

MINUTES OF PRE-BID CONFERENCE HELD AT LIOC HEAD OFFICE 18-Dec-2024

LIOC/ENG/PT/03/2023-24: PROPOSED INTERIOR FINISHING WORKS FOR LANKA IOC PLC HEAD OFFICE AT THE 21ST FLOOR, WEST TOWER, WORLD TRADE CENTRE, SRI LANKA

Those Present:


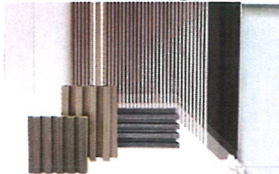
LIOC

1. Mr. Sandeep Gupta VP (Engg)
2. Mr. Buwaneka Abeysundera, Jnr. Exec. (Engg)

Bidder's Representatives (Company Name):

1. S & T Interiors
2. Envision Lanka
3. Converge Design Studios
4. Widac
5. RS Trading Pvt Ltd
6. Westgate International (Pvt) Ltd
7. Jn Interiors (Pvt) Ltd
8. Leema Creations
9. Alpha Industries

The following queries were raised by the bidders.


S/N	Bidder	Query Raised	Response by LIOC
1	M/s Envision Lanka Private Limited.	There is no detail drawing and specification to TD2 and TD3 doors.	Specification for TD2 & TD3 is mentioned in the BOQ. The location of the drawings have been marked in the drawing and uploaded in the tender website as Door Layout.
		In the drawing there are loose furniture's, but there is specification and BOQ item for loose furniture's. Does it include in our scope? If not need specification and BOQ item for that.	Loose furniture is not in scope of this tender.
		Photo, size and type of floor tiles are required to price the BOQ item	Niche Insignia Oasis Collection (80x80cm) - Rocell 
		Thickness, size, color and brand (if needed) of fluted panel are required.	Aesthetically equivalent to the image (WPC Wood Finish) Width 200-220mm Thickness-25-30mm Length-2.5-3m  Reception area- fluted strip(Slat) 12 x 2.5 cm

Sandeep

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		Size, color and relevant technical and detail design required for ceiling panel.	Existing grid ceiling to be remained Newly added ceiling to be gypsum painted finish bulkhead ceiling with LED lighting system (color to be confirmed in the construction stage)
		In the BOQ, TV size is mentioned as 75' but in the specification TV size is mentioned as 105'. Need specific size, (if needed).	Size mentioned in BOQ prevail. (75')
		There are joineries in the design, but no specification or BOQ item for joineries. Does it include in our scope?	All items in joineries are in scope of tender.
		What is the skirting material in the reception area?	100mm Teak (class 01)
		Need elevation detailed drawings.	Ref: dwg sheet no. 23 Please refer 3D rendering
		what is the joint material / metal inlay requirement or type in the joint of carpet flooring and timber flooring, and tile flooring timber flooring?	10mm S/S beading 
		Need detailed drawing of company logo.	Uploaded in tender website.
		There is no any detail regarding HVAC system in the bidding documents (specification, drawing and BOQ).?	HVAC system is already included in the 21 st floor, however, where any alterations are required, the work will be done by World Trade Centre Management "Overseas Reality" close coordination to be done by successful party.
		There is no any detail regarding Fire system in the bidding documents (specification, drawing and BOQ). ?	Fire system is already included in the 21 st floor, however, where any alterations are required, the work will be done by World Trade Centre Management "Overseas Reality" close coordination to be done by successful party.
		What is the raised floor height in auditorium flooring?	6-8 inches depending on the suggestion given while working on auditorium.
2	M/s Converge Design Studio	There is no any BOQ item to claim the cost incurred for contractor due to submission of performance and advance payment guarantees, please clarify	Tender conditions prevail.
		There is no any BOQ item for workers compensation insurance against accidents and injury to contractor's personnel, please clarify	Workman compensation is in the scope of the tenderer, kindly refer page no. 33, clause 31 of technical bid for workman compensation
		As per the contract document client request contractors site staff personnel, but theres' no provision included in BOQ to claim there monthly salaries, please clarify	Successful bidder to have their own project management team as mentioned in page no. 30 clause 19 of tender document. No sperate payment will be done on this behalf.

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		Please clarify bidder need to quote for professional sum items or not	Tenderer to quote only for BOQ items mentioned on % basis any conditional bids will be rejected.
3	M/s Interiors Private Limited	Please provide the plans, elevation and details in CAD	The following is updated in the tender website.
		Please provide the specification of finishes	To comply with 3D drawing and CAD.
		Please provide the thickness of the gypsum partition	Thickness is mentioned as 12mm under BOQ item 3.2 A. Overall thickness of partition wall will be 100-110 mm
		Glass partitions - We note the specifications calls for 8mm float glass to be used for partitions, considering the fragile nature of float glass we don't recommend using float glass in office environment and toughened glass is recommended which is safer option. Please advise	This is a typographical error it should be 8mm tempered glass.
		Door Ironmongery - For Door D3, a provisional sum is mentioned for Ironmongery whereas for other doors no provisional sum is mentioned. Please provide a provisional sum for other doors or please provide the ironmongery schedule with details. Also please clarify whether electronic access control system is part of this tender. If yes, please provide the details	All doors should include ironmongery. Iron handle and mongeries with door closes and stoppers. Access control system is not part of the tender.
4	M/s Alpha	Can provide the Layout (Auto CAD) drawings, Partition, Ceiling ?	Uploaded in tender website.
		Can provide the Elevation, Section details (Auto CAD) drawings of Partition, Ceiling, Doors ?	AutoCAD drawing provided in tender website.
		Need the Ironmongery schedule for doors.	Mention under point no. 3 - Door Ironmongery in this document.
		Can provide the specification sheet of Partition, Ceiling & Doors. ?	Given in BOQ items

