



The National Small Industries Corporation Ltd.
(A Government of India Enterprise)
NSIC Bhawan, Okhla industrial Estate
New Delhi – 110 0020

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Corrigendum No. 5

Name of Work – Terms of Reference (ToR) for Feasibility Study for Utilization of Vacant Land and Construction of Two Upper Floors on Rear Block of STBP Building-Chennai at NSIC Technical Services Centre (NTSC), Guindy Industrial Estate, Ekkaduthangal PO, Chennai-600032 – Extension of Bid Submission and Bid Opening Date reg.

Tender Ref. No. - : SIC/HO/Admn./W/STP(C)/15/03

Dated: 06.12.2017

PRE-BID CLARIFICATIONS FROM M/S. CUMSHMAN & WAKEFIELD INDIA PVT. LTD

With reference to the email dated: 04.12.2017 received from M/s. Cushman & Wakefield India Pvt.Ltd. on the subject matter, the clarifications of NSIC are provided hereunder:

PAGE NO.	CLAUSE NO.	EXTRACT FROM RFP DOCUMENT	QUERIES	CLARIFICATION BY NSIC
11	6.14	The technical presentation shall be made on PowerPoint and should cover the following aspects apart from any other relevant information which the bidder desires.	When is the presentation for the Bidder's capability scheduled? Please let us know the date for the presentation.	The date of the presentation shall be communicated to the bidders separately in due course after opening of the technical bids
13	7.2	Number of Assignments Handled by the bidders in the last 7 Years similar to the bidder Assignment.	In the same annexure, it is mentioned "Details of the number of Assignments of Similar Nature Handled During the last 5 Years should Be Provided" . Is the eligibility period for 7 or 5 years?	The time period has been inadvertently mentioned as 5 years due to a typographical error. It may be read as: "Details of the number of assignments of similar nature handled during the last 7 (seven) years should be provided in the following format:"
4	4.2	Market survey to determine the needs of MSME/IT or ITES sector in the region/surrounding areas and the infrastructure required to meet the same.	Request clarity on what are MSME sectors that is to be considered for the study. If the proposed project is an office building catering to the IT/ITES sector, then exploring manufacturing /industrial sectors might not be suitable.	The built-up space of the building(s) are planned to be leased out to the MSMEs of the various sectors including IT/ITeS and various agencies facilitating them such as, Banks/ FIs etc. which shall depend upon the outcome of the feasibility study

5	5.2	Discussions with cross-section of micro, small and medium industrial units and small business entrepreneurs/IT/ITES located in the nearby area at least for 300 sample units. Copy of the feedback obtained during the survey should also be submitted with the report.	Considering that the land area of the project is 1 acre, we would suggest a focused sample size of 100 units for the primary survey. This would ensure a good coverage of companies across the MSME segment.	Not agreed. As per tender stipulation
4	3	'Feasibility study Report' for establishing the said project for gainful utilization of the vacant land and also construction of two upper floors on the rear block of STBP building-Chennai.	<p>What is the built-up area potential of the upper 2 floors?</p> <p>We would also like to know what the built-up area potential of the overall project.</p>	<p>The rear block of the existing two storeyed STBP Building-Chennai is designed for construction of two more upper floors.</p> <p>The built-up area of the proposed building is to be worked out by the consultant as per the scope of assignment (para-4 on page No. 4 & 5 of the tender document) and methodology (para-5 on page No. 5 & 6 of the tender document) keeping in view the objective of the feasibility study (para-3 on page No. 4 of the tender document)</p>

17	22	<p>Time Schedule:</p> <p>End of 4th week*: First draft as per scope of work mentioned at Para 4 above.</p> <p>End of 6th week*: Second draft report with all items of the scope of work.</p> <p>End of 8th week* : Final Report.</p>	<p>Given the scope of work, it would be difficult to complete the activities within a 4-week timeframe.</p> <p>Considering primary survey, topographic survey and design activities involved, we would request the timeline to be extended. Further, the results of the primary survey would impact the project recommendations which further serves as inputs for the Master plan and Design.</p> <p>We propose the following timelines-</p> <p>8 weeks: First draft report as per scope of work mentioned at Para 4 above.</p> <p>10 weeks: Second draft report with all items of the scope of work.</p> <p>12 weeks: Final Report</p>	Not agreed. As per tender stipulations
24	20	<p>Payments:</p> <p>20% of the contract amount shall be paid upon completion of the first presentation.</p> <p>20% of the contract amount shall be paid upon completion of the draft final report</p> <p>60% of the contract amount shall be paid upon approval of the final report by the concerned authorities.</p>	<p>The given payment schedule is heavily skewed towards the final report submission, which is 60%, Would request for a revision of the payment schedule.</p> <p>We propose a payout of:</p> <p>40% of the contract amount shall be paid upon completion of the first presentation</p> <p>40% of the contract amount shall be paid upon completion of the draft final report</p> <p>20% of the contract amount shall be paid upon approval of the final report by the concerned authorities.</p>	Not agreed. As per tender stipulations
8	6.9	<p>The address to submit the bids to Corporation Ltd. ‘</p> <p>‘NSIC Bhawan’, Okhla Industrial Estate New Delhi-110020, INDIA</p>	<p>Would it be possible to make the bid submission in your Chennai office?</p>	Not agreed. As per tender stipulations

25	21(i)	<p>Cancellation of contract in full or in Part: Assigns, transfers, sublets or attempts to assign, transfer or sublet the entire works or any portion thereof without the prior written approval of the NSIC</p>	<p>We would request for a consortium / subcontract to be allowed in this project for services pertaining to topography survey, design and questionnaire survey.</p>	<p>As per tender stipulations</p>
25		<p>In case of such course being adopted by NSIC, the security deposit and any other dues of the consultant under the agreement shall be forfeited by NSIC. Additionally, any amount paid to the consultant under the agreement shall also be recovered. For recovery of such amount, the consultant shall be called upon in writing and shall be liable to pay the same within 30 days. In the event of above course being adopted by NSIC, the consultant shall have no claim to compensation for any loss sustained by him by reason of his having incurred entered into any engagements or made any advance on any account or with a view to execute/perform the contract. Further, the consultant shall not be eligible for participating in the re-tendering process, if initiated by NSIC for completion of the assignment.</p>	<p>Kindly elaborate on this clause</p> <p>In case there is a cancellation of contract by NSIC for no fault of the consultant, it would be unfair to forfeit the Security deposit and recover the fees amount paid to the consultant.</p>	<p>The clause is self-explanatory</p> <p>As per tender stipulations</p>

		Absence of clauses pertaining to Limitation of Liability and Indemnification in the contract.	We request you to kindly consider including the clauses pertaining to Limitation of Liability and Indemnification in the contract, as these are important terms of any agreement.	As per tender stipulations
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All other details/ terms & conditions of the ToR/Bid document shall remain unchanged.