

Corrigendum No. 1 to the Request for Proposal (RFP) from Design Consultants for Development of High Altitude Sports Training Centre & Sports Tourism Facility in Munnar, Idukki District, Kerala

No: KSSC/HATC-001/RFP/2018

Date: 29.01.2018

I. Extension of the Last Date for submission of Technical Proposal

There was a good response for the pre-bid meeting and considering the request from most of the bidders the last date for submission stands extended. The last date of submission of the Technical Proposal is extended to 14/02/2018, 3:00 p.m.

II. Changes in the RFP

- 1. The website of KSSC stands revised as www.sportscouncil.kerala.gov.in; in the entire RFP document.**
- 2. Clause 3.3 (v), Eligibility Criteria for Participation, Page no. 34** stands revised as “Since Architectural concept and design is the prime consideration, reputed Architects /Architectural firms (combined with Engineering Consultancy) shall be one of the Consortium members for the project. Hence applications from firms/Consortia with major exposure to Architectural works will be considered.”
- 3. Clause 3.3 (x), Eligibility Criteria for Participation, Page no. 36** stands revised as
Constitution of the Applicant/s & year of incorporation
Having experience in the field for not less than 5 years as on April 2017. Information about the organization along with name(s) & details of various services in house or Participant Associates to whom job is proposed to be assigned & names of Key personnel to be associated with their qualifications & experience to be furnished along with RFP, in relevant formats indicated in the document.
- 4. Clause: 3.1, Time line of the bid** stands revised as

No	Events	Details
1	Issuance of RFP document	January 12, 2018
2	Last date for receipt of queries	January 20, 2018
3	Pre- Bid Conference	10.30 am on January 25, 2018
4	Response to queries/ Corrigendum to RFP; if required	January 30, 2018
5	Last date for Submission of Proposal in the e-tender portal of Government of Kerala	Up to 3.00 pm on February 15, 2018
6	Date and Time for Opening of Technical Proposal	At 4.00 pm on February 17, 2018
7	Presentation by Applicants Short -listed after preliminary scrutiny	At 3.00 pm on March 2, 2018
8	Date of declaration of technically qualified Applicants (Eligible Bidders)	March 5, 2018
9	Date of Opening of Financial Proposal	At 3.00 pm on March 7, 2018

- 5. Clause 2.1.11; Page 23: Permission for forming Consortium** stands revised as
The Applicants may be a single entity or a consortium of three Agencies. In case of a consortium, the Consortium Leader should be clearly spelt out in the Proposal and the minimum average annual turnover criterion mentioned in the pre-qualification criteria is to be satisfied cumulatively by the Lead Member and the Associate Members of the Consortium.
- 6. Clause 3.3.1; Page 34: Pre-Qualification Criteria**
The last para stands revised as “A Consortium can have maximum of three (3) members – including one Lead Member and two Associate Members.”
- 7. Clause: 3.2 a, Page 25, Period of completion** stands revised as
“Design Consultant will be required to associate with the project till commissioning of the Mandatory Project Components”
- 8. Clause 3.5, Page 33, Eligibility criteria for participants** stands revised as
The Bidder/s should have achieved minimum average annual turnover of at least Rs. 6.00 Crore (Rupees Six Crore only), from receipt of Professional fees for Architectural / Engineering Consultancy Services, during the previous 3 financial years.

9. Clause 3.5, A (i) Page 34, Eligibility criteria for participants stands revised as
The Applicant/s should have had a minimum average turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services, amounting to at least Rs. 6.00 Crore (Rupees Six Crore only) during the past 3 (three) financial years i.e. 2014-15, 2015-16 and 2016-17.

10. Clause 3.5, B (a) & (b) Page 37, Eligibility criteria for participants stands revised as

- a) Bidders (Single firm/ Consortium of firms-Turnover of each member of Consortium will be accounted for to arrive at average annual financial turnover of consortium) should have average annual financial turnover (gross), from consultancy assignments, of Rs. 6.0 Crore (Rupees Six Crore or equivalent US dollars as per exchange rate on the previous day to the last date of submission of bid) consultancy turnover for architectural and engineering services in immediate preceding three financial years as applicable. This should be duly audited by a Chartered Accountant. Financial Year in which no turnover is shown would also be considered for working out the average.
- b) In case of a consortium, the Lead Member (LM) shall have a minimum average annual turnover, from consultancy assignments, of Rs. 3.0 Crore (Rupees Three Crore or equivalent US dollars as per exchange rate on the previous day to the closing date of submission of bid) and each of the Associate Members (AMs) shall have a minimum average annual turnover as consultancy fees of Rs. 1.0 Crore (Rupees One Crore or equivalent US dollars as per exchange rate on the previous day to the closing date of submission of bid) for architectural and engineering services in immediate preceding three financial years as applicable.

