



WEST BENGAL MEDICAL SERVICES CORPORATION LTD.
(Wholly owned by the Government of West Bengal)
Swasthya Sathi, GN-29, Sector-V, Salt Lake, Kolkata-700 091.

Responses to Pre-Bid Queries pertaining

TO

BIDDING DOCUMENTS

FOR

Planning, Design and Construction of 01 (One) Multi/Super Speciality Hospital in the State of West Bengal
on Turnkey Basis

Bid Reference No.: WBMSCL/NIT- 64/2016

Dated – 25.10.2016

Sl. No.	Reference	Queries / Suggestions	Reply / Clarification of WBMSCL
01	The Bidder shall submit with his design all the documents and the references used in the design. The Bidder shall also submit 6 (six) sets of copies of the following:	Requirement of design deliverance required at pre-bid level as per pg 137 is confusing and not understood. Whether such elaborate documents are to be submitted at design stage post award of work - Please confirm.	Not required at Pre-Bid level.
02		The use of the Existing hospital with approx. 60 beds as available at present is to be decided.	300 beds required in the new hospital.
03		Whether the present infrastructural facilities, services will be integrated with new building of 266 beds.	No, 300 beds required in the new hospital.
04		Whether Existing HVAC required to be considered or not for existing building, Require the architectural plan of the existing building with MEP services inside and outside the building. Understanding of the integration of the two buildings existing and new in a campus on use aspect and MEP aspect as the New building will be high end with all facility in position and the existing building with the Main face abutting the Main road with availability of no modern technology and facility.	HVAC & all other services should have to be designed only for new building.
05		The Integration of the service lines of the newly constructed building with the Existing one.	Service line should have to be constructed for new building only.
06		The campus has many small and big, new and old building, out of which it is necessary to demarcate which buildings to be dismantled and which ones to be retained.	Yes, planing should be prepared such a way that least no of building to be demolished.
07		Any corridor link required to connect the existing and new buildings,	Yes, existing building will be connected with new building by a gangway/pathway.
08		Some presently large existing tress to be retained or not.	If required, to be removed by department with a special guideline.
09		Approval from educational institution, empanelled architect	Yes
10	(b) the Contractor shall give all notices, pay all taxes, duties and fees, and obtain all permits, licences and approvals, as required by the Laws in relation to the	Will need to obtain approval, permission from statutory bodies, and payment of fees under whose Scope.	Refer NIT Section 6 (G.C.C), Clause 1.13.b

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11		Drainage connection to provide in case of nonexistent sewerage system, finalize soak pit location.	As per tender document
12		Will hospital & quarters share facilities?	No
13		If separate canteen & waiting hall required for staff & visitors? Only 40 sq.m provided in the scheme	Refer NIT Section 5.3 (The Area Statement of the Hospital)
14		Furniture & equipments to be considered?	No
15		Water meter for facilities to be considered as per tender?	No
16		Recharge pit for rain water harvesting required, need to finalize capacity & drain out point?	Yes, to be finalized as per site condition
17		Landscape mechanized irrigation required or not?	As per tender document
18		Iron removal plant required or not & whether it is an arsenic zone? In case of arsenic zone recharge not possible	As per tender document
19		Design presentation detail to be elaborated.	Only Architechtura Plan & Elevation
20		Is location of electrical substation possible near existing building (nearest to road)	Electrical Substation will have to be constructed near by the existing H.T (11 K.V) network of the local license (WBSEDCL).
21		DG backup (950 KVA) required as per tender. Whether to be provided in same location.	Yes
22		Make of cooling tower for water cooled chilled water system need to be specified.	Air cooled chiller unit will have to be provided
23		A separate service building for all services can be considered or not.	All services (Electrical) will be emanated from the substation building.
24		Sterilization room and corridor to be considered or not.	Yes, as per bid document
25		PICV (pressure independent control valve) to be considered or not.	As per bid document
26		STP water to be re-used or not apart from circulating water from CW System.	No
27		The water demand for the existing building to be considered or not.	No
28		The fire fighting system for the existing building to be considered or not.	Fire Fighting system will have to be considered for new building only.
29		Kindly provide soil investigation report along with bore log details	Refer corrigendum II
30		Please confirm as to whether this project will be on the negative list of applicability of Service Tax.	As per applicable govt. rule.

