



INDIAN INSTITUTE OF SCIENCE EDUCATION & RESEARCH (IISER) TIRUPATI

(An Autonomous Institution of the Ministry of HRD, Govt. of India)
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Name of Project: Expression of Interest for procurement of architectural, structural design and comprehensive services design consultancy for establishment of IISER Tirupati permanent campus at Tirupati, Andhra Pradesh.

SH: Preparation of Master Plan, architectural, structural and comprehensive services.

EOI No: 1 /IISER Tirupati/2017-18

Date of Issue : 18 8 2017

MINUTES OF PRE-BID MEETING

Pre bid meeting held at IISER TIRUPATI on 16 8 2017 at 11.00 hrs

IISER TRUPATI	Representatives of bidders
1. Er. Y. S. Rajput, SE IISER PUNE	As per attendees in the boardroom of IISER Tirupati.

Pre bid Meeting for the above EOI CUM EBD was held at 11 00 hrs on 16 8 2017 at 11 00 at IISER TIRUPATI in the presence of representative of the Consultants/intending applicants. The original EOI document, terms and conditions uploaded on website shall stands modified to the extent of modifications defined in this MOM & this MOM shall form part of EOI cum EB document. Applicants are requested to take note of modifications & submit/upload their EOI considering the modifications listed in the MOM and other terms and conditions in the EOI CUM EB documented. Soft copies of MOM are uploaded on <https://eprocure.gov.in/eprocure/app> & IISER Tirupati website. The following points raised by the intending applicants/ queries raised through emails were discussed and clarified to the applicants/Applicants's representatives by IISER Tirupati.

Sr No	Ref. to EOI cum EBD	Pre bid queries	IISER Tirupati Clarification
1	2.1.5 page 4	<p>(i) Three similar projects each having land area not less than 100 acre with Buildings of total built up plinth area not less than 50,000 sqm or completed two similar projects each having land area not less than 150 acre with Buildings of total built up plinth area not less than 80,000 sqm or completed one similar project having land area not less than 200 acre with Buildings of total built up plinth area not less than 100,000 sqm. For this purpose "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with detailed Architectural planning and structural design of Academic buildings, Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services" only. Area and plinth area experience figures shall be rounded up to nearest next tenth figure.</p> <p>We feel that this condition is restrictive in nature and will restrict the participation in the bid and for or better and wider participation in the bid it is proposed that condition may please be relaxed / modified.</p> <p>In this regards, we request you to kindly allow One completed project / work of preparation of Master Plan of campus and Architectural & Structural designing of Educational / Institutional Project of National repute with detailed Architectural planning and structural design of Academic buildings, Residential buildings and connected ancillary facilities having land area of 20 Acres with Buildings of total built-up plinth area of 1,50,000 sq.mtrs.</p>	<p>In order to have wider participation as requested by the applicants EOI eligibility conditions clause 2.1.5 stands modified as given below: The applicant should have satisfactorily planned, designed and completed similar Project/ Work of preparation of Master plan of campus and architectural & structural designing of buildings in last 7 (Seven) years ending previous day of the last date of submission of EOI cum Eligibility Bid is invited as detailed below:</p> <p>(i) Completed Master plan for three similar projects each having land area above 20 acre and up to 100 acre or completed master plan of two similar projects each having land area above 100 acre and up to 200 acre or completed master plan of one similar project having land area more than 200 acre</p> <p>For this purpose "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es)" only. Area figures shall be rounded up to nearest next tenth figure.</p> <p>and</p> <p>Three similar projects each having Buildings of total built up plinth area not less than 50,000 sqm or completed two similar projects each having Buildings of total built up plinth area not less than 80,000 sqm or completed one similar project having Buildings of total built up plinth area not less than 100,000 sqm.</p> <p>For this purpose "Similar Project/Work" means "Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with Academic buildings, Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services" only. Plinth area experience figures shall be rounded up to nearest next tenth figure.</p> <p>And accordingly clause 5.1 Experience of doing Master plan and buildings of campus having area</p> <p>Master Plan:</p> <p>i) Land area above 20 acre and up to 100 acres (2 marks for each project subject to max of 6 marks).</p> <p>ii) Land area between above 100 acre and up to 200 acre (3 marks for each project subject to max of 9 marks).</p> <p>iii) Land area above 200 acres (6 marks for each project subject to max of 12 marks)</p> <p>Buildings built up plinth area:</p> <p>iv) Similar works buildings with built up plinth area not less than 50, 000 sqm (2 marks for each project subject to max of 6 marks).</p> <p>v) Similar works building with built up plinth area not less than 80,000 sqm (3 marks for each project subject to max of 9 marks).</p> <p>vi) Similar works buildings with built up plinth area not less than 1,00,000 sqm (6 marks for each project subject to max of 12 marks).</p> <p>Total maximum marks from (i) to (vi) shall be restricted to maximum 20 marks</p>
2	Page 4 2.0 Stage -I Initial Eligibility Criteria:	<p>Consortium shall not be eligible to apply.</p> <p>Query: Please allow consortium- For participation</p>	<p>Not agreed. No change in EOI document.</p>
3	Page 4 - 2. Stage -I Initial Eligibility Criteria: 2.1.3	<p>If the Applicant is a Joint Venture with foreign Consultant(s)/Firm(s) /Company (ies) the lead Partner/Firm/Company should be of Architectural /planner/ designer consultant /firm / company registered in India under Indian Company act 2013 and the credentials and experience of the lead Architect / Planner/ designer consultant/firm/ company / registered in India alone will be considered for the purpose of Evaluation of their EOI CUM EBD.</p> <p>Query: Please allow international projects undertaken by Foreign Consultants- for eligibility</p>	<p>Not agreed. No change in EOI document.</p>