11. Clause 1.2 Important Points Bid Security Amount, Pages 11 stands revised as

Bid Security amount	Rs. 5.00 Lakh (Rs. Five Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in , OR Rs. 1.00 Lakh (One Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in , and Rs. 4.00 Lakh as unconditional BG in favour of Director, Directorate of Sports and Youth Affairs with validity of 6 months the scanned copy of which is to be submitted online. The original of the BG to be submitted in the office of Authority along with downloaded hardcopy of the Technical bid in a sealed envelope to reach the Authority on the date of opening of Technical bid.
Tender Processing Fee (Non-refundable)	Rs. 15,000 + GST @18% (Rupees Fifteen thousand plus GST @ 18% only) to be paid online through e-tender portal
Issue of RFP documents	Documents shall be available online at KSSC website http://www.sportscouncil.kerala.gov.in , E-Portal of Government of Kerala, https://etenders.kerala.gov.in , from 12.01.2018 to 15.02.2018 up to 12:00 hrs.
Pre Bid Conference	25.01.2018 at 10.30 Hrs at the Conference Room, SEW, DSYA, CSN Stadium, Palayam, Thiruvananthapuram – 695 033
Last date for submission of queries	20.01.2018
Last Date & time of Submission of Bids(Bid due date)	15.02.2018 at 15.00 Hrs
Mode of Submission of bid	E-Tender Portal of Government of Kerala, https://etenderskerala.gov.in ;
Date & time of opening of Bids	17.02.2018 at 16.00 hrs
Dates for Bidders to make presentations to the Evaluation Committee	To be intimated later
Date and time of submission of Performance Security and signing of Contract Agreement	14 days from issue of LOA
Commencement of work	From the date of issue of LOA
Completion period of the Work	The Design consultant shall be associated with the project till the approval Master Plan and Engineering Design and Drawings. Time period for key deliverables is

	given in Terms of Reference.
Bid Validity	90 days from the closing date of submission of bid or any extension thereof.
Address for Communication	The Secretary, Kerala State Sports Council, Behind Secretariat, Statue, Thiruvananthapuram – 695 001. Phone: +914712330167 Fax: +914712331352 E-mail: keralasportscouncil@gmail.com; Website: www.sportscouncil.kerala.gov.in;

12. Clause 3.2.c.(iii) Bid Security Amount, Page 25 stands revised as

1	RFP Document Fee (non-refundable)	Rs. 15,000/- (Rs. Fifteen Thousand only), plus GST at applicable rate by all Applicants.
2	Earnest Money Deposit (EMD) (refundable)	Rs. 5.00 Lakh (Rs. Five Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in , OR Rs. 1.00 Lakh (One Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in , and Rs. 4.00 Lakh as unconditional BG in favour of Director, Directorate of Sports and Youth Affairs with validity of 6 months, the scanned copy of which to be submitted online. The original of the BG to be submitted in the office of Authority along with downloaded hardcopy of the Technical bid in a sealed envelope to reach the Authority on the date of opening of Technical bid.
3	Performance Security	Upon issue of Letter of Award, 5% of Contract Value by way of a Bank Guarantee (BG) in favour of the Authority by the successful Applicant

13. Sl. no. 4, Cl. 3.5 & Sl. No.8, Form-T-o(B) Pages 34 & 99 stand revised as

“An affidavit declaring that the Bidder has not been currently blacklisted by any Government/Public sector undertakings.”

