

Construction of Residential quarters for Doctors & Dharamshala at Tata Memorial Centre on Design Build Basis

Minutes of PREBID Meeting held at 12 PM on Monday, 24.08.2015 at TATA MEMORIAL HOSPITAL, PAREL, MUMBAI

Members Present

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| 1 Dr. A.K.D'cruz, Director, TMH | 12 Mr. Solomon Fernandez, PCE, HLL |
| 2 Dr. V.P.R.P.Venkata, CAO, TMC | 13 Mr. P.Rathnachalam, DGM Civil, HLL |
| 3 Mr. G.S.Dhanoa, CE, TMC | 14 Mr. M.Kundan Kumar, PM, Civil. HLL |
| 4 Ms. Indira Pasupathy, JCFA, TMC | 15 Mr. Sachin Utekar, AGM Business development, SPCL |
| 5 Mr. Manglurkar, Head, IT, TMC | 16 Mr.Vyankata Raman, Dy.Manager (proposals), SPCL |
| 6 Dr. Sarita Khobrekhar, MS, TMH | 17 Mr. Vidhyadhar Sarfare, Sr.Manager - MEP, SPCL |
| 7 Mr. M.K.Nate, Engineer - Civil, TMH | 18 Mr. Munish Gawde, Manager, MEP, SPCL |
| 8 Mr.Johnson Lukose, Dy.CSO, TMH | 19 Mr.Kunal Panchal, Manager (Architectural), SPCL |
| 9 Mr. K.K.Karle, Engineer - Mechanical, TMH | |
| 10 Mr. R.B.Kapse Engineer - Electrical, TMH | |
| 11 Mr. Manoj Chavan, Tech. Officer, TMH | |

Dr.A.K.D'Cruz, Director , TMH chaired the meeting. PCE , HLL in his opening remarks informed that, all the queries raised by EPC developer in writing will be replied within 3 days . It is also informed that incase of any contradiction between the decision communicated through the minutes of the meeting and the terms and conditions of original tender document the former will prevail. The queries of EPC developer (SPCL) are replied as follows

Sl. No.	Queries by EPC Developer	Reference / Clause no.	EPC Consultant's Response
I. GENERAL			
1	General information and submission of proforma forms, as the requirement stated in clause 2.2 and 4.2.1 was already submitted during the Prequalification Stage Process we request the client to delete the requirement of repetitive information (credentials related such as work experience, financial, general information) from the RFP stage and allow us to submit the Technical proposal and financial bid only.	Vol1/2.2/P18	Request is accepted
		Vol1/4.2.1 - Part 1/P21	Only the financial details against Item nos. (i)Net working capital and (ii) Net cash flow may be submitted along with RFP documents

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2	Request for submission of RFP in Mumbai as the project and client is located in Mumbai and this will save considerable time and cost .	Vol 1/5.2/P27	The prospective bidder has the choice to submit the document either in Thiruvananthapuram as mentioned in the RFP document or in Mumbai. The date of submission shall be as per response to query no: 2 , below.
3	Request to extend the tender submission date by atleast 6 weeks.	Vol 1/1.1.2/P4	The last date of submission of RFP is extended upto 15:00 Hrs on 12.10.2015, if the bidder desires to submit in Mumbai. The date is extended up to 15.00 Hrs on 14.10.'15, if the bidder submit the RFP document in Thiruvananthapuram. The Technical Bid will be opened at 17:00 Hrs on 14.10.2015 at HLL Office in Thiruvananthapuram.
4	Provide the layout of existing utilities that have to be relocated.	Vol 1/Section-IV/P70	Whatever utilities known to HLL has either been removed/shifted or action already taken for shifting. During the progress of work if any major utility shifting is found essential, that can be treated as an additional work and will be paid extra. No drawing of UG utilities is available and EPC developer shall make trial trenches across the site and identify the existence of any utilities on commencement of works.Refer Vol.I of RFP, Section IV- Employers Requirement - Clause 2, Points XI, XIII & XII (Page No.70)
5	Provide the structural drawing of existing compound wall to know the extent of its foundation.	Vol 1/Section-IV/P70	The cross section and structural details of new compound wall is attached. The old compound wall is on RR foundation of less than 90 cms depth. However EPC developer to ascertain the details of the foundation.Refer Vol.I of RFP, Section IV- Employers Requirement -Clause 2, Points XIV (Page No.70)
6	Provide the soil test report for foundation design		Soil Test report is attached.

