

## ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION

### CLARIFICATION FOR PRE BID QUERRIES FOR ENGAGEMENT OF CONSULTANTS FOR ARCHITECTURAL AND DESIGN SERVICES FOR PROPOSED Ph-2 OFFICE / COMMERCIAL BUILDING AT IT PARK,MANGALAGIRI, GUNTUR DIST.

Sl. No	Clause No / Page No	Description (Reference RFP Document)	Query Received	APIIC Reply
1.	Page No. 01	The Bidder has to pay Rs <b>2,40,000/-</b> in the shape of DD drawn in the name of APIIC Ltd, payable at Vijayawada towards Proposal Security fee (which is refundable for an Unsuccessful bidder).	<p>a) We request you to please consider Bank Guarantee for the same.</p> <p>b) Also please confirm whether Proposal Security will be refunded to successful bidder. We assume that it will be refunded on submission of Proposal Security</p>	<p>a) <b>Proposal security shall be in the form of Demand Draft only.</b></p> <p>b) <b>Proposal security will be refunded on submission of performance security and concluding the agreement by the successful bidder.</b></p>
2.	Page No. 10	Key Personnel (On-Site Core Team) 1 Chief Architect / Team leader 2 Interior DesignExpert 3 Structural Design Expert 4 MEP DesignExpert 5 Civil Engineer	<p>We understand that Key Personnel's listed here is a part of Design Team Not On-site Core Team We request APIIC to kindly elaborate the meaning of On-site. Also we are of the view that most of the designs are created by architects and engineers in their Design Studios/Head Office only frequent visit to sites are required during design stage. If required then a bidder can deploy an Architect in Vijayawada for day to daycoordination</p> <p>Please Clarify?</p>	<p><b>The team shall be with the personnel mentioned in RFP for this project at local office.</b></p> <p><b>However they should be available at site as and when required.</b></p>

3.	Page No. 11	l) The Consultant must have 'planned and designed' in the last five years, at least <b>ONE</b> Eligible assignment of office / Commercial building project with a total Plinth area of <b>10000 0 sq.ft</b> or more	We request that the experience of consultant should be considered from last 10 years. With at least <b>ONE</b> Eligible assignment of office / Commercial building project with a total Plinth area of <b>100000 sq.ft for one building with estimated Project Cost more than 100 Crores</b>	<b>RFP Condition holds good.</b>
4.	Page No. 16	The Applicant shall prepare one original set of the Proposal (together with originals/ copies of Documents required to be submitted along therewith pursuant to this RFP) and clearly marked "ORIGINAL". In addition, the Applicant shall submit 1(one) copy of the Proposal, along with Documents, marked "COPY".	We understand that the consultant need to submit Original +1 Copy of Technical proposal and Original of Financial Proposal.  Kindly confirm	<b>Yes</b>
5.	Page No. 19	Submission of Proposal The Applicants shall submit the Proposal in <b>hard bound</b> form with all pages numbered serially and by giving an index of submissions.	We request APIIC kindly accept the proposals in Spiral Bound form too.	<b>Yes</b>
6.	Page No. 25	<b>EVALUATION SHEET</b> <b>Past Experience</b> <b>Number of Projects &gt; 100000 sft in Plinth Area single project in any one year in last 5 years )</b> <b>&gt;=5 Nos</b> <b>&gt;=3 to &lt;5</b> <b>&gt;=1 to &lt;3</b> <b>NO Projects</b>	We request APIIC to kindly reconsider the evaluation criteria. Our suggestive criteria is given below: <b>Number of Projects &gt; 100000 sft in last 10 years )</b> <b>&gt;=5 Nos or cumulative of 500000 SQFT</b> <b>&gt;=3 to &lt;5 or cumulative of &gt;=300000 to &lt;= 500000 SQFT</b> <b>&gt;=1 to &lt;3 or cumulative of &gt;=100000 to &lt;= 300000 SQFT</b> <b>NO Projects</b>	<b>RFP Condition holds good.</b>