14. Clause No. 5.4, Page No. 72 stands revised as follows:

5.4 Technical Evaluation Criteria (Maximum 100 Marks)

SL. NO.	ATTRIBUTES			EVALUATION				MARKS AWARDED	
1.	Financial Capability (15 Marks)								
	(a)	Net worth Profit-Loss in last 5 Financial Years (6 Marks)		Bidder (Single Firm)	Bidder (consortium of three firms)				
					Lead Member (LM)	Associate Members (AM)			
							AM-1	AM-2	
				loss incurred in more than 2 years	0	0	0	0	
				loss incurred in any 2 years only	2	1	0.5	0.5	
		loss incurred in any 1 year only	4	2	1	1			
		no loss incurred	6	3	1.5	1.5			
	<i>Note – 1) Profit after Tax, Depreciation and Interest shall be considered for this purpose</i>								
	(b)	Average Turnover in last 3 Financial Years, T_{AV} (9 Marks)	6 Marks if- $Rs. 6 cr \leq T_{AV} < Rs. 10cr$						
			7 Marks if - $Rs. 10 cr \leq T_{AV} < Rs. 15cr$						
			8 Marks if - $Rs. 15cr \leq T_{AV} < Rs. 20 cr$						
			9 Marks if - $T_{AV} \geq Rs. 20 cr$						
	<p>Note –</p> <p>1) For the purpose of this marking in case of a consortium, T_{AV} of both the members shall be added</p> <p>2) This Turnover should be from Consultancy Fee only.</p>								
2.	Past Experience of Bidder (25 Marks)								
a	(a)	Past experience of Similar Works	15 Marks	5 Marks if meets the Minimum Eligibility criteria					
				10 Marks if meets twice the Minimum Eligibility criteria					
				15 Marks if meets thrice the Minimum Eligibility criteria or more					
	<p>Note -</p> <p>1) After meeting the Minimum Eligibility criteria, 2.5 Marks shall also be awarded if meets half the Minimum Eligibility criteria i.e. 7.5 Marks or 12.5 Marks are also possible as per this consideration</p> <p>2) Half the Minimum Eligibility criteria means (a) having successfully completed the Architectural Design and Engineering one Sports Complex having 2500 sq m built up area with Training facility and/or an indoor Athletic Track OR (b) have successfully completed the</p>								

SL. NO.	ATTRIBUTES		EVALUATION	MARKS AWARDED	
		<p><i>Architectural Design and Engineering for an Indoor Sports Complex, with training facility and/or an indoor Athletic Track which is successfully commissioned within the past five years, having authenticated Project Cost of Rs. 150 Crore or equivalent in the relevant currency.</i></p> <p><i>Illustration of Note 2) -</i> <i>If a bidder has done one Sports Complex with 5000 sq m built up area then he clears the minimum eligibility criteria and gets 5 marks. Further if he has done one more Sports Complex with built up area of 2500 sq m with Training facility' or one more Sports Complex with built up area of 2500 sq m with an indoor athletic track, then he gets 2.5 marks more i.e. his total marks will be 7.5</i></p>			
	(b)	In-house capabilities in field of MEP Engineering, Structural designing, Quantity Surveying	3 Marks	1 Mark for In-house MEP design (at least one specialist with Graduate degree in relevant domain field and minimum 10years experience)	
1 Mark for In-house Structure Design (at least one specialist with Graduate degree in relevant domain field and minimum 10years experience)					
1 Mark for In-house Quantity Surveying (at least one specialist with Graduate degree in relevant domain field and minimum 10 years' experience or Diploma holder but having minimum 15years experience)					
	Note – In house capability means the bidder is having in-house domain specialist on his roll to examine the details of relevant domain, coordinate it and incorporate in Design & drawings				
	(c)	Achievement of having designed Certified Green Building (for any Sports Facility Architectural work)	5 Marks	5 Marks for achievement of Platinum Rating (as per LEED) OR GRIHA V (as per Indian Standard) in Green Building design	
3 Marks for achievement of Gold Rating (as per LEED) OR GRIHA IV (as per Indian Standard) in Green Building design					
1 Mark for achievement of Silver Rating (as per LEED) OR GRIHA III (as per Indian Standard) in Green Building design					

SL. NO.	ATTRIBUTES			EVALUATION	MARKS AWARDED
	(d)	Awards for any Sports Complex Architecture Project work	2 Marks	2 Marks for Award from any of following Recognized Professional bodies – 1) AIA (American Institute of Architect) 2) IIA (Indian Institute of Architect) 3) IBC (Indian Buildings Congress) 4) RIBA (Royal Institute of British Architects)	
3.	Methodology (including work plan and Deployment)& Understanding of TOR (35 Marks)				
	Note – This would be based upon presentation to be made by bidder considering the following but not limited to: –				
	<ol style="list-style-type: none"> 1) Demonstration of competence based on previous project / projects 2) Proposed Approach and methodology for designing & integration of Sports Training, Sports Medicine, Research and Analytics & Sports Complex and related facilities for this project 3) Design approach and work plan for creation of state of the art facility and advances in Sports Complex architecture for this project 4) Designing of a sustainable Campus <p>NOTE – Bidders are required to submit one soft copy with 3 D walk through and six hard, coloured, copies of this submission at the time of presentation for the purpose of record and review.</p>				
4.	Suitability of the Key Resource Personnel for the assignment (25 Marks)				
	(a) Team leader- Architect (10 Marks)				
	(i)	Education	4 Marks	2 Marks if Graduate Architect 4 Marks if Post-Graduate Architect	
	(ii)	Experience in Designing of Indoor Sports Complex as Team leader (Sports Complex having at least 2500 sq m built up area only shall be considered)	4 Marks	1 Mark if one Indoor Sports Complex is designed 2 Marks if two Indoor Sports Complexes are designed 4 Marks if three or more Indoor Sports Complexes are designed	
	(iii)	Overall Experience in field of Architecture	2 Marks	1 mark for having at least 10years' experience 2 marks for having 15 years or more Experience	

