

सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

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06.04.2024

REGIONAL OFFICE, BANGALORE

MINUTES OF PRE BIDDING MEETING

HELD AT REGIONAL OFFICE, BANGALORE DATED 04.04.2024

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

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

Also present were Bank Staff members:

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

Bidder participants –

- 1) Mr. Ghoore Sha representing RCA Studio Pvt Ltd
- 2) Mr. Ramesh Maganti, Director and Mr. Ramesh Babu, Director, representing Synergistic Infra Solutions.
- 3) Ms. Hamsalatha representing Pithavadian Partners, Bangalore
- 4) 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.

Sl. No.	Page reference	Document reference	Queries	Central Bank of India Reply
1)	Pg 28 & 29	9. Professional Fee: The Prospective PPA cum PMC shall support L-1 Design builder or their Architect for obtaining all mandatory building permissions/approvals (Essential for commencement of construction at site) and its periodical renewal, seeking completion/occupancy certificates after completion of project etc. from the respective department/authorities including necessary liaison for procuring such permissions within the quoted professional fee only. However,	M/s AECOM POSED FOLLOWING QUERIES. 9717494589 Request for a separate AOR Architect of records to undertake the liassoning or retain onus with the Contractor to be on-boarded on EPC. PPA/ Consultant shall only assist the client by providing relevant drawings and information. We request that any payment to the PPA/ Consultant, not be linked with the authority approval process.	It is reiterated that the onus and complete responsibility of obtaining approval/sanction of building plan, within prescribed time period, lies with the consultant. Actual liassoning along with obtaining approval will be done by the contractor, under the micro-level supervision of the ACF/PPA cum PMC. The necessary fees will be reimbursed by Bank upon proper recommendation from the consultant, and after approval from Competent Authority.

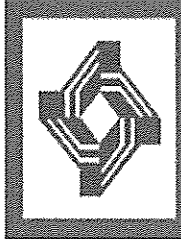


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		any Govt. fee /charges payable to the respective Govt authorities against Govt demand note/challan/Map fee etc., shall be paid by the Bank against production of original copies of such demand note/challans.		
2)	Pg 25	Eligibility criteria: (xiii) The PPA cum PMC should be the sole AFC/PPA cum PMC and not a consortium.	Regarding eligibility credentials of parent company, group company, sister concerns.	This request cannot be considered at this stage.
3)	Pg 14 1.4	ACTIVITY TIME FRAME:	Regarding realistic timelines for the Activities	The timelines are realistic enough and the consultant is expected to adhere to the given timelines.
4)	Pg 27	c) To participate in design competition, the AFC/PPA cum PMCs will have to attend the event on their own expenses. However, the Bank will make payment of Rs. 50,000/- (Rupees Fifty Thousand Only) as token of appreciation to those Architects who are invited and are participating in the design competition except the selected Architect.	We request that the Token amount be kept as INR 2lakhs for each consultant/architect who is invited except the final selected Architect.	This request cannot be considered at this stage.
5)		Regarding copy of presentation shown	We request that the presentation shown	This request cannot be considered at this



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		in Prebid.	during the Pre-bid Meeting be shared with all the bidders who participated.	stage.
6)		Kindly include the third party reliance clause	<p>“This Agreement shall not create any 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 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.</p> <p>The Service Provider shall not, through any act or omission, be taken to have</p>	Not Acceptable.



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			waived any rights under this clause, unless the waiver is specifically agreed in writing	
7)		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 purposes as being Company’s Service 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.”	Not Acceptable.
8)	Pg1	Last date of submission: 12.04.2024, 3.00pm. Regarding Timeline for Submitting Proposal post response to	We request for four weeks extension from date of response to prebid queries for allowing a detailed and justified, bid	The committee has considered the request and hence considered the last date of submission of the bid as

