

EPI-NRO-(Contracts-Division)

NRO/CON/987/739

22.11.2024

Sub: Tender for "Appointment of Consultant for Providing basic architectural Consultancy Services i.e. Architectural Planning and Engineering Consultancy Services for Development of Land Parcel(s) at various location in Delhi for DTC (**Banda Bahadur Marg Complex / Depot and Sukhdev Vihar Depot, New Delhi**)".
(Pre-Bid Queries' Reply)

Ref:- 1) EPI/NRO/CON/987/739 dtd 16.11.2024
2) Pre-Bid Meeting dtd 22.11.2024 at EPIL, NRO, New Delhi

Addendum No. 1

EPI's reply to Pre-Bid query raised by prospective bidders w.r.t. subjected tender are as under:-

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
1	Page No. 11 of Clause No:- 18.0	Site Visit Declaration (Annexure –B)	We request that you provide the Site Visit Declaration format (Annexure-B), which is not included in the NIT Document & Contact details for the EPIL/Depot representative and availability schedule for conducting the site visit.	Format enclosed
2	Page No. 5 of NIT Document Para 8 & Page No:- 64, Annexure-01- Memorandum of NIT Document	Earnest Money Deposit: Bidder has to submit original EMD amount of Rupees 20.00 Lakhs. & Earnest Money Deposit: Rs. INR 32 Lakhs	Kindly confirm the EMD amount.	To be corrected as Rs. 20.00 Lakh

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
3	Page no. 6 of Clause no. 2.0 (A) (i)	Eligibility Criteria:	<p>We request that project experience be considered over the last 10 years instead of 7 years, due to the impact of the COVID-19 period on projects from 2020 to 2022.</p> <p>As, the tender requirements specify Rs. 800 Crores for a single project. In general practice, completing a single project of this size may take 7 to 10 years' time. Therefore, we request you to consider projects from the past 10 years. Also to enable greater participation in the bidding process, it is requested to allow reputed Private Client Projects to qualify, subject to the submission of the supporting documents such as Client Certification, Work Order / Agreement / LOI and TDS or Form 26AS.</p> <p>Kindly include the above in both the eligibility criteria and the evaluation process for consideration. These will enable more bidders to participate in the Bid.</p>	As per NIT
4	Page no.47 of Sl. no. no. 1.3.	Evaluation Criteria: Stage-I:	As per the tender requirements, mixed-use building works of any number of stores are limited to Government, PSU, or CPSE projects (10 Marks). Since very few tenders for mixed-use building works are floated by these entities, we request that reputed Private Client Projects also be considered.	As per NIT

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
5	Page no.48	Evaluation Criteria: Stage-II (Presentation - 30 Marks):	We request you to consider giving more weightage to the presentation component when selecting the most suitable designing firm. Generally, the weightage for the bid document and presentation are equal, or greater emphasis is placed on the Presentation. This approach is adopted by the CPWD, NBCC, MES, BPCL and other Govt. / PSUs agencies. Please re-look and confirm.	As per NIT
6	Page no.5	Earnest Money Deposit (Rs. 20 Lakh):	We are MSME registered firm, request you to exempt EMD for MSME bidders. Alternatively, we request a reduction in the EMD amount to Rs. 5 Lakh, as the current requirement of Rs. 20 Lakh is excessively high for a consultancy firm.	As per NIT
7	Page no.5	Completion Time (36 Months):	Please clarify on 'Fee Enhancement policy, if project goes beyond the time limit i.e. 36 Months.	As per NIT
8	Page no.33 of Clause no. 4.0	Payment Schedule:	Typically, most government agencies release 50%-60% of payments during the pre-construction stage, as the scope during the construction stage is usually very limited for consultancy firms. However, as per the tender, only 35% payment is released during the pre-construction stage. We kindly request you to review and revise the payment schedule.	As per NIT

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
9	-	-	Kindly consider our queries in the corrigendum / addendum. Additionally, we request an extension of at least two weeks for bid submission after receiving the reply to the pre-bid queries / corrigendum / addendum.	As per NIT
10	Page no.33 of Clause No.4.0 Mode of Payment Stage-IIA – Tender Stage	Preparation and Submission of all preliminary architectural drawings including Design basis report, finishing schedules, details of all services including MEP, IT, HVAC, Fire Fighting, Landscaping, Security etc. indicating complete scope, obtaining its approval from EPI/client, if required. Submission of take-off sheets, complete Tender Documents including BOQ, Technical Specifications, List of recommended makes, Drawings, Analysis of rates, Estimate	<ul style="list-style-type: none"> • Normally detailed estimate do not form part of EPC tender nor issue to Bidders. • Meaningful detailed estimate only be prepared from detailed working drawings and not from preliminary drawings as referred to in the stage. <p>Please review and clarify.</p>	As per NIT
11	Page no.33 of Clause No.4.0 Mode of Payment	Payment Percentage	<ul style="list-style-type: none"> • Only 25% of total fee is being paid on completion of tender stage. It may be appreciated that EPC contract practically 80% of architects work is complete. • Please review. It is an accepted practice that in an EPC consultancy contract 50 to 60% fee is paid on tender submission. Please review 	As per NIT

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
12	Page no.34 Note :-	a. It is clearly agreed and understood by the Consultant that notwithstanding anything to the contrary that may be stated in the agreement between EPI and the Consultant, the Consultant shall become entitled to payment only after EPI has received the corresponding payment(s) from the Client/ Owner for the work done by the Consultant. Any delay in the release of payment by the Client/ Owner to EPI leading to delay in the release of the corresponding payment by EPI to the Consultant shall not entitle the Consultant to any compensation/ interest from EPI.	Please remove this clause as it is a standard practice that if we are the consultants to EPIL, it means we are working for EPIL there we are entitled to receive the payment on submission of work done as per stages mentioned in the timeline.	As per NIT
				As per NIT
		b. The consultancy fee shall be paid out of sale proceed of Built-up area.	<ul style="list-style-type: none"> Please remove this clause. As the consultancy fee is payable on submission of milestone achieved by the consultant as per clause 4.0 & not the sale of built-up area. 	As per NIT

S.N.	e-NIT ClauseRef	Clause Details	Relevant Quote	EPIL Reply
13	Page no.6 of Clause no. 2.0 Minimum Eligibility Criteria	Note i) The past experience in similar nature of work should be supported by certificates issued by the client's organization. The work completion experience certificates issued by Government Organizations / Semi Government Organizations / State Government Public Works Department / Central Government / Public Sector Undertakings / Municipal Bodies shall be accepted for assessing the eligibility of the tenderer.	Kindly allow private works also	As per NIT

Other terms & conditions will remain same.

General Manager
(Contracts-Division)

Site Visit Declaration
(To Be Enclosed in Letter Head)

Name of Work: Appointment of Consultant for Providing basic architectural Consultancy Services i.e. Architectural Planning and Engineering Consultancy Services for Development of Land Parcel(s) at various location in Delhi for DTC (**Banda Bahadur Marg Complex / Depot and Sukhdev Vihar Depot, New Delhi**).

NIT No.: EPI/NRO/CON/987/739 dtd 16.11.2024

Dear Sir,

I/We ----- Undersigned visited the project site on ----- and collected all the required information and data regarding availability of material and noted the environmental condition.

Yours faithfully,

(Signature of the Tenderer)

Seal of Tenderer

Dated