



सॉफ्टवेयर टेक्नोलॉजी पार्क्स ऑफ़ इंडिया-तिरुवनंतपुरम  
SOFTWARE TECHNOLOGY PARKS OF INDIA-THIRUVANANTHAPURAM.

Tender Ref.No. STPI-TVPM/PUR/QUO/2017-18/100 dated 5.2.2018

**Pre-bid clarifications**

S. No.	Pre-bid Query	Clarification
1.	In order to understand details like the width of the main access road leading to the STPI land from the main gate of KTIZ, number of car park lots planned for KTIZ, etc., Master Plan of the entire KTIZ, if available, may be supplied.	The Master Plan of KTIZ as available with STPI is uploaded on <a href="http://www.tvpm.stpi.in">www.tvpm.stpi.in</a> . (Please <a href="#">click here</a> ).
2.	Will the services of the successful bidder be needed after submission of the concept re-drawings?	Yes. Refer Clauses 5.6 & 5.7.
3.	Does indoor car parking mean covered car parking? Has STPI planned to have indoor car parking only in Phase-2 of the building?  More than 100 car park lots may be required for the building as per bye-laws. However, only 10 indoor car park lots have been requested.	In the RFP, indoor car parking means covered car parking within the building. Indoor car parking is planned only in Phase-2 of the building. Please refer the remarks given in S. No. 8 of Annexure-D of the RFP and the Master Plan of KTIZ as available with STPI (Please <a href="#">click here</a> ).
4.	The carpet area mentioned for working space in S. No. 1 of Annexure-D may not be sufficient for the headcount proposed.	This may be re-appropriated based on the free space available under S. No. 8 after all the amenities mentioned in S. No. 8 are made available as per requirement.
5.	Report on Soil Test of the plot is required to decide the number of underground floors.	The Report on Soil Test may be referred (Please <a href="#">click here</a> ).  The Contour Map of the entire KTIZ may also be referred for a better idea (Please <a href="#">click here</a> ).
6.	What is the expectation of STPI wrt adherence to Green Building Norms?	Refer clause 5.5. Normally, the building shall at least be a 3-star GRIHA-rated building. However, bidder shall propose the suitable GRIHA rating for the building with justification.
7.	Please extend the last date & time for submission of bids by at least 10 days.	The last date & time for submission of bids is extended till 12.03.2018, 1300 Hrs.
8.	Is hardcopy of the design required to be submitted or softcopy alone? Should the bids be submitted online alone or by hardcopy also?	Hardcopy and softcopy (in CD) of all the documents as applicable should reach "The Director, Software Technology Parks of India, C-21, Thejaswini Building, Technopark,

		Thiruvananthapuram, KERALA - 695 581" latest by the last date and time for submission.
9.	Will STPI require a separate security gate and compound walls for its building?	Yes.
10.	Should the cafeteria have full-fledged inhouse provisions for cooking?	The cafeteria may be designed with bare minimum provisions for inhouse cooking to avoid potential hazards.
11.	Scope of work definition is not clear as to whether conceptual drawings alone are required or complete working drawings are also required.	For detailed scope of works, please refer the Services column of Annexure-B.
12.	Raw Incubation space (9,500 sqft) floor plate is not possible because of the different components of area requirements. It may not be feasible in design to provide such a big area on one floor.	Raw Incubation space may be considered on more than one floor, if required.
13.	As per mentioned fees structure, more than 50% of fees is payable after the approval and acceptance of design by STPI or PMC?	Clause 12.3 about payment terms is self-explanatory.
14	<p>As per Annexure B, we are to quote fees for Preparation &amp; Submission of the Concept design for the project. The Architectural design shall also indicate design-intent for structural, internal &amp; external services, plumbing, electrical, HVAC, acoustics, security communication, environmental, landscape &amp; interiors, etc. involved in the building planning including local approvals and tentative cost estimate of the project.</p> <p>Kindly confirm if following services are to be included or not.</p> <ul style="list-style-type: none"> <li>• Detail Design</li> <li>• Tender Documentation (Schedules, SCC / GCC, BOQ, Specifications &amp; Tender Drawings)</li> <li>• GFC Drawings</li> <li>• Tender Administration (Technical / Commercial Review of Tender Bids &amp; Recommendations)</li> <li>• Periodic Site Visits during Construction Stage (incl. resolving contractor queries, RFI, submittals)</li> <li>• Witness T&amp;C &amp; Completion Certificate</li> </ul>	<p>As per the intent of this RFP is selection of a Design Concept for the Project , the Scope of work shall include Design and Submission of the Concept Design Proposal /drawings only.</p> <p>Because the applicants are expected to conceptualize design keeping in mind all feasibility aspects of the design and therefore, it is desired that the Architectural Concept Design shall also indicate design-intent for Structural and MEP services, Landscaping and Interiors, etc. which are otherwise part of building planning. Also the Concept Designs must be such that it passes the scrutiny of local approvals. The proposals shall provide tentative cost estimate of the project so as to assess the efficacy of the Fee.</p> <p>No. Detail design, Tender documentations etc. are not included.</p>

	<p>Confirm whether scope pertaining to Statutory Approvals is limited to</p> <ul style="list-style-type: none"> <li>• providing necessary drawings for STPI to obtain Statutory approval</li> <li>• Submission &amp; Obtaining Statutory Approvals.</li> </ul> <p>Confirm whether Project Management is part of our scope, since evaluation criteria allots 5 marks to Project Management Capabilities.</p> <p>If above services are NOT part of our scope, Kindly clarify as to why payment terms are spanning project construction stage.</p>	<p>No. Preparations of Municipal drawings and obtaining statutory approvals is not in the Scope of work for the Applicants in this RFP</p> <p>No. Project Management is not part of Scope of work for the applicants in this RFP.</p> <p>The reason for payments terms spanning project construction stage is to ensure the feasibility of the Concept Design submitted by the Applicants.</p>
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