

Tender # IITB-EAST-002/2024, “ARCHITECTURAL DESIGN & CONSULTING SERVICES”

Queries Received from the bidders & Clarifications from IIT-B

Date: 4th September 2024

1. The given scope of work does not mention or include Project Management or Construction Management services.

Clarification: The Scope of the Consultant includes Project management as indicated in Clause 6.13 and 6.20. Execution planning, Site Supervision and ensuring site safety etc. are also part of Project management.

Date: 9th September 2024

2. Site Location:

Location link for Land Parcel 1 (Academic Block): <https://maps.app.goo.gl/YgXtAvpWHKFYjqqYA>

Location link for Land Parcel 2 (Hostel Block): <https://maps.app.goo.gl/C8mPQhmpYLfmjdFK9>

3. Regarding Timeline - For a project of this scale and complexity, preparing a design proposal (with concept drawings, estimate, digital walk-through etc.) would typically take 4-6 weeks. Request that the time given post selection of 5 architects for stage 3 design proposal presentation, be extended accordingly to get the best design inputs from the architectural competition. The timeline prior to stage 3 could be shortened if required.

Clarification: Revised Time schedule is as follows,

| | | Tendered dates | Revised dates |
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| Stage-1 | Invitation for Bids | 2 nd September, 2024 | No Changes |
| | Site Visits from Bidder | 3 rd September, to 10 th Sept, 2024 | No Changes |
| | Pre bid meeting | 16 th September, 2024 14:00 Hrs | No Changes |
| | Last date to submit Bids to IIT-B | 4 th October, 2024 13:00 Hours | No Changes |
| | Technical Bid opening | 4 th October, 2024 14:00 Hours | No Changes |
| Stage-2 | Selection of Top 5 Architects | 9 th October, 2024 | No Changes |
| Stage-3 | Presentation from the shortlisted 5 Bidders | 17 th October, 2024 | 28 th October, 2024, Monday |
| | Evaluation of Top 5 Bidders | 18 th October, 2024 | 29 th October, 2024, Tuesday |
| Stage-4 | Commercial Bid Opening | 22 nd October, 2024- Tuesday | 31 st October, 2024, Thursday |
| | Selecting Highest scored Bidder | 23 rd October, 2024 – Wednesday | 1 st November, 2024, Friday |
| Stage-5 | Award of Contract | 31 st October, 2024 - Thursday | 1 st week November-2024 |

4. Regarding Eligibility Criteria : # 9.5 - Request that ongoing architectural projects that have completed DPR/ Tender Stage/Are in Construction Phase, be permissible for inclusion. (Pls note that several major government projects were delayed for over 2 years in the pandemic period 2020-22, hence this request).

Clarification: It is very difficult to evaluate and give weightage to on-going projects, hence request cannot be considered. However projects completed till date of the submission date shall be considered for evaluation.

Date: 12th September 2024

| | Query | Clarification |
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| 1 | We kindly request an extension of the deadline for the site visit beyond 10th September. | IITB Tender committee accepted the extension. Site visits are allowed up to 3 rd October, 2024 Further, site visits are allowed for the top five shortlisted bidders from 9 th October, 2024 to 27 th October, 2024 |
| 2 | We kindly request to arrange the online pre-bid meeting also for the same and share the credential to join the pre-bid meeting. Also, share the venue details to attend the same in-person meeting. | Pre-bid meetings can be attended on-line. We will share login credentials in advance (for the bidders who requested) Venue for the meeting is "R-109", Ramanujan Block, IITB Campus, Electronics City, Phase-1, Bangalore – 560 100 |
| 3 | Stage-3, Presentation from shortlisted 5 Bidders - request an extension of the submission deadline for the presentation by 4 weeks | We have extended the presentation of Top 5 Bidders from 17 th October to 28 th October, 2024. Revised schedule is uploaded in our web site. Further extension is not possible. |
| 4 | Request that the experience evaluation criteria be extended to cover projects completed in the last 10 years, instead of the currently stipulated 7 years. | Stipulated 7 years in Minimum eligibility criteria is to evaluate and filter bidders at initial level, hence will remain same. However in "Selection of the Architects" and Annexure-3 there are options to include major projects executed by the bidders irrespective of number of years (please refer clause 12.3 A) |
| 5 | Increasing the financial turn over to minimum of 15 cr as the minimum eligibility criteria. | No. This will lead to many more requests to relax the criteria. Hence will remain same as mentioned in the Bid document. |
| 6 | Also, Since the audit of the last F.Y. 2023-24 is under progress, we would request to accept the Unaudited Financial Statement for F.Y. 2023-24. It will be certified by C.A. | At the time of Bid evaluation, Tender committee will decide this aspect. |
| 7 | We propose that Item E (sustainability practices) from Stage 2 be moved to Stage 3 of the project. Since the details of the requested information will be explored better at the concept design stage | Bidders need to give the indicative numbers in Annexure-5 at stage -2 based on their past experience and broad design plan. If shortlisted same can be detailed while presentation and if any major variations between stage 2 details and stage 3 presentation, same can be explained with |

