

## Pre-Bid Clarification

Date: 16.07.2018

Tender Notice No. : HITES/ FM/ O&M/ JIPMER/ 2018-19/01 dated: 29.06.2018

Tender : "Operation and Maintenance of Phase I, II and III Buildings at Jawaharlal Institute of Post Graduate Medical Education and Research (JIPMER), Puducherry".

Pre Bid meeting Date : 12/07/2018

This pre-bid clarification forms a part of the tender.

Last date for submission of bid is extended to 25.7.2018. Time and venue remain same as in the initial bid document

S.No	Ref. Page / Clause	Subject	Query	Reply and amendment
1	Page 5, Point 5	Approximate Cost of work	Please confirm approximate cost of work Rs.15 Cr mentioned in the tender document inclusive of GST	Consider revised estimated cost as 13.00 Cr. including GST
	page 5, Point 5	Approximate Cost of work- Rs. 15 CR.	Please provide the breakup	Manpower - 7.00 Cr, CAMC & NAMC - 1.30 Cr, Spares and Consumables - 3.04 Cr and Civil and painting work - 1.67 Cr
2	Page 5, Point 6	Earnest Money Deposit	Please confirm whether EMD can be paid as BG from Scheduled Bank as charges for applying BG at Nationalized Bank will be High and processing time will also be more compared to Scheduled Bank	EMD can be paid as BG from any Scheduled Bank
24	Page 7 ,Clause 14	Tender Evaluation	The acceptance of a Tender will rest with the competent authority, which does not bind him to accept the Lowest Tender and reserves to himself the authority to reject any or all of the Tenders received without assigning any reasons. - This is contradictory as the evaluation criteria is L1	It is not binding on HITES to select L1.
3	Page 14 Point 3	Operation & Maintenance of electrical system	HT & LT cable joining cost (Material & Labour same to be included in the proposal or to be quoted while doing the work)	Will be paid extra and executed as Additional or Not Approved Rate Contract (NARC) item

4	Page 14, Clause 3.1	Oil filtration, repairs and painting, Thermographic testing etc.	Cost of Oil filtration, repairs and painting, Thermographic testing etc., shall be reimbursed by HITES/JIPMER - Please clarify	Will be paid extra. Additional work/ service / spares other than Approved Rate Contract (ARC) item shall be submitted as Not Approved Rate Contract (NARC) proposal. This NARC work should be executed with prior approval from HITES and JIPMER.
			Whether the annual thermography cost to be included in the proposal or will be paid extra as per the study?	
5	Page 15, Clause 3.2	Oxygen and Nitrous oxide cylinders	Cost of Maintain required Oxygen and Nitrous oxide cylinders to meet emergency shall, be reimbursed by HITES/JIPMER - Please clarify	Medical Gas will be supplied by JIPMER.
6	Page 15, Clause 3.4	Water testing	Cost of Water testing and getting test done periodically by agency approved by client, shall be reimbursed by HITES/JIPMER - Please clarify	Will be reimbursed as NARC item
7	Page 17 Point 3.6	Operation & maintenance of civil works, painting of building, etc.	Whether cleaning of storm water drainage, rain water harvesting & sewage disposal works including sewage pumps & cleaning of sewage lines, underground tank, overhead tank periodic cleaning needs to happen through the third party vendor or through our internal staff as it is coming under the confined space, it should be done through specialization agency. Please specify?	Except sewage disposal all other cleaning can be executed as additional/Not Approved Rate contract (NARC) item. Sewage disposal is mentioned as rate contract item
8	Page 22	Change in law	We presume from this point that in case of any upward revision in Minimum wages or statutory compliance which results in increase in base rate shall be brought to the knowledge of HITES and same shall be effected immediately	Any Change in Minimum Wages/ statutory/ manpower will be paid with concurrence / approval from JIPMER
			What is the base price for the calculation of increasing & decreasing of contract price due to work nature & what are the documents needs to be submit?	
10	Page 22, Clause 3.11	Safety audit	Cost of Safety audit twice in year shall be reimbursed by HITES/JIPMER - Please clarify	This will not be reimbursed. Safety of Staff and safe execution of work is sole responsibility of Bidder.

