



INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH PUNE

(An Autonomous Institution of the Ministry of Education, Govt. of India)

Main Lab Building, IISER Pune Campus, Dr. Homi Bhabha Road, Pune-411 008.

Ph No 020 2590 8082 Fax 020 2590 8177

Date: 28 09 2022

Minutes of Prebid Meeting

Name of work: PROCUREMENT OF ARCHITECTURAL, STRUCTURAL DESIGN AND COMPREHENSIVE SERVICES DESIGN CONSULTANCY FOR IISER PUNE CAMPUS

EOI NUMBER: 01/IISER/PUNE/2022-23

Tender Id: 2022_IISRP_711420_1

Member Presents

1. SE, IISER Pune.
2. EE (E &M), IISER Pune.
3. PE (C), IISER Pune.

Bidders please take note of IISER clarification as per enclosed Annexure –A.

No change in other EOI Conditions and date of submission of EOI.

Above Pre bid MOM shall form part of EOI.

Bidders are requested to take note of above Pre bid MoM and submit bid accordingly.

Pre bid MOM and its enclosures shall be made available on Institute website and e-procurement portal for bidder's reference.

Enclosed: As above

1. Annexure - A




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Annexure -A

NAME OF WORK: PROCUREMENT OF ARCHITECTURAL, STRUCTURAL DESIGN AND COMPREHENSIVE SERVICES DESIGN CONSULTANCY FOR IISER PUNE CAMPUS.

Minutes of Pre-Bid Meeting of EOI dated 23/09/2022				
Sr. No.	Clause No / Page No	EOI Clause	Queries / Request by Bidder	IISER Clarification
1	Clause 2.5.1 (Page 3)	For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es)" only. Area figures shall be rounded up to nearest next tenth figure.	"Comprehensive" means that Sub-Consultants may be appointed by Client and coordination by Principal Architect. Please clarify if above understanding is acceptable for eligibility.	"Comprehensive" means that along with Architectural services consultant shall provide services for Structural, MEP, Landscape and all allied services as mentioned in EOI.
2	Clause 2.5.2 (Page 4)	Experience certificate should be from the Main Client / Owner of the project and to be issued now below the Rank of Executive Engineer in case of Government projects and not less than 'Managing Director/Executive Director' in case of private projects. Value of the work mentioned in the experience certificate should comply with ITR form 26AS with clearing indicating name of the payee and the Principle amount paid. Cost of the project, consultancy fees amount and duration should be clearly mentioned on the experience certificate from the client.	1) Senior Client representative signature to be permitted as Certificates are not normally signed by M.D. 2) Value of works Letter from Chartered Accountant to be permitted along with TDS certificate. 3) Consultancy fees are not normally mentioned On certificates. 'Chartered Account Letter' regarding receipt of 'Consultancy Fees' to please be accepted.	1. In case of Private Projects, signature of representative authorized by MD/ED is permitted to issue certificates. 2. value of the work shall be certified by the Client only. 3. EOI condition shall prevail.
3	Clause 2.6 (Page 4)	The Applicant should have average Annual Financial Turnover in Architectural & structural consultancy Services at least of 50% of Rs. 236 Lakhs of estimated consultancy cost	Please clarify that only Architectural Services Turnover shall be also accepted. Structural consultant are our Sub-consultants.	The turnover of the services rendered by Architectural firm as per the statement of accounts certified by CA.



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4	Page 7	The following undertaking in this regard shall to be submitted by the intending Applicant/Applicants: - "The EMD is deposited by me/us with the Director IISER PUNE at Stage II level, failing which the Institute may reject the Bid and also bar me / us from participating in all future bids in IISER PUNE."	Please clarify at which stage we need to submit this undertaking. Please clarify if the EMD has to be submitted at Stage I or Stage II.	The bidder must submit EMD alongwith undertaking at stage I
5	Clause 3.25.1 (Page 9)	Bid Security/EMD amounting to Rs. 21,80,000/-	We request you to reduce EMD amount to 1 % of 10 Cr equal to Rs 10 lakhs.	EOI condition shall prevail.
6	Clause 3.25.1 (Page 9)	b) A part of earnest money is acceptable in the form of bank guarantee also. In such case, 50% of earnest money or Rs. 20 lakhs, whichever is less, will have to be deposited in shape prescribed above and balance in shape of irrevocable Bank Guarantee from a Scheduled Bank and shall be valid 120 days from the last date of receipt of bid as per standard proforma attached.	We request that only Bank Guarantee is accepted. We request you to kindly of EMD.	EOI condition shall prevail.
7	Clause 3.25.3 (Page 10)	The Bidder withdraws / modifies his bid or any item thereof after opening of bid. 50% EMD to be forfeited barring participation in further bidding process.	We request you to delete the forfeit clause.	EOI condition shall prevail.
8	Clause 3.25.3 (Page 10) & Volume II Clause 7.1	Stage-III shortlisted Architect to whom work is awarded, whose Design is accepted will be required to furnish Performance guarantee of 5% (Five Percent) of the Proposed Consultancy Fees amount within the period specified in Schedule. ... furnish performance security/ Guarantee on the Performa of IISER PUNE(India)Ltd. from a Nationalized/Scheduled Bank to the extent of 2% of the value of total consultancy fees of consultant (at this stage it shall be worked out considering the estimated project cost).	We request that the Performance Bank Guarantee be to the extent of 2%.	Performance security/guarantee is 3% of total consultancy fee



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9	3.25.4 (Page 10)	The Architect Consultant whose Design is accepted will also be required to furnish either copy of the applicable Licenses/Registrations or proof of applying for obtaining associated licenses and registrations with statutory bodies and also ensure the compliance of aforesaid provisions by the sub-Consultants	Please clarify which Associated licenses are required.	The licenses required for allied services alongwith Architectural services issued by competent authorities shall be submitted as per EOI conditions
	SECTION I			
10	Clause 2.6.18 (Page 15)	Finally selected architectural and structural consultant shall have to get the environmental Impact Assessment and Ecological Studies done from the external Applicant duly got approved from IISER Pune.	We request that Client undertakes these Works.	EOI condition shall prevail.
11	Section I Clause 2.6.19 (Page 15)	Before structural designing of the buildings, soil exploration of the soil strata is required to be got conducted from the approved specialized agency duly approved by IISER Pune by the architectural and structural consultant at his cost.	We request that Client undertakes these Works.	EOI condition shall prevail.
12	Section I Clause 2.9.1 (Page 16)	Method of submission EOI: ... after each and every pages of EOI duly signed by the Applicant shall be submitted in sealed condition to the office of the Director IISER	Please clarify that for Stage 1 – Do we have to sign on all pages of EOI and upload with EOI submission.	EOI condition shall prevail.
	SECTION II			
13	Clause 3.6	"Form I"	Please clarify that this is Form H.	Yes, This is form H instead of form I mention in EOI.
14	Clause 3.10.8 (Page 18)	"Proof Consultant" shall mean a reputed firm/ Institution like IITs/ NITs/Govt Engg. College engaged by the Consultant or IISER Pune as the case may be for undertaking independent proof checking/ vetting of drawings and designs etc. carried out by the consultant.	Please clarify which "Proof Consultant" is under IISER or Bidder scope. We recommend that IISER appoint "Proof Consultant" directly and not include this in Bidders scope of work.	EOI condition shall prevail.
15	Clause 3.11.1 (Page 19)	If the Applicant is a proprietary firm, the application shall be signed by the proprietor above his full type written name and the full name of his firm with its current address.	We request you to accept Power of Attorney of Authorized Representative for the Proprietary firm.	EOI condition shall prevail.
	SECTION III			



16	Clause 4.2.ii (Page 21)	The amount of EMD, the form and the due date for submission EMD will be specified in the Vol- 2 document. Details with regard to this stage II shall be provided in the document to be issued	Please clarify when the EMD is to be submitted. Is it in Stage I or Stage II.	EMD is to be submitted in stage I only.
		later only to the shortlisted applicants under Stage-1 invited for participation in Stage-II process.		
17	Clause 4.5 (Page 22)	The Jury to be appointed by the Director, IISER Pune. The Jury will decide the detailed criteria for the evaluation & award of marks, evaluate design proposals, award them marks.	We request you to share the Jury marking criteria with marks allotted for various criteria.	EOI condition shall prevail.
18	Clause 4.8 (Page 22)	Any information furnished by the Applicant if found to be incorrect either immediately or at a later date, it would render him liable to be debarred from tendering/ taking up of work in IISER Pune. If such Applicant happens to be enlisted consultant or in the approved list of Applicant/ consultants of any class in any of the NITs, Organizations or Department of Govt, of India, the fact will be reported to them for necessary action to remove his/their name from the enlistment/approved list.	We request that the use of Bidders design/proposal shall be after the appointment.	EOI condition shall prevail.
19	(i) (Page 22)	Design Presentation Proposal 1. Administrative Building G+5 – 10,000 Sqm 2. Hostel G+13 – 25,000 sqm 3. Residential Housing G+12 – 15,000 sqm 4. Allied master plan locating above buildings	Please clarify if the mentioned areas are Built Up Area or Carpet Area.	It is 'Total built up area.'
20	(i) (Page 22)	Design Presentation Proposal Schematic architectural design of important buildings in various zones, their Architectural principles, vocabulary, etc. proposed.	Schematic Level drawings are highly coordinated drawings with all consultants and after inputs from Client. Hence, for a Design Proposal Concept Design level drawings to be accepted for Jury presentation.	EOI condition shall prevail.



