

जयपुर विकास प्राधिकरण, जयपुर

इन्द्रा सर्किल, जे.एल.एन.मार्ग, जयपुर-302004

क्रमांक: जविप्रा/अधि. अभि.रिंग रोड- 11/2018/डी-175

दिनांक: 31-8-2018

बिड संशोधन सूचना

जयपुर विकास प्राधिकरण द्वारा अल्पकालीन बिड सूचना संख्या अधि.अभि.(RRP-II) /06/2018-19 दिनांक 03.08.2018 के द्वारा बिड आमंत्रित की गई थी एवं बिड संशोधन सूचना क्रमांक: जविप्रा/अधि. अभि.रिंग रोड- 11/2018/डी-167 दिनांक 24.08.2018 के द्वारा बिड की डाउनलोडिंग-अपलोडिंग की अन्तिम दिनांक 25.08.2018 के स्थान पर दिनांक 05.09.2018 को सांय 6.00 बजे तक की गई थी एवं निविदा दिनांक 30.08.2018 के स्थान पर दिनांक 07.09.2018 को 3.00 बजे खोली जानी थी। साथ ही इस बिड संशोधन सूचना के माध्यम से कार्य की Pre-bid meeting दिनांक 29.08.2018 को प्रातः 11.00 बजे मंथल हॉल, जयपुर विकास प्राधिकरण, आर.के. व्यास भवन, जे.एल.एन. मार्ग में निर्धारित की गई थी।

चूंकि Pre-bid meeting एवं निविदा डाउनलोडिंग-अपलोडिंग की अन्तिम दिनांक के मध्य काफी कम समय उपलब्ध हो रहा है एवं इस बीच दो दिवस का बैंक का अवकाश होने के कारण संवेदको को अपनी बिड एवं अपलोड करने का पर्याप्त समय नहीं मिलने के कारण बिड की डाउनलोडिंग-अपलोडिंग की अन्तिम दिनांक 05.09.2018 के स्थान पर दिनांक 12.09.2018 को सांय 6.00 बजे तक की जावेगी एवं निविदा दिनांक 07.09.2018 के स्थान पर दिनांक 14.09.2018 को 3.00 बजे खोली जावेगी।

दिनांक 29.08.2018 को आयोजित Pre-bid meeting के बैठक कार्यवाही विवरण की प्रति बिड संशोधन सूचना के साथ संलग्न की जा रही है, जिसे टेण्डर डॉक्यूमेन्ट का भाग माना जावेगा। Pre-bid meeting में लिये गये निर्णयो के अतिरिक्त शेष शर्तें व विवरण यथावत रहेगा।


अधिशाषी अभियंता (RRP-II)
जविप्रा, जयपुर।



JAIPUR DEVELOPMENT AUTHORITY
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No. JDA/EE (RRP-II)/ 2018/D- 174

Date: 31.8.2018

Minutes of Meeting

A meeting under chairmanship of Jaipur Development Commissioner was held on 29.08.2018 at 11.00 AM in the **Manthan Hall, JDA, Jaipur** for the tender "License for operation and maintenance of 2-level underground parking complex at Ramniwas Garden, Jaipur".

Following officers were present in the meeting:-

1. Sh. N.C. Mathur, Director (Engineering-I), JDA, Jaipur.
2. Sh. H.K. Juneja, Director (Finance), JDA, Jaipur.
3. Sh. Tarun Sharma, S.E.-IV, JDA, Jaipur.
4. Sh. Mohit Chaudhary, Executive Engineer (RRP-II), JDA, Jaipur.
5. Sh. Mahesh Gupta, DD(E&B), JDA, Jaipur.

The representative of five firms participated in the pre-bid meeting as per enclosed attendance sheet:-

The queries raised by the participants in pre-bid meeting as well as submitted by them in writing through their letters regarding the tender and their reply are as follows:-

1. **M/s Maruti Enterprises** : Queries raised in pre-bid meeting and submitted vide letter dated 13.08.2018 & 28.08.2018.

S. No.	Queries/Issues	Reply
1	In the Eligibility Criteria of tender document experience of operation and maintenance of multilevel parking only should be considered.	No change to encourage more participation for fair competition.
2	As per the tender condition, parking operator can issue maximum 100 Passes for 24 Hours parking @ Rs. 4000 Per Pass Per Month. The limitation of 100 passes should be exempted.	Limit of 100 passes is hereby removed and now this condition should be read as "Operator can issue monthly passes as following:- (b) Rs. 4000 Per Pass Per Month for 24 Hours parking."
3	The various terms and conditions of the bid document are vague and require clarification. Various conditions are inconsistent or contradictory. Some of the conditions are contrary to the provisions of the Act and some of the conditions are without any justification.	The tender conditions have been decided in such a way so that more bidders may be encouraged for participation and there may be healthy completion. We do not agree.

