

Corrigendum No. 3 to the Expression of Interest (EOI) for engaging Architect Consortium for development of a modern High Altitude Training Complex and Sports Tourism Facility at Munnar

Date: 15.09.2017

I. Extension of the Last Date for submission of Bids

The last date of submission of bids is extended to 06/10/2017, 3:00 p.m.

II. Changes in the EOI

1. Section 10: The following Key Dates Page 18 stands revised as below:

Key Dates

No	Events	Details
4	Last date for Submission of EOI	3:00 p.m. October 6, 2017
5	Date and Time for Opening of Technical Bid	4.30 pm October 6, 2017
6	Declaration of Eligible Bidders	To be intimated later

2. Section 5, Page 13 Deliverables Item 9 stands revised as below:

Facilitating for necessary clearance/ go ahead certificate from concerned Local Authorities as may be required for the Project. Statutory fees of the concerned bodies will be paid by KSSC.

3. Section 7 (i) and (ii) Page 14 of Eoi stands revised as below:

- i. The Applicant/s should have had an average turnover from receipt of Professional fees for Architectural and Engineering Consultancy Services, amounting to at least Rs. 10.00 Crores (Rupees Ten Crores only) during the past 3 (three) financial years i.e. 2014-15, 2015-16 and 2016-17.
- ii. The Applicant/s should have successfully completed the Architectural Design and Engineering for an Indoor Sports Complex, which is successfully commissioned

within the past five years, having a built-up area of minimum 5,000 square metres. Higher weightage shall be given for those Agencies who have executed Indoor Athletic Tracks.

OR

The Applicant / s should have successfully completed the Architectural Design and Engineering for an Indoor Sports Complex, which is successfully commissioned within the past five years, having authenticated Project Cost of Rs. 150 Crores or equivalent in the relevant currency.

- iii. The Applicant/s should have a fully functional Office in India capable of delivering the requisite services under this EoI

4. Section 7 Page 14 stands extended as below:

- iv. Since Architectural concept and design is the prime consideration, reputed Architects /Architectural firms (combined with Engineering Consultancy) shall be the main lead for the project. Hence applications from firms with major exposure to Architectural works will be considered.
- v. Architectural firms shall have adequate in house expertise and experience in planning, designing of architectural concept and designs, structural, civil, public health, Electrical, HVAC services, Elevators, Fire Fighting systems, Building Automation, LAN, Communication, Interior works, Horticulture & landscaping etc., required for completing and making entire master plan and statutory submission plans, and individual buildings designs with internal and external services.
- vi. If in-house expertise is not available for any engineering design services, the Architects may form a consortium of firms / individuals / sub consultants for providing total support and expertise to the requirements of KSSC. Likewise Engineering consultancy firm may form consortium with Architects and Architectural firms. However in such a case, consortiums will have to bid through a single consultancy firm which is appointed as the Lead Member of the consortium. KSSC will deal only with this single consultancy firm, at all times. This firm will be held responsible for delivering on all aspects of the project, and extracting results

from, as well as providing leadership to all consortium members. This firm will be the one and sole point of responsibility and single window of communication for KSSC. This firm will plan, manage and co-ordinate work across all consortium members, including any dispute resolution, staffing, pricing, project execution, prioritization and planning of inter-dependent activities, delivery of reports and presentations to KSSC. This firm will also payout the consortium members from its total contracted fee. When the pricing information is asked for, this firm will consolidate price/fee and expenses for all consortium members in its price bid for the project. The details of MOU / tie-ups with consortium members shall be furnished at the prequalification stage.

- vii. An individual member applying as a sole Architectural and Engineering Design Consultancy firm cannot at the same time be member of any other consortium applying for this project. Further a member of any other consortium cannot be a member of another consortium applying for this project.
- viii. Interested Architect / Architectural firms and Engineering Design Consultant firms from other countries can participate in the EoI. However, in the event of being selected, they should be willing to establish Project Office in Kerala or should have Associate Architects and Engineering Design Consultants based in Kerala.
- ix. ORGANISATION:
 - Constitution of the Applicant/s & year of incorporation.
 - Having experience in the field for not less than 5 years as on August 2015.
 - 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 EOI, in relevant formats indicated in the document.
- x. FINANCIAL CAPABILITY
 - a) The Applicant/s should have had average annual financial turnover (gross) of Rs. 10 Crore consultancy fees for architectural and engineering services during the last three years ending 31st March 2017. This should be duly audited by a Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average.

- b) The Applicant/s should have positive networth as per latest audited Annual Report.
- c) The Applicant/s should not be under liquidation, court receivership or similar proceedings.

5. Section 12 Page 20 stands revised as below:

- 1. The envelope should be superscripted "EOI from Architect Consortium – HATC Development".
- 2. The EOIs should reach the Office of the Secretary, Kerala State Sports Council in the below mentioned address, before 3.00 pm on October 06, 2017. Late submissions will be rejected.

