

Minutes of the Pre-bid meeting for 'Upgradation of Aranya Bhawan, Panjabari, Guwahati.'

Date: 16.10.2025

Time: 12:30 PM

Venue: Wildlife Conference Hall, Aranya Bhawan

IFB No. APFBC/PMU/Phase-II/RWAB/2025/397/12 dated 8th October 2025

The following APFBCS officials and prospective vendor representatives were present at the pre-bid meeting:

Officials of the APFBCS:

- | | |
|-------------------------|---|
| 1. Shri Sandeep Virmani | : Finance Advisor, PMU, APFBC Society |
| 2. Shri Abhinav Singh | : Engineer (Building), PMU, APFBC Society |
| 3. Smti. Rehena Sultana | : Procurement Executive, PMU, APFBC Society |

Representatives of the Firms (Physically Present):

- | | |
|---------------------|---------------|
| 1. Shri Rahul Kedia | : M/s Matrix. |
|---------------------|---------------|

*Attendance sheet of the meeting is enclosed at **Annex-1**.*

1. The Chairperson of the Bid Evaluation Committee welcomed all participants to the pre-bid meeting and briefly outlined the purpose of the meeting pertaining to the work "Upgradation of Aranya Bhawan, Panjabari, Guwahati."
2. During the meeting, APFBCS officials addressed queries from the representatives of the attending firm. Responses to the questions raised during the meeting, as well as those received via email, have been included in the minutes, which are enclosed as **Annex-2**.

Sd/-
Project Director
PMU, APFBCS

Memo No: APFBC/PMU/Phase-II/RWAB/2025/397/24-A

Dated 17th October 2025

Copy to:

1. All concerned officials of the APFBCS joined the meeting.
2. Email to the Bidder: **(1) M/s Matrix**, Email: matrix.rk02@gmail.com

Annexure-2

Queries and responses regarding IFB No. APFBC/PMU/Phase-II/RWAB/2025/397/12 dated 8th October 2025, for the work 'Upgradation of Aranya Bhawan, Panjabari, Guwahati

#	Reference	Existing Clause	Queries	PMU's Responses
1.	Section-V: Works Requirements, Technical Specifications-Civil Works, Page no. 36	Sl. 28- Designing, fabricating, installing Fenesta make Aluminium windows	Fenesta Aluminium Windows - Quantity shown as 1 Lot. Kindly share window schedule with dimensions, type (sliding/casement/fixed), glass specification (clear/toughened/DGU), and floor-wise distribution (Ground, First, Second floor, etc.). - Please indicate sill height and whether mosquito mesh or ventilators are included.	Window Code: 1 Location: GF FRONT SIDE System: Luxury Casement Window (Alu) Design: Fix Both Sides: Pristine White Frame Mullion: 59mm/AC39PT01 Glazing: SG TGH 5MM Size (m): 2.020w x 0.400h Qty: 18Nos Window Code: 2 Location: GF FRONT SIDE System: Luxury Casement Window (Alu) Design: Fix Casement R Both Sides: Pristine White Handle Colour: White SH Handle: Offset Handle Hinge Type: Friction Stay (2Pt Gasket Seal) Glazing: SG TGH 5MM Size (m): 2.020Wx1.155h Qty: 18Nos Window Code: 3 Location: GF VENTILATOR System: Luxury Casement Window (Alu) Design: Fix Both Sides: Pristine White Frame Mullion: 59mm/AC39PT01 Glazing: SG TGH 5MM Size (m): 1.080Wx0.400h Qty: 2Nos

#	Reference	Existing Clause	Queries	PMU's Responses
				Window Code: 4 Location: GF SL WINDOW System: Luxury Casement Window (Alu) Design: Fix casement R Both Sides: Pristine White SH Handle: Offset Handle Hinge Type: Friction Stay (2Pt Gasket Seal) Glazing: SG TGH 5MM Size (m): 1.090Wx1.200h Qty: 2Nos Window Code: 5 Location: GF CASEMENT W System: Luxury Casement Window (Alu) Design: casement Awn Both Sides: Pristine White Handle Colour: White TH Handle: Offset Handle Glazing: SG TGH 5MM Size (m): 0.610w x 0.840h Qty: 1No Window Code: 6 Location: 1ST FLOOR FRONT V System: Luxury Casement Window (Alu) Design: Fix. Fix. Both Sides: Pristine White Frame Mullion:59mm/AC39PT01 Glazing: SG TGH 5MM Size (m): 2.020w x 0.445h Qty: 12Nos Window Code: 7 Location: 1ST FLOOR FRONT S System: Luxury Casement Window (Alu)

