

**TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED**

**Selection of Project Management Consultant (PMC) for implementing an Advanced Computing and Design Engineering Center for Aerospace and Defence Industries in Sriperumbudur Aerospace Park**

**Pre Bid Meeting held on 14.06.2018 at 3.00 pm at TIDCO - Response /Clarification to the queries raised**

Sl. No.	Reference as per RFP / Page No	Queries received from the prospective bidders through email/letter and raised during the Pre Bid Meeting held on 14.06.2018	TIDCO's Reply
<b>Queries by STUP Consultants Pvt. Ltd., Mumbai</b>			
1.	<b>Section III Para 3 (f)</b>  <b>&amp;</b>  <b>Section X a. (4)</b>  Technical Tender Volume-1 13 & 39	<u>Text as per RFP</u> “Consortium of consultants/bidders is not allowed” “Whether registered under appropriate Bodies similar to Council of Architecture/Indian Institute of Architecture”  <u>Remarks:</u> It may be kindly considered that the invitation is for selection of PMC and as such, PMC is generally not registered with Council of Architecture/Indian Institute of Architecture  It is therefore requested to either waive off this condition or allow for consortium to be formed with Architect having required registration	The Architect of the Consultancy firm should be registered with appropriate bodies similar to Council of Architecture / Indian Institute of Architecture. The organization / bidding company as such is not necessarily to be the member of the above institution.  Allowing Consortium of consultants/ bidders for this assignment will not be helpful in completion of this assignment, rather dealing with the consortium will lead to confusion and inefficiency. Hence, Consortium of consultants / bidders is not allowed.
2.	<b>Section IV (iii)</b>  Technical Tender Volume-1 14	<u>Text as per RFP</u> “The Bidder who has quoted the lowest lump sum amount will be considered as L1 and preferred Bidder. The L1 Bidder will be invited for negotiation”  <u>Remarks</u> It may be considered that invitation is open for International Bidding and that too for project of this complexity and prestige: hence it is requested to consider Quality and Cost Based Selection in ration of 80:20(Technical: Financial)	Adequate care has been given in fixing the technical eligibility criteria. It is considered that the eligibility criteria set out itself will allow only technically strong bidders to be evaluated. Hence, the methodology as spelt out in the tender conditions of RFP document will be followed.