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21	Clause 4.11 (Page 23)	Stage-II qualified Applicant for whom work is to awarded shall submit signed copy of Terms and Conditions of Contact, Payment terms, stage of payment and shall acknowledge Fees as per Council of Architect Norms for payment of Architectural Consultancy Fees as per Scale of Charges which is 5% on the assigned value of works.	We request to understand under which subsection of 'Council of Architecture – Scale of Charges' will the Fees be computed.	EOI condition shall prevail.
22	Clause 5.1 (Page 24)	A (i) (x) Lab designing expert having experience in design of Science and advance Research Labs, cleanrooms Maximum 3 marks	Please clarify if professional/ graduate shall be allowed for expert. We are not aware of a specialist called lab expert.	The Architect who has experience in designing Labs with various services is called as Lab Expert and bidder to submit certificate from client mentioning his name as Lab Expert.
23	Clause 5.1 (Page 24)	A(i) iii) Three Star GRIHA/Silver LEED certified works - each work 2 marks and Maximum Marks 6 iv) Four Star GRIHA/Gold LEED certified works - each work 2 marks and Max Marks 8 v) Five Star GRIHA/Platinum LEED certified works - each work 2 marks Max Marks 8	Please clarify if the 5 star Griha projects get the marks for Three and Four Star.	EOI condition shall prevail.
24	Clause 5.1 (Page 25)	(iii) Experience of doing Master plan and buildings of campus having area Master Plan: Buildings built up plinth area:	Does this apply to Similar works.	EOI condition shall prevail.
25	Clause 5.1 (c) (Page 25) & (Page 32)	Performance on completed works as evaluated by Clients: PERFORMANCE REPORT OF WORKS TO BE CONSIDERED FOR ELIGIBILITY IN FORM "C"	We request that a Completion Certificate be valid instead of Performance Report Form.	EOI condition shall prevail.
26	Letter of Transmittal (Page 28) & Form -A (Page 29)	3. Solvency Certificate from Bankers of Applicant in the prescribed form "B".	1) We request that Solvency Certificate be submitted for the Selected Stage III Bidder. (This certificate from Bank is of high value). 2) Please clarify how form "B" is applicable for Solvency Certificate.	1. EOI condition shall prevail. 2. Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"



27	Form A, Sr. No. 2 (Page 29)	Financial arrangements for carrying out the proposed work.	Please clarify what document is to be submitted.	Page 29, Sr. No 2 shall be deleted
28	Form B (Page 30)	Cost of the project, consultancy fees amount and duration should be clearly mentioned on the experience certificate from the client. Certificate with incomplete detailing shall be liable for rejection.	Consultancy fee shall be provided by Letter from Chartered Accountant. Completion Certificates from Client do not mention the Consultants Fees due to confidentiality.	EOI condition shall prevail.
29	Details of Technical & Administrative Personnel & Form H (Page 38, 39)	Further that, if such a violation comes to the notice of the Institute then I/ We shall be debarred for bidding in IISER Pune in future forever. Also if such a violation comes to the notice of the Institute before date of start of work, the Director IISER Pune shall be free to forfeit the entire amount of Earnest Money Deposit and Performance Guarantee amount. (Notarized affidavit to be furnished at the time of submission of bid)	We request that the forfeit clause be deleted as we are not aware when is "before date of start of work". Please clarify which affidavit this is applicable for.	EOI condition shall prevail.
30	Integrity Agreement Article 2 Clause 2.d (Page 42)	... Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.	Please clarify how this is applicable to Bidder providing services and not a Contractor (Manufacturer).	Manufacturer' to be read as 'Consultant'.
31	Integrity Agreement Article 6 (Page 43)	It expires for the Consultant/Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period,	We request to delete DLP.	EOI condition shall prevail.
	Instructions to Consultant			



32	Clause 1.5.3 & 1.5.4 (Page 48) 1.5.3 Architect firms / consultants have an obligation to disclose any situation of actual or potential conflict that impacts their capacity to serve the best interest of IISER PUNE, or that may reasonably be perceived as having this effect. Failure to disclose said situations may lead to the disqualification of the Architect firm / consultant or the termination of its Contract any time, throughout currency of the work. 1.5.4 No agency of current employees of IISER PUNE shall work as Architect firms / consultants. Recruiting former employees of IISER PUNE to work is acceptable provided no conflict of interest exists.		This shall be to the best of knowledge of the Bidder.	EOI condition shall prevail.
33	Clause 1.10 (Page 49) Architect Firm/Consultant may associate with sub consultant(s) for specialized works such as HVAC, Lift, Fire-fighting, Landscape etc.		Structural Consultant shall also be Sub-Consultant of Bidder. Please clarify.	Structural Consultant may be Sub-Consultant of Bidder.
34	Clause 4.1 (Page 51) Letter for acceptance of tender condition should be submitted in the prescribed format of Annexure-II, Section-6.		Please provide Annexure II, Section-6.	Acceptance of tender conditions to be submitted on own letter head in any standard format.
	Volume II CONDITIONS OF CONTRACT			
35	Clause 2.I.A.b. (Page 56) The consultant shall provide the Topographic Survey Drawings & Soil Investigation Report in own cost to the IISER PUNE.		We request IISER to conduct all Site related Studies like Surveys, Topography, etc. such that all Consultants have a common ground for the RFD.	EOI condition shall prevail.



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36	Clause 2.I.A.d. (Page 56)	In case of project requirement or as per the requirement of MOEF/State Govt. authorities, the consultants shall Conduct Environmental Impact Assessment (EIA) & furnish preliminary report on environmental impact of the project and finalize it after discussion with the clearly outlining the measures required for mitigating the adverse impact. Environment Clearances from MOEF/State Govt. Authorities, etc. shall be obtained by the Consultant.	We request IISER to appoint independent Environmental /MOEF Specialized Consultant.	EOI condition shall prevail.
37	Clause 2.I.A.i. (Page 56)	The consultant shall prepare and give presentations on the schemes as and when required by IISER PUNE/ and shall incorporate the changes desired by IISER PUNE / s without any extra cost.	Please delete this clause. Timeline and number of presentations need to be defined. Any major changes to be at mutually agreed cost.	EOI condition shall prevail.
38	Clause 2.I.B.a. (Page 56)	Prepare Master Plan of entire complex/site and its approval from all statutory authorities.	We request IISER to directly appoint specialized Statutory Architect and for liaison works.	EOI condition shall prevail.



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39	Clause 2.1.B.b. (Page 57)	Preliminary planning of all internal and external utility services like water supply, sewerage, storm water drainage, electrical, HVAC (Heating, Ventilation and Air-conditioning) Fire Alarm & Fire-fighting appliances acoustics, telephone conduit, street/compound lighting landscaping, Rain water harvesting, development plans showing roads, paths, parks, paved areas, drains, culverts, compound walls, external lighting, Electrical sub-station, DG sets, Lifts, interior design and graphic signage, security system, telecommunication system etc. indicating scope, specifications and costs separately of such sub-head. The scope of work shall be as defined above, however, IISER PUNE reserves the right to exclude any of the above services from the scope of the Consultants"	Design work done by Bidder shall be compensated accordingly by IISER. Please clarify.	EOI condition shall prevail.
40	Clause 2.1.B.c & d. (Page 57)	Integration of Site Services with existing services in the area like Sewer, Power, Water supply, Metro, Rail/ Roads. This requires Liaoning with statutory authorities.	We request IISER to directly appoint specialized Statutory Architect and for liaison works and to collect data as required.	EOI condition shall prevail.
41	Clause 2.1.B.e.v (Page 58)	The Consultant may include provision for physical and price contingencies, interest during construction and other financing costs, pre- construction expenses etc. The Consultant shall prepare the Cost estimates and BoQ for the purpose of assistance in tendering process for Consultant(s). The Consultant shall be responsible for accuracy of the BoQ items.	Please clarify that Tendering process is by IISER. Bidder shall only provide drawings and BOQ.	EOI condition shall prevails.



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42	Clause 2.I.B.k (Page 58)	The Consultant shall incorporate the principles of Life Cycle cost in the design in line with GFR Rules 2017-Rule No 136.	Please clarify.	EOI condition shall prevail.
43	Clause 2.I.B. (h,m) (Page 58)	h) Submit the proposal to Local Body/ PMC / Fire Department/ Tree Cutting permission/ Pollution Board complete as per requirement of local bodies including preparation of Model/ Presentation of Model etc. if any. m) Preliminary Electrical/Mechanical Drawings / Design Calculations for all the components of the schemes including getting approvals from the concerned authorities.	We request IISER to directly appoint specialized Statutory Architect and for liaison works.	EOI condition shall prevail.
44	Clause 2.I.B.l (Page 58)	To prepare & submit required set of Tender Documents to call tender on EPC/ Design & build basis for appointment of Consultant, Scope of work, Tender Drawings, BOQ, Estimates, Specifications, Design Basis Report, Stage Payment schedule, Schedule of Finishes, List of makes etc. as per CPWD norms.	All EPC related Tenders (EPC or otherwise) shall be called by IISER. Bidder will only provide the Tender drawings and BOQ for services provided by Bidder. Tender Contract and all related documents shall be by IISER.	EOI condition shall prevail.
45	Clause 2.I.B.q (Page 59)	If any new component is to be added to the scheme, the consultant shall collect all the data, shall get done all the surveys/ investigations/ tests required for the planning/ designing of additional component and nothing extra shall be payable on this account	Please delete clause.	EOI condition shall prevail.