S. No.	Queries/Issues	Reply
4 (I)	Clause 1 : General	
(a)	The contract is for operation and maintenance. The aforesaid aspect requires clarification that maintenance is of licensed premises and not other infrastructure i.e. toilet, bathroom, lift, flooring, electrification, force ventilation and electrical items etc.	Maintenance to be done by parking operator as mentioned and under the heading "H. MAINTENANCE" at page no. 23 of tender document and the maintenance of Traffic signage's & Road safety items like thermoplastic paint, bollards etc. will be done by parking operator.
(b)	A separate agency is appointed for the said purpose as mentioned in clause 3 (Note) of the Tender at page 4.	As per note of clause 3 of tender document at page no.4 "A separate agency for installing as well as for operating fire fighting equipments, forced ventilation implements and CCTV. The Parking Operator shall not be required to maintain and operate fire fighting equipments, forced ventilation implements and CCTV during the License Period. The Parking Operator shall arrange for free access to various personnel required for operation and maintenance of these implements."
(c)	Please furnish Inventory of items referred in clause 3 (VII).	Deleted. Operation and maintenance of only sixteen sump wells including electric motors will be done by the parking operator
(d)	Please clarify the required number of competent personnel as referred in clause 3(ii) of the tender document.	The number of employee and their duty is outlook of parking operator. The operator has to decide for appointment of appropriate number of personnel required for smooth running of parking operations for which bidder may visit the site and decide accordingly at his own level.
(II)	Foot Note of clause 3: This refers to separate agency for installing and operating the Fire Fighting equipment. CCTV Camera, Force Ventilation etc. and the same is to be operated by separate agency. The aforesaid note is contrary to clause 3 (VII). Please clarify whether clause 3 (VII) or Foot note will prevail.	As per (c) above

S. No.	Queries/Issues	Reply
(III)	Eligibility Criteria Please refer to eligibility criteria in clause 5 of the bid document. Clause (i) refers to 3 years experience of operating and managing the parking lots during the last 5 financial years. Please clarify whether 3 years experience required is at one stretch or at intervals of time and at one or different places.	Clause 5 (i) of Eligibility criteria of tender document is further clarified that the bidder should possess in total 3 years experience of operating and managing the parking lots during the last 5 financial years. This can be at one stretch or at intervals of time on different places but the bidder will have to submit the copy of work order and successfully completion certificate of each work from concerned department.
(IV)	Clause 5 Sub clause Nos. (ii), (iii), (iv) of eligibility criteria These three clauses are in the alternative. The said condition is contrary to RTPP Rules, 2013. The words used in clauses 5 (ii) or (iii) or (iv) is of "value". The word value is vague. The rates quoted may be less and value of the business could be more and for the aforesaid purpose. Please clarify.	Please read the clauses 5 (ii) or (iii) or (iv) of eligibility criteria as follows: (ii) The bidder should have operated minimum three parking projects under the Central or State Government/Semi Govt. Organization/Municipal Corporations/Nagarpalika Central or State Public Sector Undertakings organizations, each of value not less than Rs 60.00 Lacs. OR (iii) The bidder should have operated minimum two parking projects under the Central or State Government/Semi Govt. Organization/Municipal Corporations/Nagarpalika Central or State Public Sector Undertakings organizations, each of value not less than Rs 75.00 Lacs. OR (iv) The bidder should have operated minimum one parking project under the Central or State Government/Semi Govt. Organization/Municipal Corporations/Nagarpalika Central or State Public Sector Undertakings organizations, of value not less than Rs 120.00 Lacs.

S. No.	Queries/Issues	Reply
(V)	As far as 5 sub-clause The same refers to Annual Turnover of Rs. 2,00,00,000/-. Considering the nature of work, the said Annual Turnover limit ought to have been increased. The annual Turnover is vague term and does not clarify whether the turnover should be of this particular activity of underground multilevel parking or overall Turnover of bidder along with other parking. Please clarify.	No need to increase Annual Turnover Limit. The Annual Turnover is not a vague term, it is clearly specified that it is the Gross Annual Turnover of the firm/bidder.
(VI)	As far as clause 5 sub clause (b) Requirement is of positive net worth. In this context, it is submitted that if the bidder is having substantial assets and against that, there are substantial liabilities and as a result thereof, there may be net worth of nominal amount. Whether such nominal positive net worth will be reasonable net worth or positive net worth for considering the eligibility. The quantum of positive net worth to be clarified.	No change.

