

Minutes of Pre-proposal Meeting

Venue: Board Room, KSITIL Office – Technopark

Time: 11 am on 7th of September 2018

Name of Work: Consultancy Services for High Rise Steel Structures

Pre-proposal meeting for calling Consultant experienced in High Rise Steel Structures, has been conducted on 7th of September 2018 .

Attendees of Meeting are as below

KSITIL

Roshni Mary Thomas, Sr.Technical Advisor

KSITIL

Abdu Samad, QS & Site Engineer (TIZ),

KSITIL

Prospective Bidders

1. Principal Team Leader, KSEBL
2. Project Manager, CBRE

Queries by mail

1. M/s CRN
2. C P Kukreja Architects

Sl. No:	Queries	Clause No:	Clarifications
1	Consultant should have completed <u>minimum three buildings of similar scope, for a value not less than Rs.70.0Cr each or alternately two buildings of value not less than 80.0Cr. each, or a single building of not less than Rs.100.0Cr. in India, in last 7 years.</u> At least one	Page No. 5 & 6 Section C <u>Minimum eligibility for Consultant</u>	Conditions are retained as such <u>For more clarity:</u> Atleast One building in the qualifying list of works submitted shall belong to a Steel Structure Category and Project cost shall be in compliance with the

	<p>building should have adopted a Steel Design for basic structure. Proof of effective co-ordination in renowned Steel Design and Build Contracts will give an added merit. Completion Certificate produced for Minimum pre-qualification shall have scope carrying management of</p> <ul style="list-style-type: none"> ○ MEP Contracts of all (Electrical/HVAC/Lift/Plumbing Sanitary) aspects. ○ Specialised works like water proofing, Façade, Renewable energy resources etc. <p>3. The Consultant shall have <u>in house Design experts for Steel, conversant enough with Steel building design (AISC and IS) codes or should have association with Structural Design Experts</u> in Steel Design with an experience in the field of design of very tall Steel Buildings.</p>		<p>criteria mentioned.</p> <p>Proposed Building will have Façade works and need Renewable energy resource management schemes and Consultant shall have prior exposure in these consultancy fields.</p> <p>Either in- house Structural Expert of prior experience in design of High Rise Steel Structures or association with a Structural Consultant of above said expertise in High Rise Steel Structures. This needs to be mentioned with details, along with RFP submission.</p>
2	<p>Who has handled and designed in its full scope including design, Civil, MEP, Façade, Aesthetics, landscaping , <u>a minimum of 3 IT/office buildings of not less than 8 floors, and of area more than 4 lakh Sq.ft in last, preferably, one inside</u></p>	<p>Page No. 7 Section C <u>Minimum Criteria for Architect</u></p>	<p>Conditions are retained.</p> <p><u>For additional clarity</u> : Architect with minimum qualifications shall have prior experience in IT building design</p>

	<p><u>Kerala.</u> The buildings can be either in finishing mode (Shell and core should be completed) or fully completed.</p> <p>3. Should be well studied on and with prior experience on getting Statutory Clearance guidelines for IT Sector Buildings in Kerala (KMBR), presenting drawings for clearances before Single Window Committee etc., at least in one project, <u>preferably within a Government Owned IT/Industrial Park.</u></p>		<p>to ensure speedy work delivery and the qualifying buildings need not necessary be Steel structures alone. Any conventional RCC building or steel building of said criteria will be considered.</p> <p>Condition written as preferable will be retained as preferable only and not as a mandate</p>
3	Additional qualifications preferred	Page 8 Section E	<p>Conditions stay</p> <p><u>For additional clarity:</u></p> <p>Preferable qualifications will remain as preferable and will not form a mandate. As given in <i>Annexure VII</i>, <i>due</i> weightage and marks will be distributed</p>
4	Whether PEB structure will be considered as basic qualification criteria		<p>Proposed building is a high rise of more than 10 floors. Hence a steel structure design methodology suitable for a high rise building of not less than 6 floors only will be considered as a minimum qualification. Conditions mentioned in Section C remains. The mode of steel design adopted shall be</p>

			structurally advisable and financially feasible for being considered as a minimum criteria.
5	Can the condition of prior experience/ knowledge on KMBR be eliminated		Proposal asks for two architectural designs in a matter of 20 day after LOI period for presentation. Hence prior exposure to statutory norms will make a key efficiency factor for the Architect Selection
6	Human Resources - Qualifications		All conditions stay except For Resident and Construction Manager, prior experience and CV details, in the place of mention of <u>no of storeys of steel structures, it can be read High Rise Steel Structures</u> (<i>High Rise Steel Structures have a minimum of 6 floors height in cities equivalent to Trivandrum where the proposed work location is</i>)
7	<u>Total Period of engagement of Consultant will be for 24 months including final bill certification and handing over including As- built Drawings and statutory clearance formalities.</u> Total project period which includes all scope Design + Pre-con + Tendering + Construction + Post Construction is 24 months . clarification sought.	Page 5	As detailed, entire scope of work to be completed in 24 months including Design conceiving ie from LOI date to handing over date is 24 months with nominal approval period of 30 days considered for Statutory approvals after final presentation in full.
8	Scope of Services : We shall be		Statutory approvals go vide single

