



INDIAN INSTITUTE OF MANAGEMENT SHILLONG

UMSAWLI, SHILLONG: 793018

MEGHALAYA

Tel No: 0364-2308011

www.iimshillong.ac.in

Ref. No. K1-1103/4/2022-Engg 1939

Date: 15.02.2023

Corrigendum 1: Extension of End Date of Bid Submission, New Payment Link for Tender & EMD and Reply of Reply of Pre-bid query.

In reference to Tender Id no. 2023_RGIIM_737392_1 inviting online Notice for 'Request for Proposal' for "Providing Comprehensive Architectural, Structural and other Engineering Design Consultancy, for various construction works at IIM Shillong Umsawli campus", all prospective Bidders are hereby informed that the extended date, new payment link for Tender Fee & EMD and reply of pre-bid queries are as follows:

Extension of End Date of Bid Submission:-

Particulars	Original Date	Revised date
Bid Submission end date	28-02-2023 at 03:00 PM	28-02-2023 at 03:00 PM
Bid Opening date	01-03-2023 at 03:00 PM	11-03-2023 at 03:00 PM

New Payment Link:-

Tender Fee	₹ 1000.00+180 (18% GST) = ₹1180.00 to be paid via following Payment link Online:- https://erp.iimshillong.ac.in/fee/PaymentPortal/GeneralPayment.aspx?p=mRt902r6He5GQGYFCWX2qRVucRGNqTVbFuzakVYpHLT4GDazGOBAVawVRn0hKb%2bQ9yHFh3qohqiVapWXA116v1NdRQ225Q4AIBrKnk8Tlc3WmrcPu3o9fc0N%2fcV8lNqjx5csKfnLkr0wJ1toUN9i6Pys%2frKeCMqBTnvqT8NHcf%2bu4tph0DFcZ6tUpjivN7SKWAFsBggf59J1uRzINwh4fgJenAnfFc%2by
Earnest Money Deposit	₹ 3.00 Lakhs/- (Revised EMD) to be paid via following Payment link Online:- https://erp.iimshillong.ac.in/fee/PaymentPortal/GeneralPayment.aspx?p=unPpDMmNMgyLM9LLfrXUhXoSTjyLVw6DxTjCWvtMbdUcKbkE3r0UFCntlxTyyOZ98OYYRJs8Lya3xcuBBh27Lt7cvNnK8s%2flcTadJw7rZ8tYFvR9GuzX2Eak%2bLOYpH5SXMxbMkRq8%2fv2kPH0lqD3WLN040EOGLPPxexZJvydx0QHGDpIXTQtSERo7rCsPdDullrCZkSJqCZHoBpg79TRd7aO3WwFV2ySpczYyRJQmTo%3d

The reply of Pre-bid Queries is attached herewith.

All other terms and conditions in the tender document will remain the same.

Sd/-
Store and Purchase Officer
IIM Shillong

Minutes of the Meeting for Prebid on the RFP for Providing Comprehensive Architectural, Structural and other Engineering Design Consultancy, for various construction works at IIM Shillong Umsawli campus held on 13.02.2023 at 03:00 PM.

RFP. Notice No.: K1-1103/4/2022-Engg 1939

Members Present:

Shri S K Jena

Chief Administrative Officer (I/c)

Shri S Marbaniang

Executive Engineer

Shri Mohit

Audit Officer

Shri Colin Sohkhlet

Campus Manager

Representative of Intending bidders

M/s D K & Associates, New Delhi

M/s Aashray Design Consultant, New Delhi

M/s Akshaya Jain & Associates, New Delhi

The following bidders have sent their queries through email

M/s Arch-En Design New Delhi

M/s Vastunidhi Noida

M/s Enia Design Private Ltd New Delhi

The following points were discussed and clarified:

Sl. no.	Queries	Reply by IIM Shillong
	It is requested to please exempt Tender Fee & EMD for MSME registered bidder.	MSME registered firm having relevant registration relating to Architectural Consultancy will be exempted from Tender fee & EMD.