7.	Page No. 26	<b>Local Office at Vijayawada or Guntur city</b>	<p>Since most of the consultants do not have office in the required 2 cities we request APIIC to kindly take an undertaking from consultant confirming that they shall be opening their office with 1 month of signing of Agreement.</p> <p>We also request to kindly reconsider the evaluation criteria as <b>Local Office at Vijayawada/ Guntur city/ Hyderabadcity</b></p>	<p><b>Please verify Form-14 of RFP. The successful bidder should open local office within 2 weeks from the date of LOA.</b></p> <p><b>Clause No. 3.1.3 E in RFP hold good</b></p>
8.	Page No. 26	<b>Presentation on Project Vision, Conceptual Plans and Elevations</b>	<p>In the RFP the Project Site Location and Site plan are not clearly mentioned. Also the RFP does not provide us detail breakup of the requirements.</p> <p>Since a consultant need to prepare Concept Design for this project a detail requirement table is required to design a building. We request APIIC to provide the same.</p>	<p><b>Site Plan and Location plan is available in RFP.</b></p> <p><b>Consultant has to design Typical building for office space, IT space and commercial space.</b></p>
9.	Page No. 26	<b>Presentation on Project Vision, Conceptual Plans and Elevations</b>	<p>We understand that Presentation, conceptual Plans and Elevations need to submit at the time once the project is awarded to Consultant and not along with the Technical Proposal.</p> <p>Please Clarify?</p>	<p><b>Basic conceptual plans and elevations are to be presented.</b></p>
10.	Page No. 33 point D	Obtain from APIIC the site plans and soil reports	We assume the Topographic survey plans and autoCAD drawing of site will be provided by APIIC to consultant	<b>Yes</b>
11.	Page No. 34	<p>STATUTORY APPROVALS &amp; BID DOCUMENT STAGE: ( STAGE – 4)</p> <p>A. Preparation of drawings necessary for submission to statutory bodies for sanction, giving floor wise plans, elevations, sections, services plans, designs, etc., for the</p>	In most of the government tender under similar kind of projects the consultant's role is limited to providing all Technical support to Client in obtaining the approvals from statutory bodies. We therefore request that the same need to be considered under the	<p><b>RFP Condition holds good.</b></p> <p><b>Consultant shall pursue with statutory bodies till the necessary approvals are received.</b></p>

		buildings along with the layout plan. Provide drawings on cloth tracing along with required number of blue prints for <b>submission to statutory bodies and obtaining the approvals from statutory bodies.</b> All the necessary modifications in the drawings / design suggested by the certifying authority shall be carried out by the consultant.	given project too.	
<b>12.</b>	Page No. 34	STATUTORY APPROVALS & BID DOCUMENT STAGE: ( STAGE – 4) B. The Consultant shall organize to get the necessary application filled in by APIIC for building approval, arrange for its submission, coordinate with the appropriate statutory body and obtain building approval and occupancy certificate.	In most of the government tender under similar kind of projects the consultant's role is limited to providing all Technical support to Client in obtaining building approval and occupancy certificate. However obtaining building approval and occupancy certificates should be in the scope of Contractor	<b>RFP Condition holds good.</b>
<b>13.</b>	Page No. 34	STATUTORY APPROVALS & BID DOCUMENT STAGE: ( STAGE – 4) D. The Consultant shall provide all the services for obtaining NOC from Fire department.	We suggest that the said scope should be read as D. The Consultant shall provide all the Technical assistance services to APIIC in obtaining NOC from Fire department.	<b>RFP Condition holds good.</b>
<b>14.</b>		Fee for Statutory Approvals	We request APIIC that all fee & charges required to be paid for obtaining statutory approvals should be directly paid by APIIC to agencies consultants role should be limited to technical assistance.	<b>RFP Condition holds good.</b>
<b>15.</b>	Page no 35		<b>The time lines given in this RFP for deliverable are not realistic. Our suggestive payment terms for this project re given below:</b>	<b>Revised Timelines area as follows,</b>

