

F. No.18-07/GA/2016-FSSAI

**BRIEF DETAILS OF PRE-BID MEETING HELD ON 27-11-2017 AT 1100 HRS
ON 3rd FLOOR CONFERENCE HALL, FDA BHAWAN, NEW DELHI-110 002
ON THE OTE FOR ESTABLISHING CRECHE/DAY CARE CENTRE ON GROUND
FLOOR CORNER ROOMS AT THE ANNEXED BUILDING IN THE PREMISES
ON BACKSIDE OF FDA BHAWAN, NEW DELHI - 110 002**

Dated 09th December 2017

An Open Tender Enquiry was floated through RFP dated 16TH Nov 2017 published on 17th Nov 2017 on FSSAI website, CPP Portal and in leading local newspapers for carrying out the work relating to creation of infrastructure for establishing Crèche/Day Care Centre on GR corner rooms and also creating a GyM/Recreation Room on 1st floor by using light weighted LGF based construction material at the annexed building in the premises on backside of FDA Bhawan, New Delhi.

2. A pre bid meeting was held on 27th Nov, 2017 at 1100 hrs as specified in the tender document. The last date for submission of bids has been kept as 11th Dec 2017

3. During the pre-bid meeting the following were present: -

- (i) Mr. Abhay Kr Singh, rep of M/s Girdhari Lal Chauhan and Sons
- (ii) Mr. Umesh Kumar, rep of M/s Kamini Constructions
- (iii) Mr. Manmohan Singh, Proprietor of M/s Manmohan Singh
(Govt Contractor)
- (iv) Mr. Ravindra Bhalla, rep of M/s Abhikalp Constructions Syndicate
- (v) Mr. Sandeep Sharma and Mr. Pradeep Tyagi , both reps of M/s
Kashyapi Infrastrucure (P) Ltd
- (vi) Mr. W.A. Siddaque, CPWD Contractor
- (vii) Mr. Praveen Jargar, Jt Dir (RCD)
- (viii) Mr. Naresh Kr Chitkara, Sr AO (F&A)
- (ix) Mr. Ravinder Kumar, AD(GA)
- (x) Mr. Sumer Singh Meena, AD(GA)

3. The representatives from various prospective bidders raised varied queries and desired to visit the site and thereafter submission of their input by 01 Dec 2017. The firm wise details/observations relating to BoQ, the works and services to be carried out etc. are appended below for reference:-

S.No.	Observations	Clarifications
(i)	Mr. Sandeep Sharma and Mr. Pradeep Tyagi, reps of M/s Kashyapi Infrastrucure (P) Ltd Whether it is necessary to construct on	It was clarified that these are rather comfortable payment terms keeping in mind the cost of entire works and services. 30% advance amount is being offered to the selected vendor even before

	<p>first floor using light weighted structure and the payment terms are not comfortable. It should be on work completion/supply items based as the big amount is involved and the selected vendor should not be blocking his working capital as whatever advance is being offered in RFP an equivalent amount BG/FD/DD is also being asked to submit till completion of 40-50% work. This way the contractor is lacking any source of money during the contract period. There should be some scope for part payment.</p>	<p>commencement of the work against security equivalent amount. This has been done to safeguard the interest of the govt. In case of any unforeseen eventuality or adverse condition, how the govt will ensure that the work will be completed in time and advance paid is safe. Once 50% work is completed the security submitted against the advance will be released automatically. The balance 70% full and final payment will be released on successfully completion of the job. That is why the financial back up and strength of the contractor is being checked and solvency certificate is being asked from all the bidders. It's a standard practice being followed and such apprehensions have never been pointed out. However, bidders were insisted on some mechanism of part payment to be a little more comfortable. It was appraised that this aspect would be considered later.</p>
(ii)	<p>After visiting the area of Creche it has been stated that the structure is old and remained unattended /non maintained for past many years and thus need to be redone completely. The structural strength certification is required from FSSAI or its authorized agency to avoid any unwarranted liability over the contractor for doing work in old dilapidated structure. Hence, lot of civil work is inherent which has not been detailed fully in RFP and it could be difficult to quote for civil work cost. It was also mentioned that creating GYM/Recreation room on roof top may not be comfortable as many health equipment create lot of vibrations and need permanent structure.</p>	<p>It was appraised that the selection of items was done after due deliberation with the help of empanelled experts of FSSAI. While it is agreed that the building is old and the part of area where creche is proposed has not been maintained or repaired over the years and lying unattended/abandoned. But, with proper support and repairs it is quite safe enough and moreover on its terrace no heavy/pmt construction work is proposed even in future and only GyM/Recreation room using LGF structure has been considered appropriate. Hence, the bidders should not be worried over it but on the other hand they need to do the job expeditiously and with full involvement. Moreover the floor area at roof top is of concrete being normal RCC roof with bricks thereon and as inspected there is no crack/leakage etc; found inside or roof top which could be the reason for inherent heavy civil construction involved.</p>