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		It is also requested to specify CVs that need to be submitted along with the bid for evaluation.	<p>Further, the Sl. no (iii) of the Para 4.0 of Section IV is replaced and may be read as below:            “-The Bidder who has quoted the lowest average of lump sum fee in all three ranges of the project cost will be considered as L1 and preferred bidder. The L1 Bidder will be invited for negotiation.”</p> <p>The CV for the minimum key technical personnel listed in the Format G (Manpower Deployment) should only be submitted along with the bid.</p>													
3.	<p><b>Section VI Para 6.8</b></p> <p>Technical Tender Volume-1 20</p>	<p><u>Text as per RFP</u>            “The fee payable to the PMC will be considered on the percentage of the rate quoted by PMC under their scope excluding land and unrelated cost for the built up area of approximately 5 lakhs sq. ft. with a cap of Rs.3,000/- sq. ft. as unit cost of built up area. The quoted rate will be valid for plus or minus 25% variation of proposed built up area of 5 lakhs sq. ft. If the area of work proposed increases/ decreases beyond 25%, new rate may be settled with mutual agreement by both parties. No extra payment will be paid if the completion of the project is extended due to slow progress by the contractors. The PMC should see that the project is completed within the scheduled time.”</p> <p><u>Remarks</u>            This clause is onerous for consultants. Requesting to consider:            1. Project cost to be based on cost estimates provided by the Consultants and approved by TIDCO. This may be subsequently adjusted as per the price bids received from the Contractors.            2. Variation in area +/- to be capped at 10% instead of 25%.</p>	<p>In order to remove ambiguities, the format given in the page no 4 in the Financial tender Volume II is replaced and may be read as below:</p> <p><b>Project Management Consultant's Fees</b></p> <table border="1" data-bbox="1323 839 2101 1134"> <thead> <tr> <th data-bbox="1323 839 1585 943">Description</th> <th data-bbox="1585 839 1888 943">Project Cost</th> <th data-bbox="1888 839 2101 943">Lump sum Fee (in words and figure)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1323 943 1585 1031" rowspan="3"><b>For all stages of works as mentioned</b></td> <td data-bbox="1585 943 1888 986">150 Crore</td> <td data-bbox="1888 943 2101 986"></td> </tr> <tr> <td data-bbox="1585 986 1888 1031">150 – 180 Crore</td> <td data-bbox="1888 986 2101 1031"></td> </tr> <tr> <td data-bbox="1585 1031 1888 1082">180 – 200 crore</td> <td data-bbox="1888 1031 2101 1082"></td> </tr> <tr> <td data-bbox="1323 1082 1585 1134"><b>Average</b></td> <td data-bbox="1585 1082 1888 1134"></td> <td data-bbox="1888 1082 2101 1134"></td> </tr> </tbody> </table> <p>“Terms of payment will be as per the schedule in Terms of Reference. The fee payable to the Project Management Consultant (PMC) will be considered on the lump sum amount on the project cost excluding land and unrelated cost with a cap of Rs.3,000-/sq.ft. as unit cost of actual built up area which will be measured after completion of the</p>	Description	Project Cost	Lump sum Fee (in words and figure)	<b>For all stages of works as mentioned</b>	150 Crore		150 – 180 Crore		180 – 200 crore		<b>Average</b>		
Description	Project Cost	Lump sum Fee (in words and figure)														
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		<p>3. If the project duration extends beyond the stipulated period, for reason not attributed to Consultants, the Consultants should be paid additionally monthly fee on pro-rata basis to retain their team on the site.</p> <p>It is further requested that the fee to be based on percentage quoted by the consultant applied on the actual cost. Various stages of payment shall be paid in the following manner:</p> <ul style="list-style-type: none"> <li>• Payments for stages prior to acceptance of Design &amp; estimate by Clients: Cost of the Project assumed as Rs.180 crore as in the RFP</li> <li>• Payments for stages after the acceptance of Design &amp; estimates by Clients: Cost of the project as per approved estimate.</li> <li>• Payments for stages after appointment of Contractors: Cost of the project taken as Tendered value for all works.</li> <li>• Final Payment: Cost of the project shall be the actual cost paid to Contractors + Cost of material supplied by clients.</li> </ul>	<p>project for settlement of final bills. This construction cost of Rs.3000/sq. ft. will be reckoned only for calculation of “fee payable to PMC”, whereas actual cost may be higher than Rs.3000/sq. ft. For calculation of construction cost, cost for construction of facility including built up parking space will be taken into account, excluding statutory fee and other unconnected costs like bringing power, water, etc from outside of the project site. The quoted rate will be valid for the ranges and new rate may be settled with mutual agreement by both parties if it goes beyond ranges. No extra payment will be paid if the completion of the project is extended due to slow progress by the contractors. The PMC should see that the project is completed within the scheduled time.”</p> <p>The lump sum fee should be quoted for each range of the project instead of percentage basis. The final selection will be based on the average of lump sum fees quoted by the bidder in all the three ranges of the project cost.</p> <p>And also, the Para 6.8 of Section VI of Technical Tender Volume I is replaced and may be read as above.</p>
4.	<p><b>Section XI</b>  <b>Format –A</b>  <b>Sl. no, 6,7,8, 9</b>            Technical Tender Volume-1            43</p>	<p><u>Remarks</u>            It may be considered that STUP is one of the oldest Consultancy firm in India with over 50 years of establishment. At any given point of time, STUP manage approx. 300-400 projects. It is difficult to keep record of eternal past, hence it is requested that information sought under these point may be restricted to last 3 years.</p>	<p>The information to be furnished under Sl. no, 6,7,8, 9 of Format –A in Section XI should be given for last 5 years</p>

