

## All Notings

Notings For File No.: NMPA/Civil Engineering Department/Assistant Executive Engineer (Civil)/EO /Tender Works/2024/0900

**Subject: E-TENDER (RE-TENDER) FOR OPERATION, MANAGEMENT AND MAINTENANCE OF RENOVATED TRUCK PARKING TERMINAL, SITUATED OPPOSITE TO CUSTOMS HOUSE BUILDING AT NEW MANGALORE PORT BY USING THE INSTALLED FASTAG BASED PARKING FEE COLLECTION SYSTEM**

### Noting 1

Note File No : **CE/SE(C-II)/EST/RE-TENDER-TRKPAK-OPT/2024-25**

Submitted

**Sub :** e-Tender for Operation, Management and Maintenance of renovated Truck Parking Terminal, situated opposite to Customs House building at New Mangalore Port by using the installed FASTag based parking fee collection system.. – reg

**Ref** Approval of the Competent Authority to discharge Tender No **CE/SE(C-II)/EST/TRKPAK-OPT/2024-25**

### 1-प्रस्तावना /INTRODUCTION

- This note is submitted to seek the approval of the Competent Authority to re invite the Tender for appointment of **"Operator"** to carry out the work of **"Operation, Management and Maintenance of renovated Truck Parking Terminal, situated opposite to Customs House building"**

### 2-पृष्ठभूमि/BACKGROUND

- The department vide NIT No CE/SE(C-II)/EST/TRKPAK-OPT/2024-25 dated 24.04.2024 had invited tender for appointing an Operator to carry out the work of **"Operation, Management and Maintenance of renovated Truck Parking Terminal, situated opposite to Customs House building"**
- In response to the said notification 4 Bids were received. The Tender committee in its meeting held on 31.07.2024 found that, amongst the 4 Bids , the Bid submitted by only one Bidder is Technically responsive. In this regard, the Tender committee recommended to the competent Authority that, **"since the Tender is floated for the subject work for the first time and that after the Technical Evaluation converging to single qualified bid, it is recommended to open the Price Bid of the single qualified Bidder after approval of the Competent Authority."**
- In this regard, the subject issue was discussed in the Review meeting held on 28.08.2024. Based on the decision taken in the said Review meeting, the

department, vide Pg. No 44 of the subject work's Hard File bearing No CE/SE(C-II)/EST/TRKPAK-OPT/2024-25; submitted the Tender Committee proceeding dated 31.07.2024 for the approval of the Competent Authority , with a recommendation to discharge the Tender . The department's proposal to discharge the Tender was approved by the Competent Authority vide Pg. No 52 of the said Hard file.

## 2-प्रस्ताव/PROPOSAL

- As the Truck Parking Terminal is ready for commissioning and appointment of an Operator to carryout its Operation has become a very critical event , it is proposed/Instructed to immediately re-invite Tenders for appointment of an Operator to carry out the work of "**Operation, Management and Maintenance of renovated Truck Parking Terminal, situated opposite to Customs House building**"
- In this regard, the Tender document invited by the department vide NIT dated 24.04.2024 has been slightly modified to encourage more number of prospective Bidders to participate in the Tendering process. The comparative statement depicting the revisions carried out is tabulated below :-

SI No	Clause reference	As per previous Tender document	As per Current Tender document
1	<b>Minimum Eligibility Criteria</b>	The Bidder uploading their Bid shall have satisfactorily completed similar work contracts during the last 7 (Seven) years; ending last day of month previous to the one in which tenders are invited	The Bidder uploading their Bid shall have satisfactorily completed similar work contracts during the last 7 (Seven) years; ending last day of month previous to the one in which tenders are invited. ( <b>Here , no modification has been made</b> )
			The same experience criteria as stipulated in the previous Tender document has been retained. But the definition of similar work under " <b>Note (i)</b> " is slightly modified as follows :-
		<b>Note (i) :-</b> Similar works means contract works involving management of vehicle parking rights at Central Govt./State Govt/ Dept's, Public Sector Undertakings, Railways, Municipal Corporations, Autonomous Bodies, Large Industrial/Educational Campus,	<b>Note (i) :-</b> Similar works means <b>operation of self-owned Vehicle Parking Terminal on leased/self-owned land</b> or contract works involving management of vehicle parking rights at Central Govt./State Govt/ Dept's, Public Sector Undertakings, Railways,

		<p>Hospitals any star hotels , Airports, Sea port, Railways, Bus Terminals, approved Public vehicle park of reputed malls or Shopping Complex etc</p>	<p>Municipal Corporations, Autonomous Bodies, Large Industrial/Educational Campus, Hospitals any star hotels , Airports, Sea port, Railways, Bus Terminals, approved Public vehicle park of reputed malls or Shopping Complex etc.</p>
		<p>As experience of operating a self owned Vehicle parking area was not considered under the definition of similar works, submission of documentary evidences in this regard was not stipulated in the previous Tender document</p>	<p><b>Note (ii) (c) :-</b> In case of self-owned Parking area, the Bidder shall submit necessary documentary evidences towards owning and operating the said Parking Terminal. The documentary evidences may be in the form of Land lease deed or sale deed, copies of necessary permits and licenses to operate the Parking Terminal, insurance of Parking Terminal or any other documentary evidences.</p>
<p><b>Minimum Man power to be deployed</b></p>		<p>This condition was not incorporated in the previous Tender document</p>	<p>The additional condition has been incorporated under Clause 2(ii) Section IV-Terms of Reference of the Tender document as follows :-</p>