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| | | supporting data. Tender committee will decide to accept/reject or request more details while evaluation. |
| 8 | Currently, the sum of scores for categories A, B, C, D, and E totals to 95 points. Could you clarify how the remaining 5 points will be allocated or confirm if there are additional factors that will contribute to the final evaluation? This will help us ensure we meet all evaluation criteria comprehensively | 5 marks are reserved for Aesthetics as mentioned in Bid document, clause 12.4, 12.5 & 12.7 |
| 9 | We propose modifying the weightage split from the current 70:30 ratio to an 80:20 ratio. (Technical Score's 80% weightage is recommended for the final evaluation) | Weightage 70:30 is decided by the Tender committee after considering all the factors in the interest of the project. Hence will remain same as mentioned in the Bid document |

Date: 12th September 2024

| | Query | Clarification |
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| 1 | Kindly indicate the number of rooms or the occupancy load for rooms for specially-abled persons in the Hostel | The construction plans of all the buildings should clearly address the accessibility issues pertaining to disability. There will be no reserved rooms for the same. |
| 2 | Kindly provide the Phase 01 Master Plan / Architectural Design theme for reference for the Main Campus Zone to ensure that the design for the Phase 02 compliment the Main Campus | We are looking forward for the innovative designs from the Architects and not to compliment Phase-01 |
| 3 | Since the Master Plan / Concept designs are required as a part of the submission, we request you to provide additional time for an effective submission. We kindly request an extension of the submission date by at least 2 weeks | Filled Annexures, statutory documents and broad plan need to be submitted (as mentioned in the Technical Bid documents clauses 10.1 to 10.10) on or before 4 th October, 2024 and if shortlisted in stage -2 detailed designs to be presented on 28 th October, 2024 No changes in this schedule. |
| 4 | We kindly request that online attendance be permitted for pre-bid meeting | Pre-bid meetings can be attended on-line. We will share login credentials in advance (for the bidders who requested) Venue for the meeting is "R-109", Ramanujan Block, IIITB Campus, Electronics City, Phase-1, Bangalore – 560 100 |
| 5 | The audit of the financial year 2023-24 is under progress. So we can share the unaudited statement and the CA certificate will also mention the same. | At the time of Bid evaluation, Tender committee will decide this aspect. Please go ahead and submit. |

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| | Alternatively, we can include 2020-21 financial year in our submittal. | |
| 6 | Kindly provide the AutoCAD and associated files for the site along with the contour plan for the purpose of Master Plan / Concept plans preparations and presentation. | We will share the same with you. |