11	Page 22, Clause 3.11	Computerized Maintenance Management System	Cost of Software Implementation of “computerized maintenance management system”(CMMS), shall be reimbursed by HITES/JIPMER - Please clarify	This is a value added service to JIPMER, and bidder shall absorb the cost in service charges
			As per the tender CMMS software will be installed, whether the software cost will be consider by client as per the tender, If yes in which area needs to be quote?	
12	Page 24, Clause 4.1	Qualification of Electrical Supervisor	Please confirm that Person with pure Electrical qualification shall be deployed	Pure Electrical Preferred
13	Page 24, Clause 4.8	Qualification of Deputy Manager (Electrical)	Please confirm that Person with pure Electrical qualification shall be deployed	Pure Electrical Preferred
9	Page 26 Point 4.6	O&M of civil work, plumbing & sanitary work, etc.	As per the deployment list welder has to do the welding work, whether the welding machine to be provided by vendor or client side?	Welding machine to be provided by bidder, it is mentioned in the Tools and Tackles list
14	Page 27	Summary of Manpower	Total Highly skilled for hospital block 1 instead of 0	In the manpower summary, Total Highly skilled staff will remain 22 and hospital block Column quantity shall be 1, instead of 0
15	Page 31 point 6	List of routine tools & tackles	Whether vendor needs to be arrange the wooden planks, scaffoldings steel pipes, and rickshaw/trolley for moving materials, what will be the required quantity? Whether the cost needs to be factored in the proposal?	Trolleys are mentioned in the Tools and Tackles list. Any transportation cost associated with procurement or execution of additional work can be claimed as Not Approved Rate Contract (NARC) item
25	Page 34 , Clause 1.9	Annual Rate revision	One Year from the date of issue of letter of acceptance and it may extend one more year with mutual consent of client.- with mutual consent of client on revised rates	This may be extended with mutual agreement on requirement and rates with HITES and JIPMER.

16	Page 35 point 1.15	Price bid	As per the tender sparse cost should include, base cost + vendor margin + GST. As GST is the control of govt, these should be removed from spare cost being quoted & to be added extra as applicable on the date of supply & billing.	Bidder is advised to quote basic cost and GST separately. While billing to HITES this items will come under work contract nature in GST, bidder can avail input credit for differentiated GST rate.
17	Page 35 point 1.15	Price bid	It is mentioned in the tender the spares to be billed as per the consumption but it should be corrected as to be based on supply, as we cannot supply & hold the materials for long times.	Material to be procured as per requirement of particular month with prior approval of client. Here after this Spares and Consumables will be billed monthly based on supply.
18	Page 35 point 1.18	Special Condition	In the tender it is mentioned that vendor should have facility of video conferencing at site. This facility should be provided by the client as and when required. All other PC, Printer & Scanner will be given by vendor	Video conferencing clause is removed.
19	Page 39, Point (d)	Office Space	As per document- the Service Provider shall create office facility and should have facility for video conferencing at site, desktop computer and printer cum scanner - will JIPMER provide office space inside the campus at free of cost	Free space as available for the current contract operations shall be used for office purpose.
24	Page 41 ,Clause 1.22	Termination	There is no clause for termination for convenience. Either party can terminate the agreement for any reason by giving 60 days' notice to the other party	It will be added in the agreement with successful bidder

