

RFP Reference No. - Contract No. IABA-2021-WORKS-001(AHP)-RfP
Request for Proposal for Civil, Structural, MEP, Infrastructure and allied Works (EWS)
Prebid Clarifications

Date: 22-Mar-21

S. No	RFP Ref.	RFP Description	Query	IABA Response
1.	Clause 9 of ITT	Tender Evaluation Criteria Sub Clause iii mentions prior experience of project execution in West Bengal.	This clause will restrict the tender participation to very few participants and should be done away with.	This clause is deleted. Please refer Sl. No. 2 of Amendment II dated 22-Mar-21
2.	Clause 9 of ITT	Minimum Qualification for the contractor to be considered for the evaluation: v. Net Worth of INR 25 crores	Requirement of Net worth of INR 25 Crores is also on very higher side and should be reduced to some extent.	The requirement of the Net worth is updated to INR 5 Crore. Please refer Sl. No. 2 of Amendment II dated 22-Mar-21.
3.	Clause 9 of ITT	Minimum Qualification for the contractor to be considered for the evaluation: iv. Average turnover in last 3 years – INR 30 crores v. Net Worth of INR 25 crores	Requirements of Net worth and average turnover are on higher side. It is requested to reduce both requirements.	iv. The requirement of Average turnover in last 3 years is updated to INR 20 Crores. v. The requirement of the Net worth is updated to INR 5 Crores. Please refer Sl. No. 2 of Amendment II dated 22-Mar-21
4.	Clause 4 of NIT And Clause 14 of section III	Earnest Money Deposit (“EMD”) of Rs. 50 lacs in the form of bank guarantee. Performance Guarantee 5% (five percent) of the Contract Value in the form of bank guarantee	Also looking at the current cash flow situation in the industry, we request you to reduce EMD amount to Rs 10 lacs and PBG amount to 1% of tender value.	The updated requirement of EMD is Rs 25 lacs. Please refer Sl. No. 3 of Amendment II dated 22-Mar-21. For Performance Bank Guarantee - The existing provision of the RfP is retained
5.		Query regarding JV and proprietorship.	Please allow JV to fulfil the turnover criteria	JV is not allowed.
6.	8 of Section III	Escalation/Price Variation No escalation shall be applicable on the Contract Value and the quoted Rate shall be firm for the entire duration of the Contract including any	Fuel and petroleum products including bitumen prices are on the upswing in the country and have set to breach all-time high levels, there is a need to amend this item and include a base price with a formula to claim the further rising of	The existing provision of the RfP is retained.

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		extension granted by the Owner for any reason whatsoever.	prices in the future.	
7.	10 of Section III	Running Account: The Contractor can raise a running account bill only and when the Works value is INR 1,00,00,000 (Indian Rupees one crore) or more for Works undertaken.....	The amount of running account bill may please be changed to Rs. 10 Lacs (Ten Lakh).	The minimum amount of running account bill is updated to INR 50 lacs. Please refer Sl. No. 4 of Amendment II dated 22-Mar-21
8.	13 of Section III	Mobilization Advance: 1.5% (one point five percent) of the Contract Value shall be paid as mobilization advance for the Project against bank guarantee	The value of advance under this head may please be considered as 10% instead of 1.5%	The updated value of mobilization advance is 2.5% (in 3 equal installments i.e. 0.83%) in the manner as given in the RfP. Please refer Sl. No. 5 of Amendment II dated 22-Mar-21.
9.	14 of Section III	Performance Bank Guarantee or Performance Security: 5% (five percent) of the Contract Value in the form of bank guarantee.....	2.5% may please be considered against the prescribed 5%.	The existing provision of the RfP is retained.
10.	15 of Section III	Retention Money 5% (five percent) of the gross value of the Works done as approved by the Engineer-in-Charge shall be deducted from each RA Bill & Final Bill.....	2.5% may please be considered of the gross value of the works	The updated retention money requirement is limit of 2.5% of the contract value, with 5% deducted from the value of each running account bill until this 2.5% limit is reached. Please refer Sl. No. 6 of Amendment II dated 22-Mar-21.
11.	21 of Section III	Material issued by Owner: Total permissible wastage/variation of 1.5% (one point five percent) is allowable for cement & 2% (two percent) for steel including for rolling margins.	The permissible wastage variation for steel 3% may please be considered	The existing provision of the RfP is retained.
12.	NIT CL. No. 4 EMD	Earnest Money Deposit ("EMD") of Rs. 50 lac in the form of bank guarantee (in the format given in the Tender Document (Annexure II) from a scheduled bank issued in favour of M/s IABA Housing Private Limited	Our submission for not submitting of any EMD for the said job.	The updated requirement of EMD is Rs 25 lacs. Please refer Sl. No. 3 of Amendment II dated 22-Mar-21

