REGIONAL OFFICE, BANGALORE

RO:BANG:BSD:2024-25:01

06.04.2024

## MINUTES OF PRE BIDDING MEETING

# HELD AT REGIONAL OFFICE, BANGALORE DATED 04.04.2024

SERVICES IN ESTABLISHING STAFF TRAINING CUM BUSINESS CENTRE AT HARDWARE PARK IN PERTAINING TO - EXPRESSION OF INTEREST FOR APPOINTMENT OF ARCHITECTURAL / PROJECT CONSULTANT BENGALURU FOR CENTRAL BANK OF INDIA REGIONAL OFFICE, BENGALURU

The Meeting was chaired by our Regional Head Shri. Parthasarthi K Naidu, & Deputy Regional Head Shri. Praful Kumar Das.

Also present were Bank Staff members:

- 1. Mrs. S. Sharmila Vigneswaran Chief manager (Zonal Architect)
- Mr. Shashank- Manager (BSD)

Bidder participants -

- Mr. Ghoore Sha representing RCA Studio Pvt Ltd
   Mr. Ramesh Maganti, Director and Mr. Ramesh Babu, Director, representing Synergistic Infra Solutions.
   Ms. Hamsalatha representing Pithavadian Partners, Bangalore
   Mr. Vinay Thomas representing AECOM, Bangalore (connected through Video Conferencing)



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#### Meeting Proceedings –

Meeting began with a power-point compilation, presented by Zonal Architect for the bidders benefit through which project overview, objective, scope, area requirements, site location details and photos, along with visuals representing our Bank Vision were put forth. The prospective bidders got a better insight into what is expected from the shortlisted consultants in the upcoming Design Competition.

Following this, the forum was opened up for queries from the attendees and was clarified by Bank team, as follows.

SI.	Page	Document reference	Queries	Central Bank of India Reply
Š	reference		**************************************	1
	- Table	A Time I	M/s AECOM POSED FOLLOWING	
			QUERIES. 9717494589	The second of the second secon
	Antique	9. Professional Fee: The Prospective	Request for a separate AOR Architect of It is reiterated that the onus and	It is reiterated that the onus and
		PPA cum PMC shall support L-1	records to undertake the liassioning or	complete responsibility of obtaining
		Design builder or their Architect for	retain onus with the Contractor to be on-	approval/sanction of building plan,
		obtaining all mandatory building	boarded on EPC. PPA/ Consultant shall	within prescribed time period, lies with
		permissions/approvals (Essential for	only assist the client by providing	the consultant. Actual liassioning along
	c C	commencement of construction at site)	relevant drawings and information. We	with obtaining approval will be done by
1)	Pg 28 &	and its periodical renewal, seeking	request that any payment to the PPA/	the contractor, under the micro-level
	29	completion/occupancy certificates after		supervision of the ACF/PPA cum PMC.
		completion of project etc. from the	authority approval process.	The necessary fees will be reimbursed
		respective department/authorities		by Bank upon proper recommendation
		including necessary liaison for		from the consultant, and after approval
	**************************************	procuring such permissions within the		from Competent Authority.
		quoted professional fee only. However,		



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		any Govt. fee /charges payable to the		m (graphy)
		CG		
		Govt demand note/challan/Map fee		
		etc., shall be paid by the Bank against		
		production of original copies of such		
		demand note/challans.	and the state of t	
1	1.000	Eligibility criteria: (xiii) The PPA cum	Regarding eligibility credentials of	This request cannot be considered at this
7	Pg 25	PMC should be the sole AFC/PPA cum	parent company, group company, sister	stage.
		PMC and not a consortium.	concerns.	
		ACTIVITY TIME FRAME:	Regarding realistic timelines for the	The timelines are realistic enough and
3)	Pg 14 1.4		Activities	the consultant is expected to adhere to
	l		LI DAMPI WANTEN	the given timelines.
		c) To participate in design competition,	We request that the Token amount be	This request cannot be considered at this
		the AFC/PPA cum PMCs will have to	kept as INR 2lakhs for each	stage.
		attend the event on their own expenses.	consultant/architect who is invited	
		However, the Bank will make payment	except the final selected Architect.	
4	Pg27	of Rs. 50,000/- (Rupees Fifty Thousand		
	l	Only) as token of appreciation to those		
		Architects who are invited and are		
		participating in the design competition		
		except the selected Architect.	and the state of t	national and an analysis of the second secon
5)		Regarding copy of presentation shown	We request that the presentation shown	This request cannot be considered at this
	A CONTRACTOR OF THE PARTY OF TH	The part of the pa	, white the same of the same o	



