

QUERIES RECEIVED FROM VARIOUS BIDDERS IN CONNECTION WITH THE SELECTION OF ARCHITECTURAL CONSULTANT FOR “DEVELOPMENT OF KINFRA INTEGRATED INDUSTRIAL AND TEXTILE PARK AT KANJIKKODE, PALAKKAD- PHASE II & ITS CLARIFICATION
(Bid NO. KIN-IITP/RFP-01/2023-24)

Sl. No.	Queries by Bidders	Reply by KINFRA
1	We request the client to consider last 10 years projects instead of limiting to last 7 years projects.	The eligibility criteria 3.2 & 3.3 is hereby amended as last 10 years instead seven years in the RFP and wherever mentioned as seven years.
2	To prepare good competitive bids, we request the client give a timeframe of at-least 4 weeks for a bid submission since from the date of release of pre-bid clarifications.	The last date of submission of tender is extended upto 28.12.2023, 5.00PM and opening of tender rescheduled to 01/01/2024, 11.00AM.
3	We request the client to allow bachelor’s degree / Master’s Degree in Town Planning / Urban and Regional Planning having minimum 10 years of experience because there was no civil engineering degree with specialization in Town Planning.	Minimum qualification is as per clause no. 7(1)c of RFP only. The higher qualifications in the respective fields are acceptable.
4	We request the client to also allow master’s degree in Environmental Planning, master’s degree in Transport Planning, Town Planning, we request you to kindly allow B.Arch. with Master Degree in Architecture / Urban Design / Construction Management, “Civil Engineering / Architecture degree with specialisation in Town / Housing Planning, having minimum 10 yrs of exp.	Minimum qualification is as per clause no. 7(1)c of RFP only. The higher qualifications in the respective fields are acceptable.
5	We request the client to provide an advance payment of 20% along with Work order because selected firm needs to spend manpower, surveys cost on upfront and it will have a negative cashflow.	10% of the quoted value can be released as mobilization advance against BG and the same shall be deducted in IV stage of payment. BG should have a validity up to the “stage IV of schedule of payment” in clause 9 in RFT + 3 months.

6	We request the client to accept for monthly visits in addition to each stage deliverable and kindly exclude as on when required so that it will be clear to all firms.	As per clause 9, schedule of payment, of RFP only
7	We request the client to provide tentative site boundary and site coordinate details so that it will be useful to assess the quantum of work involves so that accordingly will be budgeted in financial quote.	Approximate area mentioned in the NIT in page No 2. Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids.
8	At this stage, it's very difficult to budget for services to obtain Green certification hence we request the client to kindly exclude this activity. Please amend to "selected consultant needs to provide assistance to KINFRA while appointment of certified firms to get GREEN certification requirements".	Green Certification work are descoped from the RFP
9	We request the client to delete the penalties because in any consulting projects, there might be delay sometimes while conducting surveys due to site access approvals, rains etc., accordingly all deliverables will be slightly delayed hence kindly remove penalties clause	As per RFP only as per clause 11.
10	To avoid confusion, we request the client to keep a condition of "fee as percentage of the estimated project cost i.e., INR 70 Crores"	As per RFP only.
11	We request you to consider project experience on Project Cost basis i.e. one work of Rs. 56 Crores or more instead area wise. OR request you to reduce the area to 25 acres instead of 40 acres.	The similar works area in the eligibility criteria mentioned in the RFP is reduced to 30 acres, as per RFP clause 3.3.
12	This is very reputed project request you to please consider more weightage to Technical and evaluate as QCBS 80:20.	As per RFP only.
13	Please add a clause regarding additional compensation criteria if project extends than the contract timeline.	As per RFP only.

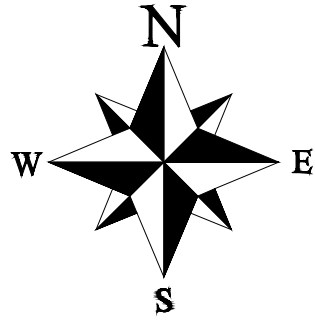
14	As per RFP page no. 11, financial bid has to be submitted in Lumpsum basis but as per Financial Bid format it is asked in percentage. Kindly confirm financial bid either in Percentage or Lumpsum.	The quote should be in %age basis only. Please ignore the error in Page 11.
15	Preparation of Master Plan either for Industrial Park or Township is very similar in Nature to other Townships such as Residential, Institutional and mixed-use development which includes various aspects of Master Planning includes various aspects such as Landscaping, Interior design, Road infrastructure, Drainage systems etc. Only difference is allocation of plot to Industries. We would request to kindly consider the other townships for better participation	Other Township developments can be considered in line with the conditions stipulated in clause 3.3 of RFP.
16	We understand that this stage as per RFP includes preparation of DPR for which submission of estimates is required to be completed. Hence the time frame allocated for Stage-1 is not sufficient. We also suggest you to remove DPR from Stage-1 and modify it as "Submission of Soil Investigation reports, Contour Survey Drawing & Submission of Masterplan".	Modified time schedule is attached.
17	Request you to kindly increase Stage-2 payment upto 40% of total fee. Please consider.	Modified payment schedule is attached.
18	Request you to kindly modify Stage-2 as "Submission of Draft DPR along with detailed drawings and detailed Estimate in Price Software" and modify the time schedule as "Within 45 days from the date of approval of Stage-1 by KINFRA.	Modified time schedule is attached.
19	Split Stage-3 payment to "Submission of Final DPR along with detailed drawings and detailed Estimate in Price Software, detailed design calculations, tender documents and BOQ" and modify the time schedule as this stage will require at least 45 days from the date of approval of Stage-2 by KINFRA.	