- **Additional Condition in the Revised Tender document :-**
  - The Operator shall deploy total 4 number of workers in each shift and 1 Supervisor/Manger in general shift for 24/7 operation of the Truck Terminal throughout the contract period of 10 years , as detailed below:-

◦

Sl No	Location/Designation	No per Shift
1	Security guard for providing Parking assistance to the Trucks/Trailers etc (Unarmed)	1
2	Office Staff at entry gate and exit Gate (Semi Skilled)	2
3	Conservancy Labour for sweeping the Parking area and for Cleaning /Scavenging of Bathrooms, Toilets, Wash Rooms, Drainages etc (Unskilled)	1
<b>Total</b>		<b>4</b>

In addition a **Supervisor/Manager (Skilled)** shall be available at the Truck Parking Terminal in the general shift to manage the Truck Parking

Terminal as per the Tender conditions and also provide necessary information to the Authority.

### **3- अनुमोदन का अनुरोध / APPROVAL SOUGHT**

- In this regard , following may please be seen for approval :-
  - To the draft Tender document with aforesaid provisions.
  - To the draft NIT.
  - To invite Tender by publishing the NIT and the Tender document in CPP Portal.

AEE(C)

AEM(Gr-I)

SE(C-II)

CE(C)

FA&amp;CAO

Dy.Chairperson

Chairperson

B.NARESH KUMAR (Assistant Executive Engineer (Civil),Civil Engineering Department),15-Sep-2024 18:44:30

#### **Noting 2**

**Tender-Truck-TML-CustomsHouse.docx**  
**NIT-OPERATOR-CHITRT-1.docx**  
 In the developed parking terminal adjacent area of 1.5 acres(approx.)may be added in this tender with provision that after Port developed the infrastructure facilities viz.Concrete pavement, High mast lights, Chain link & approach to Fastag based Truck parking yard, open storm water drain will handover this additional land to successful operator.

Submitted for consideration this above point in proposed tender.

AEM Gr.I

**Prahalathan M (Assistant Estate Manager,Gr-I,Civil Engineering Department),18-Sep-2024 19:12:41**

#### **Noting 3**

Above noting may please be seen. Noting at 1 And 2 may please be seen for approval.

**Shashikant P Kodi (Executive Engineer ( Civil ),Civil Engineering Department),18-Sep-2024 19:16:55**

#### **Noting 4**

noting 1 and 2 may be seen for approval

**YOGINDRA S (Superintending Engineer ( Civil ),Civil Engineering Department),20-Sep-2024 11:26:41**

#### **Noting 5**

This is re invitation of tender on same terms and conditions or fresh proposal ?

**Shekhar Balwant Lagwankar (Chief Engineer ( Civil ),Civil Engineering Department),20-Sep-2024 18:31:46**

#### **Noting 6**

Please clarify

**YOGINDRA S (Superintending Engineer ( Civil ),Civil Engineering Department),20-Sep-2024 18:50:44**

#### **Noting 7**

for n/a.

**Prahalathan M (Assistant Estate Manager,Gr-I,Civil Engineering Department),20-Sep-2024 19:13:47**

#### **Noting 8**

Resubmitted

Sub:- e-Tender for Operation, Management and Maintenance of renovated Truck Parking Terminal, situated opposite to Customs House building at New Mangalore Port – reg

Ref :- Approval of the Competent Authority to discharge Tender No **CE/SE(C-II)/EST/TRKPAK-OPT/2024-25**