Audit officer

	<p>We wish to submit M/s. ARCH-EN DESIGN registered with MSME vide Udog Aadhar registration no. DL08E0010554 in Small Enterprise category & NSIC/for Architectural and Engineering activities and related technical consultancy firm, and exempted for paying Tender Fee & EMD/Security amount in various govt. Organization i.e. IIT-Roorkee, IIT- Tirupati, CPWD WAPCOS, HLL, , TCIL, EPIL, IOCL, SJVNL, Coalfield India Ltd. etc.</p> <p>In view of the aforementioned points you are requested to kindly allow exemption for submission of Tender Cost & EMD to MSME/NSIC registered Bidders for which necessary amendment may please be issued.</p>	
2	Please reduce the EMD amount to Rs.3.0 lacs because 5.0 lacs is very huge for EMD purpose.	EMD is reduced to ₹ 3.00 Lakhs
3	<p>Looking at similar tenders floated by various prestigious institutions, the minimum turnover requirement is much less than the turnover requirement specified in other similar tenders.</p> <p>We are already associated and providing design consultancy to three IITs and two AIIMS of national repute and nowhere, such a requirement for turnover has been there.</p> <p>For your perusal, the details of a few similar tenders for architectural consultancy for prestigious Central government institutions, are mentioned below:</p> <ol style="list-style-type: none"> 1. IIT Palakkad Project Cost. 645 crores / Minimum Average Turnover required: 2.0 crores 2. IIT Roorkee Project Cost: 148 crores / Minimum Average Turnover required 1.1 crores 3. IIT Bhubaneswar Project Cost. 1000 crores / Minimum Average Turnover required: 3.0 crores 	Average Annual Turnover for the last 3 financial years is modified to 'at least 3 crores' from consultancy fees.

	<p>4. IIT Bhilai Project Cost: 350 crores / Minimum Average Turnover required: 1.0 crores</p> <p>Copies of the above tender documents are enclosed herewith for your ready reference</p> <p>Further, please find attached the advisory regarding turnover criteria in Consultancy contracts issued by the Department of Expenditure, Ministry of Finance.</p> <p>It is requested to kindly reduce the average annual turnover requirement to INR 2.0 – 3.0 crores, looking at the aforementioned documents.</p>	
4	<p>As per Manual for Procurement of Consultancy & other services 2017 of the Ministry of Finance, the "Average Annual financial turnover of related services during the last three years, ending 31st March of the previous financial year, should be at least 30% (Thirty percent) of the estimated cost.</p> <p>Since in this case, the consultancy fee is not going to exceed Rs. 4.5 crore, the annual turnover criteria works out to Rs. 1.35 crore per year (based on 30% of the fee amount). Hence, for three years it will be Rs. 4.05 crore. Accordingly, it is suggested that:</p> <ol style="list-style-type: none"> 1. Annual turnover criteria may be kept as Rs. 1.5 crore, which for three years shall be Rs. 4.5 crore 2. Evaluation parameter may be amended as 2 marks for three years turnover of Rs.4.5 to 9 crores and 3 marks for turnover above Rs. 9 crores for three years. 	<p>Average Annual Turnover for the last 3 financial years is modified to 'at least 3 crores' from consultancy fees.</p> <p>Above ₹5 Cr- 3 marks Between ₹ 3 - ₹5 Cr – 2 Marks</p>
5	<p>When the qualifying criteria is 3751.00 lakhs." As per that, 10 cr turnover is too high for this project.</p> <p>Therefore, Kindly consider a minimum turnover of 3cr. and maximum of 5 cr.</p>	<p>Above ₹5 Cr- 3 marks Between ₹ 3 - ₹5 Cr – 2 Marks</p>