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46	Clause 2.II.d. (Page 60)	Working Drawing Stage: Obtaining approval of local authorities, if any, and make changes required by them	We request IISER to directly appoint specialized Statutory Architect and for liaison works.	EOI condition shall prevail.
47	Clause 2.II.f. (Page 60)	Structural designs of various components of buildings / structures provided by Consultants shall be proof checked by the IIT/COEP/JTI Engineering consultant on behalf of IISER PUNE. He shall also sign over the Good for construction structural/MEP/Services drawings.	We request IISER to directly appoint Proof consultant and directly pay towards this service for proof Checking / vetting.	EOI condition shall prevail.
48	Clause 2.III.a. (Page 61)	The Consultant shall provide all technical assistance in providing any further clarifications, details, designs and drawings required by the Consultant(s) during the Detailed Design Stage and address any queries raised by the Contractor (s) for all components & services/utilities. The Consultant shall act as an interface or coordination agency between Client and the Contractor during the handholding period for the Detailed Design Stage. Consultant shall be overall responsible for Architectural, structural, MEP Design of work site. Consultant shall depute 1 Resident Architect ,1 Civil Engineer with experience of 10 Years + 1 Electrical Engineer + 1 office Staff for documentation of project. Ensuring project is executed as per the drawing issued by the Architects, checking of steel reinforcement at site. The Technical staff deputed by the Architect at IISER Pune shall assist the Institute PMC for joint measurement of actual civil works, BBS including MEP works. After each site visit, the Architect shall confirm in writing that the work is being executed as per drawings & specifications and deviations if any shall be brought to the notice of IISER PUNE.	1) Please clarify "shall act as an interface or coordination agency between Client and the Contractor(s) during the handholding period for the Detailed Design Stage". 2) Bidder shall not provide any Project Management Consultancy services which include Bill certification, etc. 3) We request to delete clause or reduce number to 1 Personnel. 4) After Site visit, if there is deviation then Architect will inform. Please confirm.	EOI condition shall prevail.



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49	Clause 2.III.g. (Page 61)	Carrying out all modifications /deletions /additions / alterations /in design/ drawing/ documents as required by Local Bodies Authorities /State / IISER PUNE /Central Govt. or any other authorities as applicable for proper execution of works at site till completion and handing over of the project to the client.	Please clarify the remuneration for these changes are under which clause.	EOI condition shall prevails.
50	Clause 2.III.i. (Page 61)	Undertaking site visits or to attend meetings during execution of the project to ensure adherence of execution as per detailed drawings and specifications, including sorting out problems and issue necessary clarifications at site including preparation & submission of additional drawings and details for proper execution of work at site shall have to be borne by the consultant and shall be covered within his quoted/negotiated fees and nothing extra shall be payable on this account.	This is applicable for Site visits at Pune. Please confirm. Any outstation visits to be reimbursed at actuals. Please confirm.	EOI condition shall prevails.
51	Clause 2.IV.e. (Page 62)	Consultancy for obtaining GRIHA / Green Building Certification, as mentioned in the NIT.	We request IISER directly appoints GRIHA certification agency.	EOI condition shall prevails.



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52	Clause 3.1 (Page 62)	The fees of 5% of cost of assigned works shall be paid as per COA Scale of Charges acknowledged and accepted by the shortlisted Architect immediately after selection of Stage-II and During Stage-III. No change in the agreed fees shall be payable unless specified by the COA Scale of Charges. In case of non-deployment of staff, recovery @ Rs. 35000/- per month shall be made from the running bills of the Consultants for each staff mentioned in detailed scope of work.	We request to understand under which subsection of 'Council of Architecture – Scale of Charges' will the Fees be computed. We request you to please clarify this clause as to which period this is applicable.	EOI condition shall prevail.
53	Clause 3.1 Remuneration Clause 4 Schedule of Payment (Page 63)	Clause 3.1 (a) The Consultancy Fee: The payment of fee to the Architect firm/consultant shall be restricted to the project cost. For the purpose of payment of fees, the project cost shall be lowest of the following: 1. The actual cost of the project on completion; or 2. DPR /preliminary cost approved by IISER PUNE/Client; or 3. Estimated cost of the project put to tender. The actual completion cost of the project or DPR /preliminary cost approved by IISER PUNE/	1) We request that actual cost of works for the services provided be considered. 2) We request definition of "Actual Works" Please clarify to include:	EOI condition shall prevail.



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	or Estimated cost of the project put to tender shall not include the following: • Cost of land, if any. • Payment to statutory bodies/local authorities/Green Building Certification Authorities/State/Central Government. • Any fee, deposit and payment towards services rendered by local Authorities/State/Central Govt. • IISER PUNE agency charges. • Contingencies charges • Escalation in tendered cost of work due to variations in the cost of labour, material, specifications etc. shall not be paid • Extra/substituted items, deviations (plus/ minus) Clause 4. The Architect shall be paid professional fee of 5% as per COA Scale of Charges in the following stages consistent with the work. Total fees payable = 5% cost of the project or final value of project whichever is less.	• Contingencies charges • Escalation in tendered cost of work due to variations in the cost of labour, material, specifications etc. shall not be paid • Extra/substituted items, deviations (plus/minus) Referencing Clause 3.1 (a) and Clause 4: Please clarify on what will the Architects professional fees be paid on.	EOI condition shall prevails.
Clause 4.1 (Page 64) 54	In case the project does not get sanctioned from clients or Competent authority but initial planning and design done by the Architect, the consultant shall be paid a lump sum amount limited to Rs. 50,000 (fifty thousand) for the project value.	Please clarify that Bidder has to provide Schematic Level drawings for which if project does not get sanctioned shall be paid Rs. 50,000.	EOI condition shall prevails.




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55	Clause 5.0	Additions, Alterations and Variation: IISER PUNE shall have the right to request in writing for additions alterations, modifications or deletions in the design and drawing of any part of the work and to request in writing for additional work in connection therewith and the consultants shall comply with such requests without any extra cost. No extra payment shall be made to Consultant by IISER PUNE on account of such Additions & Alterations as enumerated above, provided the total built up area remains same.	Bidder / Architect to be paid for the services provided. Towards Additions, Alterations and Variation, Abortive work and Rework the remuneration to be mutually agreed.	EOI condition shall prevail.
56	Clause 5.2 (Page 65)	If any additional works are awarded by the IISER Pune, and if IISER PUNE desires, the consultant shall carry out additional work. However, this will be considered subject to the satisfactory performance of the consultant and the consultancy fee shall be calculated as per payments decided by IISER PUNE and the consultant shall have no further claim whatsoever on this account of IISER PUNE.	The fees shall be decided prior to commencement of the additional works. Please confirm.	EOI condition shall prevail.
57	Clause 5.3 (Page 65)	Notwithstanding anything stated anywhere else, the milestone linked payment to the consultant as per table under Clause 4.0(i) shall be payable subject to the condition of project getting sanctioned from the clients only. However, in case the project is not sanctioned by the IISER Pune, the payment liability to the consultant shall be limited to the extent as provided in the Clause 4.1 mentioned above and no claim, whatsoever of the consultant shall be admissible in this regard.	Please clarify that Bidder has to provide Schematic Level drawings for which if project does not get sanctioned shall be paid Rs. 50,000.	EOI condition shall prevail.



(Signature)

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58	Clause 7.5 (Page 67)	IISER PUNE reserve the right of forfeiture of the performance guarantee in additions to other claims and penalties in the event of the consultant's failure to fulfil any of the contractual obligations or in the event of termination of contract as per terms and conditions of contract.	Please clarify maximum extent of Penalty to be 10% of Fees. Also during termination please clarify reason to forfeit of PG and penalty clause.	EOI condition shall prevails.
59	Clause 7.6 (Page 67)	Should the stipulated time for completion of work, for whatever reason be extended, the consultant, shall at his own cost, get the validity period of Bank Guarantee in respect of performance security furnished by him extended and shall furnish the extended / revised Bank Guarantee to IISER PUNE before the expiry date of the Bank Guarantee originally furnished.	Please inform number of times this extension is to be done. There has to be a reasonable number of extensions as services cannot be provided indefinitely.	EOI condition shall prevails.
60	Clause 8.0 (Page 67)	The retention money will be discharged by IISER PUNE and returned to the Architect firm/consultant after successful physical completion of the project at site and submission of completion drawings and documents to IISER PUNE and statutory bodies and after completion of Defect Liability Period of the Consultant.	Please clarify Defect Liability period.	EOI condition shall prevails.



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61	Clause 9.b. (Page 67)	If at any stage, the Project has been delayed by the acts of Client/funding authorities or by the deployed Consultant for the work, nothing extra shall be payable to the consultant. However suitable extension of time for completion of work shall be granted accordingly.	We request this clause be deleted or amended for additional remuneration.	EOI condition shall prevail.
62	Clause 9.c. (Page 67)	Escalation/Price Variation No claim / additional fees on account of any price variation/Escalation on whatsoever ground shall be entertained at any stage of works. Quoted fees shall be firm and fixed for entire contract period as well as extended period for completion of the works.	We request this clause be deleted or amended for additional escalation.	EOI condition shall prevail.




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Clause 11.0 (Page 68)	The time allowed for carrying out the work as specified in clause 9.0 (a) shall be strictly observed by the consultants and shall be deemed to be the essence of the contract on the part of the consultants. The work shall throughout, the stipulated period of the contract, be processed with all diligence. The Consultant will be required to complete the entire job within stipulated time. No extension of time for completing the same shall be given owing to any variations made in the works by the orders of the clients, unless the clients in consequences of such variations extends the time allowed to IISER PUNE for the completion of the works. In case the Consultant fails to complete the Design within maximum of 6 (six) months from formal intimation of the project, delayed submission beyond due date owing to reasons attributable to Consultant, liquidated damages @ 1% per week of the total fees subject to a maximum of 10% of the total fees payable shall be levied on the Consultant. IISER PUNE shall be entitled to deduct such damages from the dues that may become payable to the consultant. If the work is held up at site due to non-availability of Drawings/Specifications/Other Details as per mutually agreed schedule penalty,	1) We request this clause be amended for additional remuneration along with extension of time. 2) We understand Liquidated Damages after 6 months if Consultant delays. 3) As design stages are in linear progression and also based on various statutory approvals and confirmations /approvals from IISER for all design Stages. We request that this clause be amended to include this point. 4) Please clarify the maximum penalty extent	EOI condition shall prevail.
63	proportionate to the value of the work which is held up, shall be imposed on the consultant.	of 10% of fees.	



