



तमिलनाडु केन्द्रीय विश्वविद्यालय

(संसद द्वारा पारित अधिनियम 2009 के अंतर्गत स्थापित)

CENTRAL UNIVERSITY OF TAMIL NADU

(Established by an Act of Parliament, 2009)

नीलकुडी परिसर/Neelakudi Campus, तिरुवारूर/Thiruvapur - 610 005

Estate Section

estate@cutn.ac.in

04366 277 466

Tender No: 01/2018-19

30.05.2018

Minutes of Pre Bid Meeting

Minutes of the Pre-Bid meeting held on 30.05.2018 at Pro VC conference Hall, Administrative Block, Room No.F1-02 (First Floor), CUTN in connection with pre-bid queries raised by prospective bidders against our Tender Ref. Nos. 01/2018-19, dated 04.05.2018 for selection of Project Management Agency (PMA) for architectural, engineering and facility planning, designing, execution, project management and handing over after successful completion including maintenance for a period of 5 years - for construction works in Central University of Tamil Nadu.

The following members of the Committee were present with the approval of competent authority (Committee constitution Notification Email circulated from the office of the Executive Engineer dated 30.05.2018).

Name	Designation
Er. K. Kanagaraj,	Executive Engineer.
Shri. Kalyani Veerabhabhu,	Consultant, Registrar Secretariat.
Shri. A. Velu	Assistant Registrar, Finance nominee
Er. M. Bala Subramanian	Assistant Engineer.
Shri. Ramesh	Section Officer, Purchase nominee
Er. S. Manavalan	Junior Engineer (Civil)

The representatives of following prospective bidders attended the Pre Bid Meeting:-

Name of the Person	Company Name
T. Mukuntharaman	Telecommunications Consultants India Limited,
K. Dinesh Kumar	WAPCOS Ltd, 990, 50 th street, Annanagar west, Chennai - 600 101

Opening Remarks:

- 1) The Executive Engineer (Estates) at the beginning welcomed all the participating members and after introduction, he briefed all participants about the tender.
- 2) It was explained that the purpose of Pre-Bid Meeting to explain the various important provisions of the bidding documents to the prospective bidders and to clarify the queries that the bidders may have in the subject, bidding documents.
- 3) The technical queries and clarification sought by the prospective bidders are given as under:-

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Sl. No.	Query / Clarification Sought	Reply to the Query									
M/s. Telecommunications Consultants India Limited											
1.	As per clause no. 5.0 it is mentioned that the estimated project cost is Rs. 100 cr put of which is Rs. 50 cr have already been approved. We want to know whether we will require to plan and design the proposed works with a tentative cost of Rs. 100 cr only for Rs. 50 cr at this stage.	Agencies should submit the plan and design for the Proposed works Only for Rs 50.00 Crores (In Tender document Page 2 Already clearly specified that Rs 50 Crores (initially, however, the agency shall be selected for all future upcoming construction works in CUTN) & based on the satisfactory performance of the agency/contractor.									
2.	Experience in Green Building: Experience for ongoing project of Green building may please also be considered as the numbers of completed green buildings are less than numbers of greens buildings under the construction in the country.	Preferred for Experience in Green building at least single project successfully completed with 04 stars GRIHA/Gold (Tender document Page No: 08 already clearly noted).									
3	Regarding Experience in Post Construction maintenance services in last five years: It is requested to consider the experience for infrastructure development projects undertaken by bidder either on BOT basis or on self – Owned basis.	Either BOT Basis or on Self owned basis or any.									
4	Please mention the minimum staff development requirement during construction periods as well as during maintenance period (if any)	Barest minimum staff as per CPWD norms.									
5	What shall be the tentative budget for maintenance expenses during maintenance period of 5 years.	As per CPWD norms.									
2.	<p>Clause No. of Tender document:</p> <table border="1"> <thead> <tr> <th>Clause No. of Tender document</th> <th>Conditions as given in the Tender Document</th> <th>WAPCOS Queries</th> </tr> </thead> <tbody> <tr> <td>Notice Inviting Tender S.No.2 – Estimated cost of The Project (Page no 2 of the Tender document)</td> <td>Estimated Cost of Project : Rs. 50 Crore (Initially , however, the agency shall be selected for all future upcoming construction works in CUTN)</td> <td>We would request CUTN to kindly clarify whether the</td> </tr> <tr> <td>Information to Bidders (ITB) (Page no 4 of the</td> <td>The Estimated project Cost for proposed Institute is approx. Rs. 100 Crore.</td> <td>Estimated Cost of Project is Rs.50 Crores or Rs.100 Crores, for tendering purpose.</td> </tr> </tbody> </table>		Clause No. of Tender document	Conditions as given in the Tender Document	WAPCOS Queries	Notice Inviting Tender S.No.2 – Estimated cost of The Project (Page no 2 of the Tender document)	Estimated Cost of Project : Rs. 50 Crore (Initially , however, the agency shall be selected for all future upcoming construction works in CUTN)	We would request CUTN to kindly clarify whether the	Information to Bidders (ITB) (Page no 4 of the	The Estimated project Cost for proposed Institute is approx. Rs. 100 Crore.	Estimated Cost of Project is Rs.50 Crores or Rs.100 Crores, for tendering purpose.
Clause No. of Tender document	Conditions as given in the Tender Document	WAPCOS Queries									
Notice Inviting Tender S.No.2 – Estimated cost of The Project (Page no 2 of the Tender document)	Estimated Cost of Project : Rs. 50 Crore (Initially , however, the agency shall be selected for all future upcoming construction works in CUTN)	We would request CUTN to kindly clarify whether the									
Information to Bidders (ITB) (Page no 4 of the	The Estimated project Cost for proposed Institute is approx. Rs. 100 Crore.	Estimated Cost of Project is Rs.50 Crores or Rs.100 Crores, for tendering purpose.									
		The Agencies should submit quote as percentage fee of estimated cost for a Rs.50.00 Crores only. If the same Agency may be awarded further project based on the satisfactory performance alone & cost index will be considered. Upcoming project									

