

Proceedings of pre-bid meeting dated 03-12-2021 of E-Tender for construction of covered godowns in the State of Punjab (Tender ID: 2021_FCSCA_77830_1):

A Tender notice was published by PUNGRAIN in the press on 30-11-2021 for E-Tender for construction of covered godowns in the State of Punjab. The tender form along with detailed terms & conditions was uploaded on e-tendering website <https://eproc.punjab.gov.in> on 30-11-2021. A pre-bid meeting was held on 03-12-2021. The list of prospective bidders who attended the meeting is attached herewith. The issues discussed in the meeting and clarifications given thereof are as follows:

S. No.	Query raised by bidder(s)	Clarification/Response of the Pungrain
1	The bidders raised the issue that rentals and PMS charges proposed in the tender document are on Actual Utilization Basis and requested to pay these charges on full capacity basis irrespective of the quantity of foodgrains stored.	It was informed to the bidders that as no guarantee has been given by FCI/GoI, therefore, rent/storage charges would be paid to the bidder(s) Actual Utilization Basis (AUB).
2	Whether co-ownership firm are allowed to participate as eligible bidder in the tender.	It was clarified that since the godowns are to be constructed on 'lease with services' basis, a legal entity is essential to ensure the safe and sound custody and maintenance of foodgrains stored in said godowns. As Co-ownership is not a legal entity, hence the bidders who are interested to participate jointly, may execute a Partnership Deed and only the legal entities as mentioned in the tender document will be considered.
3	Submission of CLU: Whether the site that falls in the Industrial Zone needs to submit CLU or not.	It was clarified that CLU is required for all the sites.
4	<p>Storage Charges:</p> <p>1. The bidders asked to provide 100% of covered storage charges from the first day of storage in the godown, allowed/mentioned in the Provisional Cost Sheet (PCS) issued by Department of Food and Public Distribution (DFPD), Govt. of India and not to deduct 15% charges from the same.</p> <p>2. A bidder asked to clarify the %age of deduction on the composite amount of Rs. 3.60 per quintal payable for the period up to 30th June.</p> <p>3. A bidder asked whether the storage charges would be paid as separate component i.e. Rent + PMS charges.</p>	<p>It was clarified that it has been clearly mentioned in the tender document that per quintal per month storage charges on Actual Utilization Basis (AUB) payable to the successful bidders by respective State agency, for a particular financial year w.e.f. 1st July till liquidation of wheat of that particular crop year, would be eighty five percentage of storage charges for covered storage allowed/mentioned in the Provisional Cost Sheet (PCS) issued by Department of Food and Public Distribution (DFPD), Govt. of India for the Rabi Marketing Season falling in that financial year.</p> <p>It was also mentioned that during the first year of storage of wheat of a crop year, composite storage charges for the period up to 30th June would be payable @ Rs. 3.60 per quintal only or as provided/allowed in the PCS issued by DFPD, GOI for that particular year.</p> <p>It was also clarified that rent and PMS charges would not be paid separately and all components will be paid together as storage charges, on monthly basis.</p>

