



ASSAM GOVERNMENT - IITG HEALTHCARE FOUNDATION

CIN: U85300AS2022NPL023684 REG

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Pre-Bid Meeting Summary

Date: 10.07.2023

RFP No: AGIHF/PMC/2023-24/3 dated [16th June 2023]

| Name of the Bidder | Sr. No. | Doc Ref. | Description | Clarification Sought | Remarks by AGIHF |
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| BRIDGE AND ROOF COMPANY (INDIA) LIMITED | 1 | Page no 3 of 60 | Cost of Bid document is Rs 1000 | i) The bidder can submit A/C payee Demand Drafts (DD) towards cost of bid document and EMD (Bid Security) in favour of "Assam Government IITG Healthcare Foundation", instead of Assam Government IITG Healthcare Foundation, IIT Guwahati, Guwahati-781039). Please confirm. | Bidder can submit A/C payee Demand Drafts (DD) towards cost of bid document and EMD (Bid Security) in favour of "Assam Government IITG Healthcare Foundation" |
| | 2 | ITB - E | a. EMD (Bid Security) and Processing/Tender Document Fee (Fee (Account Payee Demand Draft OR Fixed Deposit Receipt from a Commercial bank in favor of Assam Government IITG Healthcare Foundation, IIT Guwahati, Guwahati-781039). | ii) Whether the said DD will be payable in Guwahati or not. Please confirm | DD will be payable in Guwahati |
| | 3 | ITB - E | E. The Applicant is required to submit the hard copies of selected key documents of the technical proposal within due date of submission of the proposal. The hardcopies shall include following documents only: a. EMD (Bid Security) and Processing/Tender Document Fee (Fee (Account Payee Demand Draft OR Fixed Deposit Receipt from a Commercial bank in favor of Assam Government IITG | The hard copies of the selected key documents of the technical proposal as mentioned in the referred clause may be allowed to submit within 03 (three) days from the last due date of submission of the proposal - Please confirm | The last date for online submission of bid and submission of hard copies of key documents has been extended to 01.08.2023 till 1200 Hrs. Please check corrigendum. |

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| | | Healthcare Foundation, IIT Guwahati, Guwahati-781039). EMD (Bid Security) is exempted for Micro and Small Enterprises (MSEs) as per rules. b. Declaration as per Annexure-2 c. Original Power of Attorney Document or certified copy of the Board Resolution (in case of Company) authorizing the Signatory. | | |
| 4 | 7.2 Payment shall be made as follows | | | |
| | | During pre-construction and construction | i) It is understood from the RFP documents that Mobilisation advance @ 5% (Five Percentage) of PMC Fees will be paid interest free and without submission of any Bank Guarantee - Please confirm. ii) Project Milestones will be submitted to the Department by PMC agency for approval - Please confirm. iii) All payments will be released within 10 days from the submission of invoice - Please confirm | i) Mobilisation advance @ 5% (Five Percentage) of PMC Fees will be paid interest free and against submission of any Bank Guarantee ii) Project Milestones will be submitted to AGIHF by PMC agency for approval iii) All payments will be released within 30 days from the submission of invoice subjected to acceptance and approved as per T&C of the agreement which will be shared with the successful bidder |
| | 1. Mobilisation advance | 5% of PMC fee | | |
| | 2. Monthly regular payment | 15% of PMC fee shall be divided in monthly instalment of the project period as retainer fee and PMC has to submit Monthly Progress Report. This payment shall be made on monthly basis | | |
| | 3. Running Bill linked to milestones | 70% Payment shall be linked with the progress of project milestones. This shall be made in the same ratio as of project progress percentage. | | |
| | 4. After final bill | 5% of work order value | | |
| 5. During DLP | Balance 5% in equal quarterly instalment | | | |
| 5 | 1.2 of Annexure - Scope of work | Time is of the essence of the contract and that the mutually agreed time for completion of the Project by the stakeholders including contractor shall be strictly monitored by the PMC. The time duration for completion of this Project is | Please confirm if the project is delayed due to some unforeseen reasons which are not attributable to the PMC agency, in that cases the charges of PMC shall be revised or not | Appropriate clauses covering such possibilities will be incorporated in the agreement to be drawn up with the selected firm |

