

Minutes of the Pre-bid Meeting held on 11.11.2011 at 11.00 A.M in Director's Committee Room, at All India Institute of Medical Science (AIIMS).

A pre-bid meeting was held regarding "Automated entries-exits and parking management at AIIMS on PPP basis" on 11.11.2011 at 11 A.M. in the Director's Committee room at AIIMS.

The following participants attended the meeting:

AIIMS Representatives:

1. Mr. B.S Anand, Superintending Engineer, AIIMS
2. Mr. M. Rastogi, Executive Engineer, AIIMS

Consultant's Representatives:

3. Mr. Debabrata Ghosh, (IIDC)
4. Mr. Laghu Parashar, (IIDC)
5. Ms. Charu Agarwal, (IIDC)
6. Ms. Sapna Malhotra(IIDC)
7. Mr. Aftab Alam, (UMTC)

Bidder's Representatives:

8. Mr. Varun Agarwal, Secure Parking
9. Mr. Surendra Juyal, Secure Parking,
10. Mr. Arvind Mayar, Secure Parking
11. Mr. S.K Mittal, BGIL
12. Mr. S. Prakash, API Auto Pass INDIA
13. Mr. Anuj Tyagi, FAAC
14. Mr. Sanjeev Kashyap, Hi- Tech
15. Mr. Viraj Sharma, KTIPL
16. Mr. Arvind Sinha, Metro Infra-systems Pvt. Ltd.
17. Mr. Suvendra Nanda, Skidata India Ltd.
18. Mr. Sanjay Kalra, SAI PARK

The replies to queries raised by the applicants at the Pre-Bid Meeting held **on 11th November, 2011 at 11.00 A.M in Director's Committee Room, at All India Institute of Medical Science (AIIMS)** are provided below. Bidders are requested to refer to these Replies, Clarifications, Modifications and Addendum in the RFP document before submitting their applications.

SL No.	Queries raised by the participants	Clarifications
1.	It was suggested that the upfront cost for the bidder is very high. In order to minimize the initial burden on the bidder, the payment of the Annual License Fee can be distributed into monthly, quarterly or half yearly installments.	For the first year of license period: Total "Annual License Fee (ALF)" (as offered by the bidder), for the first year of the license period, will be paid in equated quarterly installments. Bidder will submit the first installment (25%) of the ALF payable in the first year, in advance, in the form of Demand Draft along with a bank guarantee equivalent to the balance amount of ALF for the first year (75%). The said bank guarantee shall be reduced every quarter during the first year of the License Period to correspond to the amount of Annual License Fee remaining due and payable for the subsequent quarters during the first year. The bank guarantee shall be released by the Authority upon payment of the Annual License fee for the first year in full. From the 2nd year onward of license period: Entire ALF, applicable for that particular year will be deposited by the bidder in advance in the form of demand draft.
2.	It is brought to notice that the time frame of seven days for pilot demonstration is very less. The same should be increased to one month. Moreover, both options can be kept for Pilot Demonstration: i. On site Pilot Demonstration as already mentioned in the document ii. Off site Pilot	As requested by prospective bidders, time period for pilot demonstration has been increase to 30 days. However, the pilot demonstration needs to be conducted at AIIMS campus only.

	Demonstration (Inspection of the specifications/performance of the equipment by a technical committee/authorized representative of the Authority at the nearest third party location in Delhi where the qualified bidder has installed a same make/model of the equipment)	
3.	As per the document, the procurement of OFC will be done by the Authority while the bidder would be responsible for laying and maintaining the same. The procurement and laying of OFC might take considerable time due to several practical problems and the delay in this will not be under the control of the bidder. The two months timeframe for entire installation procedure (including OFC component) should be reconsidered.	On and from the Compliance Date, the Licensee shall be responsible for all the works related to the procurement, laying of the OFC. The Licensee shall also be responsible for maintenance & replacement (if required) of OFC for the entire License Period.OFC will be laid along the boundary wall by creating a suitable duct/pipe and no excavation would be required. The installation period of 2 months will remain same.
4.	It was suggested that apart from OFC procurement, maintenance should also be responsibility of AIIMS	Please refer para 3 above
5.	The license period for the project should start only once the OFC has already been laid down. It was also suggested by one of the	Not accepted. License Period will start from the Compliance Date as envisaged in the License Agreement clause 3.3

	bidders that the License Period should start from Operation Period.	
6.	It was suggested that along with the OFC cost, the terminal equipment cost should also be borne by AIIMS.	Same as para-3
7.	In case the entire cost related to OFC is not borne by AIIMS and the bidder is asked to carry out the same, the reserve price should be reduced.	The Reserve price for the Annual License Fee has been reduced to Rs. 47,00,000 (Forty Seven Lakh).
8.	The area of control room should be increased to 400 square feet from 100 square feet.	Size of Central control room (CCR) to be provided by the AIIMS will be of 400 sqft and it will be located near the existing tow away zone.
9.	Penalty on misbehavior by the staff should be removed being an ambiguous term.	Terms of the tender document shall prevail.
10.	On the termination, equipment should be returned on as in where is basis rather than what mentioned in the documents.	Terms of the tender document shall prevail.
11.	In case some additional parking facilities come up within the campus	A transparent bidding process will be carried out, in case of any additional/competing parking facility comes in AIIMS premises during the License period, . However, In this case, the existing bidder may be given the First Right of Refusal; to match the highest bidder provided that Licensee's bid is within the 10% range of the highest bidder.
12.	In case there is any reduction in the earmarked parking area, the same issue	In case there is any reduction in the existing surface parking area, the Licensee will be compensated with Equivalent Car Space (ECS)

	needs to be addressed in License Agreement	as surface parking area.
13.	Height restriction of kiosk need to be mentioned	Height of the kiosk should not be more than 8 ft. from the surface level.
14.	Decision needs to be taken whether to make Gate 6 controlled	Gate 6 will not be controlled but strict compliance will be followed as stipulated by AIIMS
15.	Number of Resident and Non-resident staffs?	Approximately 3000 RFID card and 10,000 stickers would require to be issued by the Licensee.
16.	Bid due date	Bid Due Date has been revised as 22.12.2011 at 1630 Hours Indian Standard Time (IST)

THE BIDDERS ARE REQUESTED TO REFER TO THE ADDENDUM TO THE RFP DOCUMENTS PRIOR TO SUBMITTING THEIR BIDS FOR THE PROJECT.