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64	Clause 12.i. (Page 68)	That if the consultant abandons the work for any reason whatsoever or become incapacitated from acting as consultants as aforesaid, IISER PUNE may make full use of all or any of the drawings prepared by the consultants and that the consultants shall be liable to refund any excess fees paid to them up to that date plus such damages as may be assessed by IISER PUNE.	All amounts are paid after due certification from IISER, so there will be no excess payment. Please amend clause.	EOI condition shall prevail.
65	Clause 12.ii. (Page 68)	If at any time after start of work, the client decides to abandon or reduce the scope of work for any reason whatsoever and hence not required the whole or any part of the works to be carried out, IISER PUNE shall give notice in writing to this effect to the Consultant and the consultant shall have no claim for any payment of compensation, or otherwise whatsoever, on account of any profit or advance which he might have derived from the execution of works in full but which he did not derive in consequence of the foreclosure of the whole or part of the work.	The Consultant to be remunerated for the services provided till the time client abandons work. Please confirm.	EOI condition shall prevail.
66	Clause 13.0 (Page 69)	Termination In case due to any circumstances, IISER PUNE decides to curtail the scope of work or totally abandon the work, the payment to the consultants would be made based on Clause 3.0 above and approved preliminary estimate or estimated cost or awarded cost whichever is less up to the stage of work executed by him immediately before taking such a decision, provided equivalent payment is made by the client to IISER PUNE .	All amounts are paid after due certification from IISER, so there will be no excess payment. Please amend clause. Please add Either Party can terminate clause by giving 1 month notice period. Please define who is "Client to IISER PUNE"	EOI condition shall prevail.  Superintending Engineer INDIAN INSTITUTE OF SCIENCE EDUCATION & RESEARCH PUNE GF, Main Building, Engineering Section, Dr. Homi Bhabha Road, Pune-08.



67	Clause 14.vi. (Page 69)	Tender documents/tender drawings as per IISER PUNE requirements.	Tender Drawings and BOQ shall be provided	EOI condition shall prevail.
68	Clause 15 (Page 69)	Determination or Rescission of Agreement (ii) If the consultants commit breach of any of the terms of agreement. When the consultants have made themselves liable for action under	1) Please confirm Maximum extent of Liability of the Consultant under this	EOI condition shall prevail.
		any of the clauses aforesaid, IISER PUNE shall have powers a) to determine or rescind the agreement b) to engage another consultant(s) to carry out the balance work at the risk and cost of the consultant and debiting the consultant(s) the excess amount, if any, so spent.	Project to be 10% of fees.	EOI condition shall prevail.
69	Clause 15 (Page 69)	In case contract of consultant is determined, the performance Guarantee and Security Deposit of the consultant shall stand forfeited. The decision of IISER PUNE in this regard shall be final and binding on the consultant.	Any forfeit to be discussed with Consultant.	EOI condition shall prevail.




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70	Clause 16.b (Page 70)	The Consultant shall fully indemnify IISER PUNE from and against all claims and proceedings for or on account of any infringement of any patent right, design, trade mark or name or other protected rights in respect of any construction plant, machinery work or material used for or in connection with the work or temporary works.	Please delete clause as Consultant does not provide construction plant and machinery work and material.	in respect of any construction plant, machinery work or material used for or in connection with the work or temporary works.' to be read as Architectural Consultancy Services.'
71	Clause 16.c (Page 70)	IISER PUNE reserves the right to award the work of one or more sectors/area to one or more consultant. Nothing extra shall be paid on this account. Further the payment of consultancy fees shall be regulated as mentioned under the Clause 4.0 "Mode of Payment".	Please clarify clause.	EOI condition shall prevail.
72	Clause 17 (Page 70)	Force Majeure Clause Consultant/Consultancy Firm shall be granted extension of the completion date without any financial repercussion to cover the delay caused by the circumstances viz. incidence of war, invasion, revolution, sabotage, work shutdown imposed by Govt. agencies or legislature or other authorities, act of God, epidemics, fires, earth quakes, floods explosions, accidents, sea navigation blockages or any other acts or events whatsoever which are beyond the control of IISER PUNE and which shall directly or indirectly prevent completion of the works within the time specified in the agreement. This Force Majeure Clause shall be applicable only if	Period to be defined as it cannot be indefinite without any financial remuneration.	EOI condition shall prevail.




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		extension of the completion date is granted to IISER PUNE.		EOI condition shall prevail.
73	Clause 20.2 (Page 71)	The Architect firms/Consultant shall supply to IISER PUNE copies of all documents, instructions issued to Architect firms/Consultants, if any, relating to the work, drawings, specifications, bill of quantities and also other documents as may be required.	As per predefined number in EOI. Please confirm.	EOI condition shall prevail.
74	Clause 20.4 (Page 71)	While providing consultancy services, the consultant shall ensure that there is no infringement of any patent or design rights and he shall be fully responsible for consequences/any actions due to any such infringement. Consultant shall keep IISER PUNE indemnified all the times and shall bear the losses suffered by IISER PUNE in this regard.	Pleas add "To the best of Architects knowledge". Maximum Indemnity of 10% of fees shall be provided.	EOI condition shall prevail.
75	Clause 20.10 (Page 71)	Recovery/Penalties can be recovered from the consultancy fee/EMD/BG of the other works that the consultant is doing or would be doing for IISER PUNE at that time.	Maximum Penalty of 10% of fees shall be provided.	EOI condition shall prevail.



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Clause 11 (Page 72)	FORECLOSURE OF CONTRACT BY IISER PUNE/OWNER If at any time after the commencement of the work IISER PUNE shall for any reason whatsoever if required to foreclose the work or is not require the whole work thereof as specified in the tender to be carried out, the Engineer-in-Charge shall give notice in writing of the fact to the consultant, who shall have no claim to any payment of compensation whatsoever on account of any profit or advantage which he might have derived from the work in full, but which he did not derive in consequence of the foreclosure of the whole or part of the works.	Consultant to be remunerated for the work done prior to Foreclosure.	EOI condition shall prevail.
76			
Clause 12 (Page 72)	Suspension of Works The consultant shall, during such suspension, properly protect and secure the works to the extent necessary and carry out the instructions given in that behalf by the Engineer-in-charge. If the suspension is ordered for reasons (ii) and	1) This is applicable to Contractors 2) Please clarify content of "sub-para (a)	Wording 'The consultant shall, during such suspension, properly protect and secure the works to the extent necessary and carry out the instructions given in that behalf by the Engineer-in-charge.' Deleted.
77			
	(iii) in sub-Para (a) above. The consultant shall be entitled to an extension of the time equal to the period of every such suspension plus 25%. No adjustment of contract price will be allowed for reasons of such suspension.	above". 3) Along with extension of time, appropriate remuneration to be provided.	EOI condition shall prevail.
GENERAL			



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1	General	Time Extension to submit EOI: We request for Extension of time till 28 th October 2022 for uploading	Please confirm.	EOI condition shall prevail.
2	Time & fee escalation	Period beyond 5 years, Escalation Clause of 15% per year on balance amount to Fees to apply.	Please confirm.	EOI condition shall prevail.
3	General	All applicable fees, deposits, statutory charges to any Govt/ authorities shall be borne by IISER.	Please confirm.	Accepted
4	Tender Stage	Tender (EPC / Design) shall be prepared by IISER. Consultant shall assist by providing drawings and relevant BOQ.	Please confirm.	EOI condition shall prevail.
	NIT (page 2)	6) Time period : 5(Five)years	1) Please clarify if all these components will commence at the same time and be completed in 5 years. 2) Please clarify construction period.	All the components may not be commence at the same time and may be completed after 5 years. Time period of this contract is extendedable further after review by the IISER Pune.
	Stage II (i) (Page 22)	Design Presentation Proposal 1. Administrative Building G+5 – 10,000 Sqm 2. Hostel G+13 – 25,000 sqm 3. Residential Housing G+12 – 15,000 sqm 4. Allied master plan locating above buildings	1) Please clarify if all these components will commence at the same time. 2) Will there be one tender for all components or will there be multiple tenders.	1. No. 2. There will be multiple tenders.
	Clause 2	STAGE – I: - INITIAL ELIGIBILITY CRITERIA	'Substantially Completed project' (80% of fees received by Bidder) to be also considered in this criteria. Please confirm.	EOI condition shall prevail.
	2.5.1 & 2.5.2 (Page 3)			
	& Clause 5.1 (Page 24)	EVALUATION AND SELECTION CRITERIA 5.1 Evaluation Criteria for Stage –I		



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Clause 5.1.A.(i) (Page 24)	Note: a) 1 Mark for each in-house graduate professional and ½ mark for each outsource graduate professional with five-year experience Extra ½ mark for each 5 years' experience or part thereof for more than initial five years of experience c) Extra ½ mark for each postgraduate professional maximum marks Maximum total marks from (i) to (X) 30 marks	We request to please relook into the marking system. Specialist consultants are not 'in-house' and are mostly sub-consultants. Marks may be as per (i) Number of years of Experience and (ii) level of Graduation/post-graduation and (iii) similar work experience.	EOI condition shall prevail.
		We request to delete the "in-house" marking criteria.	
Volume II			
Clause 2.1.A.d. (Page 56)	In case of project requirement or as per the requirement of MOEF/State Govt. authorities, the consultants shall Conduct Environmental Impact Assessment (EIA) & furnish preliminary report on environmental impact of the project and finalize it after discussion with the clearly outlining the measures required for mitigating the adverse impact. Environment Clearances from MOEF/State Govt. Authorities, etc. shall be obtained by the Consultant.	We request IISER to appoint independent Environmental /MOEF Specialized Consultant. Please confirm that MOEF / EIA/ Pollution control Board services are exempted from Bidders scope of work (as mentioned in the Pre-Bid meeting 23.09.2022).	EOI condition shall prevail.
Clause 2.1.B.1 (Page 58)	To prepare & submit required set of Tender Documents to call tender on EPC/ Design & build basis for appointment of Consultant, Scope of work, Tender Drawings, BOQ, Estimates, Specifications, Design Basis Report, Stage Payment schedule, Schedule of Finishes, List of makes etc. as per CPWD norms.	Please clarify EPC Tender Mode.	EOI condition shall prevail.



