

INDIAN INSTITUTE OF TECHNOLOGY, KANPUR
INSTITUTE WORKS DEPARTMENT
CENTRAL OFFICE

Subject: Appointment of Architect Consultant for comprehensive Architectural planning & designing services for the Residential & Non residential buildings at IIT Kanpur.

The queries submitted on the EOI for the subject work up to the Pre-bid meeting held on 20.12.2018 and clarifications from Institute side are as follows:

S. No.	Query	Clarification
I.	Firm 1	
	1. Are we supposed to get any statutory approval, GRIHA Certification or any approval from authorities like Environmental, fire, local body etc	The appointed Architect shall have to provide all support to get the statutory approvals and GRIHA certification, if required. The required fees shall be deposited by the Institute.
	2. Is survey like Topographical survey, soil survey etc if required provided by Institute or will it be in scope of consultant	Yes, It will be provided by the Institute.
	3. Is there any requirement for permanent site presence of Consultants representative?	No, Periodic presence as per the scope of work defined in the document.
	4. The financial criteria benchmark of turnover of Rs.5 Cr is too high for architectural firms also for project in range of 100 Cr or above. In most IIT recent tenders for such work the turnover is kept to Rs.2 Cr. Request you to allow the turnover of Rs 2 Cr. or Rs.2.5 Cr	Under consideration of the authorities, and shall be uploaded on the websites separately.
	5. If the above cannot be changed then please allow consortium with lead partner with turnover of Rs.3 Cr while others to total upto Rs.5 Cr.	Not Agreed
	6. Do we have to send application for all three categories separately or will one application work. I. Building costing up to 50 Crores II. From 50 Crore to 100 Crores III. Above 100 Cr	One Application for all the three categories can be submitted. However, as mentioned in the document, the bidders are required

		to clearly mention the category or categories of buildings in which they are seeking qualifications.
II.	Firm 2	
	1. Page 3: Residence for boys and girls, dining, common rooms, apartments, convention centre, sports facilities. What is the total built up area proposed?	Shall be considered in RFP
	2. Annexure 6: Soil Engineering / Geotechnical Investigation & Environment Statutory Compliances Do we need to bring specialist consultants for the same	Geotechnical investigation/ Soil Engineering reports shall be provided by the Institute. Environment statutory compliances shall be the responsibility of the consultant.
	3. Page 29: 3 sample projects - A3 size sheets giving the layout, detailed drawings (as samples) Requesting sample projects to be submitted in next RFP stage.	The qualifying project details are required.
	4. Annexure 9 : Client wise performance report of works It is difficult to obtain performance report for works done in past as concern authority may have changed. Can we submit completion letters issued by clients?	The completion letters with performance are required.
	5. Submission: 2.01.2019 Considering holiday time, requesting for a week time extension.	Under consideration of the authorities, and shall be uploaded on the websites separately.
III.	Firm 3	
	1. IF we qualify for up to 100 Cr. Projects, can we participate in all 7 building projects?	No, The applicant has to choose the buildings as per their qualifying criteria.
	2. If we can participate in more than one project, do we need to submit all 10 annexure i/c stamp paper & processing fee etc. multiple times.	One Application for all the three categories can be submitted. However, as mentioned in the document, the bidders are required to clearly mention the category or categories of buildings in which they are seeking qualifications.

	3. Statuary approvals and GRIHA Certificates, is Architect required to obtain GRIHA ratings, if yes, what rating?	The appointed Architect shall have to provide all support to get the statutory approvals and GRIHA certification, if required. The required fees shall be deposited by the Institute. The GRIHA rating, if required shall be part of the RFP.
	4. Additional Survey/information if required, will be carried out by the institute or the consultant?	All the available information with the Institute i/c the Geotechnical report shall be provided by the Institute.
	5. Please confirm that vetting by independent expert of structural drawing is not required?	Vetting by independent expert of structural drawings shall be the responsibility of the consultant; however the consent of the Institute shall be required for engaging the independent expert. The fees shall be reimbursed by the Institute.
	6. The query raised during the Pre-bid meeting: The turnover for 100 Cr. Plus categories should be reduced.	Under consideration of the authorities, and shall be uploaded on the websites separately.
IV.	Firm 4	
	1. Six numbers Architects has been asked for the works above RS. 100 Crores which seems to be very high as other organizations keeps the requirement between 2 to 3. The same may please be amended.	Not Agreed
	2. The required turnover is very high. In the current scenario and the organizations like CPWD, NBCC, HITES etc. usually keeps this turn over around Rs. 2 Cr. To 2.5 Cr. We proposed the required turnover shall be reduced up to 3 Cr.	Under consideration of the authorities, and shall be uploaded on the websites separately.
V.	Firm 5	