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		in Prebid.	during the Pre-bid Meeting be shared with all the bidders who participated.	stage.
	a pub do mina provins	Kindly include the third party reliance	"This Agreement shall not create any	Not Acceptable.
		clause	rights or benefits to parties other than the	
			Company and the Service Provider. The	
			Company must not in any way (directly	
***			or indirectly) provide, allow or enable	
			the Service Provider's documents to be	
			included or referred to in any written	
			material or relied upon by any third	
			party. No party other than the Company	
			shall have the right to rely on the Service	
9			Provider's documents rendered in	
			connection with the Works. The	
			Company shall indemnify and hold	
			harmless the Service Provider in respect	
,			of any claim or loss claimed whether in	
			contract, tort or by statute, by any third	
			party in respect of use or reliance on any	
			of the Service Provider's documents or	
			opinions.	
			The Service Provider shall not, through	
			any act or omission, be taken to have	man de mande de la desta de la mande d





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	Kindly include standard Onsite Safety clause for site visits.	waived any rights under this clause, unless the waiver is specifically agreed in writing "Notwithstanding anything contained in this Agreement, in the event of Service Provider's personnel visiting the site to which the Services relate, they shall be regarded for all	Not Acceptable.
	Kindly include standard Onsite Safety clause for site visits.	"Notwithstanding anything contained in this Agreement, in the event of Service Provider's personnel visiting the site to which the Services relate, they shall be regarded for all	Not Acceptable.
	Kindly include standard Onsite Safety clause for site visits.	"Notwithstanding anything contained in this Agreement, in the event of Service Provider's personnel visiting the site to which the Services relate, they shall be regarded for all	Not Acceptable.
	clause for site visits.	Provider's personnel visiting the site to which the Services relate, they shall be regarded for all services as being Company's Service	
		which the Services relate, they shall be regarded for all	
		regarded for all	
		mmococ ac heing Company's Service	
		purpose as country country a cost of	
		Providers and shall not, under any	
		circumstance, be deemed to have	
()		assumed the role of occupier or	
		otherwise to have assumed control of or	
		responsibility for the Site or any persons	
•		on it. Company shall maintain a safe	
		workplace and environment at the Site	
		which is as per the applicable laws and a	
		failure to do so shall be regarded as a	
		material breach of the Company's	
		obligation under this Agreement."	
***************************************	Last date of submission: 12.04.2024,	We request for four weeks extension	The committee has considered the
8) Pg1	3.00pm. Regarding Timeline for	from date of response to prebid queries	request and hence considered the last
	Submitting Proposal post response to	for allowing a detailed and justified, bid	date of submission of the bid as



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No.	reference	Document reference	Queries	Central Bank of India Reply
		prebid queries.	submission from all participants.	19.04.2024 in View of no. of delicate
		Payment Schedule 1) Fee / Payment	Request to kindly amend to allow cash	This request cannot be considered at this
		• In stage B payment also- 50% of the	flow for the Architect/ Consultant during	stage.
		fees payable for this stage may,	the project duration –	
		however, be paid on completion and	SUGGESTED CHANGES -	
		approval by the Municipal or other	• In stage B payment also- 10% of the	
		authority of all drawings pertaining of	fees payable for this stage may,	
		civil work & completion of	however, be paid on completion and	
		prequalification work of civil	approval by the Municipal or other	
		contractors separately or together for	authority of all drawings pertaining of	
		foundation & super structure civil	civil work & completion of	
6		work.	prequalification work of civil contractors	
(%		• The fees under this (c) stage will be	separately or together for foundation &	
		paid later on when the detailed plans/	super structure civil work.	
		estimates/ tender documents etc. are	• The fees under this (c) stage will be	
		prepared by the (Architectural	paid later on when the detailed plans/	
		Consultancy Firm) ACF and approved	estimates/ tender documents etc. are	
		by the Bank and the tenders are invited	prepared by the (Architectural	
		by the ACF. Part payments of fees in	Consultancy Firm) ACF and approved	
		both these cases can be released at	by the Bank and the tenders are invited	
		discretion of the Bank on request of the	by the ACF. Part payments of fees in	
		ACF in proportion to the services	both these cases can be released at	
			1: L 1 - L 1 - D - 1 - C 11 - C 11 - C	

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Central Bank of India Reply																							and the design of	
Queries	ACF in proportion to the services	completed in respect of particular trades.	Such payment shall be on account.	<ul> <li>During the progress of construction and</li> </ul>	in proportion to the value of the said	works as certified- 10% of fee	· On final completion of the project, and	submission of physical model of as-built	structures/project & closing of accounts	including obtaining Occupation	Certificate from Local Authorities- 2.5%	of fee	• No objection certificate" for the refund	of contractors retention money on expiry	of Defects liability period of the various	contractors- 2.5%	2) Retention Money: 5 % of total	consultancy fees, payable by Bank,	deductible in all interim bills payable, to	be settled after the (Architectural	Consultancy Firm) ACF issue "No	objection certificate" for the refund of	contractors retention money on expiry of	
Document reference	trades. Such payment shall be on	account.	During the progress of construction	and in proportion to the value of the	said works as certified- 50% of fee	• On final completion of the project,	and submission of physical model of	as-built structures/project & closing of	accounts including obtaining	Occupation Certificate from Local	Authorities- 12.5% of fee	• No objection certificate" for the	refund of contractors retention money	on expiry of Defects liability period of	the various contractors- 12.5%	2) Retention Money: 10% of total	consultancy fees, payable by Bank,	deductible in all interim bills payable,	to be settled after the (Architectural	Consultancy Firm) ACF issue "No	objection certificate" for the refund of	contractors retention money on expiry	of Defects liability period of the	
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		various contractors and/ or attending to the CTE"s / IEM"s / CVO"s observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.  3) The said fee is inclusive of extension of time permitted for the works or delay in completion of the works by the contractors	Defects liability period of the various contractors and/ or attending to the CTE"s / IEM"s / CVO"s observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.  3) The said fee is inclusive of extension of time permitted for the works or delay in completion of the works by the contractors	
10)	Pg 20	4. Central Bank of India, Regional Office, Bengaluru shall recover the security deposit from the work done of the Consulting Firms (a) 5% from each running account bill subject to a maximum of Rs.1.00 lacs. The security shall be released within one month from the date of successful completion and handing over of project with all the approvals / sanctions from the local / statutory authorities to the entire satisfaction of the Officer-in-Charge of Bank.	Request deletion of this clause and apply this clause for the Contractor who will be onboarded since they will have the responsibility for the approval process.	This request cannot be considered at this stage.