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5.	<b>Section XI Format –D</b>  Technical Tender Volume-1 47	<u>Remarks</u> It will not be possible to give name of each project, however, we will submit overall turnover from the Consultancy business for each year	Under the column of Name of the Project in Format D of Section XI, the total no. for projects from which the professional fees received for providing consultancy services in each financial year and the name of the 10 major projects may be furnished.
6.	<b>Section V Para 5.9</b>  Technical Tender Volume-1 17	<u>Text as per RFP</u> “The minutes of the Pre-bid meeting will be circulation to all those tenderers who have purchased the tenders” <u>Remarks:</u> Since there is provision in the RFP that bidder can submit non-refundable processing fee along with Tender Documents at the time of submission of proposals, it is requested that pre-bid clarification to be circulated to all consultants who have raised pre-bid queries.	Accepted.  Clarifications requested through email and during the Pre Bid meeting will be communicated to the all those who have raised the pre-bid queries and the same will be uploaded in the website
7.	<b>General</b>	Level of documentation required for bid preparation is quite exhaustive and also considering that pre-bid clarifications issued by the Client has significant bearing on preparation of technically sound and competitive proposal; it is requested to allow for at least 20 days submitting our proposal from the date of issue of such clarifications.	No change in the last date for submission of proposals.
<b>Query by Mukesh &amp; Associates , Salem</b>			
8.	<b>Section III Para 3 (a)</b>  Technical	<u>Text as per RFP</u> “Bidder should have been in the business for a period of 10 years and should have provided Comprehensive Consultancy / Engineering Services (single point responsibility) involving conceptual, basic design, structural designs, development of	The tender conditions already stipulated will remain. However, it is clarified that the floors below ground level also will also be considered for number of floors for reckoning purposes.

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	Tender Volume-1 13	<p>detailed drawings, project monitoring for construction of Non-residential multi storeyed buildings such as IT park/Office/Commercial/Technology Park with associated infrastructure &amp; facilities including Electrical, ACMV, DG, Fire Fighting, BMS, Lifts etc. for single project with a project cost not less than Rs.150 crore and for a separate single project with minimum G + 10 Floors having not less than 5 Lakhs sq. ft. area during last five years (Format- C)”</p> <p><u>Remarks:</u>  1. We respectfully request you to consider projects fulfilling the built-up area (i-e) 5 lakhs sq. ft. and not to insist G+10 floors.  2. We respectfully request you to consider industrial projects/automobile manufacturing plants also for fulfilling the above criteria. Please consider.</p>	
9.	<b>Section III Para 3 (a)</b>  Technical Tender Volume-1 13	<u>Remarks</u> Please let us know if commercial projects shall also include Industrial Park sectors. Kindly confirm whether residential project shall be considered for satisfying G+10 criteria	Residential projects will not be considered
10	<b>Section IV Para 4.0</b>  Technical Tender Volume-1 14	<u>Remarks</u> 1. Kindly provide u with the breakup for Technical Score evaluation 2. Also kindly let us know the minimum mark eligible for technical qualification	The consultants who have been qualified in the technical evaluation as per the technical qualification criteria set out in Section – III would be eligible. There will not be any evaluation by awarding scores to technical criteria. The financial bids of those technically qualified only will be opened and the technically qualified one, who quotes the lowest financial quote, will be awarded with the work order.

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11	<b>Section V Para 5.7 (h)</b>  Technical Tender Volume-1 17	<ol style="list-style-type: none"> <li>1. Kindly let us know whether conceptual design has to be submitted along with the technical proposal</li> <li>2. If so, please provide us with the details on deliverables and mark breakup (if applicable) for the conceptual design.</li> <li>3. We respectfully request you to provide us with the site layout in AutoCAD format and other documents related to site for preparation of conceptual design</li> </ol>	Submission of Conceptual design is not required at bidding stage. Only the selected PMC would need to submit the conceptual design and drawings as per Scope of Work.
12	Financial Tender Volume II 4	<u>Remarks</u> Kindly let us know the fee to be quoted in the financial proposal should be in percentage or lump sum basis	Fees to be quoted in lump sum basis.  Please refer Sl.No.3 of this response/clarification.
<b>Queries by Infrastructure Development Corporation (Karnataka) Ltd, Bangalore</b>			
13	<b>Section III Para 3 (a)</b>  Tender Volume-1 13	<u>Mentioned in Sl. No. 8 of this table</u>  <u>Remarks:</u> Since the approx. value of the tendered assignment is Rs.180 crore, <ul style="list-style-type: none"> <li>• Request to modify eligible project cost requirement as per clause to Rs,100 crore</li> <li>• Request to relax G+10 Floors experience requirement and modify the clause to G+5 floors</li> </ul>	Not accepted. The tender conditions already stipulated will remain.  There will not be any relaxation in this connection. Please refer to our reply in Sl. No.8 of this response/clarification.
14	<b>Section III Para 3 (b)</b> Technical Tender Volume-1 13	<u>Text as per RFP</u> “Consultant should have a fully functional office in Chennai, operational for the duration of at least one major project previously, during last five years.” <u>Remarks:</u> Request to allow setting-up office at Chennai post Award of Contract	Not accepted.  The tender conditions in RFP document already stipulated will remain.