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Clause 3.1 (Page 62) And Clause 4.0 (Page 63)	3.1 Remuneration (a) The Consultancy Fee: For the purpose of payment of fees, the project cost shall be lowest of the following: 1. The actual cost of the project on completion; or 2. DPR /preliminary cost approved by IISER PUNE/Client; or 3. Estimated cost of the project put to tender. 4. SCHEDULE OF PAYMENT: The Architect shall be paid professional fee of 5% as per COA Scale of Charges in the following stages consistent with the work. Total fees payable = 5% cost of the project or final value of project whichever is less.	Please clarify, if Estimated Project Cost is Rs 100, then for:Scenario 1) Actual cost on completion (final value of project) is Rs. 98, then as per our understanding the fees will be computed on Rs. 98. Scenario 2) Actual cost on completion (final value of project) is Rs. 110, then as per our understanding the fees will be computed on Rs. 100. Please confirm. As Clause 4 (Page 63) mentions "Total fees payable = 5% cost of the project or final value of project whichever is less" Please clarify as there is contradiction in Clause 3.1 and Clause 4.0	EOI condition shall prevail.
Clause 6.3 (Page 66)	In case any law requires IISER PUNE to pay tax on the contract price on reverse charge basis, the amount of tax deposited by IISER PUNE would be considered as paid to the consultant and, accordingly, the price payable to the consultant would stand reduced to that extent.	Please clarify, any change in tax to be reimbursed to Bidder (Applicable for Direct or indirect tax). Please confirm.	In case of decrease in the Tax. Tax will be adjusted against the dues of bidder. If there is a increase in the Tax same shall be paid to the bidder as per govt rules from time to time.
Clause 6.5 (Page 66)	Stamp duty and registration charges, if any, payable on the executed contract document, shall be borne by the consultant.	Stamp Duty and Registration to be paid equally by both parties. Please confirm	EOI condition shall prevail.



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Clause 20.0 General 6. (page 71)	All designs and drawings shall be the property of IISER PUNE. The name and logo of IISER PUNE shall be predominantly displayed on all the drawings and documents. The consultant shall not put his name or firms name on any of the documents/drawings on the DPR. The name of consultant shall be written as Associate Consultant on all drawings/ documents only after DPR is approved from all the concerned authorities.	Architect name to be written on all documents as Architect is author of the document. Please confirm.	Modified as 'The Consultant may put his name or firm name on any of the documents/drawings on the DPR'.
GENERAL			
General	For Sole Proprietorship Signature	We request that Associate of Firm carrying Power of Attorney can be Authorized Representative.	
General	Project Management Service	Please confirm that this is excluded from scope of work.	EOI condition shall prevail.




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Clause No. 2.12 & 2.13 at Page No. 4 / 5	(A). Submission of Original Affidavit as per Clause No. 2.12 & 2.13 at Page No. 4 / 5 of EOI Document: It is specified at Page No. 5 that the original Affidavit should be submitted alongwith the EOI to the Director, IISER Pune. The EOI application received without this declaration in original shall stand automatically rejected. Whereas, at Clause No. 3.1 & 3.2 at Page No. 6 it is specified that the Hard copies of the EOI shall not be accepted and the hard copies of the documents in respective of firms shortlisted to be submitted within one week to IISER Pune as per the instruction issued separately. Moreover, at Clause No. 3.20 at Page No. 20 it is also specified that the applicant who gets shortlisted in the Stage-1 will have to submit the original documents in the form of certified true copies to the office of the Director IISER PUNE for verification within 7 days of intimation of shortlisted	.Kindly clarify whether Original Affidavit as per Clause No. 2.12 & 2.13 needs to be submit on or before 03.10.2022 or not.	EOI condition shall prevail.
	EMD	(B). Earnest Money Deposit: Kindly accept 100% of EMD in the form of Bank Guarantee instead of 50% of EMD in the form of BG and balance 50% through Net Banking.	EOI condition shall prevail.


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Clause No. 2.9.1 on Page No. 16	(C). Deposition of Earnest Money Deposit: It is specified at Clause No. 2.9.1 on Page No. 16 that Envelope One shall be related to EMD and scanned copy of the net banking transaction receipt towards payment EMD shall be uploaded on the e-tendering website within the period of bid submission (i.e. upto 03.10.2022) failing which the bid will be declared non responsive. Whereas, at Clause No. 4.2 (ii) of Stage-II at Page No. 21 it is specified that "The amount of EMD, the form and the due date of submission EMD will be specified in the Vol-2 document. Details with regard to this Stage II shall be provided in the document to be issued later only to the shortlisted applicants under Stage-I invited for participation in Stage-II process.	Kindly clarify whether EMD is to be submitted at Stage I or Stage II.(D).	EOI condition shall prevail.
Page 29/30	Solvency Certificate from Banker: It is specified at Page No. 29 under Form A that the Solvency Certificate from Bankers of Applicant in the prescribed form "B", whereas Form B at Page No. 30 refers to Summary of Similar Work Experience.	Kindly resolve the discrepancy	Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"
Page 32 & 33	Form "D" refers for Projects under execution or award in addition to format for Performance Report of works to be considered for eligibility in Form "C"	Kindly resolve the discrepancy	Only completed works certified by the client shall be considered.
Page 38	Form "G" — Not available whereas Page No. 38 refers for Details of Technical and Administrative Personnel to be employed for the work. Moreover, the same page also refers for an Affidavit for abandoned works / eligible similar works.	Form "E" — Not available. Kindly resolve the discrepancy	Deleted Form on Page 38 shall be Form G
general point		Contact no. : Kindly provide contact number / mobile of the concerned officer for further communication / clarification.	engg@iiserpune.ac.in



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general point		Bid Submission Close Date - Kindly extend the last date of submission of bid by atleast 10 to 15 days considering the festival season.	EOI condition shall prevail.
Clause 2.5 / Page 3	2.5 The applicant should have satisfactorily planned, designed and completed Architectural and structural consultancy of similar Project / Work of preparation of Master plan of campus and architectural & structural designing of buildings in last 7 (Seven) years ending previous day of the last date of submission of EOI Bid is invited as detailed below:	2.5 The applicant should have satisfactorily planned, designed and completed Architectural and structural consultancy of similar Project / Work of preparation of Master plan of campus and architectural & structural designing of buildings in last 7 (Seven) 10 (Ten) years ending previous day of the last date of submission of EOI Bid is invited as detailed below: Please consider the similar Project / Work Experience during last 10 Years in eligibility as well as evaluation purpose for Master planning and Architectural & Engineering Design Services Projects.	EOI condition shall prevail.



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Clause 2.6 / Page 4	2.6. The Applicant should have average Annual Financial Turnover in Architectural & structural consultancy Services at least of Rs. 236 Lakhs of estimated consultancy cost of put to EOI during the last three consecutive financial years ending 31st March 2022. The Financial turnover will be counted as zero Financial Turnover for the particular year for calculating average.	2.6. The Applicant should have average Annual Financial Turnover in Architectural & structural consultancy Services at least of 50% of Rs. 236 Lakhs Rs. 1000 Lakhs of estimated consultancy cost of put to EOI during the last three consecutive financial years ending 31st March 2022. The Financial year in which no financial turnover will be counted as zero Financial Turnover for the particular year for calculating average. The estimated cost of consultancy mentioned in EOI is INR 1000 Lakhs + GST. We understand Rs. 500 Lakhs is 50% of Consultancy but it is mentioned Rs. 236 Lakhs in Annual Financial Turnover criteria. May be this is typo error. Request the same may be considered in evaluation marking system of Financial Strength in Clause c (i) at Page No. 26.	EOI condition shall prevail.
Clause 2.12 & 2.13 / Page 4 & Page 5	2.12. To become eligible for submission of bid, the Applicant shall have to furnish an affidavit in Non-Judicial Stamp Paper of value Rs 500/- as under: 2.13. The applicant must submit a duly notarized affidavit to this effect in stamp paper of value Rs. 500/- as under: -	As per EOI Form-H & Form-I at Page No. 38 & 39, it is clearly mentioned in NOTE as follows Affidavit to be furnished on a Non-Judicial stamp paper worth Rs. 100/- Kindly confirm the value of Non-Judicial stamp paper either it is Rs. 500/- or Rs. 100/-.	Affidavit to be submitted on a Non-Judicial stamp paper worth Rs. 500/-




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Clause 3.25 / Page 9	Bid Security/Earnest Money Deposit (EMD): - Bid Security/EMD amounting to Rs. 21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand Only) shall be deposited in IISER PUNE Bank account through net banking as detailed below failing which the bid will be declared non responsive. GST number along with the payment receipt is mandatory.	As per EOI document at Page 7, Undertaking has to be submitted by the intending bidder against EMD. Please clarify, EMD has to be submitted at EOI Stage-I or Stage-II (Design Stage). Also We are MSME registered firm, exempted to pay Bid Security / Earnest Money Deposit (EMD) as per Government Guidelines. Request you to please consider exemption to pay EMD for this RFP. Please confirm.	EMD is to be submitted in stage I only. EMD shall be paid as prescribed in Clause No. 3.25.1
Clause 2.17 / Page 16	2.17 Estimated Time period: Estimated Time period for completion of all the proposed Infrastructure, buildings and services of Permanent campus shall be about Five years (may vary based on approvals from competent authorities) from the date of acceptance of bids.	Timeline for the project is given as 5 Years from award of contract. Please clarify fee enhancement policy, if project goes beyond 5 Years. Legally a contract has to be for a fix duration and can't be for indefinite period of time.	EOI condition shall prevail.
Clause 3.11.3 / Page 19	3.11.3. If the Applicant is a proprietary firm, the application shall be signed by the proprietor above his full type written name and the full name of his firm with its current address.	We are a proprietorship firm. Please allow Proprietor to authorize a person to Sign the Bid Document (by way of Power of Attorney) on his behalf and the bid can be uploaded using DSC in the name of Proprietor.	EOI condition shall prevail.




