

MINUTES OF MEETING (MoM)

Pre-Bid Meeting – Water Cooled Screw Chillers and Allied Works – High Side HVAC System and Allied Services

Project: Gopalpur Palm Resort, Gopalpur, Odisha

Date: 17.04.2026

Time: 11:00 AM IST

Mode: Hybrid (Physical & Virtual)

Participants:

- Trane Technologies India Pvt. Ltd. – **Mr. Diptanil Chakrabarti**
- ADS Engineers – **Mr. Biswajit Ghosh**
- Sharad Insulations & Interiors Pvt. Ltd. – **Mr. Ahmad Nadeem**
- Weathercool Sales – **Mr. Surjeet Singh**
- Swosti Premium Ltd. – **Client Team**
- ArkiTechno Consultants Pvt. Ltd. – **PMC Team**
- MEP Consultant – **Respective Representatives**

Discussion Points & Clarifications

1. EMD Submission Criteria

- **Query (Vendor):** Clarification sought on EMD submission criteria and alternate modes of submission (BG/FD/Cheque).

Response (Projects): The submission criteria is clearly defined in the tender document. **EMD can also be submitted strictly in the form of DD (Demand Draft) only. Submission in BG form shall be accepted.**

2. Payment Terms / Milestone Breakup

- **Query (Vendor):** Clarification on milestone-based payment (Supply / Erection / Testing %).

Response (Projects): Payment shall be based on **R/A billing linked to BOQ measurements**. No separate milestone-based breakup is defined.

3. Approved Makes – Additions Requested

- **Query (Vendor):** Inclusion of additional makes for pumps, cooling towers, LT panels, etc.

Response (Projects): The suggestion was reviewed and **not accepted**. Approved makes shall remain **as per tender documents**.

4. Scope Clarification – Chillers & Heat Pumps

- **Query (Vendor):** Clarification whether chillers shall be in client scope or contractor scope / OEM direct supply.

Response (Projects): Scope shall be **as defined in tender documents**. No change.

5. Technical Deviations (COP / IPLV / IKW / Performance)

- **Query (Vendor):** Request for acceptance of deviations in performance parameters.

Response (Projects): All performance parameters shall be **as specified in tender documents**. Deviations are **not acceptable**.

6. Design & Technical Parameters

- **Query (Vendor):** Clarifications on condenser water temperature, unloading %, pressure drop, insulation thickness, harmonic filters, etc.

Response (Projects): All parameters shall be **strictly complied with as per tender specifications**.

7. BOQ in Excel Format

- **Query (Vendor):** Request for editable BOQ.

Response (Projects): BOQ available in tender document may be used for reference; however, **PDF tender document shall prevail**.

8. Duty Benefits (EPCG)

- **Query (Vendor):** Availability of duty benefits.

Response (Projects): **Not applicable**.

7. Extension of Bid Submission Timeline

- **Query (Vendor):** Request for extension in bid submission date.

Response (Projects): Based on requests received from bidders, the **last date of bid submission has been revised to 04th May 2026**.

8. Issuance of Pre-Bid Clarifications & Corrigendum

- The **compiled responses to pre-bid queries have been issued and enclosed as Annexure-1**.

- Additionally, **Corrigendum-1 has been released for this package**, which shall form an integral part of the tender documents.

General Note

All bidders are requested to submit their **bids within the stipulated timeline**. All queries shall be addressed through **official communication only**.

Conclusion

All bidders are advised to **strictly comply with tender specifications and conditions** without deviation.

Issued By:

Project Management Consultant (Projects)