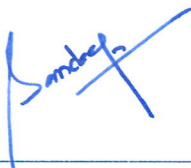
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5		<p>“PRELIMINARIES</p> <p>Handling of material</p> <p>Allow lump sum for vertical transportation and handling resources and required materials within property.”</p> <p>Q. We are not quoting for hoist charges. Please let us know whether we can use the service lift for goods and labor transportation. Also the size of the lift.</p>	<p>WTC service lift can be accessed in coordination with WTC management “Overseas Reality”.</p>
		<p>‘FLOOR CARPET TILING</p> <p>Supplying and laying of approved carpet tile with underlayer of approved quality and colour, rate shall include preparation of surface to receive carpets with bedding and adhesive as necessary. All complete as per Drawings and manufacture's specification.’</p> <p>Q. To install Carpet tile, we are using glue down method.</p> <p>There is no underlay used for carpet tiles. If there is a requirement of underlay, we need to go for wall to wall carpet. Please clarify.</p>	<p>Individual carpet tiling to be layed as per approved design & colour.</p>
		<p>ENGINEERED TIMBER FLOORING</p> <p>Laying of quality Engineered timber flooring with approved method. Rate shall include for necessary fixing and finishes as required. All complete as per Drawings, Specification and in accordance with approved sample.</p> <p>Q. Is it ok to use unfinish timber which we can finish at the site. There is an issue with ordering this quantity. Because this is not even half a container. In 3D flooring looks like veneer. Please clarify.</p>	<p>Only engineered timber flooring to be used with lip and tongue arrangement.</p>



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	<p>“Raised platform for auditorium. Rate shall include for necessary fixing and finishes as required. 2" x 1" box bar framework with 18mm thick plywood sheets (bare finish) rate including of anticorrosive paint” Q. What is the height of the raised floor.</p>	<p>6-8 inches depending on the suggestion given while working on auditorium.</p>
	<p>WALL FINISHES Gypsum wall Partitions 12mm thick gypsum wall partition with a framework and necessary finishes with approved samples. Sound Proofing to be done using glass wool. All complete as per Drawings and Specification. (Painting measured separately) Q. Is it compulsory to follow MLV system if not we can consider 50mm cavity with Rock wool with necessary channeling work, both side partition finish with gypsum board and paint finish. Only one side will be finish with acoustic panel. Total partition thickness will be around 110mm. Please clarify. Please clarify.</p>	<p>All partitions to be provided with rock wool filling, whereas the auditorium partition to be provided with MLV.</p>

Randeep

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	<p>Glass Partitions 8mm thick full height clear float glass partition including powder coated Aluminum shop front frame All complete as per Drawings and Specification. Q1. According to the 3Ds we can't see mullions or transoms. Hence shall we consider the Shopfront profile right around and glass to glass joints in the middle. If there is no separators in middle hope we need to increase thickness to 10mm. Please clarify. Q2. Furthermore, we are not recommending clear glass for full height glass partition.</p>	<p>The following is a typographical error, the item should be 8mm thick toughened/tempered glass.</p>
	<p>Timber strip fluted panel Partitions "Approved quality timber strip fluted panel partition with a framework and necessary paint finishes. All complete as per Drawings and Specification." Q. Please provide details to cost</p>	<p>Mention under point no. 1 in this document.</p>
	<p>"Laminated finish timber strip fluted panel partition with a framework and necessary paint finishes. All complete as per Drawings and Specification." Q. Please provide details to cost</p>	<p>Mention under point no. 1 in this document.</p>
	<p>"Textured HDF panel Supply fixing of acrylic panel company logo with supporting frames as per drawings and specifications (2 Nrs)" Q. Please provide details to cost</p>	<p>Drawing is uploaded in website.</p>
	<p>"DOORS" Q. As per the given 3D images, door handles considered as 3 feet long . Please clarify.</p>	<p>12-20 inch depending upon door size and location.</p>

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	<p>“Provisional Sums Allow provisional sum for Stickers, Sinages, Art works, Pictures and other ornaments with hanging accessories.” Q. Please provide details for costing</p>	<p>It is required on need basis as per 3D drawing.</p>
	<p>“Allow provisional sum for wall papers” Q. Please provide details for costing. Such as rough area etc.</p>	<p>It is required on need basis as per 3D drawing.</p>
	<p>“Allow provisional sum for general electrical work for entire 21st floor including required main panel board, distribution boards, point wiring, inclusive of all conduits, termination, 30 AMP ELCB and all other accessories.” Q. Please provide details for costing</p>	<p>No alteration is allowed in existing WTC wiring by successful bidder, however electrical point location has to be provided wiring as per suggested point location.</p>
	<p>“Light Fittings (Typres- Drum Pendant, Ceiling recessed downlights, ceiling recessed LED lights, cord pendant lamp, soffit mounted round light, track light, cord pendant lamp, linear pendant, etc...)” Q. We are referring page no 68 of technical Bid document to price this item. Please clarify</p>	<p>Light fittings details are uploaded in tender website.</p>
	<p>“Provision of 75" 4K Inch Smart LED TV with Bluetooth, HDMI, USB, LAN connectivity with Screen Mirror facility . Allowed brands (Sony,Samsung, Panasonic, LG).”</p>	<p>Tender conditions prevail.</p>
	<p>“Provision for Motorized remote-control blinds (27 m2 blind area for board room)” Q. To price motors we need to know how many separators are there. Please provide a document / layout to count.</p>	<p>3-4 separators as per site condition.</p>
	<p>“General “ Q. Hope this is a measure and pay contract Please clarify</p>	<p>Yes it will be on measure and pay basis.</p>

Samuel

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