

Draft replies to Pre Bid Queries

Operation, Maintenance, Management and Transfer of Interpretation Centre, Integrated Parking and Tourist Amenities at Temple Trust Mata Shri Chintpurni, District Una, Himachal Pradesh on PPP Mode.

Mukesh Ranjan Contractors

SI. No.	Clause No	Suggestions / Clarification sought	Draft Response
1.		The Annual Maintenance Cost (AMC) for 12 lifts, fire fighting equipment, Air conditioning, Electrical Equipments, Parking Management Software, Electrical sub-station, Gen-sets and other equipments, as calculated and surveyed by us comes out to be more than the expected amount when compared to the revenue generated from the project.	Please refer corrigendum - II
2.		The parking fees have been diversified in to 5 seater & more than 5 seater, but this diversification cannot be made in the Parking Management Software installed in the Project.	No change, the bidder can either modify the software at its own cost or manually operate the same.
3.		The minimum cost of parking has been kept at Rs. 50/- which is quite low when compared to the operations and maintenance cost.	Please refer corrigendum - II
4.		The Annual Concession Fees, as stated in the tender document will be increased 5% every year to compensate with this the parking fees should be increased annually at a minimum of 15-20% of the initial rates, only then the cost factors associated with the Annual Concession Fee increase can be accounted for.	Please refer corrigendum - II
5.		The maintenance and retrofitting norms have not been specified for the project in the tender document, kindly provide us the details so that we can estimate our cost associated with these works.	No change, Operator needs to take all steps necessary for the upkeep of the premises/equipments during the Contract period under operation and maintenance of the building in order to keep it in its present shape / level and handover the building to temple trust at the end of the Contract period in the same condition in which it is being handed over to Contractor at the beginning of the Contract.

Shri Krishn Dev

SI. No.	Clause No	Suggestions / Clarification sought	Draft Response
1.		Shops rent have not been determined. It should be determined.	No change, as per bidding document only.
2.		Videography of the process should be done and the tender be opened to all.	No change, as per bidding document only.
3.		Toilets should be free for the devotees and they shall not be charged any fees.	Operator may opt to charge for the toilets; however the user fee should not be higher than the fee charged by ' <i>Sulabh Shauchalaya</i> '.
4.		Dormitory rates should be determined.	No change, as per bidding document only.
5.		Minimum and maximum rent per month of food court / restaurant and other units should be determined.	No change, as per bidding document only.
6.		70% jobs in restaurants and shops should be given to Himachalis.	Operator should give preference to <i>Himachalis</i> , while employing people in said complex.

Shri Kundan Garg

SI. No.	Clause No	Suggestions / Clarification sought	Draft Response
1.		This campus should not be commercialized by the temple trust. The temple trust itself operates it.	No change.
2.		As followed in Vaishno Devi, the entry slips should be distributed from this campus itself.	Please refer corrigendum - II
3.		<i>Langar</i> managed by temple trust should be brought from the temple to the new building and the old <i>Langar</i> hall should be used for the convenience of devotees.	No change.
4.		The administrative building of the temple should also be brought to this new premise.	No change.
5.		Prashad distribution should also take place in this new building.	No change.
6.		Provision for online booking of <i>Darshan</i> slip and <i>Prashad</i> should be there in the new building.	No change.

Shri Sanjeev Sharma

SI. No.	Clause No	Suggestions / Clarification sought	Draft Response
1.		Proposed parking fee of Rs. 50 / 4 hours is absolutely correct, it is not advisable to increase it.	Please refer corrigendum - II
2.		<i>Darshan</i> slip should be booked from this parking complex only.	Please refer corrigendum - II
3.		In line with Tirupati Balaji and Vaishno Devi, in order to control crowd, Group system should be introduced in order to avoid any accident.	The query does not pertain to this tender.

Shri Ravinder Khanna

SI. No.	Clause No	Suggestions / Clarification sought	Draft Response
1.		It is requested that Darshan slip may be made compulsory for Yatrys visiting Mata Shri Naina Devi Temple & same be issued from this out sourced building so that maximum revenue be generated for Trust.	Please refer corrigendum - II
2.		Marriage & mundan ceremonies be allowed in the outsourced building to generate maximum revenue.	Operator may sub let the building for marriage ceremonies, after taking prior permission from the temple trust / Administration.
3.		Huge amount of security and Bank guarantee be lesson.	No change, as per bidding document only.
4.		More than 80% of collected money from various activity like food courts, shops, parking, langer preparation & multipurpose hall with staying rooms will need investment in salary of employees, lifts, Gen sets, Sewerage Treatment plant, software for CC camera's, maintenance of plants & green court & keep building clean, two number submersible pumps, wash rooms & Parking AMC.	Please refer corrigendum - II
5.		As per spot visit A & B block are two complexes to be outsourced. There is C block near about completion having 36 rooms. There will be need of sewer connection, emergency light failure Gen set supply, water supply from two submersible pumps. No provision in plan is shown in outsource A&B block to be connected with C block in later stage.	Once the C Block gets operational, Annual Maintenance Cost (AMC) for all the shared facilities should be shared on pro- rata basis by the Operators of Block A & B and Block C, however the final decision will rest with Temple Authorities.