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7		Confirm if the development on plot A is planned in near future and can it be used for our site logistics and other temporary setups.		Development on Plot A is planned in near future and hence no access or usage of plot A will be allowed.
8		Confirm if setting up temporary labour colony, batching plant, store etc. is permissible at site.	Clause 7.1 and 7.6 of GCC Vol-II.	No space will be allowable for setting up Labour colony. Setting up of batching plant can be considered based on the space availability and necessary clearances.Refer Vol.II of RFP, Clause 7.1 & 7.6 (Page No.23 & 24)
II. ARCHITECTURE, FACADE & LANDSCAPE				
1	a	Provide Contour/Topographical survey in A-Cad format.	Vol . III, Tender drawings	Details of Topo survey has been already shared with EPC Developer (part of RFP along with Tender drawings). Contour mapping shall be done by EPC- Developer
	b	Provide existing services layout in A-Cad format.		No existing services. Please also refer response to query no: 4 against "GENERAL" queries
	c	Reques to identify the footprint area of MLCP and the no of floors to be designed.		The footprint shall not exceed 900 Sq.Mt. and number of floors shall not exceed 7 (seven).
	d	We understand that there is no green building requirement for the project.	Vol I, section IV, page 70, Clause 2.0 Scope of work, Item nos.XVII and VII	Refer Vol I, Clause 2.0 scope of work, as per item XVII and VII atleast 3 star GRIHA rating is compulsory.
2		Please clarify, is there any height restriction from Airport Authorities of India for the proposed building which is to be abided.	Vol.I, section IV, page 70, Item no.III under clause 2.0 scope of works	No height restriction in Parel area as per our understanding. However EPC Developer to comply with all required statutory norms and should obtain NOC from all concerned departments. Refer Vol I of RFP, (Section IV - Employers Requirement)-Clause 2.0 , point VI.

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3	a	Please confirm whether the footprint sizes specified for various facilities are sacrosanct or these can be altered based on design without affecting the functional requirements		The foot print sizes of facilities specified in the concept plans are indicative and is broadly in line with the employer's requirements but the EPC developer can submit design options with space optimisation, matching the employer's requirement and statutory norms subject to design verification
	b	We understand that the FSI area mentioned in the schematic plans are based on the permissible FSI area calculation and same to be followed if redesigned. Please confirm.	Vol.I, clause 2.3.1. (page no.7) and refer Vol.I, clause 2.3.1 (page no.9) for details of hospital building	The total area requirement of the employer is mentioned under Vol-I clause 2.3.1 and the design should satisfy the employer's requirement of dharmashala and doctor's quarters as per prevailing Development control rules. Also the design should tap the maximum FSI potential taking advantage of the W&C hospital proposed at the adjacent plot - details provided in page 9 under clause 2.3.1 of Vol-I. HLL shall provide indicative concept plan for the Hospital building proposed in plot taking advantage of the W&C hospital proposed at the adjacent plot to facilitate the EPC developer to arrive at the optimum foot print (plot coverage) and to maximum FSI.
4		Please confirm whether the provision of false ceiling to be considered and if yes, in which areas?		False ceiling to be considered only in toilets. All open service ducts should be appropriately covered (also satisfying statutory norms). Detailed design basis report / proposal shall be submitted as part of financial proposal.
5	a	Turnstiles/Flap Barriers are to be provided only at Entrance Lobby Level,inclusive of Basements. Please clarify.		Not required
	b	Consideration for boom barriers and baggage scanners		Not required. However, additional room with adequate size shall be considered for CCTV monitors, fire alarm panel, access control, etc. near the main entrance
6		Any specific recommendation for the consideration of common walls between two spaces or a simple brick wall/AAC Blockwall with cement plaster can be considered?		No specific recommendation for common walls. However Materials proposed to be used shall be specified in Design basis report.