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Clause 5.1 A (i) Note / Page 24	Note: a) 1 Mark for each in-house graduate professional and ½ mark for each outsource graduate professional with five-year experience b) Extra ½ mark for each 5 years' experience or part thereof for more than initial five years of experience c) Extra ½ mark for each postgraduate professional maximum marks from (i) to (X) 30 marks Extra ½ mark given for each 5 years' experience as per EOI, if any bidder has claimed full marks on personnel then the experience of Graduate Professional required at least 25 Years. Generally, Team Leader needs to be of that experience and rest Professionals can have lower experience. Request you to please consider as additional extra ½ mark for each 1 year instead of 5 Years, in this case the Graduate professional having more than 10 Years' experience getting full marks. Please confirm.	Note: a) 1 Mark for each in-house graduate professional and ½ mark for each outsource graduate professional with five-year experience b) Extra ½ mark for each 5 years' experience or part thereof for more than initial five years of experience c) Extra ½ mark for each postgraduate professional maximum marks from (i) to (X) 30 marks Extra ½ mark given for each 5 years' experience as per EOI, if any bidder has claimed full marks on personnel then the experience of Graduate Professional required at least 25 Years. Generally, Team Leader needs to be of that experience and rest Professionals can have lower experience. Request you to please consider as additional extra ½ mark for each 1 year instead of 5 Years, in this case the Graduate professional having more than 10 Years' experience getting full marks. Please confirm.	EOI condition shall prevail.
Form-A / Page 29	3. Solvency Certificate from Bankers of Applicant in the prescribed form "B".	As per EOI, Form-B is for similar work experience certificates. Request you to please provide the relevant Form and Value of Solvency Certificate.	Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"
Clause xv) / Page 45	xv) Undertaking as per EOI clause 3.14	Clause 3.14 is not available in EOI. Please clarify.	Deleted



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	Last dates & time to upload EOI : 03 October 2022 up to 15:00 hrs.	As EOI Pre-bid meeting on 23 rd of September and the response will take 3-4 days by the Authority, so it will very have closed to the bid submission end date. Request you to please extend the last date of submission by at-least 2 weeks from the schedule date of submission due to festival season.	Not accepted, EOI condition shall prevail.
Experience of work (Total maximum marks) pg 24	Recognition in planning & design, design execution of similar projects i) National Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 2 marks and max Marks 4 ii) International Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 2 marks and Max Marks 6 etc.....	◇ We request that ,please modify this clause as follows; Recognition in planning & design, design execution of similar projects/Residential/Private/Commercial projects i) National Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 2 marks and max Marks 4 ii) International Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 3 marks and Max Marks 6 iii) Three Star GRIHA/Silver LEED certified works - each work 2 marks and Maximum Marks 6	EOI condition shall prevail.
Stage I : Initial Eligibility Criteria pg 3	2.0 Consortium shall not be eligible to apply	We would request to revise the clause as below; 2.0 JV/Consortium shall eligible to apply	EOI condition shall prevail.



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 Dr. Homi Bhabha Road, Pune-411 008.

Last dates & time to upload EOI	03 October 2022 up to 15 00 hrs.	◇ Since Pre Bid meeting in on 23/09/2022 and we understand that clarifications will be received after that. ◇ We request that please provide 10 working days' time to submit the bid online after receiving Clarification of Pre bid Queries ◇ This will help consultants to prepare and submit a bid which will be as per IISER expectations/guidelines.	EOI condition shall prevail.
Earnest Money pg 1	Earnest Money: Rs. 21.80 Lakhs	◇ We request you, please relax the EMD amount to INR	EOI condition shall prevail.
3.25 Bid Security/Earnest Money Deposit (EMD) pg 9	3.25.1 Bid Security/EMD amounting to Rs. 21,80,000/- (Rupees Twenty-One Lakhs Eighty Thousand Only) shall be deposited in IISER PUNE Bank account through net banking	◇ We request you, please Allow EMD in the form of Bank Guarantee or Demand draft instead of Net banking Process	EOI condition shall prevail.
2. STAGE -I:- INITIAL ELIGIBILITY CRITERIA pg 3	2.5. The applicant should have satisfactorily planned, designed and completed Architectural and structural consultancy of similar Project/ Work of preparation of Master plan of campus and architectural & structural designing of buildings in last 7 (Seven) years ending previous day of the last date of submission of EOI Bid is invited	◇ We request you, please allow experience of last 15 Years ending previous day of the last date of submission	EOI condition shall prevail.




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2. STAGE -I: - INITIAL ELIGIBILITY CRITERIA pg 3	2.5.1 For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es)" only. Area figures shall be rounded up to nearest next tenth figure	<> We request that ,please modify this clause as follows; 2.5.1 For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) or Residential complex or commercial complex" only. Area figures shall be rounded up to nearest next tenth figure.	EOI condition shall prevail.
Experience of work (Total maximum marks) pg 3	Recognition in planning & design, design execution of similar projects i) National Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 2 marks and max Marks 4 ii) International Awards won for Planning, Aesthetic and Innovation in Design / Works (any time)- each work 3 marks and Max Marks 6 etc.....	<> We request that ,please modify this clause as follows; 2.5.2 Three Similar projects each having Building/s design of total built up plinth area not less than 5,000 Sqm or completed two similar projects each having Buildings of total built up plinth area not less than 10,000 sqm of Proposed built-up area or completed one similar project having Buildings of total built up plinth area not less than 20,000 sqm	EOI condition shall prevail.
Page No.3 under the head of Stage-1 - Initial Eligibility Criteria clause 2.0	Consortium shall not be eligible to apply.	Request to allow Consortium.	EOI condition shall prevail.
Page No.3 under the head of Stage-1 - Initial Eligibility Criteria clause 2.5	The applicant should have satisfactorily planned, designed and completed Architectural and structural consultancy of similar Project/ Work of preparation of Master plan of campus and architectural & structural designing of buildings in last 7 (Seven) years ending previous day of the last date of submission of EOI Bid	Due to pandemic situation in the last 2 years, the period may be considered as 10 to 12 years.	EOI condition shall prevail.



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Page No.3 under the head of Stage-1 - Initial Eligibility Criteria clause no. 2..1	For this purpose, similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es)" only. Area figures shall be rounded up to nearest next tenth figure.	IT Office / office Complex / Residential also to include in Master Plan.	EOI condition shall prevail.
Page no.1 - Volume-I - Critical dates	Bid Submission Close Date - 03 10 2022 at 15:00 hrs.	3 week extension needed due to festival season.	EOI condition shall prevail.
Page No. 2, Sl. no. 2 Stage -1 Initial Eligibility Criteria	In this clause only individuals and partnership firms have been mentioned.	There is no mention of Companies, the same may be added as these are also permitted as per the ruling of Hon'ble High Court of Delhi dated 25 th April 2018.	Refer Clause 2.3 , Page-3.
1	On Page No. 18 Clause No. 3.10.4 consultant has been defined as - individual, firm or company, whether incorporated or not, undertaking the architectural consultancy work and shall include the legal personal representative of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company. However, in Clause nos. 3.11.2/3/4 no mention of company is there. In Form F1 on Page. 24 Ltd. Co. or Corporation is mentioned	It is requested that companies may be added wherever individual / partnership firms is mentioned	Refer Clause 2.3 , Page-3.
2	Page No. 3, Sl. no. 2 Stage -1 Initial Eligibility Criteria Clauses No 2.5.1 & 2.5.2	It is understood that completed works shall mean that all the design & drawing work to be done by the Architect should be completed and substantial completion of construction work at site should be done as per Department of Expenditure, Ministry of Finance, GOI guidelines	EOI Condition prevails.



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3	Page No. 4, Sl no. 2.6		For the Financial Year ending March 2022 the balance sheet is still being audited by the CA, so please allow previous three years turnover and audited certificate by the CA. Also the annual financial turnover asked for is 50% of 236 lakhs which does not seem to be in line with the scale of this project.	EOI Condition prevails.
4	Page No. 24, Sl no. 5.1 Evaluation Criteria for Stage-I, Point No A (i) Note a)		For specialized disciplines like Structural Design, Electrical, Fire Protection/Fighting, MEP services, HVAC, Lab Designing, Landscaping, GRIHA certification we engage the most suited specialized engineering / consultancy firms as associated consultants on project basis so that best experts can be brought on board. Kindly allow same marks for in-house professional and external consultant specialized experts.	EOI Condition prevails.
5	Page No. 24, Sl. No. 5.1 Evaluation Criteria for Stage-I Point No A (i) x)		Lab designing expert has been asked for whereas nowhere in the document is it mentioned that any Academic or Lab block is to be constructed, kindly clarify.	The Architect who has experience in designing Labs with various services is called as Lab Expert and bidder to submit certificate from client mentioning his name as Lab Expert.
6	Page No. 24, Sl no. 5.1 Evaluation Criteria for Stage-I, Sl No. B (I)		Please clarify whether in the marking system for GRIHA rating, Planning MEP services, Landscape Planning credentials of associated consultants would also be considered as these are done by specialized consultants.	EOI Condition prevails. 



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7	Page No. 25, SI no. 5.1 Evaluation Criteria for Stage-1, SI No. B (iii)		Experience of Master Plan - Since the site area of the project is only 90 acres. please reduce the area requirement for marking purpose in line with the site area. Experience of Building Projects - Since the expected building area is 50,000 Sqm, please reduce the area requirement for marking purpose in line with the built-up area of the project.	EOI Condition prevails.
8	Page No 29, Form - A, Point No 3		Solvency Certificate has been asked for in the prescribed Form 'B', however no amount for the solvency certificate has been mentioned.	Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"
9	Page No 66, Clause No. 7 Performance Security/Guarantee Point no. 7.1		With reference to the clause Performance Security/Guarantee, it is mentioned as 2% whereas at Page No 10 clause no. 3.25.3 point no c) it is mentioned as 5%. Please clarify.	Performance security/guarantee is 3% of total consultancy fee
10	Earnest Money Deposit		Please clarify whether exemption to submit EMD will be given to MSME's as per Government regulation. However, if the exemption is not granted pl clarify at which stage EMD shall be deposited?	Exemption to submit EMD is allowed for the firms/bidders who has registered as MSME'S as per government rules.
11	Page No. 64, Clause no 4.1		This clause may be removed, and payment may be made as per the payment stages of the agreement.	Not accepted, EOI condition shall prevail.