6. Section 9 Page 18 of the EOI stands revised as follows:

The Applicant/s should have successfully completed the Architectural Design and Engineering for an Indoor Sports Complex, which is successfully commissioned within the past five years, having a built-up area of minimum 5,000 square metres. Higher weightage shall be given for those Agencies who have executed Indoor Athletic Tracks.

OR

The Applicant/s should have successfully completed the Architectural Design and Engineering for an Indoor Sports Complex, which is successfully commissioned within the past five years, having authenticated Project Cost of Rs. 150 Crores or equivalent in the relevant currency.

7. Section 9 Page 18 of the EOI stands extended as follows:

Evaluation Criteria for Short listing of Applicants:

For the purpose of short listing, applicants will be evaluated in the following manner:

- a) The initial criteria prescribed in Section (7) above, in respect of experience of similar class of works completed will first be scrutinized and the applicant's eligibility for the short list for the work is determined.

b) The applicants qualifying the above initial criteria will be evaluated for following criteria by scoring method on the basis of details furnished by them.

c) ORGANISATION 25 Points

- i. Organization set up & Office Locations, Section III □ Form "A " (5 Points)
- ii. In house Service for Assignment, Section III □ Form " B " (10 Points)
- iii. Associates consortia members related to the Assignment and their Experience, Section III □ Form " C " (5 Points)
- iv. Curriculum Vitae of Professionals, Section III □ Form " D " (5 Points)

d) FINANCIAL CAPABILITY25 Points

- i. Average annual financial turn over (gross), Section III (Form "H") (20 Points)
- ii. Networth (5 Points)

e) EXPERIENCE.....25 Points

- i. Experience in similar nature of work completed during last five years, Section III □ Form "E " (15 Points)
- ii. Performance Report, Section III (Form "F") (5 Points)
- iii. Previous experience with Govt. organization (Form "G") (5 Points)

f) Presentation.....25 Points

TOTAL100 POINTS

To be shortlisted, the applicant must secure at least sixty percent marks in each individual criteria listed above and at least seventy percent **marks in aggregate**.

Even though an applicant may satisfy the above requirements, he would be liable to Disqualification if he has:

- i. Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the prequalification document.
- ii. Record of poor performance such as abandoning work, not properly completing the contract, or financial failures / weaknesses etc.,

Short listing of the consultants shall be subject to thorough verification of their credential and inspection of similar works carried out / in progress by them, through a Technical Committee of experts to be constituted by KSSC.

III. Responses to Queries on EOI

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

S. NO.	Query by the bidder	Response by KSSC
1	(Page number 17 – point 1) The Applicant/s should have achieved average annual turnover of at least Rs. 15.00 Crore (Rupees Fifteen Crore only), from receipt of Professional fees for Architectural / Engineering Consultancy Services, during the previous 3 financial years.– Requesting KSSC to relook at the annual turnover amount for the architect firm or consortium to Rs 8.00 Crore.	The Applicant/s should have achieved average annual turnover of at least Rs. 10.00 Crore (Rupees Ten Crore only), from receipt of Professional fees for Architectural / Engineering Consultancy Services, during the previous 3 financial years.
2	(Page number 17 – point 2) – Stadium successfully commissioned within the past five years, having a built up area of minimum 7,000 square metres. Requesting KSSC to relook at this and consider this to a lower figure of 3000 sq m for architectural firms and as a consortium of consultants (structural and services) for more and better participation.	Indoor Sports Complex successfully commissioned within the past five years, having a built up area of minimum 5,000 square metres.
3	Requesting KSSC to give more weightage in selection of Architect to be given for technical presentation than that of the commercial side or point 1, 2 of criteria section for a better and 'state of the art' project.	The detailed evaluation criteria is detailed in this Corrigendum 3, Point 6.
4	Mode of presentation Concept level design will it be a submission or a presentation in front of the jury? We recommend a presentation in front of Jury as explaining each and every thought in person would be more effective.	It would be a presentation before a Technical Committee by the shortlisted Bidders. The date for presentation will be intimated later.

5	Submission Date – Request the date to be revised to 15th of September	Submission date is fixed as 21 days from the date of release of Corrigendum 3
6	<p>Page 9</p> <p>Please clarify if the program includes 400m outdoor track as indicated in the survey.</p> <p>Further, the program includes throw events.</p> <p>Please clarify if the same is also planned for indoor.</p>	<p>Typically the Indoor Athletic tracks are of 200 metre size.</p> <p>The Applicant to study the matter in great detail and come up with concept during the presentation.</p>
7	<p>Page 9</p> <p>The design of such an international standard Indoor Facility requires prior experience in planning and designing such state of the art Projects. The Applicants are expected to join hands with International Partners having specific prior experience in the design of such Stadia for designing these project components.</p> <p>Having experience of large scale sports projects in India, please confirm that it is not mandatory to have an International Partner.</p>	<p>It is not mandatory to have an International Partner, if the Applicant is meeting the eligibility criteria laid down in this EoI document.</p>
8	<p>Page14 Section 7(i)</p> <p>The Applicant/s should have had an average turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services, amounting to at least Rs. 15.00 Crores (Rupees Fifteen Crores only) during the past 3 (three) financial years i.e. 2014-15, 2015-16 and 2016-17.</p> <p>The Applicant/s should have had an average turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services, amounting to at least Rs. 3.00 Crore (Rupees Three Crore only) during the past 3 (three) financial years i.e. 2014-15, 2015-16 and 2016-17.</p>	<p>The Applicant/s should have had an average turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services, amounting to at least Rs. 10.00 Crore (Rupees Ten Crore only) during the past 3 (three) financial years i.e. 2014-15, 2015-16 and 2016-17.</p>

