

Minutes of Pre Bid Meeting

Name of Work: Operation and Comprehensive Annual Maintenance of HVAC System Installed at AIIMS Raipur.

Reference:

- 1) GEM Bid no.:GEM/2024/B/5519131 dated 07/12/2024
- 2) Pre Bid Meeting Date & Time: 16.12.2024 & 3:00 P.M.

TheTenderfor above mentioned work were uploaded on GEM portal on 07/12/2024 with Pre bid meeting to be held on 16/12/2024.

Following Bidders submitted their queries through e-mail:-

1. Blue Star Ltd.
2. Shinryo suvidha India
3. DB-AIRE India Pvt. Ltd.
4. Carrier

S. No.	Pre-bid Query from Bidder	Reply from AIIMS Raipur
1) Blue Star Ltd.		
1	Work Completion Certificate and TDS Certificates: Can a work completion certificate issued by a private institution, such as Airports, against eligibility criteria, provided the relevant TDS certificates are also attached?	Please Refer "Para (iii) of Minimum Eligibility Criteria" as mentioned in Buyer uploaded ATC document.
2	BMS System Scope Clarification: We understand that the Building Management System (BMS) is not within our scope of work (as per SOW pt. i.1.1). However, the BOQ includes references to the BMS. Kindly confirm.	BMS system is not included in the scope of work.
3	OEM Requirements for Servicing Equipment: Are there any specific requirements to engage the Original Equipment Manufacturer (OEM) for servicing equipment such as chillers, cooling towers, VFDs, etc.? - Does the scope include annual inspections? - Are back-to-back AMCs with OEMs required?	Please Refer "Para (iii) point no. 3.9" of Scope of work and "Para (iii) of Minimum Eligibility Criteria as mentioned in Buyer uploaded ATC document.

<p>4</p>	<p>Repairs of Chilled Water Pipelines: The Scope of Work mentions comprehensive repairs of chilled water pipelines, including underground pipelines. Could you clarify: - The extent and limits of such repairs? - If leakages already exist in the underground pipelines, will AIIMS repair them prior to handing over the contract?</p>	<p>Please refer "Para (iii) point no. 3.6" of Scope of work.</p> <p>Work includes comprehensive repair of pipe line where replacement of pipe line is not in scope.</p> <p>There is no leakages in the existing pipe lines, however if there is any leakage need to be rectified by the agency.</p>
<p>5</p>	<p>Painting of Equipment: For the painting of equipment mentioned in the Scope of Work: - We understand the scope is limited to touch-up painting. Kindly confirm</p>	<p>Please refer "para iii point no. 3.15" of Scope of work.</p> <p>Painting of rusted cable trays, Plant room, AHU Rooms and ducting cleaning is not in agency's scope.</p>
<p>6</p>	<p>Provisions for Unlisted Items: What are the provisions for supplying items not explicitly listed in the BOQ, such as cooling tower fills, filters, etc.?</p>	<p>Please refer "para iii" of Scope of work.</p>
<p>7</p>	<p>Site Visit Observations and Related Queries: 750 TR Chiller No. 1: This chiller is currently non-operational. Kindly confirm if AIIMS will repair it before handing over.</p>	<p>All Chiller units will be handed over in operational conditions.</p>
<p>8</p>	<p>Main Header of Chilled Water Plant:- The main header is located in a trench surrounded by water accumulation, creating operational challenges. Please confirm if this will be addressed before the handover.</p>	<p>Please refer "para 9.1.3 point no. 16" of Scope of work.</p>
<p>9</p>	<p>Medical and Nursing College Chillers: Out of 4 chillers, 2 are non-operational due to electrical wiring issues and compressor faults. Kindly confirm if AIIMS will repair these before handover.</p>	<p>All Chiller units will be handed over in operational conditions.</p>
<p>10</p>	<p>Air Handling Units (AHUs):- Condition of the existing AHUs filters needs replacement. We understand BOQ item no. 5.1 to 5.4 are meant for replacement of these Fine and Pre filters needed for all installed AHUs. Kindly confirm.</p>	<p>AHU filters, if required to be replace will be done at the discretion of Engineer-in-charge or his authorised representative and shall be replaced under item no. 5.1 to 5.4 mentioned in BOQ.</p>

