposal

- Company profile and relevant experience.
- Proposed survey methodology and equipment.
- Named survey personnel with CVs and licenses.
- Proposed program/schedule from award to final deliverable submission.
- Confirmation of review of Annex A, with any exclusions or exceptions clearly flagged.
- Client references (minimum 2).

7.2 Commercial Proposal

- Completed Bid Form / Price Schedule (Section 6).
- Mobilization cost, if applicable.
- Payment terms proposed (milestone-based preferred, e.g. mobilization / draft deliverables / final report).
- Bid validity confirmation (minimum 60 days).

8. Evaluation Criteria

Weight	Criterion	Assessment Basis
30%	Technical Capability & Methodology	Equipment, personnel qualifications, proposed methodology, understanding of Annex A
25%	Relevant Experience & References	Comparable industrial/large-plot survey projects, verifiable references
25%	Commercial Competitiveness	Total bid price, payment terms, value for scope offered
20%	Schedule & Local Presence	Proposed duration to final deliverable; Port Sudan / Red Sea State access and logistics capability

9. General Terms & Conditions

9.1 No Obligation

This Invitation to Bid does not constitute a commitment by CIS to award a contract. CIS reserves the right to accept or reject any or all bids, to cancel this bid process at any time, and to negotiate with one or more bidders without obligation to others.

9.2 Cost of Bid Preparation

Bidders shall bear all costs associated with preparing and submitting their bids. CIS shall not be responsible for any such costs under any circumstances.

9.3 Confidentiality

This bid document and Annex A are provided solely for the purpose of preparing a bid response and shall not be disclosed to third parties without CIS's consent.

9.4 Ownership of Deliverables

All survey data, drawings, and reports produced under any resulting contract shall become the property of CIS upon final payment.

9.5 Governing Law

This bid process and any resulting contract shall be governed by the laws applicable to the project jurisdiction (Republic of Sudan).

9.6 Applicable Conditions of Contract

Any contract resulting from this bid process shall be executed under the FIDIC Short Form of Contract ("FIDIC Green Book"), First Edition 1999, as appropriate for engineering and building works of relatively small capital value and short duration, subject to any project-specific Particular Conditions CIS may issue at contract award.

10. Submission & Contact Information

Field	Detail
Company	Creativity Integrated Services (CIS)
Project	CIS Integrated Industrial Complex – Port Sudan
Submission Deadline	Sunday, 20 September 2026
Submission Location (hard copy)	CIS Office, Port Sudan — Transit B5z H 69, Near Ahlia University
Bid Submission Email	technicalsurveyclarification@cis4africa.com
Clarification Requests	To the CIS Bid Submission Email above, no later than 3 calendar days before the submission deadline (Section 3.3)
Reference	Please cite Bid Ref. CIS-3T-15092026-03 in all correspondence and submissions
Contact numbers	0912393384 \ 01110444653 \ 0912173223 (CIS)

11. Annex A

Scope of Survey Works, Ref. CIS-3T-15092026-03 (Rev. 1), issued as a separate accompanying document, forms an integral part of this Invitation to Bid.

12. Distribution

This reissued Invitation to Bid shall be issued to qualified local surveying firms CIS wishes to invite into this bid process.

“CIS looks forward to receiving competitive bids from qualified surveying firms and to establishing a reliable working relationship for this foundational stage of the project.”

CREATIVITY INTEGRATED SERVICES (CIS)

CIS Integrated Industrial Complex — Port Sudan, Sudan

ANNEX A — SCOPE OF SURVEY WORKS

Topographical, Boundary & Geotechnical Coordination Survey

Accompanying document to Invitation to Bid CIS-3T-15092026-03

Issue Date: 10 September 2026 (reissue)

1. Purpose and Relationship to the Invitation to Bid

This Annex A forms an integral part of Invitation to Bid CIS-3T-15092026-03 and defines the full scope, methodology expectations, standards, and deliverables required from the appointed surveying firm for the CIS Integrated Industrial Complex site, Port Sudan New Industrial Zone. Where this Annex and the Invitation to Bid appear to conflict, the Invitation to Bid's commercial and procedural terms (submission, evaluation, contract conditions) govern; this Annex governs the technical scope.

2. Site Description and Boundary Status

- Site area: approximately 170 m (width) × 120 m (depth) ≈ 20,400 m², CIS Integrated Industrial Complex, Port Sudan New Industrial Zone. This is CIS's current design-basis figure; bidders shall verify actual dimensions in the field against the government-issued allocation documents and the brick corner monuments already placed, and report any discrepancy in writing.
- The site has been formally surveyed and handed over by the relevant government authority; corner boundary points are already marked with brick monuments.
- The site has been cleared of trees, with the exception of small seasonal drainage ditches that remain and require detailed survey attention (see Section 6).

2.1 Boundary Verification and Tie-In — Not Fresh Boundary Establishment

Boundary work under this Annex is a verification and tie-in exercise, not fresh boundary establishment. The surveyor shall:

1. Locate and physically verify all existing brick corner monuments.
2. Confirm monument coordinates against the government allocation record (to be provided by CIS, or obtained by the surveyor from the relevant authority, as agreed at contract award).
3. Tie in all monuments to a single, consistent site coordinate system and vertical datum (see Section 3.2).
4. Flag in writing any monument found missing, disturbed, or inconsistent with the allocation record — such findings shall not be silently corrected, adjusted, or assumed by the surveyor without CIS's written direction.

3. Topographical Survey

- Full topographic survey of the entire site (per Section 2, to be confirmed in the field) at a scale and contour interval suitable for master-plan and infrastructure design — recommended 1:500 with 0.25 m contour intervals, or as CIS and the appointed surveyor agree at award.
- Spot levels at a grid interval sufficient to capture site relief — recommended 20 m maximum grid spacing, with additional spot levels at all breaks in grade, drainage ditches, and the site boundary.