## 1- INTRODUCTION

- The Chief Engineer (C) under Noting 5, has requested to clarify, **whether the proposal is for re invitation of tender on same terms and conditions or fresh proposal ?**
- In this regard following is submitted:-
  - The first Tender was invited by the Port for the subject work vide NIT dated 24.04.2024 and Tender No CE/SE(C-II)/EST/TRKPAK-OPT/2024-25. It had been discharged with the approval of the Competent Authority, due to Technical reasons.
  - The subject proposal is the second attempt to appoint the "Operator" through e-Tender process for carrying out the subject work , with slightly revised terms and conditions.
  - During the first attempt, Port had received Offers from four Bidders. But when the Technical Bids received from the 4 Bidders were evaluated as per the Tender conditions stipulated in the Tender document **CE/SE(C-II)/EST/TRKPAK-OPT/2024-25**, the Bid submitted by Only one Bidders was found to be technically responsive and had resulted in a single Offer.
  - Hence, the Minimum Eligibility Criteria, stipulated in the current draft Tender document **(CE/SE(C-II)/EST/CHTPT-OPT/2024-25)** has been slightly modified to expect more number of competitive Bids. The comparative statement depicting the revisions between earlier Tender document and the current draft Tender document has been already submitted under **SI.No 2 of Noting 1 above.**
- Subsequently, discussion on the issue regarding payment of "**Monthly Power Consumption Charges**" in respect of power consumed to operate the FASTag based Parking Fee Collection System, Lighting of Operator's Cabins/Office, was held with Deputy Chairperson in the presence of AEM(Gr-I) and SE(Elec). The point of discussion was whether the "**Monthly Power Consumption Charges**" needs to borne by the "FASTag Service Provider" OR the " Truck Terminal Operator"? In this regard, the Terms and conditions stipulated in the FASTag Tender was reviewed. It was observed that, under SI No 7 of the Pre-Bid clarification to the Tender document (FASTag's Tender document ), issued by the Port, Port has clarified that Power supply will be provided on chargeable basis to the Service Provider for **Testing and Commissioning of the facilities**. Hence, it was opined that during the Operation period, the Service provider is not liable for payment of "Power Consumption Charges" . Moreover, during the Operation period as the role of Service Provider is limited only upto AMC of the equipment, it would be difficult to enforce such condition on the Service Provider. Accordingly in the current draft Tender document , it has been stipulated that , the **Operator** is liable to bear the monthly Power consumption charges based on Power consumed to operate the FASTag based Parking Fee Collection system, Operator's Cabin & Office Lighting etc, as per the prevailing Tariff of the Port Authority. The rates quoted by the Bidder shall be inclusive of said monthly Power consumption charges and the Bidder shall examine the Port Tariff for Electricity from the Port Authority before bidding.**The said Clause has been incorporated under Section -I, Clause -3(ii)&(iii), Section-III, Clause -16 and foot Note (ii)&(iii) of the specimen price bid.**
- Further based on the observation of AEM(Gr-I) under Noting 2 above, in the current draft Tender document it has also been stipulated that, the Port has proposed to expand CHTPT, on its eastern side. This additional facility will be developed on 5,340 Sq.m (approx) land area, which will further accommodate about 80 trucks. However, as the proposal of expanding CHTPT is in inception stage, initially only the existing CHTPT (12000 Sqm) will be handed over to the Operator for its Operation, Management and Maintenance. The additional 5340 Sqm will be handed over for its Operation, Management and Maintenance after completion of expansion works. The said Clause has been incorporated under Section -I, Clause -1, (ii) Section-II, Clause 2.1, Section-III, Clause -10.

### अनुमोदन का अनुरोध / APPROVAL SOUGHT

In this regard , following may please be seen for approval :-

- To the draft Tender document with aforesaid provisions.
- To the draft NIT.
- To invite Tender by publishing the NIT and the Tender document in CPP Portal.

AEE(C)

AEM(Gr-I)

SE(C-II)

CE(C)

**B.NARESH KUMAR (Assistant Executive Engineer (Civil),Civil Engineering Department),26-Sep-2024 15:02:00**

**Noting 9**

Noting-8 for consideration.

**Prahalathan M (Assistant Estate Manager,Gr-I,Civil Engineering Department),26-Sep-2024 18:29:45**

**Noting 10**

Noting 8 may please be seen , following may please be seen for approval :-

- To the draft Tender document with aforesaid provisions.
- To the draft NIT.
- To invite Tender by publishing the NIT and the Tender document in CPP Portal.

**Shashikant P Kodi (Executive Engineer ( Civil ),Civil Engineering Department),28-Sep-2024 10:13:45**

**Noting 11**

Noting #1 and #8 may be seen.

submitted for approval

- To the draft Tender document with aforesaid provisions.
- To the draft NIT.
- To invite Tender by publishing the NIT and the Tender document in CPP Portal.

**YOGINDRA S (Superintending Engineer ( Civil ),Civil Engineering Department),30-Sep-2024 09:50:20**

**Noting 12**

Approved

**Shekhar Balwant Lagwankar (Chief Engineer ( Civil ),Civil Engineering Department),01-Oct-2024 18:38:25**

**Noting 13**

for further needful

**YOGINDRA S (Superintending Engineer ( Civil ),Civil Engineering Department),01-Oct-2024 19:41:46**

**Noting 14**

for further action.

**Prahalathan M (Assistant Estate Manager,Gr-I,Civil Engineering Department),03-Oct-2024 13:24:31**

**Noting 15**

Submitted

In response to the instruction under Noting 14, it is informed that the subject Tender has been uploaded in the CPP Portal and NMPT web sites. The following are the time Line

- The Document available for down load from - 04.10.2024
- The Pre bid query submission closing date - By 15:00 hrs on 11.10.2024
- The Bid submission date and time :- By 15:00 hrs on 30.10.2024
- The Bid opening date and time :- After 15:30 hrs on 31.10.2024

This is for kind information

**B.NARESH KUMAR (Assistant Executive Engineer (Civil), Civil Engineering Department), 03-Oct-2024 17:35:42**

**Print has been taken by B.NARESH KUMAR, Assistant Executive Engineer (Civil) on 03-Oct-2024 17:40:16**