28	Page 58 ,Clause 26	Indemnification	Bidder to indemnify HITES against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay any royalties which may be payable in respect of any article or part thereof included in the contract - indemnification to be mutual. The Client shall indemnify and hold harmless Sodexo from and against all costs, claims, losses, damages, demands, liabilities, causes of action, proceedings, awards or judgments incurred by or brought or made against Sodexo (excluding indirect, consequential damages and punitive damages) to the extent that they were caused by or contributed to by • any failure by the Client to perform its obligations under this Agreement • any negligent act or omission of the Client or the Client's employees, agents or contractors; or any willful misconduct, of the Client or the Client's employees, agents or contractors.	It will be added in the agreement with successful bidder
20	Page 69-72	Washing facilities, Latrines and Urinals, Shelters, Creches, Canteen etc. for worker	Please confirm whether this clause applies to the O&M service tender "Washing facilities, Latrines and Urinals, Shelters, Creches, Canteen etc. for worker"	This is a general rule of a contract, and HITES is not obliged to provide
21	page 105	CAMC & NAMC For Building Utilities	UPS- NAMC 20 KVA mentioned as 2 but Actual numbers is 3	NAMC quantity for Emerson 20 KVA UPS will be 4 Nos
22	Page 107	CAMC & NAMC For Building Utilities	Fire Panel- NAMC. Fire Panel Conventional mentioned as 8 but Actual numbers 26	At present AMC service only for 8 nos conventional panel. Remaining panels are under upgradation and repairs with other agency; once handed over, we will submit NARC proposal to JIPMER
23	Page 107	CAMC & NAMC For Building Utilities	Fire Panel- NAMC. Fire Panel Addressable mentioned as 3 but Actual number is 4	Addressable panel will be 5 Nos

27	Clause 4.1 to 4.8	Deployment of Manpower	Only total Manpower numbers are given. No comment on Relievers, absenteeism, Festival & National Holidays.	Relievers are included.  All other leaves, leave wages, holidays and employee remunerations shall be as per prevailing relevant statutory norms and shall be absorbed in the service charges.
31	Page 104	Wage breakup	What all are the leaves to be consider in the leave wages & what would be the percentage?	
32	General	Leave Wages	Please clarify whether Leave wages will be provided by HITES/JIPMER or it will be treated as present and pay in full while passing the bill - Please confirm whether this cost be included in the rate quoted	
33	General	Holiday Wages / NFC	Please clarify whether Holiday Wages / NFC will be provided by HITES/JIPMER	
34	General	Break up of quoted cost	Break up of quoted cost in terms of Min. wages, ESI, EPF, Bonus, Gratuity, Leave wages, Holiday wages should be mandatory clause and all the bidders to include the same – this would ensure complete statutory compliance and actual disbursement can be verified against this – format to be published by HITES	
34	General	National Festival Holidays	a) For employees deployed on National Festival holidays, double wages need to be paid according to statutory regulations. Will this be paid extra by the HITES/JIPMER or should it be included in the costing - kindly confirm	
			b) Deployment pattern on Festival Holidays – Full strength or reduced strength – kindly confirm	Will be provided.
36	General	Storage Space	Storage space or small work place for contractor for minimal usage for dumping materials, equipment and consumables used routine purpose - to be provided by JIPMER/HITES	
37	General	Additional Requirement	Any Increase or additional manpower to intimated prior to plan the deployment	Yes

38	General	Reliever Manpower	Please clarify whether reliever cost for 7th day operation to be considered in the costing or Manpower deployment given in the tender document is inclusive of relievers	Tender mentioned manpower is inclusive of reliever
			In manpower deployment given whether it is including reliever or excluding reliever head count? If it is excluding reliever can vendor add the reliever numbers or reliever cost?	
39		General Scope	As per the tender vendor has to add HR executive, which is not add in the given BOQ , Pls confirm where to add the cost ?	Has to deploy Facility Manager, HR person, and Accountant on bidders' cost.
40	General	Food during Duty Hours	Please let us know if free food/ subsidized food would be provided during duty hours	No
41	General	Access to Space for Training Requirements	Given that these are technical resources and there is huge head count, constant refresher training sessions need to be provided. Please confirm availability of training halls to conduct this activity	As per request will be provided or make use of free space available at utility installations
42	General	AMC thru Other Professional Agency	Please clarify whether AMC can be done thru Some professional agencies instead of OEM's - Due to which cost can be reduced	OEM or authorized vendor for OEM except for Split A/C, Water Purifier and Network and computers
43	General	Payment Terms for Spares and repairs not included in the approved rate contract list	Please clarify whether payment for the Spares and repairs not included in the approved rate contract list shall be paid immediately on production of bill or it will be paid only after 60 days along with our regular billing, if payment be made only after 60 days, the nominal handling charge of 10% to be added with the total billing	Bill should be claimed on monthly basis and will be paid within 60 days. Budget for replacement of spares and service other than rate contracted items should be quoted with Bidder percentage of margin, and same percentage will be considered for billing
29	Not in the RFP	Limitation of liability	The liability of the either party shall not exceed total amount invoiced by Sodexo during the preceding financial year i.e. April to March or Rs 10 million whichever is less per occurrence.	It will be added in the agreement with successful bidder

