

Indian Institute of Management Visakhapatnam

Name of the Work: Preparing Reviewing Master Plan, Designing of new Hostels, Dining building and allied infrastructure at permanent campus of IIM Visakhapatnam

Tender Id: 2024_IIMV_815365_1

Ref. No: IIMV/PMO/T/01/2024-25

Minutes of Pre Bid Meeting

Date: 23-07-2024

Sl.No	Reference	Description in RFP	Queries raised by Agencies in response to RFP	Clarification given by IIM Visakhapatnam
I	Mail dated 13-07-2024	M/s. BlackInk		
1	General	-	Plot Details: Final plot number and area of the plot in AutoCAD format.	The existing Master plan with contours in .dwg format are made available in the link mentioned in Appendix - 1 of RFP (Page 80).
2	General	-	Existing Master Plan/Topography Survey Map: The current master plan and topography survey map of the site	The existing Master plan with contours in .dwg format are made available in the link mentioned in Appendix - 1 of RFP (Page 80).
3	General	-	Development Control Regulations (DCR): Clarification on which DCR to follow for the preparation of the proposal. If possible, please provide the DCR in PDF format.	Please refer Andhra Pradesh Building Rules, 2017 issued vide G.O.MS.No. 119, Dated: 28-03-2017 by Municipal Administration and Urban Development (MAUD), Govt. of Andhra Pradesh.
II	Mail Dated. 18-07-2024	M/s. DHRUMATARU CONSULTANTS & CONSTRUCTIONS		
4	As per RFP page. No 5 in S.No.2. Minimum Eligibility Criteria c) Work Experience	As per RFP page. No 5 in S.No.2. Minimum Eligibility Criteria c) Work Experience - Similar works mean "providing comprehensive architectural services including Master Planning, designing of all buildings, its associated infrastructure and MEP services for campus / buildings for educational purpose/ institutional purpose in any of the CFTI's (Centrally Funded Technical Institute) only.	We request you to Consider State Funded Educational institutes like Medical Colleges and other State Important Educational Institutes not only centrally Funded Technical Institute.	RFP terms prevail.
5	General	-	We request you to give the Survey plan of the site in AutoCAD for preparation Master Planning & Zoning, Design Concept Planning, Presentation, Walkthrough	The existing Master plan with contours in .dwg format are made available in the link mentioned in Appendix - 1 of RFP (Page 80).
III	Mail Dated. 18-07-2024	M/s. ARCOP ASSOCIATES PRIVATE LIMITED		
6	Page No. 21 of RFP "Facilities & Amenities"	<u>Facilities & Amenities</u> <u>Central Amenities Area</u> • Centrally air-conditioned amenities area to cater to the everyday needs of the residential campus. • To be designed as a mall • One-stop facility provide world-class shopping experience for everyday requirements under one roof • To serve as a popular interactive and hangout spaces • To house food courts too. <u>'Eat Street'</u> • Essentially in the nature of 'fast food' from different parts of the country and beyond • Accessibility for the entire campus including guests and visitors • Proximity to the Library and the hostels is expected. <u>Social spaces</u> • Informal spaces that foster an interactive environment in the campus, at multiple places.	Could you please clarify if the facilities listed on page 21 are in addition to the hostels and dining block mentioned on page 30? If they are included, could you also share the area of these facilities?	Deleted

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7	Page No. 4 of RFP	Last date & time of submission of bid (online): 16/08/2024; 15:00 Hrs	We request at least a one - week extension for the online submission since August 15th is a national holiday.	The following dates stand amended due to change in the requirements as conveyed in corrigendum-1 to the Scope of Work and Deliverables- Last date & time of submission of bid - 27/08/2024; 15:00 Hrs Date & time of opening of technical bid (Online) - 28/08/2024; 15:30 Hrs Documents (all original) in hard form shall be submitted - 28/08/2024; 15:30 Hrs
IV	Mail Dated. 19-07-2024	M/s. ASYSTEM STUP CONSULTANTS		
8	General	Limitation of Liability:-	<p>The overall liability of the Consultant is not capped under the Contract. Therefore, we request to kindly add the following clause in the General Terms and Conditions of the Engagement (Cl. 11.1):</p> <p>"Liability of Consultant:</p> <p>(a) The Consultant shall be liable to pay compensation to IIM Visakhapatnam only if it is established that the Consultant has failed to exercise reasonable skill, care, and diligence in the performance of its obligations in relation to the services. If it is established that the Consultant is liable to pay any compensation to IIM Visakhapatnam, then such compensation shall be limited to the amount of reasonably foreseeable direct loss or damage suffered by the IIM Visakhapatnam due to the acts or omissions of Consultant in performing its obligations, and, in any event, such amount shall not exceed more than 10% (ten percent) of the total fees actually paid to Consultant in relation hereto. IIM Visakhapatnam agree to waive all claims against the Consultant so far as the aggregate of damages which might or otherwise be payable exceeds the maximum amount payable as stated above.</p> <p>b) Notwithstanding anything to the contrary provided in the offer, Consultant shall not be liable to the IIM Visakhapatnam for any loss of revenue, loss of profit, loss of production, loss of contracts, loss of use, loss of business, third part punitive damages or loss of business opportunity or any indirect, special or consequential loss or damage."</p>	RFP terms prevail.
9		Date & time of Design Concept Presentation - Will be intimated separately	Request to allow a minimum of 3 weeks time for preparation of concept post official communication regards shortlisting of bidders to enable good quality presentation	RFP terms prevail.
10		Site plan , Google Earth location	Please can site plan, Google Earth location and battery limit for this project be shared for reference ?	<p>a. Site Plan - The existing Master plan with contours in .dwg format are made available in the link mentioned in Appendix - 1 of RFP (Page 80).</p> <p>b. Google Earth location - 17° 52'51.5"N 83° 21'43.9"E</p> <p>c. Battery limit -It is earmarked in the Site plan attached in the link in Appendix 1 of RFP (Page 80).</p>
11	Clause No. 34.0 of SECTION-4 of RFP Page No. 33 of 83	Consultant's Professional Fee includes: All expenses required for proof checking / vetting of Structural Designs & MEP services designs from IIT/NIT and/or any other Centrally Funded Technical Institution identified by the Consultant and approved by IIMV.	We request you to have appointment of proof checking agency & payment of same by IIMV- as per general practice - appointment & payment of proof checking agency is by the client. Coordination with proof checking agency will be attended completely by consultant .	RFP terms prevail.