<p>(iii)</p>	<p>The Proprietor of M/s Manmohan Singh (Govt Contractor) stated that due to introduction of GST the taxes would be payable extra over the quoted rates. It was further added that considering the nature of work relating to recreation of Crèche by modifying old structure, plumbing, renovation/repairs/civil & electrical work etc. would involve some deviation in work/items as specified in BoQ and chances are bright that addition/ alteration in the prescribed scope of work/items would be there to get the work done satisfactorily. The scope for the same should be incorporated and accepted at later stage on actual work done basis. The time for the entire job should also be kept more than 120 days i.e. probably 5 months as the old works/modifications take more time than doing new construction on raw space.</p> <p>It was further emphasized that payment terms should be more flexible and an amount equivalent to approx 80% be released in three phases and balance 20% after satisfactory completion of the work or as per actual supply of items at site. Alternatively it was also suggested by other prospective bidder the payment against running invoices may be considered after supplying of items/material etc. so that the selected contractors' working capital/funds mobility is not affected. Clarification on financial eligibility was also sought whether only bank solvency certificate is to be submitted and or three years financial statements are also required. Further request for extension of date for submission of bids was also made</p>	<p>It was discussed and other perspective bidders also supported the argument and requested that in such Jobs, variation is almost confirmed and therefore the successful bidder should not suffer monetarily or otherwise due to change or variation in prescribed work. Any addition/deletion or change in item should be allowed as per on site requirement and due to suitability for the job.</p> <p>It was assured to the bidders that in the event of such unforeseen or inherent variations/ additions etc. as required as per on site requirement or for betterment of the project the same will be considered and accepted favourably. However the decision of FSSAIs' competent authority in this regard shall be final and the selected contractor has to accept it though it won't be arbitrary. The bidders agreed for the same and assured that due care shall be taken for smooth and trouble free flow of the work as per requirement of FSSAI being the welfare measure. It was also agreed that in case it is found a genuine requirement extension of time will be given and it should not be taken as barrier or close ended approach.</p> <p>It is re-iterated that payment terms are as mentioned in RFP. There is no provision for making payment against running bills or against supply of items/material as secured advance. However, in case of any emergent funds requirement after completing 50% of the prescribed work, release of more advance/part payment will be considered subject to the approval of Competent Authority, through not as an assurance. It was also clarified that bank solvency certificate and three years financial statements, both are required to be submitted along with the bid. There appears to be no valid reason for extension of date for submission of bids and therefore this request is not</p>
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iv)	<p>One of the bidder also submitted that the defect liability period should be kept for not more than three months' time as they will be doing the job at their level best and which could be monitored by FSSAI at all stages being within the premises of FDA Bhawan and any blockage of fund or withholding of any payment may not be the part of liability period for long time. Warranty period to be kept for one year for manufacturing defects only.</p>	<p>It was clarified that the purpose of asking warranty/guarantee for the works and services done are merely to ensure good quality work as per desired specifications and instructions of concerned officials of FSSAI to ensure reliability of the job done. As regards warranty of items supplied, the bidders shall have to bear the responsibility for the same as per RFP.</p>
v)	<p>Submission by M/s Abhikalp Constructions Syndicate vide letter dated 30th Nov 2017 after carefully inspection of site through their experts on 29th Nov 2017 as per request made during pre-bid meet.</p> <p>Mainly the following points are raised and requested for consideration:-</p> <p>(i) All taxes/octroi will be extra and taxes will not be included in their rates</p> <p>(ii) Water and Electricity during the work period will be provided by FSSAI free of cost round the clock whenever required</p> <p>(iii) Time period of 120 days may be extended to 180 days (i.e. six months time)</p> <p>(iv) Because of floor level utterance both parts of the building steps will be provided to use it properly. Further requirement of steel staircase will be urgent which cost is not included in this estimate.</p> <p>(v) The site being very old, some strengthening/uniting of slab is required.</p> <p>(vi) Payment of work done on running bills basis. Minimum 5 bills (Rs.25 lakh each)</p> <p>(vii) Provision of Fire Fighting Work is not considered in BoQ, & is urgent</p>	<p>The reps of M/s Abhikalp Constructions have raised various issues mainly relating to release of payment as the payment terms mentioned in RFP are non comfortable. Besides that many other issues have been pointed out and their pointwise reply is as under :-</p> <p>(i),(ii) & (iii) - Being statutory requirement taxes will be paid extra as applicable. Water and Electricity will be provided during the built up phase. As regards time, as stated above in para (iii), the same would be considered subject to seeing the genuine on site requirement and flow of activities. No advance commitment/extension by two more months is acceptable.</p> <p>(iv) This being minor civil work of creating two steps should not become an issue. As regards steel staircases, the same is already included in BoQ. Please refer item no.1 of the detailed work description and therefore settled.</p> <p>(v) It has already been discussed in detail and site has also been visited by all concerned. Hence, should not be a matter of concern and while bidding the scope of civil work requirement may be kept in mind.</p>