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31				It is presumed that rent and encumbrance free Land for construction of site office, storage sheds, cement godown, area for installation of concrete batching plant, fabrication yard and labour hutment shall be made available at the Project site. Please confirm.	Yes
32				Please provide as-built drawings for existing service and live electrical line both above and underground.	Refer corrigendum II
33	3	No of technical personnel under the permanent pay roll of the bidder certified by HR/Personnel-branch	20 100 nos. - 250 nos. = 10 251 nos. - 500 nos. 15 > 500 nos = 20	Requirement of manpower appears to be very high - Review required.	Refer corrigendum III
34	4	Value of Plant & Machineries either owned by the bidder or taken on lease, as per Form - 6 in Section -4	20 100 Crores to 200 Crores = 10 201 Crores to 300 Crores = 15 > 300 Crores = 20	Requirement of Plant & Machineries appears very high which will be cost prohibitive - Review required.	Refer corrigendum III
35	Bid submission closing - 30.11.2016 (5.00pm)			It is noted from the document that the date of range of submission of our offer through e-tendering has been stipulated between 17.11.2016 @ 9 AM and 30.11.2016 upto 5.00 PM. And the basic Site Plan and Geo-technical Report on sub-soil investigation at the site shall be provided by you during the pre-bid meeting i.e. on 15.11.2016.	Refer date corrigendum I

Sl. No.	Reference	Queries / Suggestions	Reply / Clarification of WBMSCCL
		<p>Since the work involved Planning and Design -which indirectly is linked to the feedbacks as above in pre-tender stage is of voluminous one as also we have to obtain feedbacks regarding specialized vendor-oriented items specially Centralized Medical Gas Pipeline System (MGPS) including design from specialist agency(ies), we will be requiring some more time for preparation of a competitive offer</p> <p>In view of the above, we shall request you to extend the date of submission of our offer upto 31st December, 2016, in order to enable us to submit a technically sound and competitive offer.</p>	
36	<p>Bidder (s) must have satisfactorily completed as a building construction project (non-residential) of Rs. 100 Crores or upto three multi-storied building construction projects each of minimum Rs. 35 Crores all on TURNKEY BASIS</p> <p>(Planning, Design & Execution) comprising from preparation of architectural plan and elevation, structural design and drawing and related inter-disciplinary services including internal and external electrification and fire-fighting works..</p>	<p>Bidders who have completed Construction of one multi-storeyed building construction project (Non residential) of Rs.100 Cr. as a Service contract may please be considered as an eligible bidder for this project.</p>	Refer date corrigendum III
37	<p>Similar Works/ Works of Similar Nature shall mean Design and Construction of RCC framed non-residential complex with all supporting facilities with works including Public Health, Internal and external electrical works, fire fighting works, gas piping, security systems, HVAC works, Lifts, Building Management System and external development, Diesel Generator Sets, Sewerage Treatment Plant, Chillers, roads, drains, landscaping including street lighting etc. works executed in India. Similar Works/ Works of Similar Nature shall exclude Road / Highway / Infrastructure projects / Mass Housing projects / Industrial projects."</p>	<p>1. Definition of similar works may please consider as: Non residential buildings works with external & internal electrification works, PHE Works, land development works.</p> <p>Special works like Fire fighting, HVAC, STP, Chillers etc.-: Consent from special vendors / sub contracts may please allow to bid for this project.</p> <p>2. Sectors for similar nature may please include sectors like Infrastructure & Industrial projects.</p>	Refer date corrigendum III
38	<p>The price quoted by the bidder is not subject to any discount or adjustment.</p>	<p>Price adjustment / Price variation may please be considered / allowed for this project.</p>	No

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39	The Bid Price quoted by the bidder shall be final and shall not be adjusted and/or increased for change in any duty / tax / other levies or outgoings and/or any levy of any additional duty or tax or other levies which are not earlier payable In other words, the Selected Bidder will not be paid anything more than the Bid Price, which is all inclusive.	Any changes in existing duty/tax/ other levies or addition of duty / tax or other levies by GOI during the currency of contract may please be reimbursed.	Refer corrigendum III
40	Bid submission closing - 30.11.2016 (5.00pm)	Request to extend the bid submission date by one month i.e. upto 30.12.2016.	Refer date corrigendum I
41	(a) The bidder shall be a registered WBPWD Class - I/ CPWD /reputed construction company /agency registered under the relevant laws in India / Public Sector Undertaking— subject to ITB 4.5.	The bidder shall be a registered WBPWD Class - 1/ CPWD / registered with other State Govt. / reputed construction company / agency registered under the relevant laws in India / Public Sector Undertaking	Refer corrigendum III
42	(b) Bidder(s) must have satisfactorily completed as a contractor: For being qualified for a single package, minimum one multi- storied building construction project (non-residential) of Rs. 100 Crores or upto three multi-storied building construction projects each of minimum Rs. 35 Crores all on TURNKEY BASIS (Planning, Design & Execution) comprising from preparation of architectural plan and elevation, structural design and drawing and related inter-disciplinary services including internal and external electrification and fire-fighting works at any place(s) in India during the last 7 (seven) financial years ending on the last day of the month previous to the one in which the tender is invited.	Bidder(s) must have satisfactorily completed as a contractor: For being qualified for a single package, minimum one multi-storied building construction project (non-residential) of Rs.100 Crores or upto three multi-storied building construction projects each of minimum Rs. 35 Crores all on TURNKEY BASIS (Planning, Design & Execution) comprising from preparation of architectural plan and elevation, structural design and drawing and related inter-disciplinary services including internal and external electrification and fire-fighting works at any place (s) in India during the last 7 (seven) financial years ending on the last day of the month previous to the one in which the tender is invited.	Refer corrigendum III