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13.	ITT Clause No. 1 contains of "Technical Bid"	Proposed detailed Construction Programme (as defined in clause 4.1 of the General Conditions of Contract), method statements for execution of the scope of works, project execution plan	Our request is for submission of method statement for execution of the scope of work on finalization of the contract.	The existing provision of the RfP is retained.
14.	ITT Clause No. 1 contains of "Technical Bid"	Proposed organization charts for the Project along with the CV's of key personnel	Our request is for Submission of CV's of key personal on finalization of the contract.	The existing provision of the RfP is retained.
15.	SCC CL. No. 2 DLP	Defects Liability Period in relation to a Phase of the Project shall mean 60 (sixty) months from the date of issue of Virtual Completion Certificate.	Our submission to Change the DLP period to 12 Months.	The existing provision of the RfP is retained.
16.	Project & contract information CL. No. 6 Liquidated damages	In the event there is any delay in completion of the Project, then the Contractor covenants to pay an amount equivalent to 0.5% (zero-point five percent) of the Contract Value per week of delay, to the Owner.	We request you to fix a Liquidated damage percentage to a maximum limit also. We would also request for keeping provision of Bonus on early completion in the same rate.	The existing provision of the RfP is retained.
17.	Project & contract information CL. No. 6 Escalation	No escalation shall be applicable on the Contract Value and the quoted Rate shall be firm for the entire duration of the Contract including any extension granted by the Owner for any reason whatsoever.	We request you to kindly allow escalation /price variation for this project as per CPWD norms of 10CC & 10 CA as well as keeping the basic rate of Cement, Reinforcement Steel, Structural Steel & POL., considering the completion period of 42 months. We would also request to keep basic rate of Marble, Granite, Vitrified Tiles, Ceramic Tiles, Door Shutters & Sanitary Fixtures.	The existing provision of the RfP is retained.
18.	GCC CL. No. 10 R.A. Bill	The RA Bills shall be submitted by the Contractor in the prescribed format when the Works value is INR One (Indian Rupees One crore) or more except for the Final Bills for the Works executed in accordance with the Contract on the basis of such agreed Status Report, which shall be submitted in triplicate with each RA Bill, along with any other document as mentioned in the Contract or as instructed by the Engineer-in Charge	We request to consider for not keeping the cap of bill value of 1 Cr. for first & second R.A. Bill also.	The minimum amount of running account bill is updated to INR 50 lacs. Please refer Sl. No. 4 of Amendment II dated 22-Mar-21.