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| | | | estimated to be 30 months from the date of award of the contract to the “Contractor” to be engaged for this project | | |
| AECOM INDIA PRIVATE LIMITED | 1 | Page 32 of 60, Annexure 1: 1. Eligibility Criteria Point no. 2, Parameter | Total experience as a ‘Firm’ (Company/LLP/Partnership/Proprietorship): Minimum 15 years. This may be reduced to 7 years in the case of a 100% owned subsidiary company where the Principal company (in India/abroad) is also engaged in similar line of business for minimum 15 years. | Please amend the criteria as below: Total experience as a ‘Firm’ (Company/LLP/Partnership/Proprietorship): Minimum 12 years. This may be reduced to 7 years in the case of a 100% owned subsidiary company where the Principal company (in India/abroad) is also engaged in similar line of business for minimum 15 years. | No Change |
| | 2 | Page 32 of 60, Annexure 1: 1. Eligibility Criteria Point no. 4, Parameter | Experience in Similar Projects (Past 10 years). Minimum 2 Medical College and hospital with min. 500 beds each complying MCI/NMC norms, at least 1 of which should have been completed within last 5 years (2018 onwards), in line with new NMC/ MCI criteria. The scope of work should have included – • Approval of architectural & structural design; • Medical equipment planning; • Planning of other infrastructure such as HT/LT, Fire, HVAC, BMS, ELV, CCTV, AV system, Data cable system, Signage (external and internal), Furniture layout; • Contractor supervision – adherence to timeline, accurate reproduction of drawing, quality checks, cost control • Liaison activity with local & central statutory authorities. | Please amend the criteria as below: Experience in Similar Projects (Past 10 years). Minimum 2 Medical College and hospital with min. 500 beds each complying MCI/NMC norms, at least 1 of at least 1 of which should be completed/ ongoing within last 5 years (2018 onwards), in line with new NMC/ MCI criteria. The scope of work should have included – • Approval of architectural & structural design; • Medical equipment planning; • Planning of other infrastructure such as HT/LT, Fire, HVAC, BMS, ELV, CCTV, AV system, Data cable system, Signage (external and internal), Furniture layout; • Contractor supervision – adherence to timeline, accurate reproduction of drawing, quality checks, cost control • Liaison activity with local & central statutory authorities. Submittals/Proof: Completion certificates with details/ 2 projects. Ongoing projects will not be considered. /Certificate from Chartered Accountant for ongoing projects - 2 projects. | No Change |

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| | | | Submittals/Proof: Completion certificates with details - 2 projects. Ongoing projects will not be considered. | | |
| | 3 | Page 33 of 60, Annexure 1: 1. Eligibility Criteria Point no. 5, Parameter | Experience in Similar Projects (Past 5 years). Minimum 2 hospitals, which should be of 250 beds each minimum. (This is in addition to criteria 3 supra) Submittals/Proof: Completion certificates with details - 2 projects. on-going projects will not be considered. | Please amend the criteria as below: Experience in Similar Projects (Past 10 years). Minimum 2 hospitals, which should be of 250 beds each minimum or large infrastructure/new township projects/ mixed use urban development projects of INR 800 cr or single project with Built up area more than 100,000 sq.mtr. (This is in addition to criteria 3 supra) Submittals/Proof: Completion certificates with details -2 projects. on-going projects will not be considered. Certificate from Chartered Accountant for ongoing projects | No Change |
| | 4 | Page 34 of 60, Annexure 1: 2. Table for Technical scoring (Stage I):SN.1a | Total experience as a 'Firm' (Company/LLP/Partnership/ Proprietorship) Minimum 15 years. Total Score 10. 15=6 15+ -20 yrs = 8 20+-25 yrs = 9 25+ years = 10 | Please amend the requirement as below: Total experience as a 'Firm' (Company/LLP/Partnership/ Proprietorship) Minimum 10 years. Total Score 10. 10 + -12 yrs = 8 12+ -15 yrs = 9 15+ years = 10 | No Change |