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43	Partially completed works shall also be considered for determining the eligibility in above, if documentary evidence in support of the fact that the value of the completed portion is Rs. 100 Crores or more. For projects in the private sector, completion certificate along with TDS certificates evidencing payment of at least 60% of the completed similar works shall have to submit. Similar Works/ Works of Similar Nature shall mean Design and Construction of RCC framed non-residential complex with all supporting facilities with works including Public Health, Internal and external electrical works, firefighting works, gas piping, security systems, HVAC works, Lifts, Building Management System and external development, Diesel Generator Sets, Sewerage Treatment Plant, Chillers, roads, drains, landscaping including street lighting etc. works executed in India. Similar Works/ Works of Similar Nature shall exclude Road / Highway / Infrastructure projects / Mass Housing projects / Industrial projects."	Partially completed works shall also be considered for determining the eligibility in above, if documentary evidence in support of the fact that the value of the completed portion is Rs. 100 Crores or more. For projects in the private sector, completion certificate along with TDS certificates evidencing payment of at least 60% of the completed similar works shall have to submit. Similar Works/ Works of Similar Nature shall mean Design and Construction of RCC framed non-residential complex with all supporting facilities with works including internal water supply, sanitary installation, internal roads, drainage, internal electrical installation, fire fighting system, substation HVAC, STP, etc. Works executed in India. Similar Works / Works of Similar nature shall include Industrial Building Projects all on TURNKEY BASIS (Planning, Design & Execution).	
44	(e) Participation in the form of Joint venture/Consortium / Special Purpose Vehicle will not be allowed to participate in the above e-NIT.	We request you to please allow to participate in the form of Joint Venture and in case of Joint Venture, the qualification criteria in respect to . financial capacity, technical capability comprising of personnel and equipment capability and experience / credentials should collectively meet the PQ requirement.	No

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46		While the subject tender has authorised the bidder to appoint or engage a reputed Architect for the planning, engineering and design part subject to approval of WBMSCL, we would like to appeal to your good office for qualifying BIL Infratech Ltd. On the basis of our experience of executing similar type of construction on single window concept in conjunction with the planning, engineering and design credentials of our associate Architect & Design firm for similar type of works. Else we are also open to appoint any nominated architect of your choice for the planning, engineering and design part.	
45	Bid submission closing - 30.11.2016 (5.00pm)	Due to sudden change of current scenario of the economy of the country we would like to request you to kindly extend Date of Online Submission of above mentioned tender at least for the 15 days.	Refer date corrigendum I
46	(a) The bidder shall be a registered WBPWD Class - I/CPWD /reputed construction company /agency registered under the relevant laws in India / Public Sector Undertaking— subject to ITB 4.5.	We understand that the bidder registered with any Central Government/State Government can also bid for this tender. Please clarify.	Refer corrigendum III
47	(b) Bidder(s) must have satisfactorily completed as a contractor: For being qualified for a single package, minimum one multi- storied building construction project (non-residential) of Rs. 100 Crores or upto three multi-storied building construction projects each of minimum Rs. 35 Crores all on TURNKEY BASIS (Planning, Design & Execution) comprising from preparation of architectural plan and elevation, structural design and drawing and related inter-disciplinary services including internal and external electrification and fire-fighting works at any place(s) in India during the last 7 (seven) financial years ending on the last day of the month previous to the one in which the tender is invited.	We request as Bidder(s) must have satisfactory completed as a contractor or Nominated Sub Contractor : For being qualified for a single package, minimum one multi storeyed building construction project (non-residential) of Rs. 100 Crores or upto three multi-storied building construction projects each of minimum Rs. 35 Crores whether on turnkey basis or not, including internal and external electrification and fire-fighting works at any place(s) in India during the last 7 (seven) financial years ending on the last day of the month previous to the one in which the tender is invited.	Refer corrigendum III

