

Project:

'Providing Comprehensive Architectural Consultancy Services for Construction of Residential Building for Bank's executives having Stilt + 5 floors RCC Structure in Luz Avenue, Ramachandra Road, Mylapore, Chennai – 600004'

Tender Date	22.07.2022	Last Date Of Tender Submission	18.08.2022
Pre-bid Meeting Date & Time	02.08.2022 @ 11.00 AM	Pre-Bid Clarification Date	04.08.2022

Attended by:

(A) From Employer – M/s.Indian Bank:

- 1) Sri Sunil Kumar Jha : DGM (Estate)
- 2) Sri A Mohan : AGM (Estate)
- 3) Sri R.Venkateswaran : CM (Estate)
- 4) Sri P.Bharathiraja : CM (Premises)
- 5) Sri M.Bubesh Gupta : SM (Architect)
- 6) Sri Ravindra Pratap Singh: AM (Civil)

(B) From Independent External Monitor (IEM):

- 1) Sri Giriraj Prasad Gupta, ICAS (Retd.)

(C) From Bidders (M/s.) :

- 1) Cheralathan associates
- 2) TSO Design Commune Pvt. Ltd.
- 3) Decon Architects
- 4) Edifice Consultants Pvt Ltd.
- 5) R.dx Architects.
- 6) SK Architects
- 7) Pithavadian & Partners
- 8) Capital Engineering Consultancy
- 9) Apoorva_aRED
- 10) Anupama Mohanram

Clarifications for the queries raised in the pre-bid meeting held via Video Conferencing at Indian Bank Corporate Office:

Sl. No.	Query	Reply/ Clarification by Bank
1	Do MSME certificate holder are exempted from submission of EMD?	Yes. Please refer clause No.3 in page No. 17/98 of Tender Document.
2	Will Bank share the site plan with the location of trees?	Yes. The Bank will share the site plan (survey drawing) with the prequalified bidders.
3	In PQ Criteria Bank has sought completion of at least one residential building in Chennai in last 7 years. Since, few bidders have not completed S/G+4 residential building in Chennai in last 7 years they have requested for increase in the number of years from 7 to 10.	In PQ criteria, Bank has not sought that the bidder must have completed at least one residential building of min. S/G + 4 floors in Chennai. As per clause No.4 (ii) (a) in page No. 13/98 of Tender Document, it is stated that “ Preference marks will be given to those who have designed & constructed residential buildings in and around Chennai/ Chennai agglomeration.” Further refer Attribute B- Arch. Experience, sl.no. B.2 of page No.30/98 of Tender Document, for the preference marks. Hence, there is no need to increase in the number of years.
4	In PQ criteria, it is sought that the Architect should have planned and designed at least one building with Green building concepts and assisted in getting the green building certificate from GRIHA/ IGBC in last 7 years ending on 30.06.2022. Is it possible to remove that clause, since the GRIHA/ IGBC certificates are part of the Green Building Consultant?	The said Clause No.4 (ii) (C) in page No. 13/98 of Tender Document is removed from pre-qualification criteria section. However the contents of the clause continues to remain as a part of tender document. The quoted fee by the Architect is inclusive of Green building consultancy charges.
5	Expenses incurred with local bodies/ statutory agencies in legal/ statutory approvals shall be paid additionally on production of receipts/ bills. Any deposits/ fees to be paid to the statutory authorities for obtaining necessary approvals/ permission shall be reimbursed/ paid separately on production of Bills/ Receipts by the Bank. But, the charges for liaisoning and follow –up with local bodies will be borne by whom?	Submission/ uploading of drawings in CMDA/ Corporation of Chennai/ other Govt. agencies, adhering to all statutory procedure for obtaining approvals/ NOCs from them and the expenses incurred for liaisoning & follow –up shall be part of the Architect’s scope. However, Bank will provide necessary assistance to the Architect in obtain the statutory approvals/ NOCs from the local bodies/ statutory agencies.
6	Whether the Architect selected for this project has to pay 3% of the Contract value (fees) of consultancy as Performance Guarantee (PG).	Yes.

Sl. No.	Query	Reply/ Clarification by Bank
7	If Yes, whether the Architect has to pay 3% of the estimated project cost (i.e. Rs.44 crores) as Performance Guarantee (PG).	No. The selected Architect has to pay 3% of the Contract value (fees) of consultancy as Performance Guarantee (PG) in the form of Demand Draft / Bank Guarantee. Sample Calculation: Assuming the L1 bidder has selected with 2.5% as their consultancy fee, the 3% PG amount is as follows Rs. 44,00,00,000 * 2.5% = Rs.1,10,00,000/- Rs. 1,10,00,000 * 3% = Rs.3,30,000/-
8	In Clause no.11 in page no.8/98, it is informed that all Structural Designs shall be proof checked by the Architect and get it approved by a reputed organization such as IIT etc. The expenditure incurred for the proof checking will be borne by whom?	The expenditure incurred for the proof checking has to be borne by the selected Architect.
9	Whether Bank will be the Project Management Consultant (PMC)?	No. Bank will appoint a PMC separately.
10	In clause no.2.11 of Page No. 10/98, it is informed that Architect has to prepare complete tender documents for selection of contractor in consultation with PMC/ Bank including general conditions of contract, technical specifications, tender drawings, schedule of items, etc. for all the works in totality or in parts, to ensure contract obligation as per latest version of CPWD/ BIS. Please clarify the role of Architect and the PMC.	Please refer the Clause No.2 of page no.8/98 and its sub-clauses for "Scope of work & Services to be rendered by the successful bidder (Consultant Architect)"
11	In clause no.2.5 of Page No. 9/98, it is informed that the Soil Investigation report has to be get approved from the reputed organization such as IIT. Institutions such IIT does not approve the Soil Investigation report. Hence, this condition may be removed.	Soil investigation report has to be approved by the Architect and their structural Engineer.

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12	Whether Joint Venture/ Consortium is allowed?	No. Please refer tender Clause no.2 of page no.7/98.
13	In PQ criteria, it is sought that the bidder should have "Minimum 10 years experience as Architectural Consultant as on 30.06.2022." It is requested for amending it to 7 years experience as on 30.06.2022.	No. The PQ criteria in the tender document holds Good.
14	Whether Bank consider EMD exemption for the firm who registered only with MSME or both MSME & NSIC are must?	Bidders registered with MSME/ NSIC, for the specific services (to be procured) with valid certificate are exempted for submitting EMD and they have to submit Bid Security Declaration as per format given in Page no. 60 of the tender document.
15	Is that Possible to consider instead of 3% Performance Guarantee of contract value, since the Consultant has Professional Indemnity Insurance of Value 1 Crore. If yes please make sure of that.	No. 3% Performance Guarantee of contract value has to be submitted.
16	Even though a consultant has average Annual turnover of 0.40 crores for past three years, they faced loss during COVID Period, as all the MNC projects were paused for certain time duration. Please consider for past three years of profit excluding the COVID Financial years or any other alternatives.	No. The PQ criteria in the tender document holds Good.

This Pre-Bid clarification shall be downloaded, signed, sealed and enclosed along with the Technical-Bid document.



Handwritten signature