	1. Financial bid to be done for each building separately? (page 16, EOI)	Yes
	2. Are the buildings going to be allotted separately to the applicants on the basis of composite score or they will be allotted to one architect only? (page 16, EOI)	Yes, the work shall be allotted separately for each building on the basis of composite score of each building.
	3. Detailed description of client requirements so that accordingly we can study the existing buildings.	Shall be provided in the RFP
	4. Can urban planner/ urban designer be the same person for the technical bid?	May be the same
	5. Is the processing fee which is to be submitted with EOI document to be submitted separately for each building or once altogether for all buildings?	No, One processing fees for all buildings to be applied for.
	6. Minimum years of experience that will be required for the landscape architect (will it be counted after B.Arch or M. Arch. In landscaping)?	Shall be counted from the date of actual practice.
	7. Buildings for bidding categorized as per building costs? (point 4.0; page 10)	Tentative Cost of the buildings has been provided at Para 2.0 page 3 of EOI document.
	8. Is the earnest money to be submitted separately for each building or once altogether for all buildings? And what will be the amount of earnest money?	Shall be part of the RFP.
	9. Expected minimum requirement of key professionals and kind of expertise mentioned on the page no. 10. Key expert team required for the work of building costing more than 100 cr. (5.3) will it be applicable to the buildings costing 50 Cr. (5.1) and 100 cr. 5.2) or each building costing up to 50 Cr. (5.1) and 50-100 Cr. (5.2) required separate team of expertise?	Key expert team shall be required as per the category in which the applicant is applying.
VI.	Firm 6	
	1. As per Pageno. 15, Clause 18, Criteria for Qualification, point (d), it has been mentioned that the Company shall be profit making for last three years ending March 2018. We wish to submit that this clause may please be replaced by "The Bidder shall have a positive net worth. The Bidder shall not have incurred losses in more than 2 years during the last three consecutive financial years ending 31st March, 2018." Positive Nett-worth is clear indicator of financial health of	Not Agreed

	the company, thus the present clause may kindly be replaced by the suggested clause. This is in line with CPWD Criteria, which is one of the most relevant criteria for construction works. Copy of similar work Tender issued by CPWD is enclosed for ready reference. May kindly refer page 19 of the said Tender Document where the suggested clause is mentioned.	
VII.	Firm 7	
A	Hall of residence for Boys 1200 Seats	
	1. Site plan indicating site measurements, contours diagrams and levels.	Not required at EOI stage
	2. Orientation	
	3. Types of occupancy - Single rooms/ Double shared rooms/ Triple shared rooms/ Dormitory	
	4. Is Balcony required for rooms?	
	5. Maximum permissible height of the building	
	6. Are common toilets required?	
	7. Number and types of parking	
	8. Is a separate service area like laundry room required?	
	9. Requirement of a common activity area	
	10. Number of Air-conditioned room	
B	Hall of residence for Girls 800 Seats	
	1. Site plan indicating site measurements, contours diagrams and levels.	Not required at EOI stage
	2. Orientation	
	3. Types of occupancy - Single rooms/ Double shared rooms/ Triple shared rooms/ Dormitory	
	4. Is Balcony required for rooms?	
	5. Maximum permissible height of the building	
	6. Are common toilets required?	
	7. Number and types of parking	
	8. Is a separate service area like laundry room required?	
	9. Requirement of a common activity area	
	10. Number of Air-conditioned room	
C	Common Dinning Facility for the Hostel	
	1. Number of people dinning at a time	Not required at EOI stage
	2. Nature of seating	
	3. Number 7 types of kitchen- (Veg /Non-veg) required	
	4. Connectivity to the residential blocks	
D	Common rooms- TV Room, Multipurpose room, Canteen etc.	
	1. Number of TV rooms for boys and Girls	Not required at EOI stage
	2. Capacity of Activities/Multipurpose room	
	3. A small Café/ Canteen	
	4. Connectivity to the residential block	

	5. Shop for daily needs/ stationery	
E	Type IV Apartments- 200 Nos. (50% repetitive in nature)	
	1. Area of one apartment	Not required at EOI stage
	2. Number of BHK	
	3. Nature of Occupants	
F	Convention Hall	
	1. Capacity of Auditorium	Not required at EOI stage
	2. Requirement of Medical Facility	
	3. Requirement of Meeting/ Conference Room	
	4. Requirement of Dinning Facility	
G	Additional Sports Facilities	
i)	Outdoor Facility	Not required at EOI stage
	1. Requirement of Gym	
	2. Requirement of Swimming Pool	
	3. Requirement of Volleyball/ Basket ball/ Badminton courts	
	4. Open Space for yoga	
ii)	Indoor Facilities	
	1. Requirement of snooker/ Table tennis tables	
	2. Requirement of Squash court	
	3. Facility for other games	
	4. Server Room	

Superintending Engineer