6	Experience in green building norms should be applicable for other buildings as well and not only institutional.	To be as per Tender
7	Certificate by Chartered accountant for fees received should be acceptable.	Certificate from CA is accepted.
8	Please change the criteria to 80:20 for a healthy architectural competition because in 70:30, only the financial score takes the forefront of the competition and most of the times substandard work gets selected unwillingly.	To be as per Tender.
9	What should be the minimum experience and qualifications of the architect who needs to be deployed on site for 5 years? Because there's nothing mentioned about the same in the RFP	Minimum past experience of 5 years is acceptable for full time site Architects. However, overall requirement of Architectural team shall be as per tender document
10	What should be the minimum experience and qualifications of the project architect? Because there's nothing mentioned about the same in the RFP	Project Architect shall have experience of minimum 10 years and qualification as per industry standards. Leed Architect or its authorized representative should be present in all meetings. The Authorised representative should be able to take decision.
11	Technical score minimum 75 marks is a little bit high, Kindly take 70 marks for qualifying criteria for financial bid opening.	No change
12	We request you allow companies with experience of more than 5 years to participate to make the bid more competitive.	No change
13	We request to kindly allow experience of Mix land use, railway stations, metro stations also for similar experience.	As per tender. No change.
14	We request you to kindly conduct Design competition to select an architect on the basis of best concept design for such prestigious project.	As per tender. No change.
15	We request you to kindly extend the submission end date to 4 weeks after the reply to pre-bid queries.	Last date of Submission of bids is extended to 10 March 2023 (3 PM)

16	The same may be modified as "Make scrutiny of any shop drawings required in connection with work based on which the Contractor shall execute the works at site.	As per tender. No change.
17	Since PMC is to be deployed by the Client, setting up of a site office with a full time Architect/ Structural Engineer/ Electrical Engineer is not required from the Consultant. Approval/ sanction of proposed plans shall be obtained by the Consultant. However, getting approval of service connections as well as completion certificates for the buildings and services from various Municipal/ Local Authorities shall be in the scope of Contractor. Also, preparation of As-built drawings shall also be in the scope of Contractor since they have executed the works at site.	The concern personnel of the consultant should make a regular site visits or as and when required.
18	Since it shall be in the scope of PMC, the same may be removed from the Consultant's scope.	Deliverables in the scope of Architectural Consultant shall be as per tender document.
19	Visits of structural designer for RCC pour clearances, not required since the same are in the scope of PMC.	As per tender. No change.
20	This shall be in the scope of PMC.	Scope of work between PMC and Design Consultant are well defined. PMC and Consultant both will assist institute in monitoring the quantities, variations and cost variations.
21	Submission of As-built drawings on completion of work, shall be in the scope of Contractor, since they have executed the works at site.	Both PMC and Architectural consultant are responsible for As-built drawings.
22	Bid validity is 180 days, whereas in Notice for request for proposal, the same is mentioned as 90 days. Please clarify.	Bid validity will be for 180 days.
23	This is in the scope of PMC. Hence, the same should be removed.	Noted.
24	This is in the scope of PMC. Hence, the same should be removed.	As per tender. No change.
25	Please clarify – 1. Both these clauses (pertaining to LD and Penalty) are the same. 2. Deduction is 0.5% or 1% per week of delay.	As per tender no change.

26	The schedule does not appear to be realistic for such a type of project. The same shall be finalized with the selected Architect, on a mutually agreed basis.	To be discussed with the selected Consultant to arrive at mutually agreed time frame
27	The percentage of consultancy fees shall be quoted exclusively of GST. Please also clarify whether the fees shall be paid by the Client on Estimated Project cost or Actual Project cost inclusive of GST .	Fee payable shall be calculated on the basis of Estimated Cost or Actual completion cost whichever is lower. Fee quoted should be exclusive of GST.
28	Experience in Private Organization may be accepted.	Experience in design and consultancy of Private Educational Institution Building will be accepted subjected to meeting the minimum eligibility criteria mentioned in the tender.
29	Joint Venture & Consortiums may be accepted.	Joint Venture & Consortiums not accepted.

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