Gopalpur Palm Resort Project

Annexure-1

MINUTES OF MEETING (MoM)					
Pre-Bid Queries Compilation – MEP Tender Packages					
Project: Gopalpur Palm Resort, Gopalpur, Odisha					
Reference: Queries received from participating bidders (High Side & Low Side HVAC Packages)					
Compiled Pre-Bid Queries & Responses					
Sl. No.	Package / Tender Reference	Item	Query	PMC Response	Status / Remarks
1	Pkg 01 – High Side HVAC (SWOSTI/GPR/TENDER/CCW/01/2026-27)	Payment Terms	Milestone-based payment (Supply/Erection/Testing %) not defined	Payment terms is based on measurement as per BOQ-based to be payed in R/A billing. No separate milestone split is defined.	As per Tender
2	Pkg 01	Approved Makes	Addition of Pumps (KSB, KBL), Cooling Tower (Advance, Paharpur, Flowtech), LT Panel (CPRI approved)	The suggestion was reviewed and considered not to be accepted. The approved makes as in the bid documents remain as such.	As per Tender
3	Pkg 01	EMD	Acceptance of BG/FD instead of DD/Pay Order	EMD submission as per tender. Additionally this EMD may be submitted in form of DD/pay order in the name of authorised official as mention in the bid document in respect of cost of Bid document.	As per Tender
4	Pkg 02 – Low Side HVAC	Payment Terms	Clarification on milestone payment breakup	Same as above; R/A billing applicable	As per Tender
5	Pkg 02	Approved Makes	Addition of LT Panel, Fan (Systemair), FCU (Edgetech, Zeco, Citizen, Midea), Expansion Tank (Wave, Emerald etc.)	The suggestion was reviewed and considered not to be accepted. The approved makes as in the bid documents remain as such.	As per Tender
6	High & Low Side HVAC	Timeline	Request for extension of query submission timeline	Not change in timeline.	Closed
7	High Side HVAC	Scope	Clarification on scope of Chillers & Heat Pumps (Client vs Contractor)	Scope as defined in tender.	As per Tender
8	HVAC	Approved Makes	Inclusion of Dry Scrubber (Zeco/Systemair), PUF (Beardsell), AQ Monitor (Intelligreen), Cooling Tower (Paharpur/Advance)	The suggestion was reviewed and considered not to be accepted. The approved makes as in the bid documents remain as such.	As per Tender
9	High & Low Side HVAC	BOQ	Request for BOQ in Excel format	BOQ shared in the bid document can be derived and used; PDF tender prevails	As per Tender
10	High Side HVAC	Scope	Direct supply of Chiller by OEM	Yes; tender scope to be followed	As per Tender
11	High Side HVAC	Duty Benefits	EPCG/Duty benefit availability	No, it s not applicable.	closed
12	High Side HVAC	Technical Data	IO Summary for Chiller Plant Manager	It is available in the tender document.	As per Tender
13	High Side HVAC	Design Conditions	Condenser water temp feasibility (60°F)	As provided in the tender document.	As per Tender

14	High Side HVAC	Compliance	UL certification, BEE rating, COP/IPLV deviations	The parameters as provided in the tender document need to be complied with.	As per Tender
15	High Side HVAC	Technical Specs	Pressure drop, unloading %, insulation thickness, VPF, testing	The parameters as provided in the tender document need to be complied with.	As per Tender
16	HVAC	Documentation	Request for drawings, SLD, IO summary	Available documents shared in tender document	As per Tender
17	High Side HVAC	Chiller Starter	VFD vs Star-Delta	The approved makes as in the bid documents remain as such.	As per Tender
18	High Side HVAC	IO Summary	Required for estimation	As provided in the tender document.	As per Tender
19	High Side HVAC	Insulation	25mm vs 38mm mismatch	As provided in the tender document.	As per Tender
20	High Side HVAC	Heat Exchanger	ASME vs GB certification	The approved makes as in the bid documents remain as such.	As per Tender
21	High Side HVAC	Piping	Grooved vs flanged	The approved makes as in the bid documents remain as such.	As per Tender
22	High Side HVAC	COP deviation	Offered COP lower	The approved makes as in the bid documents remain as such.	As per Tender
23	High Side HVAC	IKW/TR deviation	Higher value proposed	The approved makes as in the bid documents remain as such.	As per Tender
24	High Side HVAC	ATCS	3 vs 5 chillers	The approved makes as in the bid documents remain as such.	As per Tender
25	High Side HVAC	Harmonics	Active filter requirement	The approved makes as in the bid documents remain as such.	As per Tender
26	High Side HVAC	Capacity tolerance	AHRI tolerance vs zero tolerance	The approved makes as in the bid documents remain as such.	As per Tender
27	High Side HVAC	CPM/ATCS Make	JCI requirement	The approved makes as in the bid documents remain as such.	As per Tender
28	Clause 1.1.1	IP Rating	IP54 vs IP42	The approved makes as in the bid documents remain as such.	As per Tender
29	Clause 1.1.4	Evaporator	38mm vs 19mm insulation	The approved makes as in the bid documents remain as such.	As per Tender
30	Clause 1.1.5	Heat Exchanger	Alternate standards	The approved makes as in the bid documents remain as such.	As per Tender
31	Clause 1.1.7	Harmonics	THiD reduction	The approved makes as in the bid documents remain as such.	As per Tender
32	Clause 1.1.8	Performance	Unloading/VPF mismatch	The approved makes as in the bid documents remain as such.	As per Tender
33	BOQ Sec	Marine Box	Optional removal	The approved makes as in the bid documents remain as such.	As per Tender