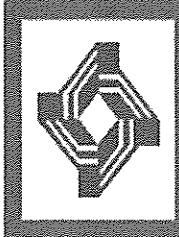


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9)		<p>prebid queries.</p> <p>Payment Schedule 1) Fee / Payment</p> <ul style="list-style-type: none"> • In stage B payment also- 50% of the fees payable for this stage may, however, be paid on completion and approval by the Municipal or other authority of all drawings pertaining of civil work & completion of prequalification work of civil contractors separately or together for foundation & super structure civil work. • The fees under this (c) stage will be paid later on when the detailed plans/ estimates/ tender documents etc. are prepared by the (Architectural Consultancy Firm) ACF and approved by the Bank and the tenders are invited by the ACF. Part payments of fees in discretion of the Bank on request of the ACF in proportion to the services completed in respect of particular 	<p>submission from all participants.</p> <p>Request to kindly amend to allow cash flow for the Architect/ Consultant during the project duration –</p> <p>SUGGESTED CHANGES -</p> <ul style="list-style-type: none"> • In stage B payment also- 10% of the fees payable for this stage may, however, be paid on completion and approval by the Municipal or other authority of all drawings pertaining of civil work & completion of prequalification work of civil contractors separately or together for foundation & super structure civil work. • The fees under this (c) stage will be paid later on when the detailed plans/ estimates/ tender documents etc. are prepared by the (Architectural Consultancy Firm) ACF and approved by the Bank and the tenders are invited by the ACF. Part payments of fees in both these cases can be released at discretion of the Bank on request of the 	<p>19.04.2024. in view of no. of the ^{last} ^{Arde} ^{nearby} ^{submit}</p> <p>Central Bank of India Reply</p> <p>This request cannot be considered at this stage.</p>

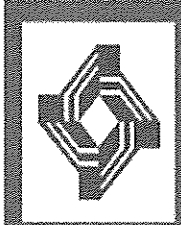


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		<p>trades. Such payment shall be on account.</p> <ul style="list-style-type: none"> During the progress of construction and in proportion to the value of the said works as certified- 50% of fee On final completion of the project, and submission of 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% <p>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</p>	<p>ACF in proportion to the services completed in respect of particular trades. Such payment shall be on account.</p> <ul style="list-style-type: none"> During the progress of construction and 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% <p>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</p>	

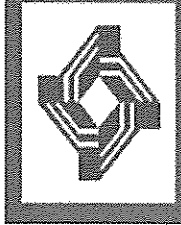


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		various contractors and/ or attending to the CTE's / IEM's / CVO's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later. 3) The said fee is inclusive of extension of time permitted for 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 @ 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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RAISED by M/s RCA Studio				
11)	Pg 25 of 58	(v) The average annual turnover of the Architect by way of professional Fee in last three financial years ending on 31.03.2023 shall not be less than Rs. 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.	Turnover may be reduced to Rs.2.0 Cr or turnover of sister firm may also be considered for calculation of annual turnover as the owner is the same.	This request cannot be considered at this stage.
RAISED by M/s PITHAVADIAN AND PARTNERS				
12)			Approval fees- Official statutory to be paid by Client - Please confirm	The necessary fees will be reimbursed by Bank upon proper recommendation from the consultant and after approval from Competent Authority.
13)			Retention Money - 10% will be deducted in each bill -Please request this point to be relaxed.	This request cannot be considered at this stage.
14)	Pg 32	XXX. The Project Consultant shall depute full time "Engineer", other technical staff & administrative staff during the execution of the project for	PMC TEAM - no engineers/ Project managers to be deputed on site - Duration-18 months given in tender - Please confirm	A full time "Engineer", other technical staff & administrative staff during the execution of the project for smooth management of site will be deputed by

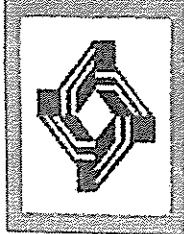


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		smooth management of site. The consultant shall maintain all relevant documents required by Bank as per CVC/CTE circulars and guidelines.		AFC/PPA cum PMC, on the commencement of construction activities as per approved schedule, which is to be strictly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



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18)			Performance report received from 2 Clients in sealed cover to be sent to Regional Office or to be uploaded. Kindly confirm.	Performance report received from 2 Clients to be posted to Regional Office from client in a sealed cover.

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

Sl.No.	Name	Designation	Signature
1.	Shri. Parthasarathi K Naidu	Regional Head, Bangalore	
2	Shri. Praful Kumar Das	Deputy Regional Head, Bangalore	
3.	Smt. S. Sharmila Vigneswaran	Chief manager (Zonal Architect), ZO, Hyderabad	
4.	Shri. Shiva Kumar	Senior Manager (BSD), RO, Bangalore	non election duty -
5.	Shri. Shashank M	Manager (BSD), RO, Bangalore	Hyderabad