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| | 5 | Page 34 of 60, Annexure 1: 2. Table for Technical scoring (Stage I):SN.2 | <p>Experience in Similar Projects (Past 10 years).</p> <p>Minimum 2 Medical College and hospital with min. 500 beds each complying MCI/NMC norms, at least 1 of which should have been completed within last 5 years (2018 onwards), in line with new NMC criteria</p> <p>Total Score 15.</p> <p>Completed projects: 2 = 9 3+= 10</p> <p>Ongoing projects with at least 40% project construction completion: 1 = 3 2 = 4 3 or above = 5</p> | <p>Please amend the criteria as below: Experience in Similar Projects (Past 10 years). Minimum 2 Medical College and hospital with min. 500 beds each complying MCI/NMC norms, at least 1 of which should be completed/ ongoing within last 5 years (2018 onwards), in line with new NMC/ MCI criteria.</p> <p>Total Score 15.</p> <p>Completed/ongoing projects: 2 = 9 3 = 10 3+=15</p> <p>Ongoing projects with at least 40% project construction completion 1 = 3 2 = 4 3 or above</p> | No Change |
| | 6 | Page 34 of 60, Annexure 1: 2. Table for Technical scoring (Stage I):SN.3 | <p>Experience in Similar Projects (Past 7years).</p> <p>Minimum 2 which should be of 250 beds each minimum and completed. (This is in addition to criteria 3 supra)</p> <p>Total Score 15.</p> <p>Completed projects: 2 = 9 3+ = 10</p> <p>Ongoing projects with at least 40% project construction completion 1 = 3 2 = 4 3 or above = 5</p> | <p>Please amend the requirement as below: Experience in Similar Projects (Past 7 years). Minimum 2 which 2 projects should be 250 beds each minimum (completed/ongoing) or 2 projects should be large infrastructure projects/New townships and mixed-use urban development projects of 800 cr or Single Project with built up area more than 100,000 Sq. mtr. (This is in addition to criteria 3 supra)</p> <p>Total score 15</p> <p>Completed/ongoing projects: 1 = 7 2 -3= 10 3 or above =15</p> | No Change |
| | 7 | Page 36 of 60, Annexure 1: 2..2 | <p>Similar Projects shall mean construction projects of healthcare and health education only</p> | <p>Please amend the requirement as below:</p> <p>Similar Projects shall mean construction projects of healthcare, health education only, large infrastructure projects, New townships and mixed-use urban development projects.</p> | No Change |
| | 8 | Page 15 of 60, 4.3.5 | <p>Selection method under this tender will be CQCBS (Combined Quality cum cost base selection method). 70% shall be given for stage I&II (Technical criteria</p> | <p>Selection method under this tender will be CQCBS (Combined Quality cum cost base selection method). 80% shall be given for stage I&II (Technical criteria and Presentation); 20% weightage shall be given to financial bid (Stage III).</p> | No Change |

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| | | and Presentation); 30% weightage shall be given to financial bid (Stage III). | | |
| 9 | Page 45 of 60, Annexure 10 | 4. Full-fledged working office and Lab | Please delete this item from Annexure -10 | Please check Corrigendum |
| 10 | Page 52 of 60, Condition 11 | Indemnity | Please add as under after condition 11. Indemnity: “The limitation of liability of PMC shall be limited to the contract value.” | May be considered. Please check Corrigendum |
| 11 | Page 35 of 60, Scoring -Stage 1 | Personnel strength | The no of resource to be deployed for construction management, minimum qualification, and experience for the staff to be deployed are not stipulated in the tender document. | All such personnel should have engineering degree from a recognised university, and suitable domain-specific qualification. Please check Corrigendum |
| 12 | Page 51 of 60, Condition 7, sub clause 7.2 | Payment Basis, Mechanism and Penalties | Please amend the Payment terms during the construction management based on actual deployment resources at man-month rate. | No Change |
| 13 | General | General | We understand that the Indian entities of foreign firms with strong presence in India can use their sister companies’ credentials | Please check eligibility criteria |
| 14 | Page 21 of 60, 1.4(j) | (j) All Works shall be inspected by AGIHF to ensure satisfactory completion, and if any shortcomings / defects are noticed by AGIHF, the same has to be rectified by PMC through the Contractor before the settlement of final bill, at no extra cost to AGIHF. Each work shall be separately checked and accepted by AGIHF. | For all factory visit/ material inspection visit, client should reimburse travel expense as per actuals | In general, bidders to budget the expenses in their proposal, any additional requirement from the vendor will be subjected to approval from AGIHF and reimbursed as per actual following the AGIHF travel policy |