		Stage 1 - Preliminary stage	3 day from the date of award of work	Stage 1 - Preliminary stage	10 day from the date of award of work	<b>Stage-1 : Preliminary Stage- 7 days from the date of award of work</b>
			3 days for approval by APIIC and Industries Department		15 days for approval by APIIC and Industries Department	<b>7 days from approval by APIIC</b>
		Stage 2 - Architectural drawings	4 days from date of approval of preliminary drawings	Stage 2 - Architectural drawings	45 days from date of approval of preliminary drawings	<b>Stage-2- Architectural Drawings 10 days from the date of approval of Preliminary Drawings</b>
		Stage3-structural designs & estimate of Architectural drawings	07 days from date of approval of architectural drawings	Stage3- structural designs & estimate of Architectural drawings	45 days from date of approval of architectural drawings	<b>Stage-3-Structural designs &amp; Estimate of Architectural Drawings 10 days from the date of approval of Preliminary Drawings</b>
		Stage4- Statutory approvals & Bid document stage	3 day from the date of approval of Structural drawings and estimates	Stage 4 Bid document stage	45 days from the date of approval of Structural drawings and estimate time taken for Statutory approvals should be excluded from consultants time frame	<b>Stage-4- Statutory approvals &amp; Bid document stage 3 days for Bid document stage and 15 days for Statutory approvals.</b>
<b>16.</b>	Page 36	<b>MODE OF PAYMENT:</b>		We request to kindly reconsider the stages of payments, suggestive payment terms are		<b>RFP Condition holds good.</b>
				On receipt and approval of Services as per Stage - 1	<ul style="list-style-type: none"> <li>5% on submission draft layout plan and concept architecture design</li> </ul>	<b>RFP Condition holds good.</b>

					<ul style="list-style-type: none"> <li>• 5% on approval of draft layout plan And concept architecture design</li> </ul>	
				On receipt and approval of Services as per Stage - 2	<ul style="list-style-type: none"> <li>• 10% on submission of design on prorated basis</li> <li>• 5% on approval of designs on prorated basis</li> </ul>	<ul style="list-style-type: none"> <li>• <b>RFP Condition holds good.</b></li> </ul>
				On receipt and approval of Services as per Stage - 3	<ul style="list-style-type: none"> <li>• 20% on submission of designs</li> <li>• 5% on approval of designs</li> </ul>	<ul style="list-style-type: none"> <li>• <b>RFP Condition holds good.</b></li> </ul>
				On receipt and approval of Services as per Stage - 4	<ul style="list-style-type: none"> <li>• 5% on submission of documents/application to various agencies and draft bid document</li> <li>• 5% on finalisation and acceptance of bid document by APIIC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>RFP Condition holds good.</b></li> </ul>
				On receipt and approval of Services as per Stage - 5	<ul style="list-style-type: none"> <li>• 30% fee on prorated basis</li> </ul>	<ul style="list-style-type: none"> <li>• <b>RFP Condition holds good.</b></li> </ul>
				On receipt and approval of Services as per Stage - 6	<ul style="list-style-type: none"> <li>• 5% on submission of as built drawings</li> <li>• 5% on submission of maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• <b>RFP Condition holds good.</b></li> </ul>

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<b>17.</b>	Page No. 37	<b>Key Personnel - Core Team</b>		We suggest that the said PQ should be read as		
		Chief Architect / Team Leader	M. Arch. (with registration with council of Architecture) / M. Plan. / Master in Urban Design	Chief Architect / Team Leader	B Arch with 20 years of experience should be considered acceptable for this position. Hence the PQ should be read as B Arch with M Arch/ M Plan/ M Urban Design/Post Graduation in construction Management or equivalent	Agreed
<b>18.</b>		<b>Date of Proposal submission : we request you to kindly extend the date of proposal submission till 29<sup>th</sup> September 2017</b>				<b>Last Date for submission of bids Extended to 03.10.2017</b>
<b>19</b>				Please clarify if 100,000 sqft is the total built-up of a single project or the plinth area.		<b>Total Built up space in all floors is 1,00,000 Sqft.</b>
<b>20</b>				Delivery Schedule- 20 days is too short-for all approvals and deliverables are too close for proper resolutions, request you to kindly amend the timelines.		<b>Please refer query No.15 for revised Time lines.</b>

21				Clarification of EIA clearance for plot already under construction. Is EIA to be done separately for this building also which on the same plot. Kindly clarify.	<b>Separate EIA Clearance is required for this building.</b>
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