



**Infrastructure Corporation of Andhra Pradesh Limited (INCAP)**

**SELECTION OF ARCHITECTURAL, ENGINEERING AND  
SERVICE DESIGNS CONSULTANT**

**FOR**

**DEVELOPMENT OF NRT ICON PROJECT IN NEW CAPITAL  
AMARAVATI REGION OF ANDHRA PRADESH**

**RFP Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017 Dt:  
20.09.2017**

**Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/1 Dt: 10.10.2017**

## **RESPONSE TO QUERIES**

**Vice Chairman and Managing Director,  
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**Selection of Architectural, Engineering and Service Designs Consultant for Development of NRT ICON Project in New Capital Amaravati Region of Andhra Pradesh**

**Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/1 Dt: 10.10.2017**

**Response to Queries on Request for Proposal**

Response to queries raised by the Applicants, pursuant to clause 2.10 of Request for Proposal

<b>S.No.</b>	<b>Clause Ref. as per RFP</b>	<b>Clarification Sought</b>	<b>Reply/ Response/Clarifications</b>
1.	Clause 1.4.1 (Proposal Processing Fee) & Clause 2.20 (Bid Security)  <b>Page no.14 &amp; 31</b>	Please relax the "Proposal Processing Fee" from INR1,00,000 to INR. 25,000 (non-refundable) and the "Bid Security" from INR.8,00,000 to INR. 2,00,000 to make our proposal affordable.	Refer to S. No. 1 & 2 of Amendment Notice vide <u>Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/2 Dt: 10.10.2017</u>
2.	Clause 1.4.1 (Proposal Processing Fee) <b>Page no.14</b>	Bid Processing Fee: The non-Refundable Bid Processing Fee is too high, please reconsider into the same.	Refer to S. No. 1 of Amendment Notice vide <u>Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/2 Dt: 10.10.2017</u>
3.	Clause 3.1.3 (Scoring Criteria) <b>Page no.38</b>	Relevant experience of the applicant  Please allocate full marks for three (3) eligible assignments for Sn. 3(a) to 3(d) & also full marks for two (2) eligible assignments for Sn. 3(e) to 3(h) in the scoring criteria.	Refer to S. No. 3 of Amendment Notice vide <u>Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/2 Dt: 10.10.2017</u>
4.	Clause 2.2.2 [C] (Availability of Key Personnel)  <b>Page no.19</b>	Structural, MEP, Landscape, Interiors, Green Building, Acoustics, etc. are always to be considered as an independent specialisation/supporting services to the Main Applicant. Thus we can bring in the best of International Knowledge in respective expertise.  In this regards, we request you to allow the Applicant, to have "Sub-Consultants" with the specialised qualifications.	Refer to S. No. 4, 8 & 9 of Amendment Notice vide <u>Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/2 Dt: 10.10.2017.</u>

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		<p>We promise for the said Qualified Manpower /Key personnel for the entire duration of the work. “It is always the responsibility of the Main design consultant to coordinate and deliver the services of Structural, Landscape, MEP, Energy, Interiors scope of work...etc.,”.</p> <p>It is not a usual practise for Architectural firms to have Structural, Landscape and Interior design experts on permanent employment / on pay roles.</p>	
5.	<p>Clause 2.2.2 [D] (Conditions of Eligibility for Key Personnel)</p> <p><b>Page no.20</b></p>	<p>For a site of 4.6 Acres or even 15~20 Acres of land, for the requested deliverables from the Applicant, we request you to consider position for Urban Designer of 5 years’ experience, instead of Urban Planner of 10 years’ experience.</p>	<p>Refer to S. No. 5, 6 &amp; 7 of Amendment Notice vide <u>Notice No. INCAP/P/NRT ICON PROJECT/AESD Consultant/15/2/2017/2 Dt: 10.10.2017</u></p>
6.	<p>Clause 1.8 (Schedule of Selection Process) &amp; Clause 2.16 (Submission of Proposal)</p> <p><b>Page no.15 &amp; 30</b></p>	<p>We are in the process of preparation of our technical proposal. Keeping in view the extensive documentation involved in the proposal and in view of Diwali Holidays, we request your good-self to kindly extend the bid submission date by at least 3 weeks to enable us to submit the most competitive technical and financial bids.</p>	<p>The query has been examined and the clause will remain same as per RFP document.</p>