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| 15 | Page 22 of 60, 2. Construction management | Construction Management PMC shall execute the project in a time bound manner through co-ordination with the Architect and the Contractor and ensure hand over the building/works complete in all respect to the client with the timeline submitted in Project Master Schedule submitted by the PMC. | PMC can only manage the project and instruct contractor and vendor to complete project within the decided timeframe, but PMC can not be responsible for delay in project due to reason not attributable to their scope. The wording should be deleted. | No Change |
| 16 | Page 22 of 60, 4. Obligations and Responsibilities of PMC, 4.7 | 4.7 The PMC shall establish a site office with necessary infrastructure and facilities, near the office of Project or at site specified by AGIHF for speedy progress of work, liaison, coordination and scrutiny of various documents | The PMC work at site office is established on site itself by contractor for better site coordination. PMC should not be asked to for setting up of office outside the site. | No Change |
| 17 | Page 44 of 60, 2 (b) Format to provide details of Experience in similar services across Similar Projects-ongoing(for sl no.3 of technical scoring) | 4. Full-fledged working office and Lab in various cities | We are an engineering consulting organisation and for PMC of this nature does not require setting up of lab. This requirement is not for PMC works. We request to remove this requirement. | Addresses of lab may be deleted. Working office addresses need to be given. Please check corrigendum. |
| 18 | Page 3 of 60, Date of submission of Proposal submission | [18.07.2023] till 12:00 hrs | We request to postpone the Date of submission 3 weeks from the publication of clarification/Corrigendum. | The last date for online submission of bid and submission of hard copies of key documents has been extended to 01.08.2023 till 1200 Hrs. Please check corrigendum. |

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| NBCC INDIA | 1 | No clause | General Query | <p>Since the subject work is a state-of-the-art project for Govt. of Assam and for implementation of same selection of an experienced Government agency (PMC) will be advantageous for successful completion of the project.</p> <p>Accordingly, it is requested to restrict the bid to CPSU/SPSU eligible as per GFR 2017 under section 133(3).</p> | No change |
| | 2 | No clause | Estimated cost of the Project | If preliminary estimate has been prepared for the subject tender, it is requested to provide estimated cost if any. | Detailed estimates are not ready. |
| | 3 | Annexure A-Scope of service | As per RFP | <p>It is understood that PMC shall appoint the construction contractor.</p> <p>Please confirm the same.</p> | AGIHF will select the contractor. PMC will provide necessary assistance and documentation |
| | 4 | Annexure 1 -Eligibility Criteria | Experience in similar projects(S.No 4 & 5) Submittals/Proof-Completion certificates with details | <p>It is requested to modify the requirements of Submittals/proof as:</p> <p>Completion certificates or Work order/LOA/MoU + last payment proof certification from client/Utilisation certificate from a Chartered Accountant</p> | No Change |
| | 5 | Annexure 1 -Eligibility Criteria | <p>S.No 4) Experience in Similar Projects (Past 10 years). Minimum 2 Medical College and hospital with min. 500 beds each complying MCI/NMC norms, at least 1 of which should have been completed within last 5 years (2018 onwards), in line with new NMC/ MCI criteria. The</p> <p>(S.No 5)</p> <p>Experience in Similar Projects (Past 7years). Minimum 2 hospitals which should be of 250 beds each minimum. (This is in addition to criteria 3 supra)</p> | <p>Additional criteria of 250 beds is lacking justification.</p> <p>Criteria for 500 beds is itself sufficient to cater the experience requirement of 250 beds. Accordingly, it is requested to modify the clause/replace the clause with any other suitable eligibility criteria.</p> | No Change |