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7		Any restrictions on consideration of height for basement, or the same shall be considered as per design requirements. Please confirm.		Minimum height of basement shall be 3.0 metres and may increase as per the requirement of utilities being proposed at basement. However, the basement should not come up more than 1.0m from the ground level.
8		Any specific requirement in terms of space planning for Guard House, or a standard provision shall be planned for. Please		Standard provision required only at the entrance to the campus
9		Please identify the minimum carpet area requirement for each type of rooms in Dharamshala & Staff Quarters		The sizes provided in the indicative plan can be taken as basis - approximately 17 Sq.Mt. / unit for dharmashala and approximately 20 Sq.Mt./unit for quarters.
10		please confirm if supply & installation of loose and fixed furnitures is in contractors scope.		Not included. However the furniture position and location to be shown in all room layouts.
11		Kindly clarify if supply and installation of gym equipments is in our scope. If yes kindly specify the makes.		Not included. However the gym equipments location to be shown in the layout along with provision of electric points.
III. PLUMBING & FF				
1		Please confirm the location of the existing services available on site e.g. water, storm sewerage drainage. Kindly share the as built drawing of existing services of the proposed plot.		No existing services available at site and all the services have been disconnected. No drawings are available.Refer response to query no: 4 against "GENERAL" queries
2		It is assumed that the source of Domestic Water Supply shall be from Municipal. Kindly confirm		Municipal domestic water supply is available. EPC Developer to obtain the permanent water connection for the proposed building.
3	a.	In RFP it is proposed to consider WTP, but if the source of water is municipal whether WTP to be considered?		WTP is not required
	b.	Kindly confirm on the requirement of ETP.		To be considered if essential for obtaining GRIHA rating
4		Stand alone Water Purifier for Drinking Requirement at strategic location in all the buildings, Kindly confirm.		To be considered
5		Preheated water from solar Panel is sourced to Geyser to full fill hot water requirement in all the buildings.Pls. confirm.		Solar water heater with electrical heating coil may be proposed. No geysers are to be provided

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6	Kindly confirm the type of STP to be considered. (MBBR/MBR/SAFF)		MBR to be considered. However the treated water should be used for flushing & Irrigation Purpose.
7	STP recycled treated water shall be used for Flushing & Irrigation. Kindly confirm		Confirmed
8	Request to provide the location of nearest municipal sewer line to discharge overflow from the STP. Also, provide nearest Municipal Sewer Location details		Overflow from STP can be led to external main sewer line and the same to be confirmed at site by the EPC developer
9	Please Provide Contour layout of the site		Refer remarks of point 1.a. under architecture, façade & Landscape
10	Please Provide Invert Level of Nearest Municipal sewer drain		To be ascertained by the EPC developer.
11	Please confirm that for Rain water Harvesting percolation pits at strategic locations can be considered		To be as per municipal rules
12	Are there any water bodies planned ? Please confirm. (Such as swimming pools, fountains, etc.,)		No. But as a part of landscaping EPC developer may suggest
13	Kindly confirm how the distribution of water supply shall be with a Hydropneumatic System/ Gravity System.		Gravity System
14	The following MOC are proposed in our PHE design. Please confirm:		
	a. Internal Water Supply inside the toilet Concealed-CPVC SDR-11		ok
	b. Water supply in shaft – GI Class C IS:1239		ok
	c. External Water Supply & Terrace Looping – GI Class C, IS : 1239		ok
	d. Drainage (Shaft) –uPVC SWR Type-B (Soil and Waste) IS:13592, IS: 14735		ok, Stoneware pipes are not a preferred option
	e. Vent pipes & RWP- u PVC-Type-A IS13592, IS 14735		ok
	f. External Sewerage –SW IS:657		uPVC to be considered
g. External Storm Water- RCC NP-2 IS:458		ok	
15	Supply of Sanitary fixtures & fittings is in EPC developer's scope and the makes will be as per the approved make list indicated in RFP.		Yes

