

COCHIN PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION)
COCHIN – 9

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No. EM/T/181/Walkway/2020

Dated: 14.09.2020

Replies to the queries raised by bidders in connection with the tender invited for Operation and Maintenance of various facilities at CoPT Avenue Walkway alongside NH-966B at W/Island on Annual Upfront Payment basis for a period of 5 years (E-Tender No. MSTC/BLR/COCHIN PORT TRUST/20/WILLIGDON ISLAND/20-21/8465).

S No	Clause No.	Tender clause	Queries	CoPT's Responses
1	3.2	The successful bidder shall also remit an amount equivalent to one year's annual upfront payment quoted as Security deposit, before starting the contract.	The security deposit may be limited to 25% of the bid amount as the contractor will have to invest a good amount for setting up the facilities for business operation	The security deposit to be remitted is fixed at Rs.5,25,000 /-
2	3.3.2	The bidder should have successfully completed AMC for operation and maintenance of Parks/ Walkway/ Garden/ beaches of area not less than 5,000 Sq m for any Govt. entities/PSU/Ports etc. during the last 5 years. Bidder should submit copies of work order/work completion certificate issued by the clients in this regard.	The criteria for the selection of contractor may be taken into consideration and the priority may be given to the experienced agencies equivalent to the volume of amount. As an agency this may not be good enough to put as a suggestion in front of you. But from our experience many of the agencies who are not in the field of operation and maintenance of the public places ,walkways ,parks etc entering in to the tender activity and bidding the space rent/lease amount to a high volume size which have no logical ground when considering the scope of the project and its commercial/revenue side. This movement effects or denies the possibility /chance of getting a business where the agency whohave experienced enough in this area for a long period. So the experience of the agency may be considered in a priority manner as same as the volume of offer	Tender condition prevails

3	3.16	After signing the agreement, the contractor shall remit Annual Upfront Payment with GST for the first year on pro-rata basis (for the period from the date of signing the agreement to 31.03.2021).	The Covid 19 pandemic situation is effected all the sectors especially tourism sector the O&M agency may allot a holiday period of minimum 4 months time to set up the project in its commercial and business level of operation. The agency should get time to set up the manpower and facilities for the better running of the project	Tender condition prevails
4	4.7	The contractor shall pay electricity charges for the walkway including the lights provided by the Port in the walkway area.	The power charges for public lighting (service lights) may be excluded from the agency payment schedule .	Since the contract is awarded for the entire walkway including all installations, the energy charges for the walkway lights should be paid by the contractor as per the tender conditions
5	4.12	The stalls/bunks/sales outlets shall be constructed as Single-storey temporary structures with a maximum size of 3.30 x 3.30 m, which shall be constructed at contractor's cost.	A common space of at least 3 meter circle may be allotted for each bunks for the convenience of the pubic without affecting the passage.	Agreed
6	4.13	Total 7 kiosks are permitted in the 2,200 Sq m area identified for setting up of Food Court, near Kannanghat Bridge and BoT Bridge.	The area allotted to food kiosks may be permitted to add 2 spaces together if needed considering the possibility of the food joints as per the demand .	Agreed
7	4.4.4	Parking Area of about 4,000 Sq m is developed for parking about 200 cars at various locations along the NH-966B. The contractor can collect parking fee from the vehicles.	Parking fee should be charged for two wheelers also as the floating of people in two wheelers will be normally 60 and 40 level. Out of 100 vehicles we should expect 60 two wheelers and 40 cars for parking so to control the unwanted parking and to control the timing a nominal charge should be fixed for two wheeler parking	As per tender condition the contractor can collect parking fee from two wheelers also.

Note: This document is also form part of the tender document No.MSTC/BLR/COCHIN PORT TRUST/20/WILLIGDON ISLAND/20-21/8465

Sd/-
Secretary