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| | 6 | Annexure 1 - Eligibility Criteria and Table for technical scoring | Annexure 1 -Eligibility Criteria S.No (6) Average annual turnover for SIMILAR Project Management Consultancy work/ services Table for technical scoring (S.No 4) Average annual turnover for Project Management Consultancy work/ services | Please clarify which clause will prevail. As per standard/General practice of any RFP for appointment of PMC, Clause mentioned at S.No 4 in table for technical scoring is to be followed. | Eligibility criteria changed to "Average annual turnover for Project Management Consultancy work/ services". Please check corrigendum |
| | 7 | Table for technical scoring | Energy Efficient Design (S.No 5) Experience, expertise, and past performance in ecologically sustainable design and with GRIHA certification of medical & other facilities Ranking Parameter No. of hospital projects completed with energy efficient design: | It is requested to modify the clause as: Experience, expertise, and past performance in ecologically sustainable design and with GRIHA certification of medical & other facilities/Residential/Office complex etc Ranking Parameter No. of hospital projects/Residential/Office complex/ completed with energy efficient design: | No Change |
| | 8 | Table for technical scoring | Personnel strength (S.no 6) Hospital Consultant (5 points) BMS (5 points) | These personnel is of specialized nature and in majority of the cases has to be outsourced. Hence it is requested to omit the mandatory requirement of hospital consultant and BMS personnel. | No Change |
| | 9 | Table for technical scoring | National/International awards of significance | Please provide brief of the same. | Any national or international awards preferably from Govt agencies |
| | 10 | Annexure 12: General Information of Organization and Structure | S.No 4 Total No. of professional staff (In houses): a) Principal/ Lead Project Management Consultant b) Sr. Project Management Consultant c) Project Management Consultant d) Landscape Project Management Consultant | It is requested to provide specific brief/details vis-à-vis educational qualification, work experience etc. of the category of staff mentioned at S.No (a) to (d) | Not necessary. These details are of personnel that are already employed by PMC |

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| | 11 | Clause 7.6 | If agreed resources are not deployed or agreed reports are not submitted on time by PMC, then PMC shall be penalised @0.2% on each instance or 0.2% per week of delay subject to maximum of 10% penalty. | The clause is very stringent. It is requested to modify the same as "If the delay in completion is solely attributable to the PMC, the PMC shall be liable to pay as damages to "SAI " a sum calculated @ 0.25% (Zero-point Two Five percent) of the Agency Charges for the balance work for each month of delay, subject to a maximum of 5% (Five percent) of the Agency Charges of balance work | No Change |
| | 12 | Clause 8 | Performance Bank Guarantee: The Consultant shall provide Performance Bank Guarantee for 10% of the Service Order value. | It is requested to modify the clause as per standard practice followed in Govt tenders/RFP. " The Consultant shall provide Performance Bank Guarantee for 3% of the Service Order value. | No Change |
| | 13 | Page no 3 - Table- Important dates | Last date and time of Proposal submission (Online)-18.07.2023 Last date and Time for submission of hard copies of key documents.-18.07.2023 | In view of above queries it is requested to extend the last date of bid submission(online) by atleast 1 week from 18.07.2023. In addition it is requested to keep last date of hard copies submission atleast 10 days after online bid submission date. | The last date for online submission of bid and submission of hard copies of key documents has been extended to 01.08.2023 till 1200 Hrs. Please check corrigendum. |
| Mecoa Engineers Pvt Ltd. | 1 | | | Relax/ Amend the clause of prior experience and turnover for the start-up organization as per notification No F.2AE2014-PPD(PI), or specially for those start-ups who has achieved turnover of more than 1.0 crore in any of the last three year can participate in this tender | No Change |
| | 2 | | | Request to allow Prebid meeting through video conference for the organization who can't attend in person | Prebid meeting through VC was already allowed |
| JLL | 1 | Annexure 1: Eligibility Criteria - Sr. No. 4 & Scoring - Stage 1 (Steps 1 & 2) - SI no. 3 | Eligibility | Request to kindly consider Ongoing Projects for eligibility. Scoring is allocated towards Ongoing projects, kindly confirm on above request. | No Change |
| | 2 | | General | Request to kindly provide some clarity on the Limits of Liability clause as this is not covered in the Tender document. | This will be incorporated while executing the agreement |