2. **M/s Akhtar Enterprises** : Queries raised in pre-bid meeting and submitted vide letter dated 30.07.2018, 13.08.2018 & 27.08.2018.

S. No.	Queries/Issues	Reply
1.	The daily charges decided in the tender document are very less. It should be increased.	The rates for daily parking charges mentioned in the tender document are final hence no change.
2.	If any parking users does not remove his car on the parking after 11.00 PM, then the parking operator should be allowed to clamp the vehicle and this vehicle will be released by JDA after imposing appropriate penalty.	In such cases instead of clamping the vehicle parking operator can penalized the vehicle owner by sum of Rs. 100/- per day for not removing his vehicle after 11.00 PM.
3.	As per the tender conditions, the bid capacity is not desirable condition. This condition should be incorporated in tender.	Condition not required.
4.	Please clarify the safety measures to be undertaken by the contractor and the responsibility of JDA.	Safety measures have been defined under the heading of safety, Health & fire prevention at page 31 & 32 of tender document.
5.	Details of civil work. Please furnish the details of civil works.	No civil work is on part of parking operator.
6.	Maintenance aspect to be clarified as maintenance is with other agency.	Maintenance to be done by parking operator as mentioned and under the heading "H. MAINTENANCE" at page no. 23 of tender document and the maintenance of Traffic all signage's & Road safety items like thermoplastic paint, bollards etc. will be done by parking

S. No.	Queries/Issues	Reply
		operator.
7.	Whether maintenance of CCTV Camera and Manual operation will be at the costs of JDA or contractor.	CCTV Camera and manual operation of camera will be done by the Electrical cell of JDA.
8.	Whether cost of installation will be reimbursed and upon expiry of the contract, equipment will be allowed to be taken away. Please furnish the list of accessories and equipment's. Please specify the number of employees and /or personal and their duties.	No, cost of installation will not be reimbursed and it will not be allowed to take away after expiry of contract. However portable equipment's /fixtures like ticketing machine, computer, hardware, software will allowed to be taken away after the expiry of the contract. Inventory will be provided to the successful bidder. The number of employee and their duty is outlook of parking operator. The operator has to decide for appointment of appropriate number of personnel required for smooth running of parking operations & parking complex.
9.	This clause is somewhat contradictory to clause 3 (vii) (xi) and Draft License Agreement clause 12 (i) and (ii) at page clause 14 and General Terms and Conditions clause C (viii) (xii). As such concerned authority is requested to explain specifically about the MAINTENANCE of which equipment's and accessories with reason thereof.	Maintenance to be done by parking operator as mentioned and under the heading "H. MAINTENANCE" at page no. 23 of tender document and the maintenance of Traffic all signage's & Road safety items like thermoplastic paint, bollards etc. will be done by parking operator.
10.	The eligibility criteria is bifurcated into 3 parts –(a) experience of 3 years, (b) value of work done with 3 options and (c) Annual Turnover of Rs.2,00,00,000/-. In this context as far as value of the work done is vague term. The values should have comparison of similar works (which are language used in tenders invited in accordance with MBD). It should be clarified that value means similar type of work done of parking and the same should not include value of other type of works done by the same contractor. As far as the experience is concerned, words (similar nature of work) is eliminated. Huge basement parking with 10 entrances, exit with different features for 24 hours is skill and/ or specialized job. Experience should specify that experience must be of handling of works of similar nature i.e. huge car parking, and not small contracts at some	The tender conditions have been decided in such a way so that more bidders may be encouraged for participation and there may be healthy completion. The conditions are very much clear in tender document and nothing is hidden. So no change. Financial year mentioned at page 5 of Clause 5 will be the year of 2016-17