	<p>nature work. Its cost also not included.</p> <p>(viii) To Make approach from main building to Creche will also cost due to level difference and its cost will be required to be paid extra (whatever it comes).</p>	<p>(vi) Payment on running bills basis is not acceptable. In fact payment terms have been clearly discussed as detailed above in preceding paras which were agreed upon by all present including reps of Abhikalp Constructions.</p> <p>(vii) Fire Fighting Job being specialized will be carried out through concerned fire agencies only and therefore is not included in RFP.</p> <p>(viii) There is no such approach specifically required to be created and hence should not be any hurdle in getting the work done or movement of users later. The opening is already available and with minor civil work of creating one entrance door would serve the purpose.</p>
(vi)	<p>Submission of M/s Kamini Constructions vide letter dated 30th Nov 2017 after site visit and detailed discussions held on 27-11-2017 where in mainly the structure condition and its safety measures are stated. It is said that the site structure is quite old as not maintained since long. Lot of repairs/re-plastering is required and probably ISMB supports also. The expenditure may exceed for which provision may be made.</p>	<p>The matter has already been discussed in detail during the meeting and it has been clarified that there is no requirement for replacement of roof with new RCC work. As regards support provisioning it is acceptable as it would be leaving no scope for any lapse and lack of work quality. In fact the expert visit by the rep of M/s Abhikalp and our empanelled lead experts have opined that there is no worry in terms of structural strength and as it is lying unattended and re-plastering work required, as it is not giving good view. The responsibility of entire works and services for the subject work is, however, of the contractor and in case of any additional requirements of material etc; needed during the course of works in progress, the same would be considered.</p>

4. It was clarified by AD(GA) that the time limit of 120 days is quite reasonable considering all pros and cons and wherewithal of the area and that is why composite tendering has been done so that the onus of responsibility for supply of items, civil/electrical work and plumbing work should be shared or transferred.

As a consolidated supplier of all works and services i.e. all items, it becomes quite convenient and authority of getting work done is also centralized. The single vendor has to plan its work stages and he will be having freehand by customizing its preferences on supply/installation of items according to their onsite requirement and scope of finishing. However, as insisted upon by almost all the bidders regarding extension of time limit further 10 days time extension would be considered on actual and genuine requirement basis in due course. Therefore, the bidders should not have any apprehensions on warranty / guarantee part, defects liability and time frame as they should be confident and responsible for the given job done. This was agreed upon by the bidders and it was mentioned that time given is though reasonable and unless there is some unforeseen situation aroused during course of work in progress being old structure or any natural calamity etc. the proposed work could be finished within the four months ' time with 10 days further extension.

Sd-
(Parveen Jargar)
Jt Dir (RCD)

sd-
(Naresh Chitkara)
Sr AO (F&A)

sd-
(Ravinder Kumar)
Asstt Dir (GA)