Date: 12th September 2024

| | Query | Clarification |
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| 1 | Please specify pre qualification criteria for project management consultants, as it is specialized field and the PMC will have some reliable experience to carry out a project of such scale. | <p>As mentioned in the Tender document, Clause-6.20, Project Management Consultancy is in the scope of the Architect. Architect to appoint suitable/qualified PMC personals. No special pre qualification for PMC.</p> <p>Also in Clause 6.23, it is clearly stipulated that “In case IITB decides to appoint a Third Party Inspection team for checking the quality and measurements as well as the invoices, The Architect agrees to co-ordinate with them & and consider all the observations made by them. The Architect will be responsible to provide all the relevant details to the “Third Party Inspection Team” identified by IITB.”</p> |
| 2 | Usually the costing for PMC is on the basis of Man-months. The problem in giving a lumpsum cost (As asked in annexure-6) is that different bidders will assume different requirements and quote the lumpsum amount for the same. Please clarify how this is to be done. | <p>Estimated PMC scope period is from April-2025 to March-2032 (84 months) Bidders to quote the lumpsum amount for the PMC based on the assumption Lumpsum for PMC = PMC rate per month x 84 months. PMC amount for the successful bidder will be paid on the basis of monthly rate derived as mentioned above.</p> <p>Commercial evaluation will be as follows (as mentioned in the Clause 12.14),</p> $\left\{ \begin{array}{l} \text{Quoted Total} \\ \text{Lumpsum Architect's} \\ \text{Professional Fees} \end{array} \right\} + \left\{ \begin{array}{l} \text{Quoted Total} \\ \text{Lumpsum Project} \\ \text{Management Fees} \end{array} \right\}$ <p style="text-align: center;">+</p> $\left\{ \text{Built up area proposed by the Bidder} \right\}$ |

Date: 13th September 2024

| A | Query | Clarification |
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| 1 | We are multi-national Engineering Consultants having operations in India with Indian company registered. Kindly clarify whether we can use the technical and financial credentials of our Foreign Associate company . | Financial Credentials of the foreign associate company is not considered for the evaluation. As mentioned in our Tender Clause 9.4, Credential parameters of the Lead Partner registered with the Council of Architect, India, shall be considered for the evaluation. |
| 2 | Approximate Estimated cost of the project. | Our budgetary estimation for Construction + furnishing INR 600.00 Crores |

| B | Tender Document | Modified to read as |
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| 1 | 6.1 The Bidders are required to design Master Plan for the new Campuses, Concept Plans, Design Basis Report (DBR) for the proposed buildings in the Campus, technical specifications and other details forming the part of bid documents (to be enclosed in the Technical Bid). | 6.1 The successful Bidder is required to design Master Plan for the new Campuses, Concept Plans, Design Basis Report (DBR) for the proposed buildings in the Campus, technical specifications and other details. |
| 2 | 6.24 Bidders should enclose Block diagram / drawings explaining broad plan (in both the sites) and are expected to show details of the breakup of the Built up areas, utilized FAR, utilized relaxations from the statutory bodies, Services / Facilities which can be shared between the two sites, area reserved for renewable energy, green space, roads, sports area etc. Any additional details can be enclosed along with the diagrams / drawings. | Clause 6.24 deleted completely (as it is covered under clause 12.6, Stage-3) |
| 3 | 6.25 The consultant has to demonstrate that the preliminary estimated cost of the | Clause 6.25 deleted completely (as it is covered under clause 12.6, Stage-3) |

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| | building based on DPAR of CPWD for the proposed concept design. | |
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| C | Query | Clarification |
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| 1 | <p>We kindly request to add “either/or” criteria for marking of this sub-section. Following is suggestive table for the same.</p> <p>A. Relevant Experience (maximum 10 marks)</p> <p>Please modify “Institute Buildings > INR 100 Crores” to become “Institute Buildings > INR 100 Crores or Built up area > 150,000 sft”</p> <p>“Hostel Buildings > INR 100 Crores” to become “Residential Buildings > INR 100 Crores or Built up area > 150,000 sft”</p> | <ol style="list-style-type: none"> Value (in INR) vs SFT vary from place to place and difficult to compare. Hence will remain same as per Tender documents (No changes) Hostel to become Residential : certain requirements of Hostel buildings are different than Residential complexes. Hence weightage is kept specifically for Institute and Hostel buildings. No changes in this parameter. |
| 2 | <p>Currently, the requested bid doesn't have component of the proposed core team composition of the project. For better selection of the project team with appropriate and adequate experience it should be there.</p> | <p>Shortlisted 5 bidders are expected to present all these details while presentation at stage-3. Tender committee will evaluate firm's capability</p> |