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4	Page 4 - 2. Stage -I Initial Eligibility Criteria: 2.1.5	For this purpose "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with detailed Architectural planning and structural design of Academic buildings, Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services" only. Area and plinth area experience figures shall be rounded up to nearest next tenth figure.	Not agreed. No change in EOI document.
5	Page 5 - 2. Stage -I Initial Eligibility Criteria: 2.1.7	The Applicant should have at least one specialist in each of the disciplines of Structural Design, Electrical, Fire protection /fighting, MEP services, HVAC, Lab designing, Landscaping, GRIHA certification, either in house or through tie-ups, for proper planning, design and execution of the contract work. Query: Kindly confirm, if the specialist can be sub consultant.	Consultants can be in house or through tie ups. No change in the EOI conditions.
6	Page 5 2.0 Stage -I Initial Eligibility Criteria: 2.1.9	The Applicant should not have abandoned any work nor his contract should have been rescinded during the last seven years ending previous day of last date of submission of EOI cum Eligibility Bid. The Firms/Applicant whose contract is rescinded during the last seven years ending previous day of last date of submission of EOI cum Eligibility BID are not eligible. To become eligible for submission of bid, the Applicant shall have to furnish an affidavit in Non-Judicial Stamp Paper of value Rs 100/- as under:- Query: Kindly confirm whether affidavit is to be furnished by non - eligible applicants or all participants>	Affidavit is to be furnished by all participants as per EOI conditions.
7	Page 5 2.0 Stage -I Initial Eligibility Criteria: 2.1.10	The Applicant should not have been blacklisted and/or debarred by any State/Central Department or PSU or Autonomous bodies. Firms/Consultants who are blacklisted and/or debarred are not eligible. The applicant must submit a duly notarized affidavit to this effect in stamp paper of value Rs. 100/- as under:- Query: Kindly confirm whether affidavit is to be furnished by non - eligible applicants or all participants>	Affidavit is to be furnished by all participants as per EOI conditions.
8	Page 26, Clause 5.1 Evaluation Criteria for Stage -I	Organizational strength of the applicant (Total maximum marks) Professionally Qualified Staff in following categories with maximum marks in each category: i) Campus/Master Planning – Maximum 3 marks ii) Architectural – Maximum 3 marks iii) Civil/Structural Engineers Maximum 3 marks iv) MEP/Public Health Engineering Maximum 3 marks v) Electrical Experts Maximum 3 marks vi) HVAC/Mechanical Experts Maximum 3 marks vii) IT Experts/BAMS Maximum 3 marks viii) Fire-fighting experts/Engineering Maximum 3 marks ix) Landscaping experts Maximum 3 marks x) Lab designing expert having experience in design of Science and advance Research Labs, cleanrooms Maximum 3 marks Note: a) 1 Mark for each in- house graduate professional and ½ mark for each outsource graduate professional with five year experience b) Extra ½ mark for each 5 years experience or part thereof for more than initial five years of experience c) Extra ½ mark for each postgraduate professional maximum marks Maximum total marks from (i) to (X) 30 marks Queries: We are requesting you to please consider Bachelor's degree with 5 years experience with equivalent to Master's degree. This is common standard practice followed by lot of other PSUs and Central/State Govt Departments	For Experience more than 5 years already there is provision for awarding 1/2 marks i.e. same/equal to the marks for postgraduate professional qualification. Hence no change in the EOI conditions.
9	(ii) As per RFP page 35 Form E performance certificate from client	Query: For every tender, there is a new format of performance certificate requested. It is tedious process to request new certificate every time applying for the new tender. Hence we request that in place of performance certificate, contract information of the client (Clients of completed projects) that is , Telephone No and email address be provided so that they can be directly be contacted.	In case all the required information as per Form E is available in the performance certificate issued by the client, then the same can suffice. But if the required information as per Form E is not available then marks for the same can be awarded. Hence it is in the best interest of the applicant to submit the required information as per Form E. No change in the EOI conditions.
10	(iii) As per RFP page 26 Point No 5 B in sr o 2.	International awards won for Planning, Aesthetic and Innovation in Design/works (any time)- each work 3 marks and maximum marks 6 and page 4 point No 2.0 Consortium shall not be eligible to apply. Our query: For Indian firm generally without any consortium, they do not have international awards. We are kindly requesting you to please remove the clause for international awards or consider consortium with international firms for EOI.	Not agreed. No change in EOI document. However there is no bar for International awards won through consortium/JV for awarding the marks as per EOI conditions.
11	(iii) As per RFP page 14 Phase -I details:	Our query: We request that at least 3 week may be provided between uploading of reply of pre bid queries and submission date. As due to change in the conditions in the EOI, document may need to be prepared or revised again.	Not agreed. No change in EOI submission date.