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No.	reference	Document reference	Queries	Central Bank of India Reply
		RA	RAISED by M/s RCA Studio	To the state of th
				Proposition of the Control of the Co
	2g 25 of	(v) The average annual turnover of the	(v) The average annual turnover of the Turnover may be reduced to Rs.2.0 Cr or	This request cannot be considered at this
	85		turnover of sister firm may also be	stage.
		last three financial years ending on	considered for calculation of annual	
11)	11	31.03.2023 sha'l not be less than Rs.	turnover as the owner is the same.	
(11)		3.00 Crores. Copies of the audited		
		Annual Balance sheet for the last three		
		financial years ending on 31.03.2023		
		shall be submitted in support of claims.		
		RAISED by M	M/s PITHAVADIAN AND PARTNERS	
			Approval fees- Official statutory to be	The necessary fees will be reimbursed
13)			paid by Client - Please confirm	by Bank upon proper recommendation
(71				from the consultant and after approval
				from Competent Authority.
			Retention Money - 10% will be deducted	This request cannot be considered at this
13)			in each bill -Please request this point to	stage.
			be relaxed.	
		XXX. The Project Consultant shall	PMC TEAM - no engineers/ Project	A full time "Engineer", other technical
		depute full time "Engineer",	managers to be deputed on site -	staff & administrative staff during the
14)	Pg 32	other technical staff &	Duration-18 months given in tender -	execution of the project for smooth
<u>.</u>		administrative staff during the execution of the project for	Please confirm	management of site will be deputed by



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z Ş	Page reference	Document reference	Queries	Central Bank of India Reply
***		smooth management of site. The consultant shall maintain		AFC/PPA cum PMC, on the commencement of construction activities
*******	******	all relevant documents		as per approved schedule, which is to be
		required by Bank as per CVC/CTE circulars and		strictly adhered to. In case of extension
				in timelines, upon due approval of time - extension by Bank authorities, the
				duration of deputation of site-engineer
				will be extended accordingly.
			Extension of bid - 1 week extension	Request has been considered and last
15)				date of submission has been extended till
		- Application of the control of the		19.04.2024
			Site survey and Soil test will be in the	The said activities will be carried out by
			scope of client - please confirm	consultant. The necessary fees will be
16				reimbursed by Bank upon proper
61				recommendation from the consultant,
				and after approval from Competent
				Authority.
			In the tender they have mentioned that	Only the requisite tender documents
			the last date of bid submission is	pertaining to technical bid and price bid
Ę			12.04.2024whether only technical	are to be submitted by 12.04.2024.
(/1			documents to be submitted or concept	Design submissions will be sought at the
			design to be submitted along with	time of Design competition.
			technical bid on April 12.	



## Gentral Sout of India

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## REGIONAL OFFICE, BANGALORE

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Ď	ו פופן פווכפ		Performance report received from 2	Performance report received from 2 Performance report received from 2
			Clients in sealed cover to be sent to	Clients in sealed cover to be sent to Clients to be posted to Regional Office
<u> </u>	* до развите родовина		Regional Office or to be uploaded. from client in a sealed cover.	from client in a sealed cover.
			Kindly confirm.	

The above discussion points may be circulated among meeting attendees, on perusal and confirmation of RO, Bangalore as under -

	Name Designation Signature	Shri. Parthasarthi K Naidu Regional Head, Bangalore	Shri. Praful Kumar Das Deputy Regional Head, Bangalore	Smt. S. Sharmila Vigneswaran Chief manager (Zonal Architect), ZO,	Shiva Kumar Senior Manager (BSD), RO, Bangalore	Shashank M Manager (BSD), RO, Bangalore
**************************************		Shri. Parthasarth	Shri. Praful Kum	Smt. S. Sharmila	Shri. Shiva Kumar	Shri. Shashank M
***************************************	SI.No.	-	2	M.	<b>ਪ</b>	s.