

PRE BID CLARIFICATIONS FOR SELECTION OF ENGINEERING CONSULTANT (EC) FOR ARCHITECTURAL & DETAILED ENGINEERING CONSULTANCY SERVICES FOR IMPLEMENTATION OF INFORMATION TECHNOLOGY PARK (TIDEL PARK), AT PATTABIRAM, AVADI, CHENNAI

Queries raised by M/s. CRN Associates:

Sl. No.	Clause No.	Page No.	Description as per RFP	Queries	Reply
1.	2.13 Appointment of Engineering Consultant	9	TIDEL has already completed a techno economic feasibility study to assess the market potential and upon conclusion of ensuring the need and the viability of this IT Park. TIDEL has decided to engage an Engineering Consultant to carry out the implementation of this IT Park	<p>It is stated that Feasibility Study has been completed by TIDEL. 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> <p>Also, in Page 27 – Section VIII – Terms of Reference under stage wise services of the Engineering Consultant, it is mentioned that DPR should contain the details covering the market analysis, product mix, business proposition, financial model, feasibility and visibility analysis.</p> <p>Please confirm if the DPR has already been completed or is it included in the Engineering Consultant’s Scope?</p>	<p>The Bidding Companies are not required to submit the Conceptual Master Plan and Architectural Design at the time of bid submission. However, the selected bidder has to prepare the Conceptual Master Plan and Architectural Design and submit to TIDEL in the Stage I of the assignment.</p> <p>Only Feasibility Study has been completed as of now. The selected Consultant has to prepare the DPR.</p>
2.	Section – IV 4.1 Selection Process – Evaluation Criteria and Methodology Financial Tender Volume – II	11 2 & 3		As per the RFP, the fee to be quoted as Lumpsum. Hence, the description given under Terms of Payment in the Financial Tender Form (Page 2) will not be applicable. Please confirm.	Tender Condition holds good
3.	Section – V 5.7 Submission of Tender Documents	13	A detailed description of methodology & approach specially devised by the firm to speed up the work in all the stages of project Integrated approach with respect to Design, Construction and Commissioning of project within the scheduled time and the Design & Execution of major contracts for Civil, Electrical, DG, ACMV, Lifts etc with respect to techno-economics	It is presumed that this will form part of scope and deliverables of successful Engineering Consultant Bidder only and not needed at EC Bid stage submittal. Please confirm.	This is the Scope of Successful Engineering Consultant and not required during Tender submission.

4.	Section – VIII Terms of Reference Sl. No. 8	27	The Consultant is responsible to prepare all the documents / applications and submit to TIDEL for submitting the same to the concerned authorities for getting statutory approvals. Director Town and Country Planning / Corporation / Fire Department / CMWSSB / AAI / TNPCB / SEIAA / Other Authorities approvals etc. as required for the Project.	Oral Query: whether the consultant is responsible for obtaining the clearances.	The Consultant is responsible to prepare all the documents / applications and submit the same to the concerned authorities for getting statutory approvals such as Director Town and Country Planning / Corporation / Fire Department / CMWSSB / AAI / TNPCB / SEIAA / Other Authorities approvals etc. as required for the Project. However, TIDEL Officials shall facilitate for the same, wherever necessary and Statutory Fees shall be borne by TIDEL.
5.	Stage IV Post Construction Services Point No. 39	31	Attend & rectify to 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.	Can the period of Five years be reduced to one year since DLP is for one year only?	Tender Condition holds good
6.	Sl. No. 12 of Checklist	40	A detailed write-up on any method of approach specially devised to speed up the work. with respect to (i) Layout for optimum utilization of FSI (ii) Building models for optimum Lab Area utilization, utilities configuration, etc. (iii) Integrated approach with respect to Design, Construction and Commissioning stages (iv) Design & Execution of Major contracts for Civil, Electrical, DG, ACMV, Lifts etc with respect to techno-economics.	Same comment as in Sl. No. 2 above.	Clarifications as per Sl. No. 3 above.

7.	Format – E – Details required to satisfy the Eligibility Clause 3.0 (f)	46	<p>Should have established in-house Resources with a minimum of 50 technical personnel (atleast 10 persons should be graduate in Engineering/Architecture/Planning) with MEP experience in Design, Engineering and Managed Construction Services from concept to project commissioning.</p> <p>The tenderer should submit documentary evidence for the above in the form of completion certificates or agreement or handing over / taking over certificate for atleast one work in every year.</p>	<p>Our company possess technical personnel strength of 350+. We will be submitting the list of these personnel along with their age, qualifications, years of experience etc. for Format E. The Format E given in the RFP is not in relevance to the requirement. However, Curriculum Vitae of the Key Personnel in areas viz., Civil, Structural, ACMV, Electrical, DG, PHE, FPS, BMS etc. will be submitted as per the format given in Page 37 and as per the requirement of RFP as per Format H. Please confirm if this is sufficient.</p>	<p>Yes. Bidder shall submit required documents as per format given in Page 37 for the purpose of Format – E.</p> <p>The table and the content below the table in “Format E” shall be deleted.</p>
8.	Format – F – Details required to satisfy the Eligibility Clause 3.0 (d)	47	<p>Project of Single Non residential multi-storeyed building of minimum G + 10 Floors with a provision for Office space, auditorium, library, food court facility, landscaping, Car parking and BMS activities with not less than 5 Lakhs Sq.ft. of area (Equivalent to the proposed project area) and atleast two of such projects during last three years</p>	<p>Eligibility Clause 3.0 (d) in Page 10 of RFP stipulates “Consultant should have a fully functional office in Chennai, operational for the duration of atleast one major project previously, during last five years”.</p> <p>Hence this Format – F will not be applicable. Please confirm.</p>	<p>Format F is deleted in the RFP Document, consequently Format G would become “Format F” and Format H would become “Format G”.</p>