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12	Page No. 71, Clause No 6	While design and drawings shall be the property of IISER, Pune, the Copyright of the design by virtue being the author of the design shall remain with the Architect. Kindly delete the line "The Consultant shall not put his name or firm name on any of the documents/drawings on the DPR" as this is against the standard practice and convention	Modified as 'The Consultant may put his name or firm name on any of the documents/drawings on the DPR'.
	Page No. 3, Sl. no. 2 Stage -I	In this clause only individuals and partnership firms have been mentioned. There is no mention of Companies, the same may be added as these are also permitted as per the ruling of Hon'ble High Court of Delhi dated 25 th April 2018. (Ruling of the Hon'ble court attached).	Refer Clause 2.3 , Page-3.
	Initial Eligibility Criteria		
1	Clause no. 2.1, 2.2 & 2.3	On Page No. 18 Clause No. 3.10.4 consultant has been defined as - individual, firm or company, whether incorporated or not, undertaking the architectural consultancy work and shall include the legal personal representative of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company. However, on Page No. 19 Clause nos. 3.11.2/3/4 no mention of company is there. In Form F1 on Page. 34 Ltd. Co. or Corporation is mentioned. It is requested that companies may be added wherever individual / partnership firms is mentioned	EOI condition prevails



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	Page No. 3, Sl no. 2 Stage - I	It is understood that completed works shall mean that all the design & drawing work to be done by the Architect should be completed and substantial completion of construction work at site should be done as per Department of Expenditure, Ministry of Finance, GOI guidelines. (Document attached).	Not accepted, EOI condition shall prevail.
2	Initial Eligibility Criteria		
	Clauses No 2.5.1 & 2.5.2	Also due to Covid pandemic the projects had slowed down therefore it is requested to kindly allow projects executed in last 10 years instead of 7 years.	Not accepted, EOI condition shall prevail.
3	Page No. 4, Sl no. 2.6	For the Financial Year ending March 2022 the balance sheet is still being audited by the CA, so please allow previous three years turnover and audited certificate by the CA. Also the annual financial turnover asked for is 50% of 236 lakhs which does not seem to be in line with the scale of this project.	Not accepted, EOI condition shall prevail.
4	Page No. 24, Sl no. 5.1 Evaluation Criteria for Stage-1, Point No A (i) Note a)	For specialized disciplines like Structural Design, Electrical, Fire Protection/Fighting, MEP services, HVAC, Lab Designing, Landscaping, GRIHA certification we engage the most suited specialized engineering / consultancy firms as associated consultants on project basis so that best experts can be brought on board. Kindly allow same marks for in-house professional and external consultant specialized experts.	EOI condition prevails
5	Page No. 24, Sl. No. 5.1 Evaluation Criteria for Stage-1 Point No A (i) x)	Lab designing expert has been asked for whereas nowhere in the document is it mentioned that any Academic or Lab block is to be constructed, kindly clarify.	The Architect who has experience in designing Labs with various services is called as Lab Expert and bidder to submit certificate from client mentioning his name as Lab Expert.



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6	Page No. 24 & 25, SI no. 5.1 Evaluation Criteria for Stage-1, SI No. B (I)		Please clarify whether in the marking system for GRIHA rating, Planning MEP services, Landscape Planning credentials of associated consultants would also be considered as these are done by specialized consultants.	EOI condition prevails
7	Page No. 25, SI no. 5.1 Evaluation Criteria for Stage-1, SI No. B (iii)		Experience of Master Plan Since the site area of the project is only 90 acres, please reduce the area requirement for marking purpose in line with the site area. Experience of Building Projects Since the expected building area is 50,000 Sqm, please reduce the area requirement for marking purpose in line with the built-up area of the project.	Not accepted, EOI condition shall prevail.
8	Page No. 26 point no c ii)		On the experience certificates, clients normally mention the value of the project and the built-up area/site area as applicable as per the CPWD prescribed format. Consultancy fee amount paid is not normally mentioned on the experience certificate and can be shown through IT return/CA certificate. It may be noted that the completion / performance certificates have already been received from the respective Clients and can not be taken again specifically for any project.	Not accepted, EOI condition shall prevail.




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9	Page No 29, Form - A, Point No 3		Solvency Certificate has been asked for in the prescribed Form 'B', however no amount for the solvency certificate has been mentioned. Also for Architectural Consultancy works solvency certificate is not asked for nor is it mentioned in the COA guidelines.	Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"
10	Page No 66, Clause No. 7 Performance Security/Guarantee Point no. 7.1		With reference to the clause Performance Security/Guarantee, it is mentioned as 2% whereas at Page No 10 clause no. 3.25.3 point no c) it is mentioned as 5%. Please clarify.	Performance security/guarantee is 3% of total consultancy fee
11	Page No. 9 clause no 3.25.1, Page No. 16 clause no. 2.9.1 and page no. 21 clause no. 4.2 point no i) and ii) Earnest Money Deposit		Please clarify whether exemption to submit EMD will be given to MSME's as per Government regulation. However, if the exemption is not granted please clarify at which stage EMD shall be deposited as it is mentioned differently at different places in the document.	Exemption to submit EMD is allowed for the firms/bidders who has registered as MSME'S as per government rules.
12	Page No. 64, Clause no 4.1		This clause may be removed as the amount is very small as compared to the effort required upto this stage of work, and payment may be made as per the payment stages of the agreement.	Not accepted, EOI condition shall prevail.
13	Page No. 71, Clause No 6		While design and drawings shall be the property of IISER, Pune, the Copyright of the design by virtue being the author of the design shall remain with the Architect. Kindly delete the line "The Consultant shall not put his name or firm name on any of the documents/drawings on the DPR" as this is against the standard practice and convention.	Modified as 'The Consultant may put his name or firm name on any of the documents/drawings on the DPR'.



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14	Submission of Due date		It is hereby requested to kindly extend due date of submission by atleast 2 weeks.	Not accepted, EOI condition shall prevail.
	2.5.2 & B (iii) pg 3 & 2		Contradiction of Statements mentioned at P – 3 - Regarding Similar Projects with built up plinth area not less than 20,000 sqm and on P-26 -Similar projects with built up plinth area not less than 40,000 sqm. Kindly clarify	EOI condition prevails
	B (iii) pg 25		Land area above 20 acres to 200 acres, against area mentioned in the document is only 50 acres. (P – 3).Can we reduce the above-mentioned requirement in line with the Project requirement.	Not accepted, EOI condition shall prevail.
	2.0 1 A. (d) pg 56		Environmental clearance to be obtained by the Consultant, if required. In that case, the expenses to obtain such clearances is substantial. Hence the actual expenses to be excluded from the Consultant's fees.	Not accepted. however environmental clearance is not required as per prevailing rules. If required in future consultant shall have to do this job.
	2.0 B.III. (a) pg 61		Consultant shall depute required Resident Technical and Office staff during execution of the Project. In such case, clarity regarding remuneration of Resident Technical & Office staff is required.	Not accepted, EOI condition shall prevail.
	Form A - III pg 29		Solvency Certificate from bankers in prescribed form B. P- 30 – Form B shows similar work Certificates. Please Clarify.	Page 29, Clause 3 shall be read as - "Solvency Certificate from Bankers of Applicant in their prescribed form"



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pg 9 - point 3.25	S. No. Clause as per EOI Document 1. Page 9 of the EOI document Point No. 3.25. Bid Security/Earnest Money Deposit (EMD). 3.25.1 Bid Security/EMD amounting to Rs. 21,80,000/- (Rupees Twenty-One Lakhs Eighty Thousand Only) shall be deposited in IISER PUNE Bank account through net banking as detailed below failing which the bid will be declared non responsive. GST number along with the payment receipt is mandatory.	As per the office order issued by the Ministry of micro dated 23 march 2012, small and midium enterprises (MSME) Micro and small enterprises shall be facilitated by providing them tender sets free of cost, exempting micro and small enterprises from payment of earnest money.	Exemption to submit EMD is allowed for the firms/bidders who has registered as MSME'S as per government rules.
pg 10 - point no. 3.25.3	2. Page 10 of the EOI document Point No. 3.25.3 c. Stage-III shortlisted Architect to whom work is awarded, whose Design is accepted will be required to furnish Performance guarantee of 5% (Five Percent) of the Proposed Consultancy Fees amount within the period specified in Schedule	As per the office Memorandum No. F.9/4/2020-PPD dated 30 dec,2021 issued by the ministry of finance it is decided to reduce the performance security from existing 5% 10% to 3% of the value of the contract. In this regard you are requested to amend the clause and reduce the performance guarantee to 3% of the consultancy fee	Performance security/gauranteee is 3% of total consultancy fee
Clause 2 Page 11		The 50 acre land mentioned is part of 98 acres or contiguous ? Can the site/masterplan be shared Is the masterplan of this 50 acres already approved by local bodies and are the building footprints frozen ? Will a revised masterplan be required for approval of local bodies?	It will shared to shortlisted bidders for stage II competition. Master plan of 90acre is already approved by local body.
Clause 2.4 page 12		Kindly share tentative list of facilities, numbers and areas	It will shared to shortlisted bidders for stage II competition.