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15	<b>Section V Para 5.11</b>  Technical Tender Volume-1 18	<u>Text as per RFP</u> Tenders will be received by the Owner at TIDCO, Egmore, Chennai – 600 008 not later than 15.00 hrs on 04.07.2018. <u>Remarks:</u> Request to extend the submission deadline at least by 10 days post response to pre-bid queries to cover the changes/modification	Not accepted. The deadline for submission as given in RFP document will remain.  Please refer Sl.No.7 of this response/clarification.
<b>Queries by C R Narayana Rao Consultants Pvt Ltd, Chennai</b>			
16	<b>Section I  EMD</b>  Technical Tender Volume-1 6	<u>Text as per RFP</u> Earnest Money Deposit (EMD) -Rs.5.00 Lakhs (Rupees Five Lakhs Only) to be paid by Demand Draft payable at Chennai in favour of TIDCO, Chennai.  <u>Remarks:</u> EMD(Rs.5 Lakhs) to be paid by Demand Draft payable at Chennai or Bank Guarantee in favour of TIDCO, Chennai. Please confirm	EMD for Rs.5 lakhs should be paid by Demand Draft only
17	<b>Section II Para 2.4</b>  Technical Tender Volume-1 8	<u>Text as per RFP:</u> The Government vide its GO No. 244 dated 08.10.2015 has directed TIDCO to undertake implementation of Advanced Computing and Design Engineering Centre through a Special Purpose Vehicle (SPV) Company. Subsequently, TIDCO has completed a Detailed Project Report (DPR) through a Consultant viz. M/s. IL&FS Cluster Development Initiative Ltd. The SPV Company is under formation by TIDCO, TIDEL & ELCOT to implement this Project.	Selected PMC has to validate the designs prepared by the earlier consultant viz., M/s. IL&FS Cluster Development Initiative Ltd. and to prepare afresh if earlier one is not feasible for Good to Go Purposes. The selected PMC shall prepare conceptual design, master plan, architectural design, DPR etc to meet the expectations of the management. All the above activities are very much within the scope of the selected PMC.

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		<p><u>Remarks:</u> It is stated that Detailed Project Report (DPR) has been completed by TIDCO through another Consultant, namely M/s IL&amp;FS. Please inform if Conceptual Master Plan, Architectural Design of the proposed building is already prepared. Is the scope of the present bid to develop and adhere to concept designs already made or develop afresh?</p>	
18	<p><b>Section V</b> <b>Para 5.7 g,h,i</b></p> <p>Technical Tender Volume-1 17</p>	<p><u>Text as per RFP</u> <b>Submission of Tender Documents</b></p> <p>g) A detailed description of methodology &amp; approach specially devised by the firm to speed up the work in all the stages of project.</p> <p>h) Lay out planned for optimum utilisation of FSI with all essential facilities for Advanced Computing and Design Engineering Centre (ACDEC) for Aerospace &amp; Defence Park at Sriperumbudur as per the Rules/Regulation of Town &amp; Country Planning, Govt. of Tamil Nadu /local Planning Authority as Applicable.</p> <p>i) Integrated approach to Design, Construction and Commissioning of project within the scheduled time and the Design &amp; Execution of major contracts for Civil, Electrical, DG, ACMV, Lifts etc. keeping in mind techno-economic feasibility.</p> <p><u>Remarks:</u> It is presumed that this will form part of scope and deliverables of successful PMC bidder only and not need at PMC bid stage submittal. Please confirm.</p>	<p>The details listed under para 5.7 (g) (h) and (i) are only for information and instruction to bidders and it will be part of the scope of work of the successful PMC bidder and not required to submit with bid at bidding stage.</p>



