

"Queries Clarification for Selection of consultant ("Technical Consultant") for providing Comprehensive Architectural services for development Convention Centre at Ghanta Ghar, Jabalpur

Queries By Ranjit singh Associates,					
Sr.No	Reference	Page No.	Query	Remark	Clarification
1	1.3 Schedule of Bidding Process	8	Presentation of Proposal Financial Opening of Proposals	We request the presentation and financial opening to take place in 1 st week of May as our Lead Architects are jurors with Mumbai University.	Refer the Notice inviting tender.
2	Development of Conceptual Design for the building and facility of the convention Centre, Ghantaghar, Jabapur. 1.3 Indicative timelines	3 (Corrigendum No.1)	All Selected EOIs: 50000 each(On submission of entry for RFP Stage) in the RFP stage,	No mention of same in the RFP	As per corrigendum no-1 of EOI.
3	2.1 General terms of Bidding	9	2.1.3 The Financial Proposal should be furnished in the format at Appendix – IV	Is this supposed to be submitted online on 25th April Or is this to be carried by bidder at the presentation	The Financial proposal will be submitted only online. please refer clause 2.9 of Page 11
4	2.9 Sealing and Marking of Proposal	12	Envelope 1: "Key Submissions"	Does this have to be carried with us or scans Uploaded?	Submit on the date of Physical submission according to Notice
			Envelope 2: "Technical Proposal"	What is the format required. Size, No.of Sheets, etc.	please refer clause 2.9 of Page 11 and 3.3 of page -18
			Envelope 3: "Financial Proposal"	Is this supposed to be Submitted online on 25th April? Or is this to be carried by bidder at the presentation GST?	The Financial proposal will be submitted only online. please refer

5	2.16 Earnest money	15	When is this to be drawn and to be sent?	Does a scan copy of the same have to be mailed	Scan copy to be submitted online and original will be part of envelope-1 please refer clause 2.9 of Page 11.
6	4. SCOPE OF WORK	23	4.2.16. All Intellectual Property Rights of the schemes and proposals submitted in fulfilment of the scope of services shall rest with JSCL and no claim whatsoever shall be admissible on the Authority in respect of any proprietary rights or copyrights of the same on the part of the Architect(s). The Architect(s) shall indemnify JSCL from any claims including but not limited to third party claims related to violation of any copyright or Intellectual Property Rights. However, the Architect(s) shall reserve their right to be acknowledged as the author of the schemes and proposals.	For publication purpose architect should be allowed to use images for publications.	Agreed
7	4. SCOPE OF WORK	25	4.2.19. The Authority, at its sole discretion and without assigning any reasons whatsoever, reserves the right to appoint any individual and/or organization as it may deem fit to render the whole or part of services covered in this RFP in the interest of timely and qualitative completion of campus development works.	What activities could be assigned to other organization or individual?	According to RFP
8	4.4. SERVICES DELIVERY TIME SCHEDULE	31	4.4.5. If an extension of time is not granted by the Authority then the Architect(s) shall be deemed to be in default and a pro rata compensation of 1% of the fee per week (subject to a maximum of 10%) due at that stage shall be deducted from the amount payable to the Architect at the corresponding next stage of payment.	As per COA the maximum compensation to be 5 %	According to RFP
9	APPENDIX – II Requirement for Convention Centre	37	CONVENTION HALL- for a) Above 1500 pax or	Is this to be an auditorium or a regular hall?	According to RFP APPENDIX – II Page 36
		37	BANQUET HALL	Capacity of the banquet hall?	According to RFP APPENDIX – II Page 36
		37	HOTEL WITH 40 ROOMS	Who would be operating and maintaining the hotel? Does it have to be a standalone block	According to RFP APPENDIX – II Page 36

		37	PARKING - min 150 Car Parking	What about 2 wheeler Parking? Nos?	According to RFP APPENDIX – II Page 36
		37	North of Plot for Ward office and school.	Is it possible to extend the design brief to the north plot designated for ward office and school so as to facilitate a common building language? The plot to the north could be only earmarked for programs required by JSCL. And be a part of the holistic master plan.	We will consider this in next stage.
			Tree Cover	As ground cover permissible is only 40% Can we transplant the trees present towards the south of the plot.	Agreed
			Road and Transit Oriented Development Details	Could details regarding proposed road widths around all sides of the plot and sections for the transit oriented development be provided?	18 meter is the road width of front road.

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1			Green Building: As Jabalpur has already being recognized very well under smart city initiative and we have also noted that the RFP does mention certain aspects related to energy efficiency, and green building features we would like to highlight that rating standard is not being mentioned in the RFP. As there various green building rating standard already present in India GRIHA is the most commonly used for the Government projects. This rating system has various levels wherein the basic mandatory norm for Government building were of GRIHA 3 star rating, while one even go for GRIHA 4 or 5 star rating. As this project is of higher standards we would like to know whether the JSCL would like to go for any green building rating for the mentioned project. If yes then, then kindly let us know the basic rating that JSCL would like to obtain for this project. This would then also become the part of the concept design presentation to the jury.		According to RFP APPENDIX – II Page 36 and clause 4.2.5 page -22
2			It has been mentioned that there upper ceiling of 2.5% as the fees of the estimated cost or actual awarded cost whichever is less. As there is already a limit above which the consultant cannot bid and the JSCL is looking for state of the art facility, it is requested that the technical proposal should be weighted as 80%. Most state of the art projects in the government sector are following this parameter to be able to get the technically best suited consultant.		According to RFP clause 3.3 Page -18

3		<p>The proposed fee stages do not directly link to important stages/deliverables. Also it forces the consultant to pay from their pockets till as late "as approval of final conceptual layout". This stage too is only of 5% (against bank guarantee already being paid) and thus actual first payment received is "on approval of final building plans" including that the consultant would have paid the bank guarantees in advance for the performance. We would request that if the payment stages can be made bit tangible for project to be able to complete a certain stage before the start of construction also aiding for tangible outputs and thoroughly verified design/specifications. It is also recommended that in heavy service oriented buildings the services scheme is whetted before preparation of building tender. Mentioned below is the possible fee structure that can adopted/ modified which would be both motivational for the architect and track able for the project managers to check the deliverables.</p>	<p>According to RFP clause 4.6 Page -31</p>
Jasbir Sawhney & Associates			
1		<p>Kindly clarify the setbacks from all the sides.</p>	<p>According to RFP clause 1.1.2 Page -5</p>
2		<p>In line to the trailing mail, please note that the survey drawing shared from your end doesn't show any trees marked as seen on the site on our visit. Kindly share the updated site survey drawing with tree positions marked.</p>	<p>Please check the site plan.</p>
3		<p>As discussed in the meeting the criterion for marking was concluded by all parties to be 80% for the technical bid and 20% for the financial bid. But the same has not been incorporated in the RFP shared from your end. Kindly clarify.</p>	<p>According to RFP clause 3.3 Page -18</p>
Vima "The Dimension"			
1		<p>What is the capacity of Restaurant?</p>	<p>Capacity is not specified. It will according to design and concept.</p>
2		<p>Is the parking mentioned in the document enough for the complete project?</p>	<p>According to RFP APPENDIX – II Page 36</p>
3		<p>What is the capacity of Banquet Hall?</p>	<p>According to RFP APPENDIX – II Page 36</p>
4		<p>What is the minimum area required for Exhibition management Center?</p>	<p>Capacity is not specified. It will</p>
		<p>The following image is not clear as well. Kindly, explain.</p>	<p>According to RFP APPENDIX – II Page 36</p>