	4. A bidder asked for current and last year's covered storage charges as per Provisional Cost Sheet (PCS) issued by Department of Food and Public Distribution (DFPD), Govt. of India.	<p>Storage charges for covered storage allowed/mentioned in the Provisional Cost Sheet (PCS) issued by Department of Food and Public Distribution (DFPD), Govt. of India since 2016-17 are as follows:</p> <table border="1" data-bbox="857 298 1349 602"> <thead> <tr> <th>Year</th> <th>Rate per quintal per month (Rs.)</th> </tr> </thead> <tbody> <tr> <td>2016-17</td> <td>6.76</td> </tr> <tr> <td>2017-18</td> <td>7.40</td> </tr> <tr> <td>2018-19</td> <td>8.60</td> </tr> <tr> <td>2019-20</td> <td>9.36</td> </tr> <tr> <td>2020-21</td> <td>10.42</td> </tr> <tr> <td>2021-22</td> <td>10.78</td> </tr> </tbody> </table>	Year	Rate per quintal per month (Rs.)	2016-17	6.76	2017-18	7.40	2018-19	8.60	2019-20	9.36	2020-21	10.42	2021-22	10.78
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5	Some bidders have asked to allow to utilize additional land available in the existing covered/PEG godowns.	It was clarified that the investors can utilize the excess land offered in previous scheme, subject to the compliance of provisions of the scheme under which such godowns were constructed previously.														
6	In case, godown remains underutilized, can be lease out the unutilized capacity by godown owners to some other party.	It was clarified that as of now, unutilized capacity cannot be leased out to anyone else by the godown owner. However, if there is any change in stand regarding the same, the same will be duly communicated to bidders.														
7	Whether only wheat would be stored in the new covered godown or any other commodity can also be stored by the State Agency.	It was clarified that the new covered godowns would primarily be used for storage of wheat only. However, if required, the concerned State Agency may store paddy/rice or other foodgrains also in these godowns.														
8	Insurance of Stock: Some bidders have asked that since the ownership of the stock is of FCI, the responsibility of taking stock insurance should be with FCI or the tender may have a provision that cost of insurance to be reimbursed by the agency on actual basis.	<p>It was clarified that the covered storage charges as provided/allowed in the Provisional Cost Sheet (PCS) issued by Department of Food and Public Distribution (DFPD), Govt. of India, include cost of insurance of the stock.</p> <p>Therefore, the investor will have to keep the scheduled property and the stocks duly insured at all times during the hiring period at his cost as mentioned in the tender document.</p>														
9	A bidder asked if he offer to construct covered godown by 31st March 2023, then 7 years hiring period will start from 2023.	It was clarified that if the concerned State Agency takes over the godown complete in all respects on 31st March 2023, then 7 years hiring period will commence from that day.														
10	Whether there will provision of payment for over and above utilization of capacity of covered godown.	It was clarified that these covered godowns will be hired on Actual Utilization Basis (AUB).														
11	A bidder asked that on AUB, how payments will be calculated.	<p>It was clarified that storage charges would be payable for average storage during the month.</p> <p>The average will be calculated as follows: $(\text{Opening stock as on 1st day of month} + \text{Closing stock at the end of month}) / 2$</p> <p>e.g. Opening Stock = 110000 quintal Closing Stock = 100000 quintal</p> <p>Average = $(110000+100000) / 2 = 105000$ quintal</p>														
12	Whether if the bidder can apply for 25% excess capacity for any location as there is provision 25%	It was clarified that the location wise capacities indicated in Schedule-1 may be increased or decreased by 25% as per the														

	increase or decrease in capacity in tender document.	requirement of State Govt. Agencies. However, this would be at the sole discretion of concerned State Agency and the bidder may offer only for capacity as mentioned in Schedule-1 of the tender document.
13	Whether applicable GST amount will be given along with rent/storage charges or not.	It was informed that as of now, GST is not applicable on storage and preservation operations of foodgrains. However, in future, if GST is levied, the bidder shall have to deposit the required GST, if any, with the concerned authority and submit claims along with the proof, with the concerned State Agency for reimbursement of GST deposited by investor.
14	Whether the existing CAP owner can construct covered godown on the same land where CAP has been constructed.	It was clarified that existing CAP owner can construct covered godown, as per specifications mentioned in tender document, on the land presently being utilized/leased out to State Agency for storage of wheat on open plinth. In such case, if the bid is approved, the concerned State Agency and owner will have to terminate the existing agreement and owner will have to ensure liquidation of wheat stocks stored in such CAP/Open plinths.
15	Whether experience of any food items like fruits and vegetables will be allowed or not.	It was clarified that the PMS experience of foodgrain i.e. Wheat and Rice will only be considered. However, in case, the bidder has Warehousing Development and Regulatory Authority (WDRA) license, the previous experience can be considered.
16	Whether Department provide any subsidy to investors for construction of covered godowns.	It was clarified that Food Department or State Procurement Agencies (SPAs) will not provide any subsidy/concession to the investors. However, the interested investors can approach NABARD/banks for subsidy, if available under any scheme.
17	Whether leading road to the proposed site can be brick paved/interlocking tiles.	The road leading to the Covered Godowns must be motorable as mentioned in the tender document and width of such road should be enough for parallel movement of two trucks.
18	Whether two adjoining covered godown can have common boundary.	It was clarified that each godown must have a separate boundary and other required facilities.
19	Who will take delivery of wheat stocks in the godown?	It was clarified that concerned State Agency will take delivery of wheat stocks in the godown and only allocated agency's stocks will be stored in the godown. However, FCI and State Agency can conduct inspection of stocks any time.
20	Whether experience of PMS of any partner will be considered in a partnership firm.	It was clarified that the entity, applying for the tender, should have experience in its name.