

Pre Bid Clarifications for Tender for Operation and Maintenance of HVAC Systems at ICTS-TIFR campus

Meeting held on 03 January 2023 @ 11.00 am

Sl No	Query	Clarification
1	Can the existing employees be changed ?	The existing staff may be taken on rolls of the successful bidder as per the recruitment norms of the contractor and tender specifications.
2	What is the minimum number of employees to be engaged ?	The minimum manpower envisaged to manage the operations is mentioned in the tender document.
3	Is State Minimum wages or Central Minimum wages followed ?	The staff should be paid according to Central Minimum wages
4	Make of 4X120TR water-cooled screw chillers may be clarified	The Chillers are of M/s. Kirloskar make.
5	Number of persons required in each shift of Shift 1, Shift 2, Shift 3 and General Shift	Minimum of 2 persons is required in each shift and 1 Supervisor and 1 Technician is mandatory in the General Shift.
6	Scope of supply of consumables like shift registers, log books, stationery, cotton waste, lubricant oils, grease, tools and tackles (including thermometers, pressure gauges, anemometer, etc.), cooling coil cleaning chemicals.	Consumables like lubricant oils, grease, cotton waste will be provided by ICTS. Stationery and tools and tackles mentioned in the tender will be in the scope of the contractor.
7	Scope of work related to BMS and make of BMS	The contractor should maintain the BMS. Make of BMS is L & T.
8	Qualifying requirement clause of "Shall have adequate technical manpower on its rolls in the	The manpower deployed by the contractor should be on the rolls of the contractor. The manpower should not be outsourced by the Contractor.





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	form of supervisors, highly skilled, skilled & unskilled staff. The details on the type of organization (i.e., sole-proprietor or partnership or company), organization matrix etc. shall be provided."	
9	Will a letter be issued during pre-bid meeting attendance, which has to be uploaded during the tender bid stage?	Pre-bid attendance will be considered by the Centre while evaluating the tender. Pre-bid clarifications duly signed must be included along with the technical bid.
10	Is the price in the tender bid to be quoted for 1 year or 3 years?	The rates quoted by the bidders shall be valid for 3 years. No increase in the quoted rates will be considered during extension of the contract term for the second and third year.
11	Scope of provision of housekeeping equipment like vacuum cleaner, etc.	The contractor is required to have 1 wet and dry vacuum cleaner for maintenance of the equipment only. Housekeeping of the facility is in the scope of the Centre.
12	Scope of calibration of gauges	Calibration of gauges is in the scope of the Centre
13	Is Refrigerant maintenance included in the operations	Refrigerant maintenance is under a separate Comprehensive maintenance contract.
14	Scope of PPE kits	PPE kits should be provided by the contractor as per the Tender document.
15	Tools and Tackles	Tools and Tackles to be provided by the contractor as per the tender document should be calibrated and maintained by the contractor.

- **Please note that the pre-bid clarifications are part of the tender document. The same shall be sealed, signed and enclosed with the technical bid. Failure to comply may result in disqualification.**