30	Not in the RFP	Exclusion of Consequential and Indirect Damages	Neither party will be liable to the other party in respect of any consequential or punitive or economic loss or damage (whether or not foreseeable at the date of this Agreement and whether or not arising out of the negligence of either party) that may arise out of the performance of or breach of this Agreement including but not limited to loss of profits, loss of trade and business interruption.	It will be added in the agreement with successful bidder
44		Extra Point	Whether all staffs deployed should be immunized and whether hospital will do it at Free of cost.	It is Bidders' responsibility and HITES may request JIPMER's help for immunization
45		Extra Point	Whether Proposal submitted to be Hand written (or) Typed format.	Allowed to submit the proposal in printed / typed format. If requested, bidders shall provide soft copies of bids.
<b>Financial Bid BOQ-3 (Spares and Consumables)</b>				
S.No	Item Sl.No and Page	Subject	Query	
1	1 to 5 page 108	Square lock	Made out of Brass/ Steel?	Steel
2		Rectangular Lock	Made out of Brass/ Steel?	Steel
3		Mortice latch and lock	Made out of Brass/ Steel?	Steel
4		Padlock, 7 levers	Made out of Brass/ Steel?	Steel, 50mm
5		Needle Lock	Made out of Brass/ Steel?	Steel
6	12 to 14 Page 108	Aldrop 10"	Made out of Aluminium/Steel?	Aluminum
7		Casement handle for window	Made out of Aluminium/Steel?	Aluminum
8		Tower bolt (barrel type)	Made out of Aluminium/Steel?	Aluminium
9	23	Shellac	Quantity contain/bottle not clear	50ml
10	24 Page 109	Silicone Sealant	Quantity contain/bottle not clear	280ml
11	36	Bib Cock Push Type	Specification incomplete/ Size not given	15mm, Brass with Chrome finish
12	37	Angular Stop Cock	Specification incomplete/ Size not given	15mm, Brass with Chrome finish
13	40 to 45 Page 109	PTMT Pillar Cock	Specification incomplete/ Size not given	15mm



		PTMT Long Body Bib cock	Specification incomplete/ Size not given	15mm
		PTMT Short Body Bib cock	Specification incomplete/ Size not given	15mm
		Surgical Elbow Action Bib Cock	Specification incomplete/ Size not given	15mm, Brass with Chrome finish
		Brass Spindle	Specification incomplete/ Size not given	1/2"
14	49 Page 110	Wash Basin	Specification incomplete/ Size not given	460 x 350 mm
15	62 to 64 Page 110	Towel Rod	Specification incomplete/ Size not given	Stainless steel, 300mm
		Towel Ring	Specification incomplete/ Size not given	Stainless steel, 200mm Dia
		Screen Holder	Specification incomplete/ Size not given	25mm Dia, Powder coated Aluminium
16	118 to 122 Page 112	Foot Valve 1" PVC	Made out of Brass/ Steel?	PVC
		NRV 2 1/2"	Made out of Brass/ Steel?	GI
		NRV 3"	Made out of Brass/ Steel?	GI
17	136 to 139 Page 113	Star headed screw	Made out of Steel, Brass or CP?	steel
<b>Medical Gas Plant Spares</b>				
18	2 Page 114	Connected hose	Length in a roll is not mentioned	Roll is 30 mtr
19	3	Oxygen flow meter	specification incomplete	BPC type
<b>TSSU Spares</b>				
20	1 Page 115	Cartridges	Specification/Quantity per Cartridge not mentioned	Steri gas, Ethylene Oxide - 100 gm
<b>Firefighting and Fire detection system</b>				
21	1 Page 115	Fire extinguishers	Make : 3M seems to be a clerical mistake	3M
22	1 to 45		Single make given. Can go for equivalent make	Any ISI make can be used
23	18 Page 116	Hydrant RRL Hose	Please clarify type of coupling (Gun metal or Stainless steel)	Stainless Steel
24	20	Hydrant landing valve	Please clarify type of coupling (Gun metal or Stainless steel)	Cast Iron
25	29 & 30	Smoke detector	Model No of Notifier and Bosh	Bosch- FAP-0420, Notifier- FST-851
26	31	Conventional type MCP	Please share type of MCP (Breaking glass & Pull Type) for Ravel Make.	Breaking glass
27	32 & 33	Sprinklers	Please clarify K factor & centigrade for sprinklers.	K factor -5.6, 68 centigrade