Sl. No.	Reference	Queries / Suggestions	Reply / Clarification of WBMSCCL
48	Similar Works/ Works of Similar Nature shall mean Design and Construction of RCC framed non-residential complex with all supporting facilities with works including Public Health, Internal and external electrical works, firefighting works, gas piping, security systems, HVAC works, Lifts, Building Management System and external development, Diesel Generator Sets, Sewerage Treatment Plant, Chillers, roads, drains, landscaping including street lighting etc. works executed in India. Similar Works/ Works of Similar Nature shall exclude Road / Highway / Infrastructure projects / Mass Housing projects / Industrial projects."	<p>We request Similar Work shall mean Construction of RCC framed non-residential complex with supporting facilities with works including Internal and external electrical works, fire-fighting works executed in India. We also request that any infrastructure work consisting RCC frame structure non-residential complex shall also be considered as an experience.</p> <p>Further to request that as far as the gas piping and HVAC work is concern, an MOU with related special agency may be demanded.</p>	Refer corrigendum III
49		We request you to allow 10% Enhancement Factor (Base Year 2016-17) to meet Turnover and Experience Criteria.	No
50		<p>Marking methodology is on higher side – In tender somewhere it is written that bidder should score minimum 50% marks in marking methodology and somewhere it is written that bidder should score minimum 60% marks in marking methodology. Please clarify.</p> <p>Further, whole marking methodology such as turnover, experience, personnel, machineries etc. Is on very higher side as compared to the requirement of this project. Requested to amend the same in line with Pre qualification criteria. For e.g....</p> <p>Personnel you asked on payroll are on very higher side – Looking to the project, no such higher personnel is required and hence requested amend the same according to the requirement of this project.</p>	Refer corrigendum III

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		<p>Machineries value you ask are on very higher side – Looking to the project and list of machineries requirements as sought in the tender documents, value of machineries in marking methodology is on very higher side. In fact, machineries required for this work as per tender documents has having value approx. Rs. 5Cr. However, in marking methodology, it is on very higher side. No such higher value of machineries are required and hence requested amend the same according to the requirement of this project.</p> <p>Turnover and experience - Marking methodology of turnover and experience is framed in such a way that a bidder can get only 50% marks even though bidder fulfils all the prequalification criteria regarding turnover and experience. Requested amend the same.</p>	
51	The bidder shall be a registered WBPWD Class – I / CPWD / reputed construction company / agency registered under the relevant laws in India / Public Sector Undertaking	We are registered with MPPWD in Class - A (for unlimited amount) in Category - Civil, valid till 23.01.2019 - Request for Acceptance / Approval	Refer corrigendum III
52	Copy of Income Tax Clearance Certificate for Financial year 2014 2015	<p>As per Circular No.2/2004 dated 10.02.2004, issued by Department of Revenue, Ministry of Finance, Government of India, obtaining Income Tax Clearance Certificate (ITCC) is abolished. Please refer Point No.3 of the Circular for ready reference. Hence, request you to kindly amend the clause accordingly.</p> <p>However, Income Tax Return Acknowledgement for financial year 2014-15 (Assessment Year 2015-16) shall be submitted along with our Bid Submission Request for Acceptance / Approval</p>	Refer corrigendum III

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53		In addition, the bidders shall submit a physical copy of technical bid documents including Tender Cost and EMD so uploaded, at the office of the Employer before the bid submission date, to facilitate evaluation of the bids. Request for Acceptance / Approval	Not required
54	Corrigendum II	Though WBMSCL giving the soil investigation report, bidder will do the soil test by their own. Please confirm.	As per Corrigendum-II
55		No recirculation of STP treated water required. It will be discharged to nearest drain. Please confirm.	Yes
56		Geysers not required in toilets as solar water heater has boiler option for emergency on power failure. Please confirm	Somewhere only electrical point for geyser will be provided for future provision.
57		If solar panels could not be accommodated within the terrace then suitable space on ground will be provided	Solar Panels may be installed at the ground if required. Provided all roof-top of main building & service building are utilised.
58		Relocation of existing utility lines and dismantling of structures will be done by WBMSCL or it will be done by contractor on extra cost.	Utility shifting cost will be borne by WBMSCL.
59		Tender doesn't specify any requirement of ETP. Please specify if ETP is required in addition to a STP.	ETP not required, wastage from OT section also enters into the STP
60		AC Area as specified in technical specification is noted. Is there any additional place where AC would be required to be considered. If so please specify.	As per bid document
61		Design parameters as per as per Table-1 of the HVAC system, MRI, Radiograph and fluoroscope room not furnished. Please specify.	Bidder will have design against these mentioned items
62		HVAC system Table 2, Page 0.125 rooms inside design parameters not specified. Whether it will be 24 deg C or else.	Bidder will have design against these mentioned items

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63		As per the tender, area requirement has been considered as 80000 sq. ft. But if we consider clinical establishment act, the minimum area required for a 300 bed super specialty hospital is coming close to 161460 sq. ft. Please confirm if 80000 sq ft is adequate for such a hospital. For details please see the attached excel sheet (Annexure-II).	Refer NIT Section 5.3 (The Area Statement of the Hospital), do as stated there.