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7.	Clause 1.8 (Schedule of Selection Process) & Clause 2.16 (Submission of Proposal) <b>Page no.15 &amp; 30</b>	Since we need to coordinate our efforts with the overseas consortium partner(s), we require additional time. Therefore, please extend the bid submission date by two weeks.	The query has been examined and the clause will remain same as per RFP document.
8.	Clause 1.8 (Schedule of Selection Process) & Clause 2.16 (Submission of Proposal) <b>Page no.15 &amp; 30</b>	Date of Submission : 23/10/2017  Request you to please extend the submission date to three (3) weeks from reply of pre-bid queries.	The query has been examined and the clause will remain same as per RFP document.
9.	Clause 1.8 (Schedule of Selection Process) & Clause 2.16 (Submission of Proposal) <b>Page no.15 &amp; 30</b>	Date Extension: Request for extension of Submission date, as more time is required to get the Power of Attorney legalized and notarized by Indian Embassy.	The query has been examined and the clause will remain same as per RFP document.
10.	Clause 2.2.2 (Technical Capacity) & Clause 3.1.4 (Eligible assignments for key personnel) <b>Page no.18</b>	As per the Real Estate (Regulation and Development) Act, "Real Estate Project" means .....  We understand that IT parks are also considered in real estate projects. Please confirm.	The query has been examined and it is clarified that the IT parks (since IT parks are predominantly offices of IT sector companies) will be considered as part of the Definition of the Real Estate Project.
11.	Clause 3 (Scope of Services) of Schedule I (Terms of Reference) & Appendix-IV	Appendix- IV: Draft Conceptual Plan of NRT Icon Project	The draft Conceptual Plan provided in Appendix-IV of RFP document has in-principle approvals

**Selection of Architectural, Engineering and Service Designs Consultant for Development of NRT ICON Project in New Capital Amaravati  
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	<b>Page no. 51 &amp; 123</b>	<p>How limited are the bidders in the building design by the concept shown in Appendix IV?</p> <p>Is the design concept in Appendix IV meant to simply illustrate a potential solution for the building program, or is intended to be basis for final design solution? (or something in between).</p>	<p>from the Authority. However, the Consultant may suggest the suitable changes to improve the draft Conceptual Plan, subject to acceptance by the Authority or otherwise.</p>
12.	<p>Clause 3 (Scope of Services) of Schedule I (Terms of Reference) &amp; Appendix-IV</p> <p><b>Page no. 51 &amp; 123</b></p>	<p>Scope: Is there any scope in modifying the concept with respect to Architectural, as enclosed in the RFP.</p>	<p>The draft Conceptual Plan provided in Appendix-IV of RFP document has in-principle approvals from the Authority. However, the Consultant may suggest the suitable changes to improve the draft Conceptual Plan, subject to acceptance by the Authority or otherwise.</p>
13.	<p>Clause 3 (Scope of Services) of Schedule I (Terms of Reference)</p> <p><b>Page no. 52</b></p>	<p>We understand that RFP is clearly aiming for Design consultant scope, in such case, we request you to elaborate our role in presenting “Construction Programme to complete the project”.</p> <p>We understand, usually the time duration for the construction is subjective of “EPC construction methodology”, this is controlled by PMC. Should this be an additional exercise, we request you to kindly elaborate on the work scope.</p>	<p>The Consultant is expected to provide the outline programme management plan based on its deliverables which will guide and facilitate the Project Management Consultant who will be appointed by the Authority for monitoring the construction of the Project.</p> <p>It is also clarified that as per Clause 7 of Schedule-1, the period of Consultancy will be 30 months from the date of signing of the Agreement and the</p>

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			period includes 24 months for construction phase of the Project. It is further clarified that Clause 4 (Deliverables - Stage 05: Project Execution) of Schedule-1 provides for Scope of Services to be rendered by the Consultant during the Project execution.
14.	Clause 3 (Scope of Services) of Schedule 1 (Terms of Reference)  <b>Page no.48 &amp; 51</b>	<p>With respect to this scope of work, we notice conflicting statements in two independent locations.</p> <p>Scope of services of the Consultant:</p> <p>j. All environmental clearances/ permissions, aviation clearances, environmental clearances from concerned statutory bodies/ministries of the Govt.</p> <p>Per the Page no. 51, Stage 04, it is clearly mentioned that Consultant shall Prepare all the necessary drawings and the Project Masterplan for assisting Authority in obtaining all applicable statutory approvals/ clearances from the all concerned authorities (including APCRDA/Dept.) We would request you to clarify on the right reference to the scope of work.</p>	<p>The query has been examined and it is clarified that there is no conflict in the wording of the clause.</p> <p>The Consultant would need to provide all required Consultancy services as per Stage 01 to Stage 05 as mentioned in Clause 3 of Schedule-1 (page no. 48 to page no. 53 of RFP document).</p>