28	34	Sprinkler flexible hose	Please clarify type of flexible drops (braided & upbraided).	Unbraided
29	39 & 40 117	Butterfly valve 8" and 6"	Please clarify type of valves (Lever or Gear type) & Pressure rating (PN 10, PN16 & PN 20).	Lever and PN 16
30	44	Pressure gauge	Please clarify Pressure gauge range & dial size.	Liquid pressure gauge maximum 16 kg/cm <sup>2</sup>
31	45	Pressure switch Liquid	Please clarify Pressure switch range & Model No.(IPS series or RT series).	RT series
<b>STP Spares and consumables</b>				
32	3 Page 117	Sludge removal	Disposal place is not mentioned. Is it inside campus?	Out side the campus with certified vendor
			Quantity mentioned as Per load which is not clear.	7KL capacity Tanker per load
<b>HVAC Spares and consumables</b>				
33	1	AHU Belt	Specification is incomplete. Kindly provide the belt Number	AHU belt model number included in the revised BOQ rate contract
34	14	Filters	Specification is incomplete. Kindly provide the size, class/filtration micron level	Pre filter , 10 micron, EU 4 grade
<b>Electrical spares and consumables</b>				
35	30 Page 120	6 amps Switch	Not mentioned single way/2 way	2 way
36	31	16 Amps Switch	Not mentioned single way/2 way	2 way
37	30 to 33	Switch/sockets	Is it of Modular type?	yes modular type
38	71 to 73 Page 121	MCBs	Is it C curve or B curve?	C- curve
39	75 & 76		Specification incomplete.	L&T model EN 60947-5-1 (MNX-A2), TC model TA1- DN 40
40	84	Waste	Description not clear	Cotton waste
41	94	Igniter	Specification incomplete.	Electronic Igniter 400 w
42	100	Maintenance free battery Battery for UPS 24 AH	Model number and specification to be elaborated since the quantity is 440.	12 V 18 AH , Sealed Maintenance Free (SMF) battery
			And given only single make.	Exide/ Rocket/ Amaron
43	101	20 mm conduit	PVC/ Steel?	PVC

44	104	2x20 Insect Fly Killer	Is it complete set?	complete set
45	105	3 Kw Water heater	Is it Heating Element for Geyser?	yes
46	106	6 Kw Water heater	Is it Heating Element for Solar water heater ?	yes
47	107	Thermostat	Is it for Geyser?	yes
48	109	M Blank Plate	Description is not clear	M Blank Plate - Switch Dummy
49	110	AR Blank plate	Description is not clear	A R Blank plate - Modular Dummy
50	112	Digital Timer	Description is not clear	for street light
51	119	SMF 7 AH BATTERY	Volts/Model is not Mentioned , Also single make	SMF 12V 7 AH , SMF battery, Exide/ Rocket/ Amaron
52	120	SMF 12 V 26 AH BATTERY	Model is not Mentioned , Also single make	SMF battery , Exide/ Rocket/ Amaron
53	128	Supply of wall mounting fan coil short	Description is not clear	long shaft
54	133	120 Watts LED Slim streetlight set	Since it being a costly fitting . Need Makes, model number for better market analysis	CG/ Bajaj/ Havells
55	134	36 watts LED slim set	Description incomplete, Since the quantity is 100. Need Makes, model number for better market analysis	Havells /Crompton Greaves
56	135	18 Watts LED Lamp	Quantity is 500. But single make.	Havells /Crompton Greaves