SL. NO.	ATTRIBUTES			EVALUATION			MARKS AWARDED
	(b) Domain Specialist (15 Marks) (Outsourced or In-house)						
					Post-Graduate or equivalent recognized qualification	Experience of 10 years or more	Total Marks
	(i)	Structural Engineer	3 Marks		1.5	1.5	
	(ii)	MEP Engineers	3 Marks		1.5	1.5	
	(iii)	Quantity Surveyors	3 Marks		1.5	1.5	
	(iv)	Sports Infrastructure Specialist	1 Mark		0.5	0.5	
	(v)	Sports Medicine, Research & Analytics Consultant	1 Mark		0.5	0.5	
	(vi)	Lighting Consultant	1Mark		0.5	0.5	
	(vii)	Interior Designer	1 Mark		0.5	0.5	
	(viii)	Landscape Consultant	1 Mark		0.5	0.5	
	(ix)	Life & Fire Safety Expert	1 Mark		0.5	0.5	
	Note – 1) In case of a firm, the evaluation credentials of the owner or deputed team leader for the proposed project would be considered 2) Projected professional should possess recognized relevant qualification in the corresponding domain 3) For Quantity Survey, MRICS will be treated equivalent to PG						
	Out of 100						<i>Final Marks Awarded</i>

15. Section IV Clause 4.3, Part II Section 7 of Pages 63 & 127 stand revised as follows:

“The Design Consultant shall supply 5 (five) sets of drawings in A1 size and 1 (one) soft copy of each to KSSC. Drawings shall be prepared on CAD (latest version)”

16. Part III Section of Page 154 stands revised as follows:

“All the documents, designs, reports and any other details envisaged under this agreement shall be supplied in five copies. All drawings as required for submission to all the local bodies and other authorities shall be submitted as per the requirement of local body. All the drawings for the comments, discussion and approval of employer shall be submitted in triplicate. The Design Consultant shall supply 5 (five) sets and 1 (one) soft copy of each of working drawing to KSSC. All drawings will be supplied in A1 size. Drawings shall be prepared on CAD. If there is any revision in any drawing/document for any reason, six copies of drawing/document shall be re-issued along with soft copy in CD without any extra charges. All these drawings will become the property of KSSC.”

III. Responses to Queries on RFP

With respect to the queries received on the EOI following are our clarifications / responses:

S. No	Clause Reference	Page Reference	Details of Query
1	The concept design shall contain KSSC's requirements including foreseeable future. Please provide guidance on minimum future requirement.	Part II, 1.a	Shall be shared, if there is anything specific
2	It is presumed that demolition and removal of any existing above ground / underground obstructions in the proposed land is outside the scope of work. Please make clear.	--	Demolition and removal of any existing above ground /underground obstructions in the proposed land shall be in the scope of work.
3	Land development - Please make clear whether the land development is part of the scope.	--	Land Development is part of the scope.
4	Solid waste handling, treatment and disposal - elaborate the methodology proposed by KSSC.	--	Consultant to propose the methodology in tune with statutory requirements
5	Usage of software for structural analysis, drafting & modeling - Any pre-requisite from the client.	--	The Consultant is free to use any standard software
6	Statutory Approvals-The work related to co-ordination with various agencies being a major task, it is requested to have co-ordination from client side to speed up the activity of statutory approvals.	--	Yes, single point contact shall be provided.
7	Latest Municipality Guidelines & details, PWD Standards, Traffic rules & regulations etc. required for the concept design, shall be made available?	--	Available in public domain. Shall facilitate collation.
8	During the conceptual design stage, design development philosophies will be submitted along with preliminary drawings. Detailed drawings and Design documents will be submitted in the detailed design stage only.	--	Yes
9	In the RFQ, it is mentioned as Geotechnical survey report & Topographical report will be provided by KSSC. Presume all the meteorological details will be included like wind, seismic etc.	--	Shall share details available in public domain Soil Test to be included in the PMC scope

