

RESPONSES TO PRE-BID QUERIES

S. No.	Reference Clause / Section	Clarification Sought	APIIC Response
1.	Clause 6.8 of RFP Proposal Due Date – Last date for submission of Bids on e-procurement portal is on or before 18.09.2026 by 3:00 PM on the e-procurement portal of AP	We require some additional time for the documentation hence we kindly request you to give an extension for the subject bid opportunity till 24th September 2026. We request the Authority to kindly extend the due date of submission by at least 3 weeks from the current submission date as the preparation of bid documents involves extensive work in niche domain and includes heavy paperwork and collation of data. Furthermore, it requires time to formulate a team of qualified professionals suitable for their respective positions. So, we kindly request an extension for the submission deadline We would like to place our request to kindly consider at least 1 week extension and revise the bid submission due date to 25 September 2026. The extension request has been made as we are finding difficulties to arrange necessary submittals in due time	Proposal Due Date – Last date for submission of Bids on e-procurement portal is on or before 24.09.2026 by 3:00 PM on the e-procurement portal of AP. Kindly refer to Corrigendum-1.

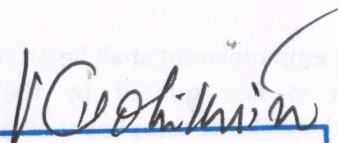
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2.	Annex-6- Financial Proposal and Clause 6.5 (e)- Final Empanelment As part of the Financial Proposal, the Bidder is required to quote the Success Fee ("Success Fee") expressed as a percentage of the Total Project Cost in the format provided at ANNEX 6	The RFP is for empanelment of IPC firms and does not call for a financial proposal. However, the portal mandates entry of a Lump Sum Price. Kindly clarify the amount to be quoted and confirm whether the same will be considered for evaluation or is only for portal compliance purposes. Kindly clarify: 1. Whether the lump sum amount entered on the portal is only for technical compliance and shall not be considered for evaluation. 2. Whether bidders may quote a nominal amount (e.g., ₹1) for portal submission purposes. 3. Whether commercial terms, including success fee and project-specific financial proposals, will be sought separately at the time of assignment/work order issuance. 4. Whether APIIC can disable the financial bid field on the portal or issue a clarification regarding the value to be quoted.	Kindly refer to Corrigendum-1. Further, bidders are requested to note that the amount to be quoted in the Financial Proposal on the AP e-Procurement Portal shall be a nominal value (for example, INR 1/-) solely for the purpose of submission on the portal. The quoted amount shall not be considered for financial evaluation and will have no bearing on the selection process.
3	Clause 11- ANNEX- 5: REAL ESTATE PROJECT And Clause 12- ANNEX- 6: FINANCIAL PROPOSAL	Kindly confirm that these Annexures provided in the RFP are for reference/template purposes only and that no additional submissions against such Annexures are required at this	For Clause 11- Annex-5: Bidders may refer to Project Information Memorandum (RFP Volume-III) of the proposed 'International Convention Center,

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		stage unless specifically stated under the bid submission requirements.	Exhibition Center and Star Category Hotel” at Visakhapatnam uploaded in the APIIC portal. The same can be accessed at below link: BidDoc Vol-III Andhra-Mandapam.pdf For Clause 12- Annex 6: Kindly refer to the response at S.No.2
4.	Clause 6.5 (d)- Final Empanelment The empanelment shall be on the basis of the Success Fee quoted by the participating Bidders. The Success Fee shall be expressed as a percentage of the Total Project Cost of each Project.	As per the RFP, the proposed “Convention Center” Project at Visakhapatnam has been identified as the initial project under the empanelment framework, and bidders are required to quote the Success Fee as a percentage of the Total Project Cost in the format prescribed under Annexure 6. However, during the pre-bid discussion, it was indicated that the present tender is only for empanelment of International Property Consultants (IPCs) and that a separate RFP/engagement process may be undertaken after completion of the empanelment process for project-specific assignments. In this regard, kindly confirm whether bidders are required to quote any Success	The reference clause has been amended. Kindly refer to Corrigendum-1.

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		Fee/Financial Proposal at this stage. If the present tender is only for empanelment, we request APIIC to clarify that no financial quote is required presently and that project-specific commercial proposals/success fee quotations will be sought separately from empanelled consultants at the time of issuance of a project-specific RFP or assignment.	


CHIEF ENGINEER
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