#	Reference	Existing Clause	Queries	PMU's Responses
				Design: Fix. Casement R Both Sides: Pristine White Handle Colour: White SH Handle: Offset Handle Hinge Type: Friction Stay (2Pt Gasket Seal) Glazing: SG TGH 5MM Size (m): 2.020w x 1.155h Qty: 12Nos Window Code: 8 Location: 1ST FLOOR VENTILATOR System: Luxury Casement Window (Alu) Design: Fix. Fix Both Sides: Pristine White Frame Mullion:59mm/AC39PT01 Glazing: SG TGH 5MM Size (m): 2.020w x 0.445h Qty: 1No Window Code: 9 Location: 1ST FLOOR VENTILATOR System: Luxury Casement Window (Alu) Design: Casement Awn. Casement Awn Both Sides: Pristine White Handle Colour: White Frame Mullion:59mm/AC39PT01 Glazing: SG TGH 5MM Size (m): 2.020w x0.600h Qty: 1No Window Code: 10 Location: 1ST FLOOR FIX System: Aluminium Coupling System (Alu) Design: Bay 2 Facet Both Sides: Pristine White

#	Reference	Existing Clause	Queries	PMU's Responses
				Frame Mullion:74mm/AC39PT02 Glazing: SG TGH 5MM Coupler: CPLR 100X25MM_SD_CD Size (m):4.820w x1.890h Qty: 1No Window Code: 11 Location: 1ST FLOOR FIX System: Luxury Casement Window (Alu) Design: Fixed Both Sides: Pristine White Glazing: SG TGH 5MM Size (m):0600w x0.600h Qty: 1No
2.	Section-V: Works Requirements, Technical Specifications-Civil Works, Page no. 36	Sl. 27- Designing, fabricating, installing of Soffit ceiling wooden finished	False Ceiling (Wood Finish Soffit) - Please confirm whether it is gypsum board with laminate finish, PVC panel, or real wooden soffit ceiling. - Confirm inclusion of framework, polish/veneer/laminate finish, and ceiling height levels	Make: VOX, Pare, or equivalent Material: Rigid PVC (Polyvinyl Chloride) soffit ceiling panel – durable, aesthetic, and low-maintenance alternative to wooden or metal soffits. Surface Finish: Semi-gloss wood-grain texture Colour & Finish: Nature Golden Oak (Natural wood-grain, semi-matt surface) Dimensions: Panel Size: 2.9 m × 0.30 m Overall Width: 340 mm Usable Width: 300 mm Thickness: 1.2 mm Model: ○ SVP-08 Soffit Panel (3.05 m) ○ SVP-15 J-Trim (3.05 m) ○ SVP-18 T-Trim (3.05 m) Inclusions: Complete installation with framing, loading, and unloading.