S. No	Clause Reference	Page Reference	Details of Query
10	<p>Clause: 3.1, Time line of the bid</p> <p>The number of days (7 days) permitted to the short listed Consultants for preparation of presentation is insufficient and shall be minimum two weeks.</p>	24	Technical Presentation shall be rescheduled to be held on the 15 th day from the date of submission of the bid.
11	<p>Clause: 3.2 a, Period of completion</p> <p>“Design Consultant will be required to associate with the project till commissioning” - We presume that appointed Consultant need not be involved with developer for the Revenue generating elements of the project. Please clarify extend of involvement with the Developer.</p>	25	Consultant role limited to mandatory components of KSSC.
12	<p>Clause 3.5, Eligibility criteria for participants</p> <p>Average annual turnover of 10 Crore is very much on higher side for project with estimated cost of 200 – 300 Crore. For instant IIT Palakkad, for their project costing 680 Crore, minimum requirement was only 200 Lakh. We suggest reducing the minimum requirement per individual to 300 Lakh.</p>	33	Bidder should have minimum Average Annual Turnover of Rs. 6 Crore
13	<p>Clause 3.5 b</p> <p>“In case of consortium each member shall have a minimum turnover of 5 Crore”. We suggest reducing to the level of 300 Lakh as mentioned in the previous paragraph.</p>	33	3 members will be permitted, one Lead Member and two Associate Members in the Consortium and together the members will have an average annual turnover of Rs. 6 Crore.. The Lead Member shall have a minimum average annual turnover of Rs. 3 Crore and each associate members shall have a minimum turnover of Rs. 1 Crore.

S. No	Clause Reference	Page Reference	Details of Query
14	<p>Clause 4.3 What is the scope of Consultant under project management services. Is it limited to what is mentioned in the clause 4.3. Please clarify.</p>	63	PMC limited to Mandatory Project Components
15	We are a service providing firm and the total fees is calculated on man-hour basis and for all projects that we work on are on the same lines. For this reason we cannot afford to do a security deposit or a payment for tender processing.		EMD is mandatory for all Government assignments, as per prevailing rules
16	<p>Clause 1.2 and 3.2.c.(iii) Bid Security Amount Request to allow payment the stipulated amount towards EMD through Bank Guarantee.</p>	11 & 25	<p>Rs. 5.00 Lakh (Rs. Five Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in, OR Rs. 1.00 Lakh (One Lakh only) to be remitted online through e-tender portal of Government of Kerala, https://etenders.kerala.gov.in, and Rs. 4.00 Lakh as unconditional BG in favour of Director, Directorate of Sports and Youth Affairs with validity of 6 months, the scanned copy of which to be submitted online. The original of the BG to be submitted in the office of Authority along with downloaded hardcopy of the Technical bid in a sealed envelope to reach the Authority on the date of opening of Technical bid.</p>
17	<p>Clause 2.1 Please confirm whether the area mentioned as 15.00 acres is the total area.</p>	15	<p>Yes. 15 Acres is the total area of the site.</p>

S. No	Clause Reference	Page Reference	Details of Query
18	Clause 3.3 Request to make DSLR drawings or any site layout drawings with a clear indication of site inventories available to the bidders.	27	Available drawings have already been shared
19	Clause 4.7 To avoid any ambiguity, kindly clarify whether the bidder requires considering the cost of vetting and proof checking in their quoted cost.	66	Yes. The bidder needs to consider all costs in their quoted cost
20	Sl. no. 4, Cl. 3.5 & Sl. No.8, Form-T-o(B) , Kindly confirm whether a company, completed its tenure of being blacklisted by any of the state governments in India will be allowed to express their interest	34 & 99	The Bidder (s) can participate in the provided he/they is/are not currently blacklisted by any Government/Public sector undertakings.
21	As the pre-bid activities encompass site visit, development of proposal, preparation of documental testimonies, please grant an extension of four weeks to the due date of submission.	---	Last date of submission not extended
22	Section IV Clause 4.2 F (b) The final structural designs/drawings submitted shall be got proof checked from IIT/NIT as approved by KSSC. Is this mandatory?	61	Yes. All design and drawing has to be proof checked by IIT/NIT or any other reputed Government Institutions
23	Section IV Clause 4.3 & Part II Section 7 The Design Consultant shall supply 5 (five) sets of drawings and 1 (one) soft copy of each to KSSC. Kindly specify the size of the drawings to be submitted	62 & 127	5 copies of each drawings of A 1 size
24	Will the Soil Test Report made available by the Authority	---	No. The Consultant has to conduct soil test as per the requirement of the master plan