Sl. No.	Reference as per RFP / Page No	Queries received from the prospective bidders through email/letter and raised during the Pre Bid Meeting held on 14.06.2018	TIDCO's Reply
19	<b>Section IX Stage IV Sl no. 40</b>  Technical Tender Volume-1 34	<u>Text as per RFP</u> <b>Post Construction Services after Defects Liability Period</b> Attend & rectify all design related issues of the building & systems for which the Architect was originally responsible for design etc. within a reasonable time free of cost for a period of five years after completion of the project.  <u>Remarks</u> Can the period of 5 years be reduced to one year since DLP is for one year only?	Sl. No 40 under Post Construction Services after Defects Liability Period is replaced and may be read as below:  “Attend & rectify all design related issues of the building & systems for which the architect is responsible for design etc. free of cost for a period of three years after the Defect Liability Period of 24 months  Accordingly, the Indemnity/performance Bond period will also change.
20	<b>Section X C Sl. No. 9</b>  Technical Tender Volume-1 41	<u>Text as per RFP</u> <b>Letter of Submission</b> We enclose a Demand Draft for Rs. 5 Lakhs towards Earnest Money Deposit.  <u>Remarks</u> Is EMD to be submitted as Demand Draft or Bank Guarantee. Pls Clarify	EMD should be submitted as Demand Draft
21	<b>General</b>	<u>Site Office &amp; infrastructure for PMC team</u> It is presumed that as per standard practice the site office with adequate workstations, seating, computers, plotter, communication facilities like phone etc., will be provide to PMC team. Usually, provision of such facilities and operating/maintaining on monthly basis till the end of the project is in executing Contractor scope. Please confirm.	Selected PMC has to arrange for such facilities on their own

22	<p><b>Section IV Para 4.0</b></p> <p>Technical Tender Volume-1 14</p> <p>Financial Tender Volume-II 4 &amp; 5</p>	<p><u>Text as per RFP</u> <b>Selection Process- Evaluation Criteria and Methodology Project Management Consultant's Fee &amp; Financial Proposal Submission-Format</b></p> <p><u>Remarks</u> Please convert the PMC fee quoting Tender form to Lumpsum format. Lumpsum fee is indicated in Page 5 of the Financial Tender Volume II.</p> <p>If operated in percentage format, please clarify how the percentage fee will be applied on the total value of Project cost. Since a cap is fixed at Rs.3000 per Sq. ft. and 5 lakhs Sq. ft., the total cost is capped at Rs.150 crore. Such being the case, how is relevant costing percentage for range of Rs.150 – Rs.180 crore and Rs.180-Rs.200 crore.</p> <p>It is requested that Lumpsum fee format be adopted.</p>	<p>This has been clarified in Sl. No. 3 of this responses/clarifications to the queries raised in the pre bid meeting.</p>
<b>M/s TAAMAASEK Engineering Consortium, Chennai</b>			
23	<p><b>Section IV Para 4.0 (iii)</b></p> <p><b>Section VI Para 6.8</b></p> <p>Tender Volume-II 14&amp; 20</p> <p>Financial Tender Volume-II 4 &amp; 5</p>	<p><u>Remarks</u> In RFP document section-IV clause 4.0 it is mentioned that “the Bidder who has quoted lump sum amount will be considered as L1 and preferred bidder” and in section VI clause 6.8 it is mentioned as” The fee payable to PMC will be considered on the percentage of the rage quoted by PMC”. Further in financial tender it is mentioned as “fee to be quoted in Percentage” and in Financial proposal submission format it is mentioned as lump sum fee.</p> <p>Kindly clarify whether we have to quote the consultant fee as lump sum or in percentage basis.</p>	<p>This has been clarified in Sl. No. 3 of this response/clarifications to the queries raised in the pre-bid meeting.</p>