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V	Letter Dated. 18-07-2024	M/s. Andhra Pradesh Urban Infrastructure Asset Management Limited (APUIAML)		
12	As per RFP page. No 5 in S.No.2. Minimum Eligibility Criteria Point a)	The bidder may be an individual or a firm. The Director/Chief Architect/ Partner/ Proprietor of the company should have been registered with the Council of Architecture (CoA), India. The bidder (lead member) should have at least fifteen (15) years' experience (Fifteen years, would be calculated based on the date of registration of with CoA till the last date for submitting the RFP) in the field of architectural planning, design and preparation of detailed architectural drawings.	APUIAML is a GoAP incorporated company and established in 2016 under GO MS No. 132 and has done several projects for government and executed / being executed. Request you to consider the experience of 8 years instead of 15 years.	RFP terms prevail.
13	As per RFP page. No 5 in S.No.2. Minimum Eligibility Criteria Point c) Work Experience	Bidder should have satisfactorily completed Similar works during the last seven (07) years ending previous day of last date of submission of tenders as below - i. Three similar works each costing not less than 40% of the estimated cost of the project. or ii. Two similar works each costing not less than 50% of the estimated cost of the project. or iii. One similar works each costing not less than 80% of the estimated cost of the project. Similar works mean "providing comprehensive architectural services including Master Planning, designing of all buildings, its associated infrastructure and MEP services for campus / buildings for educational purpose/ institutional purpose in any of the CFTI's (Centrally Funded Technical Institute) only.	APUIAML has expertise in projects starting from concept to commissioning. APUIAML has executed and being executed several projects. Request you to consider 3 building projects with total cost of Rs. 40 Cr.	RFP terms prevail.
14	As per RFP page. No 4 in NOTICE INVITING e-TENDER	Obtaining GRIHA / Green Building Certification - 5 Star Rating required Buildings / LD	Request govt incorporated companies to be exempted from this clause	RFP terms prevail.
VI	Letter Dated. 19-07-2024	M/s. Prasad Associates		
15	As per RFP page. No 5, S.No.2. Minimum Eligibility Criteria Point c)	Bidder should have satisfactorily completed Similar works during the last seven (07) years ending previous day of last date of submission of tenders as below - i. Three similar works each costing not less than 40% of the estimated cost of the project. or ii. Two similar works each costing not less than 50% of the estimated cost of the project. or iii. One similar works each costing not less than 80% of the estimated cost of the project.	We request you to kindly relax this to last 10 years. In case this is not possible, we request you to kindly allow formation of JV by two firms so that the above condition can be qualified by one of the firms.	RFP terms prevail.
16	As per RFP Page No. 55 of 83 SECTION - 6	Criteria and Evaluation - Stage - A 2(iii) Key Personnel to be assigned as part of Project Team - Team Leader should be Graduate in Architecture & registered with COA and should have minimum 12 years' experience and should be Employed with the Bidder for a minimum period of 03 years (to be supported with Certified copy of Appointment/ Offer letter/ Form 16/16A/26AS). Project Manager should be B. Tech in Civil Engg./ Post Graduate in Construction Management and should have minimum 05 years' of experience and should be employed with the Bidder for a minimum period of 03 years (to be supported with Certified copy of Appointment/ Offer letter/ Form 16/16A/26AS).	Team Leader and Project Manager are both specified to be proposed from in-house resources. We request you to kindly remove Project Manager from this condition and allow us to propose suitable professional from external resources.	RFP terms prevail.