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12	2.1.6.1 The applicant should have avg. annual Financial Turnover in Architectural & structural consultancy services at least of Rs. 500 lakhs during last three financial years.	International level Education Campus projects required varied technical expertise, highly experienced experts and deep understanding of large scale Architectural projects. Therefore it is advisable to increase criteria of the minimum average annual turnover of the firm at least Rs. 20 Crore to ensure that the firm is financially stable and be able to sustain continuous expenditure through the project stages which can be spread over a long period of time.	No change in the EOI terms and conditions.
13	3.13 & 4.2 Clause 4.2 (i) Submission of concept proposal at Stage II & Stage-III: Detailed presentation of Technical proposal	The EOI Document mandates the submission of technical proposal at Stage II and called for detailed presentation of their technical proposals at stage III. Here we would like to submit that this project is far too significant and Design of building of National importance. The concept plan would emerge out of understanding the ground situation well in terms of specific spatial aspect but more importantly in consultation with the stakeholders of IISER-Tirupati. In view of this, a week's effort on presenting 'concept plan' is unlikely to do justice as it will mean that most bidders are likely to present far too unrealistic and ambitious images and ideas. In view of this we would like to suggest the presentation focus on approach and methodology and strength of the firm in realizing projects on ground and in the area of Architectural & Engineering Design. Elements or principles towards International level Education campus.	Details shall be given in the RFP document in Stage II.
14	5.1 A. Organizational strength of the applicant	A master plan of such large scale the key personnel like team leader, Architect, Structural Engineer must have min 10 years of experience in similar work.	No change in the EOI terms and conditions.
15	5.1 Lab designing Expert having experience in design of Science and advance research labs & cleanrooms	What is a min qualification degree required for Lab designing Expert? Is it Architect or Engineer in specific field?	Lab designing Expert can be of any field/stream having requisite experience in lab designing.
16	4.2 (i) Technical proposals shall be as per details given in the RFP.	Can USER share the AutoCAD files of the Total Station Survey & Contour's of the project site with consultant at stage -II ?	AutoCAD drawings shall be shared in RFP Stage II.
17	Missing in EOI document Proof Checking of structural designs	Is there requirement of proof checking of structural designs of all structures? Who will appoint the proof Checking consultant? USER or Consultant?	Yes proof checking shall be from reputed Institutes like IITs, NITs or College of Engineering and shall be in the scope of consultant.
18	Missing in EOI document PMC work	Is there PMC work is part of Architectural consultant? or USER appoint separate consultant for PMC work.	PMC shall be appointed by IISER Tirupati separately and not a part of EOI.
19	Missing in EOI document Mode and Schedule of payment for the Consultant	We assume that USER will share the details at Stage II. We suggest mode and schedule of payment for the consultant as per Council Of Architecture (COA) norms.	Details shall be given in RFP document in Stage II.
20	Missing in EOI document Statutory Approvals	For any Government or any statutory approvals consultant shall provide all Data/Drawings. Client shall appoint an independent agency who shall be responsible for getting the approvals.	All approvals shall be in the scope of the architectural consultant.
21	Stage-II & Stage-III Time line & Duration of the Stage -II & Stage -III are missing in EOI documents	Kindly specify tentative Time-line & Duration of the Stage -II & Stage-III	Tentative time limits shall be around three months from the date of receipt of EOI.

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22	Form A page 31	In Form - A : Financial Information - In first para "Details to be furnished duly supported by figures in balance sheet / Profit and loss account for the last five years duly certified by .the Chartered Accountant.....". But in the below column you have given only three years (i.e. 2014-15, 2015-16 and 2016-17. Whether we have to give five year details or three year detail?	In form A Page 31- the work five years stands modified to three years as detailed below: In Form - A : Financial Analysis - Details to be furnished duly supported by figures in balance sheet / Profit and Loss account for the last three years duly certified by the Chartered Accountant as submitted by the Applicant to the Income - Tax Department (Copies to be attached).
23	General query	Solvency certificate from Bankers of Applicant in the prescribed form "B". There is no prescribed format of Solvency certificate.	Solvency certificate can be as per the standard format of respective bank of the applicant.
For - IISER Tirupati			