3.1 Deliverable Formats

Digital Terrain Model (DTM) and contour plan, in both CAD-compatible (.dwg or .dxf) and PDF format — see also Section 11 (Deliverables).

3.2 Coordinate System and Vertical Datum

To be confirmed between CIS and the appointed surveyor at contract award. Bidders shall state in their technical proposal which national or UTM-zone coordinate system and vertical datum (e.g., a stated mean-sea-level benchmark) they propose to use, and how it will be tied to any existing government control points in the area. This is logged as an open item pending award — see Section 14.

4. Site Leveling Study and Earthwork (Cut/Fill) Assessment

- Based on the topographic survey, the surveyor shall prepare a site leveling study comparing the existing ground profile against a proposed finished-plant-level datum (to be provided by CIS's architect/civil engineer at award; if not yet available, the surveyor shall state its own assumed datum explicitly, flagged as an assumption, not a confirmed design value).
- A preliminary cut/fill volume estimate shall be provided, sufficient for CIS's own budgetary earthworks planning — this is not a final construction-grade earthworks design.

5. Water Well / Borehole Location Investigation

- The surveyor shall investigate and recommend candidate location(s) for water well/borehole siting within the site, considering topography, drainage, proximity to planned process buildings, and any known geological/hydrogeological indicators visible at surface level.
- This is a location-investigation and siting-input exercise only. It does not include drilling, geophysical survey, or hydrogeological testing, which are covered separately under CIS's own Well Drilling package (CIS/RFQ/WELL/2026-001).
- Findings shall be coordinated with, and cross-referenced against, the Well Drilling package's own site-selection basis, to avoid the two exercises reaching independent, uncoordinated recommendations.

6. Drainage Assessment

- Detailed survey of the site's existing seasonal drainage ditches — location, cross-section, flow direction, and apparent catchment. Deliverable: a drainage map showing baseline conditions.
- Assessment of the overall site drainage pattern and natural fall, to inform the site's stormwater/drainage design.

- The surveyor shall note any visible evidence of past flash-flood flow paths or standing-water areas, even outside the mapped seasonal ditches, given the coastal/arid-region flash-flood risk profile of the Port Sudan area.

7. Existing Utilities Survey

- Identification and mapping of any existing above-ground or visible utility infrastructure crossing or adjacent to the site (power lines, water mains, telecom, drainage).
- This is a visible/above-ground survey. It does not include subsurface utility-locating services (e.g., ground-penetrating radar) unless separately requested and priced.
- CIS will provide any known utility-authority record drawings in its possession at award, for the surveyor to verify against field conditions — not to redraw from scratch.

8. Access and Road Survey

Survey of the existing access road(s) to the site and immediate surroundings relevant to construction access and logistics planning — condition, width, and surface type.

9. Geotechnical Investigation Coordination

- The surveyor's scope under this item is limited to marking and coordinating proposed borehole/test-pit locations for a separate geotechnical testing contract, to be engaged independently by CIS.
- This item does not include soil sampling, laboratory testing, or geotechnical engineering analysis.
- Once the geotechnical contractor is engaged, the surveyor shall provide it with accurate coordinates and levels for each agreed test location, tied to the same site control network established under this survey (Section 12).

10. Site Constraints Documentation

Photographic and written documentation of visible site constraints: any existing structures, remaining vegetation/features, access restrictions, overhead/underground utility crossings, and any other feature relevant to construction planning.

11. Deliverables

The following deliverables are required on completion, cross-referenced from the Invitation to Bid, Section 6, Item 11:

1. Final Survey Report (bound hard copy and PDF), summarizing methodology, findings, and recommendations.
2. Topographic drawings: contour plan and Digital Terrain Model, in CAD-compatible (.dwg or .dxf) and PDF format.
3. Boundary verification drawing, showing verified monument coordinates and any discrepancies flagged against the government allocation record.
4. Drainage map (per Section 6).
5. Cut/fill earthwork estimate (per Section 4).
6. Coordinate schedule of all survey control points, benchmarks, and boundary monuments, in a spreadsheet-compatible format (e.g., .csv or .xlsx) in addition to the drawings.
7. Raw survey data (e.g., point-cloud/GNSS observation files), made available to CIS on request.

Note: All deliverables become the property of CIS upon final payment, per Section 9.4 of the Invitation to Bid.

12. Permanent Control Points / Benchmarks

- The surveyor shall establish a network of permanent control points/benchmarks across the site, tied to the verified boundary monuments (Section 2), sufficient in number and distribution to support all subsequent construction-stage surveys (setting-out, as-built) without requiring re-establishment of the base control network.
- Recommended minimum: one control point per site corner plus intermediate points as needed for line-of-sight coverage across the full site — the final count is subject to the surveyor's own proposed methodology, to be stated in the technical proposal.

13. Standards and Quality

- Survey work shall be carried out to a standard of accuracy appropriate for industrial master-planning and infrastructure design. Bidders shall state their proposed positional and vertical accuracy tolerances in their technical proposal.
- All GPS/GNSS and total station equipment shall carry current calibration certificates, as required under Section 4 of the Invitation to Bid.

14. Assumptions and Items Requiring Confirmation at Award

The following are logged as ASSUMPTIONS in this Annex, pending confirmation between CIS and the appointed surveyor at contract award. Bidders shall state their own proposed basis for each in their technical proposal, per Invitation to Bid Section 5:

- Coordinate system and vertical datum (Section 3.2).
- Finished-plant-level datum for the cut/fill study (Section 4) — if not yet issued by CIS's architect/civil engineer at the time of survey.
- Extent of existing utility-authority record drawings CIS is able to provide (Section 7).

End of Annex A