Queries raised by M/s. Taamaesek Engineering:

Sl. No.	Clause No.	Page No.	Description as per RFP	Queries	Reply
9.	Section – V, 5.5 Earnest Money Deposit	6, 15	EMD of Rs.5,00,000/- has to be paid in the form of Demand Draft in favour of TIDEL Park Ltd	We request payment of EMD in the form of Bank Guarantee valid for 180 days obtained from Nationalised Bank in the form of Demand Draft.	Tender Condition holds good
10.	Section – V, Section – XI	11, 42 & 47 to 56	Bidder should have completed the consultancy assignment for atleast for one project with the scope of work for Engineering / Project Management Consultancy for any of Non Residential project with minimum G+ 10 floors including Basement with more than 5 Lakhs sq.ft. area in the last 5 years.	Eligibility Clause referred in Formats P 42 to P 47 do not tally with respect to P12. Eligibility details to be furnished in Format F is similar to Format D. Hence Format F may be removed.	Refer Sl. No.8
11.	Section – V 5.21 Retention Money	16 of 56	90% Payment will be released each stage on completion, 10% of the amount will be retained as Retention Amount from each running Bill.	May please be modified as 90% of Payment will be released on each stage of completion till the retention value reaches 5% of the total contract value and thereafter 95% of Payment will be made.	Tender Condition holds good
12.	Section – XI	49 of 56	The Engineering Consultant has to deploy the adequate and resourceful Engineers / Experts for the respective areas viz. Civil, Structural, ACMV, Electrical, DG, Lifts, STP, FPS, BMS, Communications in all the stages as per the scope of work including the Design Back up Office Project Supervision and Post Commission Services. The consultant is expected to provide manpower at optimum level throughout the contract period on continued basis as per the requirements of the project.	List of Manpower requirements at Design and Construction Stage and Post Construction Stage may please be specified for correct pricing of tender.	Para 1 of Format G to be read as “The Engineering Consultant has to deploy the adequate and resourceful Engineers / Experts for the respective areas viz. Civil, Structural, ACMV, Electrical, DG, Lifts, STP, FPS, BMS, Communications in all the stages as per the requirements of the project and minimum resource persons at various stages” as given in the Annexure hereto.

Annexure to Format G

The minimum resource persons to be deployed under various stages of project implementation and required Qualification for Key Technical Personals are given below:

a) Design & Contracting (Tendering) Phase

S. No.	Discipline	Month	Qualification	Experience (Years)
1	Architect	24	B.Arch.	15
2	Structural Engineer	16	B.E.Civil & M.E.Structures	10
3	Civil Engineer	16	B.E.Civil	10
4	Mechanical Engineer	12	B.E.(Mech.)	10
5	ACMV Engineer	12	B.E.(Mech. / A/C)	10
6	Plumbing Hydraulic Engineer	4	B.E.Civil / Mech.	10
7	Electrical Engineer	12	B.E.Electrical	10
8	IBMS Engineer	4	B.E.Electronics	10
9	Land scape Consultant	2	Degree in Civil / Horticulture	10
10	Contract Manager	7	Engineering Degree	10

b) Construction Phase at Site (Exclusive Basis)

The following persons should be provided on continued basis including 24 X 7 days as per the requirements of the project and nature of activities at site. The Project Management Consultant should get a prior approval for deployment of manpower under category wise.

S. No.	Discipline	Month	Qualification	Experience (Years)
1	Project Manager	22	B.E.Civil	15
2	Civil Engineer	20	B.E. Civil	7
3	Mechanical Engineer	16	B.E. Mech	7
4	Electrical Engineer	20	B.E.(Elec)	7
5	Technical Assistant Civil	24	D.C.E.	7
6	Technical Assistant Mechanical Engineer	24	D.M.E.	7
7	Technical Assistant Electrical	24	D.E..E.	7

c) Testing and Commissioning on Site & Post Construction (as per requirement)

S. No.	Discipline	Month	Qualification	Experience (Years)
1	Architect	1	B.Arch	10
2	Civil Engineer	2	B.E.Civil	5
3	Electrical Engineer	1	B.E.Elec.	5
4	Mechanical Engineer	1	B.E.Mech.	5
5	ACMV	1	B.E.Mech.	5
6	Junior Engineers	1	Diploma	5
	Total	7		