S. No.	Queries/Issues	Reply
	streets. Experience must be of similar works for continuous periods of 3 years and not in fragment or pieces. As far as financial turnover is concerned, considering the nature of contract, turnover of Rs. 2.00 Crores is to be enhanced so that there will be qualitative bidders amongst high profile bidders. In addition to the above, language used in clause 5 (v) on page 5 as "Positive Worth" is very vague. Marginal or notional net worth will be on paper. The net worth must be quantified and supported with documents. Clause 5 on page 5 refers to Financial year 2016-2017. The same ought to have been 2017-2018 i.e. Financial year as on 31.03.2018 Whether there is an error or the agreed area is mentioned in the bid documents. Please clarify.	
11.	Please explain why the financial parameter is below as per the guidelines prescribed in Master Bid Documents as well as RTPP Rules 2013 (amended upto date) Why bid parameter is not considered in this BID.	For such type of services which are not regular part of JDA works there is no master bid document. The tender document for this work has been decided as per requirement.
12.	On the date of commencement of the contract, arrangement referred in clause 8 (viii) is practically impossible. The condition of executing undertaking is part of the bid document and there may not be special requirement of executing special undertaking.	Appropriate time will be given to the successful bidder for establishment and arrangement of resources after execution of agreement.
13.	Please provide Annexure B in accordance with RTPP Act 2012 referring Section 7 as Annexure B (1) provided in Tender document, something is missing or there is typographical error.	Annexure –B (1) & (2) will be read as: 1. I/we possess the necessary professional, technical, financial and managerial resources and competence required by the Bidding documents, prequalification documents or bidder registration documents, as the case may be, issued by the Procuring Entity. 2. I/ we have fulfilled my/our obligation to pay such of the taxes payable to the union and the State Government or any local authority as may be specified in the Bidding documents, prequalification documents or bidder registration documents.

S. No.	Queries/Issues	Reply
14.	In present case on actual site inspection it is observed that Pay & Park Scheme is implemented, just diagonally opposite in the vicinity of 2-level underground parking complex at Ram Niwas Garden at a stone throw distance at Ram Lila Maidan that too at very cheap parking charges. Will it affect the business and what will be the impact of this parking on JDA's parking? Also in johri bazaar, bapu bazaar, kishan poll, chowda rasta, etc there are pay & park implemented by other department. Does it will affect the business of 2 level parking complex or not? Please explain the theory for not providing assurance in this regard.	Bidder has to do the survey looking to the present condition of surrounding area before participating in the tender and submit their bid accordingly.
15.	1. This clause 12(i) and (ii) is in contradictory with NOTE given at page 4 of the Tender documents. 2. Please specify clearly (i) how many and which are the components that will be handed over ? (ii) What is the cost of components ? (iii) What will be the value of Insurance of the each component ? (iv) The parking complex is used by many entities like driver, car, owner, Mock Drill persons, other contractors, then what will be the value will be calculated for insurance cover of each and different persons. Please explain. (iv) All vehicles are already insured when the vehicle is purchased by respective owners. Please explain why this insurance cover is required.	The Clause 12(i) and (iv) in Draft License Agreement of tender document at page no. 16 will be treated as deleted.
16.	Whether the said equipment's installed by the contractor will be allowed to be taken away at the expiry of the contract?	No, it will not be allowed to take away after expire of contract. However portable equipment's /fixtures like ticketing machine, computer, hardware, software will allowed to be taken away after the expiry of the contract.
17.	2 Agencies are appointed for the said parking area- (1) parking contractor, (2) maintenance contractor, Please clarify the scope of the aforesaid both category of contractors.	The role of parking operator is clearly mentioned in the tender document and further cleared in various points of pre-bid meeting as mentioned above.

3. M/s Creative Enterprises

No query/issue was raised by the firm M/s Creative Enterprises.

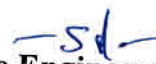
4. M/s Mahadev Associates

No query/issue was raised by the firm M/s Mahadev Associates.

5. M/s NPST Pvt. Ltd.

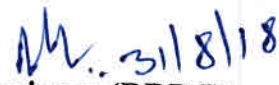
No query/issue was raised by the firm M/s NPST Pvt. Ltd.

Meeting Ended with thanks to all.


**Executive Engineer (RRP-II),
JDA, Jaipur**

Copy to following for information:-

1. PS to JDC, JDA, Jaipur
2. Director (Engineering-I), JDA, Jaipur
3. Director (Finance), JDA, Jaipur
4. Superintending Engineer-IV, JDA, Jaipur
5. DD(E&B), JDA, Jaipur.
6. M/s Maruti Enterprises, Building no. 5, Flat No. 1804, Sapphire Height, CHS Ltd, Near Lokhandwala Foundation School, Akurli Road, Kandivali (East), Mumbai 400101.
7. M/s Akhtar Enterprises, Shop No. 11, Kohinoor Society, Opp. BMC School, A.G. Link Road, Sakinaka, Mumbai 400072.
8. M/s Creative Enterprises
9. M/s Mahadev Associates, 19-B, Chandbihari Nagar, Khatipura, Jaipur
10. M/s NPST Pvt. Ltd.


**Executive Engineer (RRP-II),
JDA, Jaipur**