#	Reference	Existing Clause	Queries	PMU's Responses
3.	Section-V: Works Requirements, Technical Specifications- Security Room-1, Page no. 41	Sl. 33-Item no. 26.93.1 Providing and fixing of façade at all heights with extruded hollow Clay / Terracotta ventilated rainscreen tiles of height 259/ 309/ 409mm and length of 1190 mm of approved texture, design and pattern having Flexural Strength/ Modulus of Rupture of ? 14 N/m ² and maximum water absorption of 10% tested as per ISO 10545-4:2004(E) and ISO 10545-3:1995 respectively in true level fixed to a supporting aluminium framework (Alloy 6063 T5/T6) consisting of vertical 'T' (for intermediates)/ 'L' (for ends/ termination)/ Tubular sections (at corners) of size 80x60x2mm/ 40x60x2mm/ 40x40x2mm respectively, spaced at maximum spacing of 1200mm c/c matching to the tile vertical grid, and horizontal aluminium 'C'-clamps of size 56x34x2 mm thickness of length 150mm at junction of tiles and of length 75mm at wall ends/ corners fixed on top of the vertical sections at spacing of 250/ 300/ 400mm c/c matching to the tile horizontal grid with two numbers of self-drilling / self-tapping SS screws of size 5.5x25 mm with EPDM washers. The	Terracotta Facade Tiles - Kindly confirm the type of sub-framing/support system, tile size, and approved make.	Terracotta jali of size 200x200x66 mm supported on a RHS 66x33x2.9 mm main frame with 1.2 mm internal members and 25x5 mm MS flat grid at 200x200 mm spacing of approved make Jindal, Tata or Equivalent. Terracotta jali shall be of approved make Nuvocotta or equivalent, with all steel members finished in anti-corrosive coating.
4.	Section-V: Works Requirements, Technical Specifications- Electrical Works-Non Scheduled Items, Page no. 37	Sl. 9: Supplying, installation, testing and commissioning of the outdoor pole light of Pole Height - 3m, 2x 20W LED, 4000K as required and as directed by the department	Lighting Fixtures - Specify make/model for the following: a) Outdoor pole lights (2x20 W, 3 m) b) Garden bollard lights (9 W) c) Wall washer lights (20 W) d) Surface downlighters (8 W) e) Glove lights (boundary wall) - Confirm if wiring, junction boxes, poles, and foundations are included in each item.	Outdoor Pole Light: Type: 2x20 W LED, 4000 K, IP65 rated Mounting: 3 m height, powder-coated aluminium pole with built-in driver Recommended Make / Model: Pluto (Black,Built-in LED) / Philips GreenVision / Wipro Verge, or equivalent approved make Scope: Includes supply, installation, testing & commissioning with pole, civil foundation (PCC/CC), cable trenching, junction box, wiring, earthing, clamps, and all mounting accessories.

#	Reference	Existing Clause	Queries	PMU's Responses
		Sl. 10: Supplying, installation, testing and commissioning of the Pluto (Black, Built-In LED) Garden Bollard, 9W, 3000K Dimension- H80 x L20.3 x W20.3 CM as required and as directed by the department		Garden Bollard Light: Type: 9 W, 3000 K, IP65 rated, built-in LED Dimensions: H 80 × L 20.3 × W 20.3 cm Recommended Make / Model: Nola (Built-in LED) / Jaquar JBG09 Bollard / Havells Outdoor Bollard, or equivalent approved make Scope: Includes supply, installation, testing & commissioning with base plate, foundation block, underground wiring, junction box, and necessary civil work.
		Sl. 11: Supplying, installation, testing and commissioning of the Nola (Built-In LED Wall Washer) Wall Light (IP65 Rated) 20W, 3000K Dimension- H10.2 x L10.2x W10.2 CM as required and as directed by the department		Wall Washer Light: Type: 20 W, 3000 K, IP65 rated, built-in LED Dimensions: H 10.2 × L 10.2 × W 10.2 cm Recommended Make / Model: Nola LED Wall Washer / Philips SmartBright BVP161 / Wipro LumaLine, or equivalent approved make Scope: Includes complete installation with surface mounting hardware, wiring, junction box, conduit embedding, and minor civil finishes restoration.
		Sl. 12: Supplying, installation, testing and commissioning of the Surface mounted Downlighter, 8W 4000K, IP65 as required and as directed by the department		Surface-Mounted Downlighter: Type: 8 W, 4000 K, IP65 rated Recommended Make / Model: Zenith Surface / Philips SmartBright DN065B / Wipro Garnet Surface, or equivalent approved make Scope: Includes supply and fixing with driver, junction box, wiring, and ceiling preparation as required. Recessed COB Downlighter: Type: 12 W, 4000 K, IP65 rated Recommended Make / Model: Zenith Recessed COB / Philips GreenLED COB DN020B / Havells Endura COB, or equivalent approved make. Scope: Includes installation with ceiling cutting, mounting clips, driver connection,