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16	Kindly provide the Provisional Fire NOC for the complex		Fire NOC to be obtained by the EPC developer
17	Kindly specify the max. height of the building, For classification of building as per NBC 2005		Maximum height shall be 50m.
18	Please clarify if supply and installation of kitchen equipment is in EPC developer's scope.		Not included. However, the location of kitchen equipments to be indicated in the layout along with provision of water outlet and drain and power supply.
19	Please clarify if supply of gas cylinders is in EPC Developer's scope or is it required to do the piping only.		Gas cylinders are not included but piping for PNG (Piped Natural Gas) along with obtaining all statutory permissions has to be considered.
20	kindly define the extent of scope for Solid Waste Management.		A bio-gas plant to treat the food waste (max 10 kgs) may be considered
21	It is understood that providing & installing laundry equipment is not in EPC developer's scope. Please confirm		Not included - but provision for necessary electrical and plumbing connections/outlets to be considered as per the design requirement and shall be indicated in the layout.
IV. ELECTRICAL			
1	Please specify DG backup requirement.	Refer Vol.IV, page no. 17 RFP Document	DG back up is proposed for 50% of Transformer capacity. Specific points to be decided during design stage.
2	UPS / Inverter is required for Emergency common area lighting with 15 mins battery backup only Pl. confirm?		Confirmed, Emergency common area and exit signage lighting to be covered by UPS/Inverter back up.
3	Solar PV Panel system is not to be considered. Pl. Confirm?		Only solar water heater system shall be provided. Solar PV system not to be considered if not inevitable for 3 star GRIHA rating

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4	we are not considering Distribution transformer in our scope as per RFP Volume -IV Pg. no.17/67. Pl. confirm?	RFP Volume -IV Page nos.17 & 57	Since HT connection is being considered for permanent power supply, transformer is to be provided with accessories. However, the EPC Developer to ascertain the feasibility and separately quote for LT supply for the proposed building instead of HT supply. The existing TMC Hospital and annexe building at Parel is having only LT supply.
5	we are considering lightening protection as per IS 2309		Confirmed
6	Electrical soil resistivity report.		Soil resistivity test report to be done by EPC developer
7	Can we propose additional make list of The Electrical components		No
8	Please confirm if there is any room to be air conditioned. If No, do we need to consider any electrical points for future provision.		Electrical power points to be provided for AC in all rooms in doctors quarters. Provision for Split A/c outdoor units to be considered by the EPC Developer
9	We are considering Geyser points for all rooms. Pls confirm		Electrical and water supply points for geyser to be considered for doctors quarters only.
10	Do we need to provide all electrical light fixtures, fans, geysers, or any other appliances in residential quarters and dharamshala. If yes, please provide the make list & required star rating.		Make list and star rating specified in the RFP. Geysers not to be provided as a part of this contract.
V. LV SYSTEM			
1	Kindly provide the conceptual details for the Low Voltage system like Telephone, CCTV,ACS, FAS, PA, BMS.		It is the bidders responsibility to prepare drawings,take of sheets technical specification etc as mentioned in the RFP.
2	CCTV shall be considered for Corridor area, Entry/ Exit & reception area only. Pl confirm		CCTV shall be considered for Corridor areas, landings, Entry/Exit, reception, canteen and perimeter of the building.
3	FAS & PA as per NBC norms shall be considered. Pl confirm		Confirmed. However all required norms to be followed and NOC to be obtained by the EPC Developer from all concerned authorities.