	<p>Considering the scale of the project, the turnover is way in excess of the prescribed guidelines and restrictive considering the attempt of the department to encourage maximum participation. Considering project value of Rs. 200 Cr, the professional fee will be Rs. 9 to 10 Cr and as per CVC guidelines, the eligibility should be 30% of the estimated fee.</p>	
9.	<p>Page14 Section 7(ii)</p> <p>The Applicant/s should have successfully completed the Architectural Design for an Indoor Sports Centre, which is successfully commissioned within the past five years, having a built-up area of minimum 7,000 square metres. Higher weightage shall be given for those Agencies who have executed Indoor Athletic Tracks.</p> <p>Please change to Indoor Sports Centre similar to the current project and the area prescribed will include the other components of the complex. Further, please note that the Engineering is done by sub consultants appointed by the client and the role of the Architecture firm includes coordination with the other consultants</p>	<p>The Applicant/s should have successfully completed the Architectural Design for an Indoor Sports Complex, which is successfully commissioned within the past five years, having a built-up area of minimum 5,000 square metres. Higher weightage shall be given for those Agencies who have executed Indoor Athletic Tracks.</p> <p>Engineering is to be done by Consortium member of the Architect Consortium selected by the Client and the role of the Architecture firm includes preparation and submission of drawings in Phase 2. Please refer to Page 10, Section 5, Scope of the Architect Firm, of the EOI document.</p>
10.	<p>Please issue Survey drawing in CAD format of the Project Site</p>	<p>Will be uploaded or made available separately by e-mail. E-mail request may be submitted to: sewdsya@gmail.com; Site visit can be facilitated. Ideally, Applicants should visit the site at their cost and evaluate the site features before submitting the Application.</p>
11.	<p>Open Space Concept</p> <p>Providing a sustainable and energy efficient</p>	<p>The detailed evaluation criteria is detailed in this Corrigendum 3, Section 9</p>

	<p>design approach</p> <p>What will be the expected weightage on sustainable designs and open space concepts?</p> <p>Should the design be developed with respect to any possibility for a future expansion?</p> <p>Should the design be developed considering green rating systems like LEED and GRIHA?</p> <p>What are be the maximum number of architects that can form a consortium?</p>	
12.	<p>Page 12, Section 7. Eligibility Criteria for submitting the EOI</p> <p>i) The average Turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services shall be Rs.10.00 Crore in place of Rs.15.00 Crore during last three financial years.</p> <p>ii) Successfully completed the Architectural design and Engineering for an indoor sports Stadium which is successfully commissioned within the past five years having a built-up area of minimum 7000 square meters;</p> <p>Suggest eliminating the sentence “within in the past five years” and also reduce the minimum built-up area to 5000 square meters in place of 7000 square meters specified.</p>	<p>The cut off dates regarding work experience, if not clearly indicated, can result in qualification of firms, which had conducted such business for 5 years, many years ago also. If such very prior experience is considered, firms that are currently not very active in the business may also get qualified.</p> <p>ii) stands revised as “successfully completed the Architectural design and Engineering for an indoor sports complex, which is successfully commissioned within the past five years, having a built-up area of minimum 5,000 square meters;</p>
13.	<p>Page 14 Para: 7(i) Eligibility Criteria for submitting the EOI</p> <p>The average Turnover from receipt of Professional fees for Architectural / Engineering Consultancy Services shall be Rs.10.00 Crore in place of Rs.15.00 Crore during last three financial years.</p>	<p>The Applicant/s should have achieved average annual turnover of at least Rs. 10.00 Crore (Rupees Ten Crore only), from receipt of Professional fees for Architectural / Engineering Consultancy Services, during the previous 3 financial years.</p>

14.	<p>Page 14 Para: 7(ii) Eligibility Criteria for submitting the EOI</p> <p>Successfully completed the Architectural design and Engineering for an indoor sports Stadium which is successfully commissioned within the past five years having a built-up area of minimum 7000 square meters; Suggest eliminating the sentence “within in the past five years” and also reduce the minimum built-up area to 5000 square meters in place of 7000 square meters specified.</p>	<p>Successfully completed Indoor Sports Complex successfully commissioned within the past five years, having a built up area of minimum 5,000 square metres.</p>
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