	able to present the documentation required for approvals. However the responsibility for the same shall be of the client. In case of any delay in receiving the approvals from the authority concerns, the same shall not be attributable to PMC		Window clearance. If submissions are clear of all mandates put forth by KMBR and other relevant codes, no delays happen and the period for approval is set within 30 days for approving authorities. But any errors/ reworks for want of compliance to mandates, required in submissions shall be accountable on consultant's deliverable period which is why prior experience in KMBR norms for architectural consultant is kept as a basic qualification. Once final submission is accepted 30 days may be considered for clearance as norms. Delay from authority over this is not to be accounted by PMC
9	DLP mentioned as 36 months. Is PMC deployment required during this period of 36 months?		During DLP stage consultant shall be available to attend duty on call within 24 hours and as per urgency of the situation to clear the matter. Continuous onsite Resource deployment after handing over period is not intended here.
10	As per RFP , PMC is allowed to associate with an Architectural Organization. Please clarify if the Design Expert can be part of Architectural Organisation	Page 6- Architect	Please refer to Page 6, Clause 3 where it is mentioned The Consultant shall have in house Design Experts of Steel, conversant enough with Steel Building Design (AISC and IS) codes <u>or should have association with Structural Design</u>

			<u>Experts</u> in Steel Design with an experience in the field of design of very tall Steel Buildings.
11	Criteria 1 in Page 5, If Composite Steel Design can also be accepted as a criteria for eligibility	Page 5	Yes. Please also see clarification in Sl. No: 1
12	<p>Presentation of two designs of totally different theme and aesthetics. If the commitment in 20 days after LOI.</p> <p><i>If commitment is not made in 20 days as agreed a deduction of Rs.2.0 lakhs will be made from first RA bill of the Consultant for missing this mile stone.</i></p> <p>We will be able to present to the client the desired conceptual drawings within 20 days of the Agreement/Mobilisation advance if given and not after LOI.</p> <p>Request you to clarify</p> <p>Request you to please let us have the <u><i>mile stones</i></u> date planned</p>	Page 7	<p>LOI date will mark the start date of contract. Chosen consultant shall accept the LOI within the period mentioned in LOI.</p> <p>However first presentation to be in <u><i>LOI + 20 days</i></u> without change. Agreement and Work Order can be worked on parallel in this period.</p> <p><u><i>Please refer to Page 17, for detailed break up of fees. Conditions stay.</i></u></p> <p>Site has been shown on pre-proposal day. Also a site drawing is being shared for prior reference and planning for a quick concept presentation. The presentation in 20 days shall have only basic features like massing/ orientation, aesthetics, main functional parameters, total project cost expected for the same only. <u><i>Detailed concept in next 15 days</i></u> and Detailed drawings and detailed presentation good enough for <u><i>plan freezing and statutory drawing</i></u></p>

			<p><u>finalisation can be made in another 15 days of acceptance of the detailed concept.</u></p> <p>Also Soil Test Report done for the site is being added here for reference and prior planning.</p>
13	<p>Request hereby for an extension of time by one week for submission of document on or before 17.09.2018 (instead of 10.09.2018).</p> <p>2) We have carried out a High Rise steel structure for ITC (Height:27Mtr, 1,56,000 Sq.ft.). Please clarify whether this will be considered as a steel design for basic structure.</p>		<p>Please refer to Section C , item 2.</p> <p>Project Cost is mentioned as either</p> <p>three buildings of similar scope not less than Rs.70Cr.</p> <p>two buildings not less than Rs.80 Cr.</p> <p>One building of not less than Rs.100Cr.</p> <p>At least one building in the above qualifying list shall be having a Steel Structure.</p> <p>Also other scope like MEP, Façade, renewable energy designing etc. shall form a part of the qualifying work.</p> <p>Further please refer to Annexure VII, item 3 where it is specified Structural consultant either in house or association, should have prior experience in designing a Steel Structure of minimum 6 floors.</p> <p>Submission should satisfy these terms and shall be complied with upon execution also.</p>
14	Extension for Submission Date to		Last date of submission may be done

	17 th September 2018		<p>till 17th Sep 2018.</p> <p>The total Submission shall contain the RFP document, necessary documents asked for in the RFP , Corrigendum 1, Corrigendum 2 and the minutes of Pre- Proposal Meeting and to be addressed to</p> <p>The Managing Director, Kerala State IT Infrastructure Ltd., <i>Office Address for courier</i> Region North, KSITIL, Park Center, Infopark Kochi Phase 1, Kakkanad - 682042</p> <p><i>Ph: 7012840985</i></p> <p>Last Date : 17th Sep 2018</p> <p>Time 5 pm</p>
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