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Tender document)	The phase I includes the construction of Auditorium, Girls and Boys Hostel, Academic Block and arena of Performing Arts	Bidders are to quote a percentage fee of the estimated cost. Hence this is very vital and important.	may be awarded to the same agency based on their performance cost index will be considered as per CPWD norms
Clause 5.0 Bid Conditions (Page no 5 of the Tender document)	The Estimated project Cost is Rs.100 Crore out of which Rs.50.00 crore have already been approved.		
Notice Inviting Tender S.No.3 – (Page no 2 of the Tender document)	Completion Time : 18 months	We would request CUTN to kindly clarify whether the Completion Time of 18 months includes PMA services of Architectural, Engineering and Facility Planning, Designing or it is only for the execution period to till handing over the site to CUTN.	Completion of time period is inclusive of PMA Services, of Architectural, Engineering and Facility planning, Designing and also execution of work. If any reasonable delay related to the completion/execution, of projects competent authorities may be decided at each stage based on application of the same by the agency/contractor.
Tender document	Tender document	We understand that the tender document cost or EMD are not to be submitted at this tendering stage. Only on signing of the MOU, a guarantee of equivalent mobilization amount needs to be submitted for Initial advance We would request CUTN to kindly confirm this issue.	<ul style="list-style-type: none"> • It is informed that EMD is exempted for the PSU's Agency. • A copy of the registration certificate/Signed MOU has been enclosed along with PMA proposal for claiming the same. • Performance Security is fixed as 5% of the estimated agency fees.

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Clause No. of Tender document	Conditions as given in the Tender Document	WAPCOS Queries	
<p>Notice Inviting Tender - (Page no 2 of the Tender document)</p>	<p>Central University of Tamil Nadu (CUTN) wishes to appoint Project Management Agency (PMA) from amongst Central/State Government/Public Sector Undertakings (CPSUs) eligible as per amended GFR 133 (3) for Comprehensive Design Engineering, Construction & development of Construction works in Central University of Tamil Nadu at Thiruvarur on a turnkey basis</p>	<p>1. As per our Memorandum and Articles of Association (MoA&A), one of the objects for which WAPCOS limited is established is as follows: To undertake Turnkey Execution, EPC Contracts, Deposit Works, Up-gradation, Repairs, Construction and Implementation of all Civil and Electrical works encompassing Buildings including Industrial and Office Buildings, Universities, Housing, Airports, railways/Metros, etc. <i>The relevant pages of the MoA&A are enclosed for reference.</i> 2. Further, Office Memorandum no.13/2/2012-PSU/27 dated 6.1.2014 of Ministry of Water Resources, Govt. of India, it is mentioned that WAPCOS is a PWO under rule 126(2) of GFR 2005, as clarified by DoE and formed to undertake construction and implementation of Infrastructure projects. <i>The relevant pages of the MoA&A are enclosed for reference. We would like to mention that we are presently</i></p>	<p>It is defined that Agencies may be required to attach all relevant documents .The same will be evaluated by the committee. Construction works may be awarded to selected agency on "Deposit basis" only</p>

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		<p>undertaking lot of construction works on "Deposit Basis".</p> <p>In this connection, we understand that we are eligible to participate for this tender. We would request CUTN to kindly confirm this issue.</p>	
Clause 7.5 (page no.7)	Certified documents of MoA&A to be submitted in its support.	<p>We understand that self-certification of the relevant pages of MoA & A by the official holding Power of Attorney for this tender will suffice. We would request CUTN to kindly confirm.</p>	It is informed that only Authorized signatory is required to sign documents of MOA & A.
Tender document (Page nos. 19 to 24)	Annexure I,II,III and IV	<ul style="list-style-type: none"> We understand that the technical bid only comprising of formats of Annexure I, II, III and IV are to be submitted. The details sought under Annexure I,II,III and IV are only to be submitted towards technical bid. <p>We would request CUTN to kindly confirm this issue.</p>	All the supporting documents should be attached along with technical bid Proforma.
Clause 8.0 (Evaluation Criteria) – S.No.C (iii)	Experience of Master Planning of minimum 50 Acres Campus with residential facility.	We would request CTUN to also consider the experience in preparation of City development Plans (CDP) under Master Plan Category for minimum eligibility criteria.	If it is completed may be included.