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		Sl. 13: Installation of glove light on boundary wall in including making good the damage, connection, testing, commissioning etc. as required		junction box, wiring, and finishing work. Globe Light (Boundary Wall): Type: 12 W LED, 3000 K, IP65 rated, surface-mounted decorative globe fixture for exterior use Dimensions: Ø 250 mm (approx.), UV-stabilized polycarbonate globe with powder-coated aluminum holder/base Recommended Make / Model: Philips Deco Globe / Jaquar Orb Series / Havells Gloria, or equivalent approved make Scope: Includes complete supply and installation with wall-mounted brackets, junction box, concealed wiring, necessary conduit, and associated minor civil finishing/restoration works.
5.	Section-V: Works Requirements, Technical Specifications- Electrical Works-Non Scheduled Items, Page no. 37	Sl. 14: Electronic Access to Aranya Bhawan	Electronic Access System - Quantity mentioned as 1 Lot. Please confirm number of doors/points, system type (biometric/RFID/keypad), and integration with existing security network.	The Electronic Access Control System (EACS) is proposed for 3 nos. of doors for entry to Aranya Bhawan and 1 no. door for entry to the new GIS Laboratory Facility to ensure secure, auditable, and restricted access to authorized personnel only. The system will control four entry/exit doors using dual-factor authentication (smart card and biometric) and will feature high-reliability components from reputed brands such as Honeywell, HID Global, or Suprema. Each access point will include multi-factor biometric readers with offline capacity for up to 5,000 users, IP65/IK08-rated durability, and TCP/IP network connectivity. The door controllers will be scalable, network-based, and equipped with at least four hours of power backup. Locking mechanisms will be selected per site survey, ensuring safety through fail-safe and fail-secure configurations with supporting accessories like door closers, sensors, and emergency exit buttons. The Central Management Software (CMS) will offer a web-based interface for real-time

#	Reference	Existing Clause	Queries	PMU's Responses
				monitoring, centralized enrolment, access scheduling, and one-year audit logging, along with API support for integration with HR or CCTV systems. The vendor must provide a detailed integration plan covering biometric data handling, network setup, and power distribution. Implementation will follow a structured, six-week, milestone-based approach—covering design, installation, configuration, and training—culminating in a system handover, with a minimum 24-month warranty and an optional 3-year AMC proposal.
6.	Section-V: Works Requirements, Technical Specifications-Civil Works, Page no. 36	Sl. 29: Providing and fixing of 20W solar street lights with 18Ah battery	Solar Street Lights - Kindly specify pole height, solar panel wattage, battery capacity, and type of pole foundation.	The Solar Street Light proposed is an integrated (All-in-One) LED Solar Street Light with the following specifications: Luminaire: 20 W LED, 4000 K, IP65 rated, with built-in charge controller and automatic dusk-to-dawn operation. Solar Panel: 40 W (Mono / Polycrystalline) high-efficiency solar PV module, framed in corrosion-resistant aluminium. Battery: 12.8 V, 18 Ah LiFePO₄ (Lithium Iron Phosphate) battery integrated within the luminaire housing for compact and maintenance-free operation. Pole Height: 5.0 metres above ground level, hot-dip galvanized octagonal pole with suitable mounting bracket and control gear box (if required). Pole Foundation: RCC foundation block of size 450×450×300 mm (M15 grade) with anchor bolts, base plate, and grouting as per site conditions. Make: Philips / Havells / Wipro / Tata Solar / Equivalent approved make
7.	Section-V: Works Requirements, Technical	Sl. 1: Site Clearance and Dismantling of Works	Site Clearance / Dismantling - Item listed as 1 Lot. Please clarify the specific scope - existing works, rooms, or finishes to be	Site clearance and dismantling scope shall be as per actual site conditions. Kindly check this on site as per site condition.

#	Reference	Existing Clause	Queries	PMU's Responses
	Specifications, Page no. 45		dismantled.	
8.	General	-	Drawings & Layouts - Kindly share architectural, ceiling, and electrical layout drawings (if available) for proper quantity and rate assessment.	The site plan has been provided, and the scope of works shall be strictly as per the tender documents. The Good for Construction (GFC) drawings will be issued post award of work and upon commencement at site to the selected contractor, in compliance with government privacy and confidentiality protocols.