34	COMMERCIAL QUERIES	BOQ Format	Excel BOQ required	The approved makes as in the bid documents remain as such.	As per Tender
35	COMMERCIAL QUERIES	EMD	Waiver requested	The approved makes as in the bid documents remain as such.	As per Tender
36	COMMERCIAL QUERIES	Solvency	Not to be submitted	The approved makes as in the bid documents remain as such.	As per Tender
37	COMMERCIAL QUERIES	Performance BG	Corporate guarantee requested	The approved makes as in the bid documents remain as such.	As per Tender
38	COMMERCIAL QUERIES	Payment Terms	LC / advance / custom terms	The approved makes as in the bid documents remain as such.	As per Tender
39	COMMERCIAL QUERIES	Retention	Removal requested	As provided in the tender document.	As per Tender
40	LOW SIDE HVAC	AHU	Static pressure mismatch	As provided in the tender document.	As per Tender
41	LOW SIDE HVAC	DOAS	Static pressure mismatch	As provided in the tender document.	As per Tender
42	LOW SIDE HVAC	Approved Makes	Additional brands	As provided in the tender document.	As per Tender
43	LOW SIDE HVAC	Fans	Additional makes	As provided in the tender document.	As per Tender
Issued By:					
Project Management Consultant (PMC)					
Gopalpur Palm Resort Project					

Detailed Corrigendum-1 Arising out of discussion in Pre-Bid Meeting and Queries Received on published RFP No. File No.: PMC/SPL/GPR/2025/01 Dated 17.04.2026, For Supply, Installation, Testing & Commissioning of Water Cooled Screw Chillers and Allied Works - High Side HVAC System at Gopalpur Palm Resort for Swosti Premium Ltd.,Gopalpur, Ganjam

Corrigendum to Section :

Sl. No.	Provisions as at RFP of published bid document	Modification now made
1	DETAILED TENDER NOTICE)	
	1. Last Date & Time of issue of tender documents from 10.04.2026 to 27.04.2026 2. Last Date & Time of receipt of tender 28.04.2026 upto 3.00 p.m.	1. Last Date & Time of issue of tender documents from 10.04.2026 to 02.05.2026 2. Last Date & Time of receipt of tender 04.05.2026 upto 3.00 p.m.
2	Bid Data Sheet:	
	9.Availability of Tender Documents From 10.04.2026 to 27.04.2026 up to 5.00 PM – a) From the Swosti Hotels website - https://www.swostihotels.com/tenders.html	9.Availability of Tender Documents From 10.04.2026 to 02.05.2026 up to 5.00 PM – a) From the Swosti Hotels website - https://www.swostihotels.com/tenders.html
	10. Seeking Queries on RFP Document (Through email/Letter) 21.04.2026 upto 3:00 PM a) E-mail id. manoj@arkitechno.com b) Address : Swosti Hotels Corporate Office: Swosti Premium, Jaydev Vihar, Bhubaneswar – 751013, Odisha	10. Seeking Queries on RFP Document (Through email/Letter) 22.04.2026 upto 3:00 PM a) E-mail id. manoj@arkitechno.com b) Address : Swosti Hotels Corporate Office: Swosti Premium, Jaydev Vihar, Bhubaneswar – 751013, Odisha
	12 Last Date of Submission of Bids 28.04.2026 up to 3:00 PM (Sealed Envelopes at Swosti Corporate)	Last Date of Submission of Bids 04.05.2026 up to 3:00 PM (Sealed Envelopes at Swosti Corporate)
	13 Opening of Technical Bids 28.04.2026 at 4:00 PM in presence of PMC & Client	13 Opening of Technical Bids 04.05.2026 at 4:00 PM in presence of PMC & Client

All other terms and conditions of the Published Request for Proposal (RFP) remain unchanged.