

**DMRC Replies to Queries by Prospective Bidders for Licensing of Commercial spaces at Concourse level of Shivaji Stadium Metro Station of Airport Express Line through open E-tender**

S/N	Query	DMRC Response
1	Clearly demarcate the area in terms of Carpet, Covered and Super area of the space to be handed over to successful bidder in order to help us evaluate the financial implications.	DMRC is tendering the area on concept of 'super area' which will be handed over to the successful bidder on 'as is where is basis'. Clause No. 3.3 of the tender document Page No. 50 shall be applicable. Kindly refer S/N 9 of reply to pre-bid queries.
2	Signages should be provided on outside and inside the station complex so that proper visibility of the tenant's is ensured.	Clause No. 11.5 of the tender document at Page No. 73-74 shall be applicable.
3	DMRC should segregate air conditioning line of the area offered under the tender from that of the balance station area.	<p>If technically feasible, segregation of Chilled/Return Water Supply Line will be permitted. The required work will either be carried out by DMRC or by Licensee with all cost to be borne by Licensee. DMRC will also charge 15% extra on the actual cost of work as its supervision charges, if works are carried out by DMRC. Licensee may also carry out works by its own i.e. segregation of Chilled/Return Water Supply Line under supervision of DMRC at his own cost. Licensee has to install all other facility viz. AHU/FCU/CSHU and connected distribution Supply and Return Ducts for the licensed area at his own cost. DMRC will provide all necessary support and supervision for the same. After segregation, air-conditioning charges will be carried out as per BTU Meter Readings. Tariff charges for BTU metering will be as under:</p> <p>1. Charges of Air conditioning will be based on BTU / TR of actual consumption.                  2. The equivalent BTU / TR shall be as under:                  a. 1 Tr = 1.494 units (KVAH)                  b. 10,000 BTU = 1.245 units (KVAH)</p> <p>Equivalent Energy units derived on the above basis for the cost of providing chilled water supply by DMRC shall be charged based on same category energy unit rate applicable in terms of para 1.5 of original conditions. In addition to above, 20% charges over &amp; above on these air conditioning charges will be added as Operation &amp; maintenance charges for the high end installations maintained by DMRC at stations viz. chillers, Pumps etc. If segregation is not technically feasible, air conditioning will be provided as defined in Clause No. 2.1 of Annexure IV.</p>
4	After segregation, the successful bidder should be charged as per the BTU Meter reading which shall be put up by the successful bidder himself.	Kindly refer S/N 3 above
5	Since it is an underground station and the water consumption shall not be much, thus the successful bidder should only be charged as per the readings water meter installed as per statutory charges.	Water shall be charged on actual consumption based on meter reading. Meter is to be installed by the successful bidder as per the specifications of DMRC after approval.
6	DMRC should ensure that air-conditioning GPM and tonnage is provided on the basis of 150sqft/TR of the area tendered.	Air-conditioning GPM and Tonnage will be provided on the basis of 150 sqft per TR of the carpet area.
7	The eligibilty creteria should be reduced from 9 crores to 4.5 crores	No change in tender condition for eligibility criteria. Kindly refer Chapter 3 of tender document at Page No. 10.
8	Please provide and identify space for keeping ODU's, space for Antenna, V-Sat at technically feasible location only.	To be provided by DMRC as per requirement provided by the successful bidder, if found feasible.

9	Please provide fresh air and exhaust shaft as fresh air provisioning is must for the area tendered as server room and pantry will need exhaust.	The offered area is "as on where is basis" ,no fresh air supply and exhaust provisions exists.However,if technically feasible, fresh air supply/Exhaust provisions may be provided to licensee with all cost to be borne by the licensee.
10	DMRC is requested to provide space for upgradation/ alteration of HVAC system at free of cost as it will be done only if there is a constraint in terms of necessary infrastructure which is imperative for operationalising the area tendered. As, otherwise this should have been provided by DMRC. Augmentation cost can be incurred but not the cost for the space required for augmentation.	DMRC is tendering the area on concept of 'super area' which will be handed over to successful bidder on 'as is where is basis'. Usage of the area is to be decided by the successful bidder as per their requirement and quote their financial bid accordingly.
11	DMRC should provide chilled water round the year rather than the specified period and the same should be billed through BTU Meter round the year based on actual usage.	<p>Operating time of chiller at SJSU station is 0800hrs to 2100hrs for period of 15th March to 15th November. For other time period, chillers along with Pumps &amp; cooling tower will be made operational only for licensee. For the same after technical feasibility, segregation of air-conditioning load of DMRC &amp; Licensee will have to be carried out by augmentation works of Chilled / return water pipeline system with all cost on Licensee account. The required work will either be carried out by DMRC or by Licensee with all cost to be borne by Licensee. DMRC will also charge 15% extra on the actual cost of work as its supervision charges, if woks are carried out by DMRC. Licensee may also carry out works by its own under supervision of DMRC at his own cost.</p> <p>Actual electrical consumption metered at Electrical panel ( common for chiller, pumps &amp; cooling tower etc) will be considered as total electrical consumption and tariff shall be charged based on above along with 20% charges over &amp; above as Operation &amp; maintenance charges for the high end installations maintained by DMRC at stations viz. chillers, Pumps etc.</p> <p>For time other than 0800 hrs to 2100 hrs for period of 15th March to 15th November, for which chillers are made operational for sole purpose of Licensee, Licensee has to keep their loads at least 40% of Chiller rating so as to made chiller operational, otherwise chiller may trip. In no case, DMRC will be responsible for operating chiller less than 40% loading.</p>