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Clause 2.6, page		states that average annual turnover shall be 50% of the estimated fees of 236 lakhs. There seems to be a typographical error in the case of figure of 236 lakhs since fees indicated is 1000 lakhs. Just want to bring to your notice	No typo error. EOI condition shall prevail.
Clause 3.10.8, page 18,		The structural design vetting expert should be appointed by and paid by IISER to avoid conflict of interest	Not accepted, EOI condition shall prevail.
Clause 9b, page 67,		"If at any stage, the Project has been delayed by the acts of Client/funding authorities or by the deployed Consultant for the work, nothing extra shall be payable to the consultant. However suitable extension of time for completion of work shall be granted accordingly." Clause 9c, page 67,	EOI condition shall prevail.
Clause 9c, pg 7		"Escalation/Price Variation No claim / additional fees on account of any price variation/Escalation on whatsoever ground shall be entertained at any stage of works. Cluolated fees shall be firm and fixed for entire contract period as well as extended period for completion of the works."	Not accepted, EOI condition shall prevail.




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pg 61		“Consultant shall depute 1 Resident Architect, 1 Civil Engineer with experience of 10 Years + 1 Electrical Engineer + 1 office Staff for documentation of project. Ensuring project is executed as per the drawing issued by the Architects, checking of steel reinforcement at site.” We request you to kindly indicate a time period as deputing staff at site will have a major expense involved for Consultant whereas in case of a construction contractor is only 1-2% of the expense and therefore the above clause may be linked to time frame for deputing of the staff	Not accepted, EOI condition shall prevail.
Clause 3.25 Bid Security/Earnest Money Deposit Page 9		“A part of earnest money is acceptable in the form of bank guarantee also”. We request that the EMD of 21.80 lakhs may be permitted for 100% amount in form of B.G. as well besides the part option already given in RFP. Pre bid meeting was very well conducted and we look forward to your favorable response.	Not accepted, EMD to be paid as per Clause No. 3.25.1 and at stage I only.
pg no 7		1. Initial eligibility criteria about consortium not allowed mentioned on page no-7, but on page no 11, article-7 in point 3 consortiums is allowed. Please clarify .	EOI condition prevail.
		2. We have register with Department of Micro ,Small ,Medium Enterprises, as per amendment to Rule 170 (I) of general finance rule 2017, dated-25 July 2017, where we are entitle to get exemption in Earnest Money Deposit , please clarify about this.	Exemption to submit EMD is allowed for the firms/bidders who has registered as MSME'S as per government rules.



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			3. Instead of GRIHA, please allow other certification like ASSOCHAM as it is mentioned in UDCPR . Please clarify.	Not accepted, EOI condition shall prevail.
pg 13			4. On page no-13 climate mentioned is arid and semi arid but climate of Pune is Moderate. Please clarify	The Intending bidder shall refer to website of IMD to know about the climate of Pune
pg 16			5. On page no-16 point 2.9.1 it is mentioned that design details are also required for first stage but on page no-7 ,point 3.12 – design details are required for stage –ii. Please clarify	Design details are required for stage II.
pg 22			6. On page no-22, you have mentioned Academic zone buildings- student hostel, Residential building, but on page no-22 Administration building G+5 is also mentioned. Please clarify.	It shall be read as Administration building (G+5) instead of Academic zone building
pg 49			7. In association of sub –consultant- page no-49. Please add green building consultant	Not accepted, EOI condition shall prevail.
Page No 3, Clause 2.5.1	Completed Master plan for three similar projects each having land area above 40% of proposed land area or completed master plan of two similar projects each having above 60% of proposed land area or completed master plan of one similar project having above 80% of proposed land area. Proposed land area is – 50 Acres at IISER Pune Pashan.		We request you to kindly consider Substantially Completed project works of Educational Institute Complex (es) and/or Scientific institutions complex (es) and/or large township and/or Research facilities complex (es) as an Eligible Assignments. *The work is considered substantially completed if 80% or more of the work is physically completed.	Only completed work shall be considered , tender condition prevail.
Page No 3, Clause 2.5.2	For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex (es) and/or Scientific institutions complex (es) and/or Research facilities complex (es)" only. Area figures shall be rounded up to nearest next tenth figure.		Said project shall have to be substantiated by a performance certificate duly issued by officer not below the rank of Executive Engineer/ Managing Director/Executive Director.	Not accepted, EOI condition shall prevail.



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Page No 2, Point Number - 5	Page No 3, Clause - 2.5.2	We request you to kindly clarify the minimum turnover requirement for qualification.	EOI Condition prevails.
Page No 4, Clause - 2.6.	Three Similar projects each having Building/s design of total built up plinth area not less than 40%(20,000Sqm) of Proposed built-up area or completed two similar projects each having Buildings of total built up plinth area not less than 60% (30,000 sqm) of Proposed built-up area or completed one similar project having Buildings of total built up plinth area not less than 80% (40,000 sqm) of Proposed built-up area. Proposed built-up is 50,000 sqm For this purpose, "Similar Project/Work" means "Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with Academic buildings, Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services" only. Plinth area experience figures shall be rounded up to nearest next tenth figure.	"Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with Academic buildings, Residential buildings and/or Commercial Building and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services" only. Plinth area experience figures shall be rounded up to nearest next tenth figure.	Not accepted, EOI condition shall prevail.
Page No 2, Point Number - 5	Consultancy Fees: Rs. 10.0 Cr as per scale of Charges as specified by CoA (maximum 5%), including GST 11.80 Cr.	We request you to kindly clarify the minimum turnover requirement for qualification.	Not accepted, EOI condition shall prevail.
Page No 4, Clause - 2.6.	The Applicant should have average Annual Financial Turnover in Architectural & structural consultancy Services at least of 50% of Rs. 236 Lakhs of estimated consultancy cost of put to EOI during the last three consecutive financial years ending 31st March 2022. The Financial year in which no financial turnover will be counted as zero Financial Turnover for the particular year for calculating average.		Not accepted, EOI condition shall prevail.



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Page No 2, Point Number - 9	EMD: Rs.21.80 Lakhs, Applicable to all participants	We request you to kindly consider the submission of EMD at Stage - II from the shortlisted bidder of stage - I.	Not accepted, EOI condition shall prevail.
clause no. 2.5.1 pg	"Completed Master plan for three similar projects each having land area above 40% of proposed land area or completed master plan of two similar projects each having above 60% of proposed land area or completed master plan of one similar project having above 80% of proposed land area".	Kindly consider the same as follows, "Completed Master plan for three projects having total land area of about 60% of proposed area or, completed master plan of two projects each having 40% of proposed land area or, completed master plan of one project having 60% of proposed land area."	Not accepted, EOI condition shall prevail.




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Clause 2.5.2 pg 3	“Three projects each having Building/s design of “total built up area” not less than 40a (20,000Sqm) of Proposed built-up area or, completed two similar projects each having Buildings of “total built up area” not less than 40% (20,000 sqm) of Proposed built-up area or, completed one similar project having Buildings of” total built up area” not less than 40% (20,000 sqm) of Proposed built-up area. Proposed built-up is 50,000 sqm For this purpose, “Similar Project/Work” means “Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Scientific institutions complex(es) and/or Research facilities complex(es) with Academic Buildings and/or Institutional Building/s/complex(es) and/or Govt, /Semi-Gov. office/s and/or Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services” only. Built Up area experience figures shall be rounded up to nearest next tenth figure.”	Kindly reappropriate/consider the sentence as follows, “Three projects each having Building/s design of “total built up area” not less than 40a (20,000Sqm) of Proposed built-up area or, completed two similar projects each having Buildings of “total built up area” not less than 40% (20,000 sqm) of Proposed built-up area or, completed one similar project having Buildings of” total built up area” not less than 40% (20,000 sqm) of Proposed built-up area. Proposed built-up is 50,000 sqm For this purpose, “Similar Project/Work” means “Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Scientific institutions complex(es) with Academic Buildings and/or Institutional Building/s/complex(es) and/or Govt, /Semi-Gov. office/s and/or Residential buildings and connected ancillary facilities like fire, BMS, Scientific Lab designing and MEP services” only. Built Up area experience figures shall be rounded up to nearest next tenth figure.”	EOI Condition prevails
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2.5.1 page no 8	May kindly modify as follows, Completed Master plan for three similar projects each having land area above 40% of proposed land area or completed master plan of two similar projects each having above 60% of proposed land area or completed master plan of one similar project having above 80% of Proposed land area. Proposed land area is -- 50 Acres at IISER Pune Pashan For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex (es) and/or Scientific, hospital institutions complex (es) and/or Research facilities complex (es) and/or Residential and/or Commercial Complexes" only. Area figures shall be rounded up to nearest next tenth figure.	Not accepted, EOI condition shall prevail.
2.5.2 page no 8	May kindly clarify, We understand that we can submit any projects satisfying this particular criteria and this criteria in not linked to the criteria mentioned under clause 2.5.1.	EOI condition shall prevail.




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2.5.2 Page no 8	Three Similar projects each having Building/s design of total built up plinth area not less than 40%(20,000Sqm) of Proposed built-up area or completed two similar projects each having Buildings of total built up plinth area not less than 60% (30,000 sqm) of Proposed built-up area or completed one similar project having Buildings of total built up plinth area not less than 80% (40,000 sqm) of Proposed built-up area. Proposed built-up is 50,000 sqm For this purpose, "Similar Project/Work" means "Work of Preparation of detailed Architectural planning and structural design of Educational Institute Complex(es) and/or Residential, hospital and/or Commercial Complexes	Not accepted, EOI condition shall prevail.
3.25.1 Page no 14	May kindly allow to pay 100% EMD amount in the form of Bank guarantee from a Scheduled Bank	EMD is to be submitted in stage I only. EMD shall be paid as prescribed in Clause No. 3.25.1
a) 7.0 Page no 71 and b) 3.25.3 page no 15	Please clarify which clause is correct. May kindly consider performance bank guarantee as per office memorandum of Govt of India dated 12/11/2020 to reduce Performance Security from existing 5-10% to 3% of the value of the contract for all existing contracts	Performance security/guarantee is 3% of total consultancy fee
pg 7	May extension upto 10 days	Not accepted, EOI condition shall prevail.



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