



TT/ID(IAB)/2024-2025/ 330

27th March, 2025

Minutes of Pre-bid Meeting

Name of the work- Construction of Integrated Academic Block and Site Development Works at Babesa HSS, Babesa PS, Jungshina PS, Loselling MSS, Lungtenphu MSS and Sherabgatshel PS

Bid ref.no- TT/ID/GEN/2024-2025/310

Tender published date (Kuensel)- 22nd March, 2025

Pre-bid Meeting Date and Time- 27th March, 2025 (1400 Hrs BST onwards)

Venue- Conference Hall, Thimphu Thromde

Attendee:

1. Yeshe Wangdi, Chief Engineer, Infrastructure Division, Thimphu Thromde
2. Pema Choider, Principal TEO, Thromde Education Officer, Thimphu Thromde
3. Sonam Namgay, Executive Engineer, Infrastructure Division, Thimphu Thromde
4. Srijana Monger, Urban planner, UPD, Thimphu Thromde
5. Deki Peldon, Procurement Officer, Thimphu Thromde
6. Jigme Choden, Asst.Engineer, Infrastructure Division, Thimphu Thromde
7. Bidders' representative (List attached as annexure 1)

The Chief Engineer, Infrastructure Division welcomed and thanked the bidders for coming in pre-bid meeting and shared that Thimphu Thromde has initiated the design and build project for school buildings and similar procurement modality shall be adopted for other infrastructure development works if the project goes appropriately.

The Executive Engineer, Infrastructure Division welcomed all the participants to the pre-bid meeting and informed the floor that such a meeting is conducted in order to clarify any doubts related to the tender so that due consideration is made by the bidders at the time of bidding.

It was informed to all the bidders that the integrity pact should be signed by both the parties with witness at the time of acquiring of Bidding Documents and submit along with the tender document. Failure to submit the original integrity pact will lead to disqualification of bid. This agreement shall be a part of the Standard Bidding Document. It was also informed to the bidders to submit the addendum uploaded in Thimphu Thromde website (thimphucity.bt) together with the bid. This will also be a part of Standard Bidding Document. Further, the contractor should submit bid security declaration form instead of bid security.

The Executive Engineer, Infrastructure Division shared the evaluation criteria, ToR, BoQ and Schedule of payments.

The following were enquired and clarified during the meeting:

1. Bid Submission

The bidders shared concern on the limited time provided for the submission of the bid as there are topographical survey, master plan and conceptual plans to be submitted along with the bid for pre proposal evaluation.

Yeshe
Agul
Sonam Namgay
Pema Choider



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After thorough deliberation, it was decided to extend the dateline for bid submission to **30th April, 2025** on or before 1400 Hrs and the Bid opening shall take place on the same day as the closing day of the bid submission at Conference room of Thimphu Thromde, 3rd Floor, NPPF Building, Gongdzin Lam, Thimphu on **30th April, 2025 at 1430 Hrs.**

2. Incorporation of Occupational Health and Safety payment

Executive Engineer, Thimphu Thromde informed all the bidders that there is no separate BoQ for OHS. The bidders should consider that the BoQ under each milestone constitute of OHS and the bidders should fill the BoQ accordingly considering the OHS required until the completion of the work.

3. Preliminary Stage Criteria

Bidders shared concerns on the preliminary stage criteria especially on the requirement of 3D interior and walkthrough given that the time period is limited and there are no incentives provided for the bidders who do not get the work as the bidder has to pay the designer even if they do not get the work.

The revised pre-proposal criteria are-

- Overall master plan including topographical survey of 1m interval contour- **[15 pts]**
- Conceptual plan as per ToR provided- **[30 pts]**
- Architectural drawings, work plan and procurement plan- **[20 pts]**
- 3D view exterior- **[10 pts]**
- Emergency exit plan- **[10 pts]**
- BBR and design code requirement to be met with building coverage- **[5pts]**
- Sanitation and Hygiene plan- **[5pts]**
- Natural lighting and ventilation- **[5pts]**

The minimum points for the bidders to qualify for the next stage remains the same i.e 70 pts.

4. Design code for each school

The bidders informed the team to provide information related to design code such as area type, number of floors, FAR and set back.

The details for each school are as provided below-

1- BABESA PRIMARY SCHOOL

(Location: Babesa, Thimphu, Plot No: BA1-247 and Thram No:6639)

- Area Type: Suburban III
- Number of Floors: 3 Floors without Jamthog or Basement
- FAR: 1.1
- Net Area: 22301.096 sqm
- 3m Setback from all four sides and the last projections

2- BABESA HIGHER SECONDARY SCHOOL

(Location: Babesa, Thimphu, Plot No: BA1-174 and Thram No: 6402)

- Area Type: Suburban III



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- Number of Floors: 3 Floors without Jamthog or Basement
- FAR: 1.1
- Net Area: 30919.9898 sqm
- 3m Setback from all four sides and the last projections

3- LUNGTENPHU MIDDLE SECONDARY SCHOOL

(Location: Lungtenphu, Thimphu)

- Area Type: Suburban III
- Number of Floors: 3 Floors without Jamthog or Basement
- FAR: 1.1
- 3m Setback from all four sides and the last projections

4- LOSELLING MIDDLE SECONDARY SCHOOL

(Location: Chang Bangdu, Thimphu, Plot No: CB1-270 and Thram No: 1868)

- Area Type: Urban I
- Number of Floors: 6 Floors without Jamthog or Basement
- FAR: 3.2
- Net Area: 25618.1062 sqm
- 3m Setback from all four sides and the last projections

5- SHERABGATSHEL PRIMARY SCHOOL

(Location: Dechencholing, Thimphu, Plot No: DL1-467 and Thram No: 7260)

- Area Type: Suburban I
- Number of Floors: 4 Floors without Jamthog or Basement
- FAR: 1.7
- Net Area: 6080.3182 sqm
- 3m Setback from all four sides and the last projections

6- JUNGSHINA PRIMARY SCHOOL

(Location: Jungshina, Thimphu, Plot No: JN1-362 and Thram No: 6489)

- Area Type: Suburban I
- Number of Floors: 4 Floors without Jamthog or Basement
- FAR: 1.7
- Net Area: 12949.8476 sqm
- 3m Setback from all four sides and the last projections

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Handwritten signatures and initials:
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5. Terms of reference

The bidders informed that some of the information are missed out from the ToR especially on the capacity of no of units of toilet for male and female students, no of units for male and female staff toilet, councilor room, exam cell, multipurpose hall and language laboratory.

The bidders are informed to consider the following requirements-

1. Student Toilets

Separate male and female student toilets shall be provided on each floor.

Male Toilets: 5 units per floor, including 4 units for regular students and 1 unit for students with special educational needs (SEN), along with urinals.

Female Toilets: 7 units per floor, including 6 units for regular students and 1 unit for SEN students.

2. Staff Toilets

Staff toilets shall be located near the staff room.

Male Staff: 3 units

Female Staff: 3 units

3. Counselor Room

The counselor room should have the capacity to accommodate 20 students.

4. Examination Cell

The examination cell should have a minimum area of 42 square meters.

5. Language Laboratory

The language laboratory should have the capacity to accommodate 20 students.

6. Multipurpose Hall

The multipurpose hall shall be located in the attic and must comply with the permissible area limits set by Jamtho regulations.