	<p>"Approval of detailed estimates and detailed drawings by PIC" request to split the payment up to 65% & 70% of total fee as per above two stages.</p> <p>Stage-4 of Milestone (page 15 of RFP) does not match with Stage-4, 9. Schedule of Payments. Request you to please add "Modification in BOQ and drawings based on the comments from KINFRA and Proof checking Consultant" in Stage- 4 description of Schedule of Payment.</p> <p>Also request you to kindly consider the payment for Stage-4 up to 85% of the total fee payable based on quoted amount less amount paid in Stage 1 & Stage 2, Stage 3.</p> <p>Request you to kindly keep balance 15% of total fee for Stage-5 to maintain the cash flow.</p>	<p>Modified time schedule and payment schedule is attached.</p>
20	<p>We understand that PMC is not in the scope of Consultant. Hence, please delete "Work/Project means PMC work" as given just below the table of Annexure-III as per eligibility criteria clause 3.3 (page4/5) which mentions "preparation of master plan for industrial parks/townships". Please clarify.</p>	<p>Annexure III means only to the ongoing consultancy projects undertaken by the bidding parties.</p>
21	<p>Tender for construction will be item rate or EPC type of Contract. Please confirm.</p>	<p>Item rate tender</p>
22	<p>The process of proof checking by a third party appointed by KINFRA will take time for approval of drawings. Thus, the time given for this stage-3 is only 15 days which is not enough. Adequate time should be given for the Consultant to incorporate the modifications suggested by the proof checking consultant.</p>	<p>Modified time schedule is attached.</p>

	<p>The time given for this process is just 15 days which also include tender preparation, proof checking, invitation, tender processing, approval and tender award. This process will require practically at least 45 days.</p>	<p>Each stage mentioned in the NIT will commence once the preceding stage has been successfully concluded.</p>
23	<p>Request to provide the site layout for our understanding</p>	<p>Layout attached.</p>

Stages	Schedule of Payments	% of amount	Milestone
	Mobilisation advance	10% of the quoted value can be released as mobilization advance against BG and the same shall be deducted in IV stage of payment. BG shall be valid for the period upto stage IV plus three months	
I	Soil Investigation, Contour Survey, Drawing, Master Plan, Preliminary Infrastructure Report	10% of the total fee payable based on quoted amount	Within 45 days from the date of award
II	Submission of Draft DPR, Drawings, Estimate	30% of the total fee payable based on quoted amount less amount paid in Stage I	Within 30 days from the date of approval of Stage I by KINFRA
III	Submission of final DPR, detailed drawings and estimate in Price Software	50% of the total fee payable based on quoted amount less amount paid upto Stage II.	Within 30 days from the date of approval of Stage II by KINFRA
IV	Submission of NIT, BOQ with all working drawings(Architectural & Structural) and detailed design calculations	65% of the total fee payable based on quoted amount less amount paid upto Stage III and mobilisation advance in full	Within 15 days from the date of approval of Stage III by KINFRA
V	Modification in BOQ and drawings based on the comments from KINFRA and Proof Checking from the consultant, publishing of NIT, Evaluation of bids, awarding of work.	80% of the total fee payable based on quoted amount less amount paid upto Stage IV	Within 15 days from the date of approval of Stage IV by KINFRA
VI	Execution and completion of work and handing over with As built Drawings	100% of the total fee payable based on quoted amount less amount paid upto Stage V.	

LAYOUT PLAN OF PHASE II DEVELOPMENT OF KINFRA INTEGRATED INDUSTRIAL & TEXTILE PARK AT KANJIKKODE, PALAKKAD



DISTRICT- PALAKKAD

TALUK - PALAKKAD

VILLAGE- PUTHUSSERY CENTRAL

BLOCK: Re SURVEY BLOCK No.34