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4	Access control shall be considered for Entry gate of Building only. Not for individual room. Pl confirm		Confirmed
VI. HVAC / MECHANICAL			
1	Tender scope of work only talks about basement ventilation. Kindly elaborate.		Central Air conditioning is not proposed in the RFP and electrical power points to be provided for split AC in doctors quarters or any such specified rooms.
2	Basement level mainly houses kitchen area and laundry area. Ventilation scope for these areas shall be in SPCL/TMC scope. please clarify.		
3	Kindly provide the scope matrix for ventilation system to be provided for which areas. Please furnish.		
4	Kindly provide the scope matrix for airconditioning system to be provided for which areas. Please furnish.		
5	The drawing of MLCP is not available and hence HVAC service scope is not clear. Kindly clarify.		
6	Type of airconditioning system to be done if applicable. Kindly		
7	lift lobby & staircases shall not be pressurized as exposed to atmosphere. Please confirm.		
8	Only lift well shall be pressurised. Pl confirm		
9	Please provide preferred List of HVAC equipment / component makes.		
10	Suitable ACPH will be taken into calculation while designing the ventilation system for different areas, if applicable. Pls confirm		
11	To calculate the heat load of all the areas kindly provide us the U factor for different materials, if applicable.		
12	Please section drawings if available.		
13	Please specify any explosion / flame proof areas in the facility.		
14	Please specify any areas that require 24 hours Air conditioning requirement, if applicable.		
15	Please specify any areas that require once thru HVAC system, if applicable.		

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16	Please specify any areas have specific relative humidity criteria,if applicable.		
VII. COMMERCIAL CONDITIONS			
1	If the original submissions/considerations of the EPC Contractor are meeting with the Employer requirements and any modifications / alterations are suggested by Employer leading to increase in quantities or change in specifications, the same shall be considered as variation and paid accordingly.	Cl.3.1 c), NIT, Pg.No.13, Vol.1	EPC Developer to abide by the request of the employer for any minor modification and improvement without much cost implication. Major modifications/alternations shall be treated as variation/additional work which will be paid extra.
2	Payments against all foundation works, basements, MEP works, etc shall be paid on pro-rata basis of corresponding works carried out – please confirm.	Cl.3.2, NIT, Pg.No.13, Vol.1	Foundation works, basement and MEP works shall be paid on pro-rata basis based on weight assigned at the commencement of the project . However, only one bill shall be submitted per month
3	Request for extension of completion period since the execution of only contract works will require 18 months from the date of LOA, so it is requested (i) To remove the responsibility of obtaining approvals from all from the scope of works of EPC developer or (ii) the actual time period for obtaining approvals to be excluded from the proposed 18 months duration of execution of works.	Appendix to Form of Tender, S.No.(iv), Pg.No.37, Vol.1	The entire scope of works including obtaining all necessary permission / sanctions / NOC's / approvals, tree cutting/replanting and construction including obtaining Completion certification shall be completed in 17 months from the date of issue of LOA or handing over of site, whichever is later, by the EPC developer as against 16 months provided in the RFP document. The process of obtaining approvals to be expedited and HLL and TMC will extend their full cooperation in this regard.
4	It is requested to replace “EPC Developer” with “EPC Contractor” in the entire RFP document.	Cl.1.1.2, GCC, Pg.No.6, Vol.2	It will be EPC developer only
5	Since the Scope of work under this contract pertains basically to building works (i.e. Residential Quarters & Dharmashala) and not to any mechanical/operational facility “Tests on Completion” shall suffice the requirements. We therefore request you to kindly exclude “Tests after Completion” from the conditions of contract.	Cl.1.1.3, 8.4, 12.6, 13, GCC, Vol.2	The project includes the supply, installation, Testing and commissioning of transformer, DG set etc and also all the electrical and plumbing installation needs testing and commissioning .