11	Chilled Water Lines:- The pipelines are rusted and only painted with red oxide, which provides insufficient protection against potential leaks. If leakages already exist, will AIIMS repair them before handing over?	Please refer "para iii point no. 3.15" of Scope of work. There is no leakages in the existing pipe lines, however if there is any leakage need to be rectified by the agency.
12	Electrical Panel and SFU Switch: Some of the electrical panel and SFU switch are broken and require replacement. Will AIIMS repair them before handing over?	Please refer "para iii" of Scope of work.
13	Manpower Requirements: 1. Currently, 13 personnel are deployed for operations across the AIIMS facility. Additional manpower for maintenance is arranged as needed. Please confirm is there any requirement of additional manpower in this contract? 2. Also, does the 20 Manpower nos. includes relievers?	Please refer "Para vii- Contractor's Personnel" of Scope of work. Reliever if any is excluding to 20 nos. of manpower.
14	Cooling Towers: Two cooling towers at the Nursing and Medical College are not operational. Kindly confirm if AIIMS will repair these before handing over.	All Cooling tower units will be handed over in operational conditions.
15	The motor for Cooling Tower 1 in the plant room is faulty and currently under replacement. Please confirm if AIIMS will address this issue.	All Cooling tower units will be handed over in operational conditions.
16	Kindly confirm the EMD amount as there is variation in the amounts mentioned on Pg.17 and Pg. 60 of the tender document	Please refer GEM Bid documents. EMD amount is ₹ 875000.00
17	All the staffs (except the Site In-charge) will be on third party payroll, managed by a payroll partner. However, the payroll partner shall purely process the salaries, while we shall be responsible for entire selection, training, statutory compliances & performance of the said staff. We shall be solely responsible for the deliverables & performance as per the agreed contract terms.	Agreed, But main agency shall be solely responsible for compliance to provisions of various labours, industrial, safety, any other laws applicable and all statutory obligations such as wages, allowances, compensations, EPF, Bonus, Gratuity, ESI, etc. relating to security of manpower deployed in AIIMS, Raipur and any other relevant acts as may become applicable during the tenure of the contract. AIIMS shall have no liability in this regard.

2) Shinryo suvidha India		
1	<p>Eligibility criteria has been asked for “Comprehensive maintenance and Operation of HVAC System with minimum 600 TR capacity of individual chiller/ Comprehensive maintenance of HVAC System with minimum 600 TR capacity of individual chiller.</p> <p>Whereas we can provide a work completion certificate of total plant capacity 5400TR in a single tender.</p> <p>The completion certificate with the necessary documents are enclosed herewith for ready reference.</p> <p>So requesting you to kindly consider the enclosed document for qualification and revise the eligibility criteria</p> <p>To the total tendered plant capacity of 3900TR instead of individual chiller capacity of 600 TR.</p>	<p>Please Refer "Minimum Eligibility Criteria" as mentioned in Buyer uploaded ATC document.</p>
3) DB-AIRE India Pvt. Ltd.		
1	<p>In referred tender number, we have not found any OEM authorisation clause for chiller units. In earlier tender this has been mentioned clearly and Hi-side (Chiller) maintenance has to be done with OEM only. We, OEM of Dunham Bush, are not authorising any party/agency to maintain the high side (chiller) in behalf of us. This is betterment of chiller units performance as it's related to our brand reputation.</p>	<p>Please Refer "Para (iii) of Minimum Eligibility Criteria" as mentioned in Buyer uploaded ATC document.</p> <p>It is further clarified and amended,that</p> <p>“If the main agency is not an OEM/ authorized service agency of OEM, then main agency will associate to the OEM/ authorized service agency of OEM for Comprehensive maintenance of High side of HVAC system.”</p>
2	<p>Being a OEM of Dunham Bush make chiller, is this mandatory to show service centre in Odisha state.</p>	
3	<p>As we are in MSME category, hope no EMD is applicable.</p>	<p>EMD clause is mentioned in Bid documents please refer the same.</p>