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19.	GCC CL. No. 3.3 Mobilization advance	<p>The Owner shall pay to the Contractor 1.5% (one point five percent) of the Contract Value as the mobilization advance for the Project in the manner specified below, subject to the Contractor furnishing a Mobilization BG equivalent to the advanced amount:</p> <p>a) 0.5% (zero-point five percent) of the Contract Value shall be paid to the Contractor on the date of signing of the Contract.</p> <p>b) 0.5% (zero-point five percent) of the Contract Value on Mobilization of the Site.</p> <p>c) 0.5% (zero-point five percent) of the total Contract Value shall be paid to the Contractor on achieving casting of the first RCC of main structure of Phase 1</p>	We request you to allow 10% of Mobilization advance in mentioned phases (4+3+3).	<p>The updated value of mobilization advance is 2.5% (in 3 equal installments i.e. 0.83%) in the manner as given in the RfP.</p> <p>Please refer Sl. No. 5 of Amendment II dated 22-Mar-21.</p>
20.	GCC CL. No. 3.2 Performance BG	The Contractor shall furnish a Performance Bank Guarantee (BG format enclosed at Annexure V), which should be 5% (five percent) of the Contract Value to be submitted before signing the Contract Agreement.	Our request to replace the same with Corporate Guarantee.	The existing provision of the RfP is retained.
21.	GCC CL. No. 3.1 Retention money	50% (fifty percent) of the Retention Money of the respective Phase of the Project will be released along with the payment of the Final Bill of that Phase of the Project. The balance Retention Money of the respective Phase of the Project shall be released after the issuance of the Final Completion Certificate of that Phase-IV of the Project.	We request to replace the security deposit with BG valid till final completion from time to time on accumulation of every 50 Lacs.	<p>The updated retention money requirement is limit of 2.5% of the contract price, with 5% deducted from the value of each running account bill until this 2.5% limit is reached.</p> <p>Please refer Sl. No. 6 of Amendment II dated 22-Mar-21.</p>
22.	Project & contract information CL. No. 21 Material issue by Owner	Total permissible wastage/variation of 1.5% (one point five percent) is allowable for cement & 2% (two percent) for steel including for rolling margins.	Our request to allow 5% permissible wastage/variation instead of 2% for reinforcement steel. We would also request to consider the reinforcement steel of 1 meter or more longer as good steel.	The existing provision of the RfP is retained.

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Clarifications on queries raised by bidders during proposal briefing session				
23.	NIT Clause 5		Is submission of both hard-copy and soft-copy is required?	<p>Yes. Please note that submission of both hard-copy and soft-copy is compulsory. In case of discrepancy between physical and soft copies of the documents, the contents/ figures of the physical copy will prevail.</p> <p>The hard copy of the Tenders shall also be accepted after deadline subject to courier receipt of its dispatch on the address given in the RfP shall be emailed to the email listed in the RfP not later than 7pm on tender submission date.</p> <p>Please refer Sl. No. 1 of Amendment II dated 22-Mar-21.</p>
24.			Size of the bid documents will be huge; it will be difficult to submit online bids.	<p>For submission of the soft copy please note following:</p> <p>a) Technical bid can be shared through web-share/Google drive/ One-drive.</p> <p>b) Password protected file of the Financial bid shall be shared with email.</p> <p>Both documents shall be submitted before the tender submission deadline (5 pm) and password shall be shared by (7 pm) on the same day.</p>
25.			Is it allowed to use 20 cum batching plant for the project in place of 30 cum batching plant?	It is allowed to use 20 cum batching plant in the project in place of 30 cum. However, the Contractor will ensure that at no stage of project the concreting work must be get delayed because of reducing the capacity of batching plant to 20 cum from 30 cum.
26.			Are rebar couplers allowed to connect reinforcement bars?	No.
27.		Financial Forms: Bill of Quantities	Why is bidder asked to submit the rates for both: a) including supply of cement & steel by the	Bidder is required to submit both rates. The Owner will take decision regarding the Owner issue

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			contractor and b) with-out supply of cement & steel by the contractor?	materials before the award of the work.
28.		Financial Forms: Bill of Quantities	Please provide basic rates for ceramic tiles and black stone.	Basic rate for ceramic tiles & black stone will be INR 220 per sq mtr & INR 750 per sq mtr respectively.
29.	NIT Clause 5		Please give 2(two) weeks of extension, as site visit is being planned by us.	The revised submission date is 17-04-21. Please refer Sl. No. 1 of Amendment II dated 22-Mar-21.
30.			Please confirm whether any permission is required to visit site.	No. The bidder may contact our local representative Mr. Kallol Seal for coordination regarding the site visits.