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6	The criteria to be fulfilled for "Certificate on Virtual Completion" and "Taking-over Certificate" seems to be practically same. We request you to consider the requirements of Tests on Completion, Commissioning and handing over as part of requirements only under "Taking-over Certificate".	Cl.1.1.3, GCC, Pg.No. 7, Vol.2	Shall be as per the terms and conditions provided in tender document
7	Request you to kindly provide us all sub-soil & hydrological data (soil investigation report) of the proposed project site.	Cl.4.9, GCC, Pg.No.16, Vol.2	Soil Test report is attached.EPC Developer to ascertain any missing information in the provided report.
8	Request to allow to use water and electricity from the existing connections in the site premises. All distribution from such tapping points and the water/electricity consumption charges shall however be borne by the EPC developer.	Cl.4.18, GCC, Pg.No.18, Vol.2	EPC developer has to arrange water/electricity supply required. TMC/HLL will give all assistance for getting this. However this is beyond our responsibility
9	We request you to confirm the time lines for review and approval of designs/drawings by the EPC Consultant (including IIT vetting, where-ever applicable).	Cl.5.8, GCC, Pg.No.22, Vol.2	The review and approval of designs / drawings (including IIT vetting) shall be done within 45 days from the date of submission of all relevant details/drawings by the EPC developer. EPC developer should plan well in advance and provide all necessary details.
10	Employer's right to vary the specification - This clause states that any financial risk, due to subsequent detailed specifications (where broad specifications are provided by Employer) and price variation due to The same, will rest with The EPC developer. Please confirm that the ordered variation / modification in detailed specifications submitted by EPC developers will be duly considered for the revision in prices.	Cl.6.2, GCC, Pg.No.22, Vol.2	Any substantial change in cost due to a change in specification by the employer will be considered for additional payment as per mutual agreement.

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11	Request to modify the clause to read OEM warranty period as 2 years. Where-ever OEM warranty is less than 2 years EPC developer shall obtain extended warranty for balance period or shall extend warranty from his end.	Cl.6.4, GCC, Pg.No.23, Vol.2	Cannot be modified
12	Maintenance of equipments - Request to delete this sub-clause "(a) The EPC developer shall provide Annual Maintenance Contract (AMC) for the entire equipment for a period of 5 years after the defect liability period." and consider replacing the same for AMC only towards Lifts/Elevators.	Cl.6.6, GCC, Pg.No.23, Vol.2	Cost beyond the period of DLP will be met by the Employer, but AMC will have to be arranged by the EPC Developer
13	Nomination of Arbitrators/ Sole Arbitrator - Request to modify this clause to replace Sole Arbitrator with Panel of Three Arbitrators for all the disputes. Each party shall nominate one arbitrator and the third arbitrator to be selected by the arbitrator so nominated by the parties.	Cl.21.7, GCC, Pg.No.51, Vol.2	As provided in the tender document
OTHER IMPORTANT POINTS FOR THE INFORMATION OF THE EPC DEVELOPER			
1	Power supply will be based on HT. Makes of materials with respect to HT POWER SUPPLY shall be provided by the EPC Consultant. However, the EPC Developer to ascertain the feasibility and separately quote for LT supply for the proposed building instead of HT supply. The existing TMC Hospital and annexe building at Parel is having only LT supply.		
2	MLCP should be located in between the present project and hospital project which come up in Plot A		
3	It is informed that the concept plan provided along with RFP is indicative only and the EPC developer to develop atleast 2 alternate options of concept plans considering optimisation of area and futuristic design		

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4	It is informed that the financial quotes shall indicate the taxes separately		
5	TMC informed that there must be network connection between exiting Annexe building to the Doctors Quarters(New building). EPC developer should submit quote rate only for Network connection between existing TMH buildings at Parel to new set up in plot No 3/330 adjacent to Haffkine Institute. Also quote rate for telephone connections and Wi Fi connections separately including all license charges also to be to be indicated.		
6	It is requested to submit a separate quote for IP based CCTV system with 90 days recording backup along with the Price bid		
7	DG supply must meet the essential loads i.e lifts, water supply , common area lighting etc.		
8	It is informed that any additional queries should be submitted within 2 days. So that it can be replied as part of minutes of the pre-bid meeting		
9	Entry and exit gates proposed shall cater to both the buildings in Plot A and Plot B and separate service entry to be provided		
10	It was suggested that the makes of lifts shall be OTIS, KONE and Schindler with OTIS being the first choice of the Employer		
11	It is also informed that in case of non-availability of materials of appoved makes, Make of materials will be decided after discussion with the EPC Developer		

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12	<p>The Employer's preferred choice for all the passive networking component is systemax make, all active networking components to be CISCO make and WiFi networking to be ARUBA wifi devices for better compability , manageability and maintenance point of view as the same are already being used in their existing buildings to which the proposed setup will be connected. EPC developer should quote accordingly.</p>		