Date: 14th September 2024

| A | Query | Clarification |
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| 1 | <p>Clause 6.24-Please let us know the stage when bidders should submit the proposal detailed above.</p> | <p>At stage-3 Already replied in website</p> |
| 2 | <p>Could you please provide us more details on PMC services stated above? It is only mentioned in Annexure 6 distinctly.</p> | <p>Already replied Please refer clarification dated 12.09.2024, Clarification # 2</p> |
| 3 | <p>7.10 -If the Selection Committees decision is binding on all as per 7.10, then 7.11 and 7.12 are not aligning with this. Kindly clarify.</p> | <p>We do not want to separate Architectural and PMC service with multiple vendors. As we mentioned, Tender Committee will evaluate all credentials and ensure Bidder's capability before awarding the contract.</p> |
| 4 | <p>We request to revise the criteria for bidder qualification listed below which is</p> | <p>We can not relax this criteria as our estimated cost of the project is INR 600 Crores</p> |

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| | <p>very close to what is being stated in the RFP</p> <ul style="list-style-type: none"> • Three similar completed works each costing not less than Rs. 50 Cr or • Two similar completed works each costing not less than Rs. 100 Cr or • One similar completed work costing not less than Rs. 200 Cr. | |
| 5 | Please revise Bidder's annual Turn over to read as Bidder should have an average annual financial turnover of Rs 1.50 Cr during the last 3years, ending 31st March, 2024 certified by Chartered Accountant. | We prefer Bidders to have in-house design teams and well equipped to handle the project of this size. Considering all these aspects, Tender Committee has fixed the reasonable Turn over amount. This can not be relaxed |
| 6 | Is there any possibility of the cash award being Rs. 3 lakhs instead of Rs. 2 lakhs as expenses have increased substantially in the past few years? | Tender Committee has fixed the Cash award after careful consideration of all the requirements. It is not be possible to increase the award amount. |
| 7 | Will Pre-Bid meeting be online or offline? Please share us the meeting link or the location | Pre Bid meeting will be on hybrid mode. We will send you meeting link |

| B | Query | Clarification |
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| 1 | We presume that the 'Diagram / Drawings explaining Broad Plan and Annexure-5 (Sustainability Practices design for IIIT-B)' is not required to be submitted in the Technical Bid at this stage. Please confirm. | Please fill broad numbers in Annexure-5 to ensure none of these sustainability practices are missed from the designs at later stages. Also to ensure the optimum Land utilization to meet Institute's requirements. We have not set any slabs for "Anexure-5" at stage-1 |

Date: 16th September 2024

| A | Query | Clarification |
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| 1 | The site plan for Academic block shows a niche along the Ajmera Builders side. However, on ground the fence runs straight without a niche. Pls clarify. | Picture uploaded in the Tender document are not the actual dimensions or shapes or boundaries of the projects sites. This represents only the location of the sites and appx boundaries as per the land areas mentioned in the Tender document. Please do visit sites for actuals. |
| 2 | Pls share the link to join the pre bid meeting online | We will share the link |
| 3 | Pls mention the estimated cost for this project | Already answered this query dated 13 th Sept, Estimated appx budget is INR 600.00 Cr |
| 4 | As per the tender process, the concept design is to be submitted along with the | Already addressed. Please visit our web site |

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| | technical submission but will be evaluated only after completion of Stage 1. Hence pls amend the process for the concept design to be submitted only from the bidders shortlisted in Stage 1. | |
| 5 | For evaluation of projects based on the cost, pls provision for enhancing the cost of previously completed projects to account for inflation | Tender committee will decide the same and will revert in Prebid meeting |
| 6 | The proposed BUA for this project is approx. 6 lacs sft. Pls reduce the cost criteria of eligible project to reflect this requirement. And do include the minimum BUA for completed projects | Project involves construction + Furnishing activities. Eligibility criteria is arrived based on the estimated cost. Hence can not be relaxed. |
| 7 | Since JV are allowed, pls confirm that the combined experience of the JV members will be considered. | We will revert in Prebid meeting |
| 8 | Kindly provide the topographical drawings of the site in AutoCAD | We will send you |
| 9 | Kindly clarify what is expected under broad plans | Already replied this query today. Please refer web site. Broad details as per annexure-5 |
| 10 | Since this is a Consulting project, pls limit the eligible projects from the same service | Tender Committee will decide while shortlisting Top-5 bidders. |

| B | Query | Clarification |
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| 1 | Please confirm whether the (carpet) area details mentioned for all the blocks is inclusive of common areas and circulation as per the document. | Carpet areas mentioned in the document do not include common area. They are exclusive areas of our current class rooms, labs, hostel rooms. Architect need to design required common areas |