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15.	Clause 2.1.1 (Scope of Proposal) <b>Page no.17</b> Clause 2.2.2 [B] (Financial Capacity) <b>Page no.19</b>	We understand that the requisite experience and capabilities required for undertaking the consultancy may be met by consortium as a whole- We request the client to kindly confirm.	It is clarified that the requisite experience and capabilities required for undertaking the consultancy may be met by consortium as a whole. However, for Financial Capacity, the Lead Member of the Consortium shall have at least 40% of the required Financial Capacity as mentioned in Clause 2.2.2 [B].
16.	Clause 3 (Scope of Services) of Schedule I (Terms of Reference) <b>Page no. 52</b>	We understand our role during construction will be limited to assisting the PMC in clarifying the design as and when needed. Please clarify if you require any staff to supervise the construction of project.	It is also clarified that as per Clause 7 of Schedule-1, the period of Consultancy will be 30 months from the date of signing of the Agreement and the period includes 24 months for construction phase of the Project. It is further clarified that Clause 4 (Deliverables - Stage 05: Project Execution) of Schedule-1 provides for Scope of Services to be rendered by the Consultant during the Project execution.
17.	Clause 5 (Timelines and Payment Schedule) & Clause 7 (Period of Consultancy) of Schedule I (Terms of Reference)	<b>Timelines and Payment Schedule</b>  The RFP Outlines a design phase of 5.5 – 6 months in duration. Since it is a tight design schedule for a building of	Each stage of deliverables shall require approval from the Authority. Hence, the time frame for service deliverables will be excluding the time

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	<b>Page no. 53 to 55</b>	this scale, does the time frame include review and assessment periods by the client?  Or will the schedule be extended if the review process is delayed?	taken by the Authority for review and approval of deliverables.  For avoidance of doubt, please refer Clause 5 (Timelines and Payment Schedule) of Schedule-1.
18.	Clause 1.1.1 (Background)  <b>Page no.12</b>	Please furnish the details of Site Location & Coordinates for estimating the trunk infrastructure required to serve the project.	It is clarified that the tentative location of project site is already mentioned in Clause 1.1.1 (Background). The planning and provision of trunk infrastructure for the project site is under the purview of Capital Region Development Authority (CRDA), which is being implemented. The details of said truck infrastructure will be provided to the Consultant at appropriate time.
19.	Clause 1.1.1 (Background)  <b>Page no.12</b>	Our initial study indicates that the allocated site (4.6 Ac) may be too small for a BUA of almost 10,000,000 sq. ft. Is there is any opportunity to increase the present site area?	It is clarified that clause 1.1.1 (Background) and Appendix-IV (draft Conceptual plan) indicate total build-up area (BUA) of the project as 9,36,000 sq. ft. The extent of land mentioned in Clause 1.1.1 (Background) is tentative and there is an opportunity to increase the land extent in a phased manner in initial stage of the Consultancy Period.
20.	Clause 3 (Scope of Services) of Schedule I (Terms of Reference)	Please confirm that the consultant will be required only to assist INCAP in obtaining the statutory approvals and INCAP will take the lead in this effort.	It is clarified that INCAP is providing Transaction Advisory services to APNRT Society for the development of NRT ICON project. The roles of Transaction Advisor and the Authority are



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	<b>Page no. 51</b>		described in the Clause 1.1.2 of the RFP. The Consultant is expected to carry out the services sought by the Authority (APNRT Society) as mentioned in Clause 3 (Scope of Services) of Schedule-1.
21.	Clause 2.2.2 [A] (Technical Capacity) <b>Page no.18</b>		<p>As per Clause 2.2.2, for the Applicant to be eligible for evaluation of its Proposal, the Applicant shall fulfil the following:</p> <p>The Applicant (The Sole Firm/Consortium) shall have completed providing Architectural, Structural/Service Designs consultancy for at least 3 (Three) Real Estate projects with a project cost equal to or more than INR. 400 crore each in at least 3 countries excluding India with one of those projects having a minimum height of 90 meters in the past 10 (Ten) years preceding the PDD</p> <p align="center">Or</p> <p>The Applicant (The Sole Firm/Consortium) shall have completed providing Architectural, Structural/Service Designs consultancy for at least 3 (Three) Real Estate projects with a built up area</p>

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			<p>(BUA) equal to or more than 0.6 million sq.ft. each in at least 3 countries excluding India with one of those projects having a minimum height of 90 meters in the past 10 (Ten) years preceding the PDD.</p> <p>For avoidance of doubt, completed project means the Applicant should have completed its scope of services related to providing Architectural, Structural/Service Designs consultancy with respect to the Assignment.</p>

Sd/-  
Vice Chairman and Managing Director, INCAP