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Clause No. of Tender document	Conditions as given in the Tender Document	WAPCOS Queries	
Tender document	Tender document	As per the Tender document, we understand that no Curriculum Vitae's are required to be submitted for the Technical bid except for the details to be given in Annexure II & IV. We would request CUTN to kindly confirm this issue.	It is mentioned that all the relevant documents, CVs etc. may be attached.
Clause no.4.7 (Page no5 of the Tender document)	Maintenance of building / campus during the defect liability period of 12 Months from the date of handover and further maintenance for a period of five Years from the date following the date of expiry of defect liability period.	Kindly elaborate the role of PMA during the Maintenance period * (*Five years period) as this is a huge financial implications. Also please specify the Manpower requirement for DLP and Maintenance period (i.e. six years)	Sufficient man powers have to be deployed as per GOI norms during DLP and maintenance period.
Clause no.7.6 (Page no5 of the Tender document)	The Agencies should have adequate Technical Man power to provide post construction maintenance services to for a period of 5 years in accordance with the CPWD works manual.		

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Clause No. of Tender	Clause No. of Tender	WAPCOS Queries	
<p>Clause no.13 (Page no13 of the Tender document)</p>	<p>Payment terms Project Management Agency shall work on "Deposit work basis" for this project on behalf of EMPLOYER and shall be paid the actual cost of work plus the agency charges @ ---- % (- --percent only) plus GST, Cess etc as applicable on implementation of work and agency charges, payable in stages as under, therein for the project /management, Architectural Services for planning, designing and consultancy services</p>	<p>The stages of releasing of payment to PMA may please be clarified for the milestones/deliverables from the stages of planning, designing, estimates and tender document preparation i.e. before the construction stage.</p>	<p>TERMS OF PAYMENT:-</p> <p>The following terms of payment shall be applicable upon signing of the agreement :</p> <ol style="list-style-type: none"> 5% of the estimated fee based on the project cost worked on preliminary estimates for pre - construction stage upon signing of the MoU. 75% of the fee payable in instalments based on the schedule completion period for the work, from the date of award of first tender package. The fee payable for the services is commensurate to the physical progress of the work and upon completion of each milestone. 10% shall be paid after issuance of completion certificate and finalization of final bill and closure of Contract for each package of work. The difference between the estimated fee indicated in (a) above and the actual fee based on the accepted bid value will be adjusted in the last invoice under this clause. 10% shall be payable after the completion of Defect Liability Period of one year.

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04/10/18

Clause No. of Tender	Clause No. of Tender	WAPCOS Queries	
Clause 8.0 (Evaluation Criteria)	Negative Marks	The evaluation of negative mark system should be removed as there are no bonus clauses	There is no change in evaluation of marks for ligation Arbitration/Dispute case.
<p>With regard to submission of EMD, during the pre-bid meeting it was informed by CUTN that the bidder has to submit the EMD for an amount of 2 % of the estimated cost of the Project i.e.2 % of 50.00 crores in form of Demand draft.</p> <p>In this connection, we would request CUTN to kindly consider the EMD in the form of Bank Guarantee, in lieu of Demand Draft.</p>			<p>EMD is Exempted for the PSUs (Corrigendum Notification has been Uploaded in University website & CPP Portal with the approval of competent authority)</p>
The tentative plan of the proposed project area may be furnished for our understating.			Decision will be taken by the competent authority.
The last date of submission of Tender may be extended to 15 days from the date of issuing of pre-bid replies by CUTN to enable us to submit the competitive bid.			Corrigendum dated 04.06.2018 has been published in the university website and CPP Portal . Last Date for submission of bids is extended from 08.06.2018 to 22.06.2018.

The bidders were informed that the minutes of the pre-bid Meeting shall be published on the website of Central University of Tamil Nadu. The bidders were also informed that they should regularly visit the CUTN website for any amendments issued.

Communication Address : **The Executive Engineer,**
Central University of Tamil Nadu,
Thiruvarur.

In case of any further information/clarification, they were asked to contact over phone to the Estate Section at 04366-277466 / 9489054260 (or) send email on estate@cutn.ac.in Individual visits are not entertained.

The meeting ended with a vote of thanks to the representatives of the prospective bidders.

S. Manavalan
04/06/18
Er. S. Manavalan,
Junior Engineer (Civil)

d. d. 04/06/18
Mr. Ramesh,
Section Officer,
Purchase Section

M. Bala Subramanian
04/06/18
Er. M. Bala Subramanian,
Assistant Engineer

K. A. Velu
04/06/18
Mr. A. Velu,
Assistant Registrar (Finance)

K. Kalayani Veerabhabu
4/6/18
Mr. Kalayani Veerabhabu,
Consultant,
Registrar Secretariat

K. Kanagaraj
04/06/18
Er. K. Kanagaraj,
Executive Engineer