4) Carrier	
1	<p>“OEM / OEM Authorized vendor” – We “Carrier Airconditioning & Refrigeration Limited” is the original equipment (OEM) for #4 Nos of Water-cooled centrifugal chiller installed in Main plant of AIIMS -Raipur. Chiller installed were manufacture by us in our YLC (China) factory and were installed by Voltas. As per the standard practice followed by all other AIIMS including AIIMS – Delhi (main block) is to have clause of “Bidder participating in tender shall be OEM or OEM authorized vendor”. You may refer the herewith attached tender for AIIMS Delhi – Tender attached herewith (main block) which has this clause for OEM in this case JCI make chillers are installed (Johnson controls India) & AIIMS Delhi – Tender attached herewith (NCA block & RAK OPD block) in this carrier make chillers are installed, you may note the below listed AIIMS which includes OEM / OEM Authorization clause in their respective O&M tender for HVAC equipment’s. AIIMS DELHIAIIMS RISHIKESHA IIMS KALYANIAIIMS JHAJJARAIIMS NAGPURAIIMS BHOPAL – Tender copy attached. AIIMS GORAKHPUR</p>
2	<p>Existing vendor has to handover the High side & low side equipment’s in satisfactory operational manner only. Since the equipment’s installed in the facility are more than 10 years old detailed health check up shall be done prior to taking over of the equipment’s from existing vendors. In case any discrepancy identified during the inspection stage then same shall be rectified/repared by AIIMS or existing vendor partner of AIIMS or Separate cost shall be given to new on boarded vendor.</p>
3	<p>Any Spare/Component of equipment/whole of equipment which needs to be repaired/replaced prior to initial date of start of contract then same needs to specify as separate line item in the BOQ such as replacement of expired UVGI Lamps , Cooling tower fills and Nozzles.</p>

Please Refer "Minimum Eligibility Criteria" as mentioned in Buyer uploaded ATC document.

Please refer "para 1.6" of Scope of work.

The bidders are advised to visit the site, make inspection, assess and ascertain the quantum of work prior to bidding.

All Units will be handed over to agency in operational conditions.

Please refer "para 1.6" of Scope of work.

4	Separate cost to be given for removal of water from trenches which has CHW pipe running through it, Damaged cost to insulation or CHW pipe in such trenches cannot be covered under the O&M contract.	Please refer "para 9.1.3 point no. 16 and para iii point no. 3.12" of Scope of work.
----------	---	---

Corrigendum

Changes to be considered in the above referred GEM Bid documents

S. No.	Page/Clause /Para	Existing	To be read as/ Amendment
1	<i>“Para (iii) of Minimum Eligibility Criteria”</i> as mentioned in Buyer uploaded ATC document	If main agency/ associated specialized agency are not an OEM/ authorized service agency or channel partner of OEM, then agency will associate to the OEM/authorized service agency or channel partner of OEM for the part of Comprehensive maintenance of High side of HVAC system.	If the main agency is not an OEM/ authorized service agency of OEM, then main agency will associate to the OEM/ authorized service agency of OEM for Comprehensive maintenance of High side of HVAC system.
2	<i>“List of Mandatory Documents to be filled in by the bidders in various forms to be scanned and uploaded within the period of bid submission”</i> as mentioned at buyer uploaded ATC document	Not mentioned in bid.	“OEM Certificate/ OEM Authorization letter” to be uploaded by the Bidder along with Bid document wherever applicable.

Note:

- a) The above minutes of pre bid meeting shall form part of the GeM Bid document and is to be submitted duly signed, stamped and uploaded by the Bidder along with Bid document.
- b) All other terms and condition of GeM Bid document remains unchanged.

Sd/-
Superintending Engineer
AIIMS Raipur