Date: 18th September 2024

| A | Query | Clarification |
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| 1 | With reference to the RFP document (Refer - The Intellectual Property Rights (IPR) on the designs and proposals submitted / presented by all the Bidders shall remain with IITB-Bangalore) we have the following query: Request you to kindly reconsider the referred line from the RFP document, as | IITB is paying for the designs hence clause-12.11 regarding Intellectual Property Right (IPR) will remain same as per Tender document. |

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| <p>it would be ideal / fair that the bidders (Architects) hold the rights to the proposed designs submitted.</p> | |
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Date: 19th September 2024

| A | Query | Clarification |
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| 1 | <p>We presume that points listed in RFP clause # 12.3(E) can only be evaluated and marked during stage 3 (i.e after design submission). In this case only 12.3 (A to D) would be included in computation of score for shortlisting 5 firms for stage 3. If not, as per RFP only 5 points (12.4) are assigned to stage 3. Please clarify.</p> | <p>Please refer Tender document, clause 12.5 wherein it is clearly mentioned that Clause 12.3 (A-E) will be considered for selecting top 5 bidders. Top-5 bidders will be called for the presentation. After the presentation, final evaluation will be done as per clause # 12.15</p> |
| 2 | <p>It seems that the RFP assigns insignificant weightage to the design proposal (either 5 marks (12.4) or 40 marks - if 12.3 (E) & 12.4 points are given in stage 3 only). Hence in the final evaluation, design would be at best 40% of 70% (QCBS weightage for technical) = 28%, which is very unusual for an architectural design competition.</p> | <p>In clause 12.15, 70% weightage is given to the equality (parameters 12.3 & 12.4) and 30% weightage is given to the Commercial quote.</p> |
| 3 | <p>We presume that points listed in RFP clause # 12.3(E) can only be evaluated and marked during stage 3 (i.e after design submission). In this case only 12.3 (A to D) would be included in computation of score for shortlisting 5 firms for stage 3. If not, as per RFP only 5 points (12.4) are assigned to stage 3. Please clarify.</p> | <p>Clarified above (point-1 & 2)</p> |
| 4 | <p>It seems that the RFP assigns insignificant weightage to the design proposal (either 5 marks (12.4) or 40 marks - if 12.3 (E) & 12.4 points are given in stage 3 only). Hence in the final evaluation, design would be at best 40% of 70% (QCBS weightage for technical) = 28%, which is very unusual for an architectural design competition.</p> | <p>is clarified above (point-1 & 2)</p> |
| 5 | <p>Typically in QCBS format architectural competitions, eligibility criteria are used to pre-qualify a fixed number of firms (in this case 5), for the design stage (here</p> | <p>Please refer Tender clause # 12.15</p> |

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| | <p>stage 3). After short-listing (in the case of QCBS 70 Tech/ 30 Fin), 70% weightage is given only to the design proposal (Technical Bid), and 30% to the Financial Bid. This ensures a good possibility of the best design being selected for execution - which is ultimately the aim of the competition. Request that this may be reviewed and considered.</p> | |
| 6 | <p>As pointed out in the pre-bid meeting, there is a conflict regarding built-up area asked for in RFP design brief, as against FAR permissible - which is limited by narrow road width of project sites. We need clarity regarding this as the design solution proposed would clearly depend on the magnitude of development allowable as per regulations. If the FAR limit is followed as per current regulations, the proposed built-up area/ estimated project cost etc would come down substantially. Please review and confirm.</p> | <ul style="list-style-type: none"> • IIITB is higher educational Institute focusing more on research & innovation in IT sector. Suitable exemption in land usage need to utilized and planned • Near the project sites, there are on going road expansion and other plans from the Village panchayat. Bidders to visit the sites, collect information and consider all the factors while designing. • We seek Architect's expertise in getting maximum possible built-up area by getting necessary approvals from the appropriate authorities. |