

IPA Pre-Bid Queries-Compiled

Selection of Consultant to prepare master plan for CEUs at Kuchchh Region with Kandla as nodal Port

<u>S.no</u>	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>
1.	Name of Firm: M/s Jones Lang LaSalle Property (India) Consultants Pvt. Ltd			
a)	Section 5 Terms of Reference	<p>a. Stage 1 task includes that “Review projects proposed as part of the National Perspective Plan and the CEZ Perspective Plan for the State”. Please clarify whether CEZ Perspective Plan for the State shall be made available to the consultant for assessing the extend of the study scope</p> <p>b. Please provide details of the Project Land (land area, location, ownership etc.) related to the Project</p> <p>c. Stage 2 task includes that “Techno – Economic Feasibility studies for selected 5 infrastructure projects”. Please provide more clarity on the process to be followed for identification of the infrastructure projects for this purpose.</p> <p>d. Since, the project is of preparation of the Master Plan, we understand that Detailed Design and Drawings shall not be required for each of those identified projects. Please confirm.</p>		<p>a. As part of Sagarmala Programme, a National Perspective Plan (NPP) has been prepared for the entire coast line of India which is divided into 14 Coastal Economic Zones (CEZs) and a perspective plan for each of the CEZs have also been prepared which will be available for review in the data room. The interested bidder is requested to schedule a meeting for the same with IPA.</p> <p>The NPP and CEZ Perspective Plan are also available on the Ministry of Shipping website for ready reference.</p> <p>b. Land details are provided in Annexure – “C” of the RfP Document. The ownership of the land is with the agencies of State Government mainly with Port and Industrial Department. The State nodal agency will assist the selected consultant in getting the further details on best effort basis.</p> <p>c. The projects which are necessary to ensure that the area earmarked for development must have the requisite</p>

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				<p>utilities and connectivity can be selected as the projects for which the TEFR is to be prepared.</p> <p>d. The TEFR should be detailed enough to call the tenders for detailed design or contractor.</p>
b)	Last date of submission of proposal		Please consider minimum 2-3 weeks time for submission of the Proposal from the date of publication of the Pre-Bid Queries.	The last date of Bid Submission is extended to 17 th Jan 2017.
c)	Bid Security of Rs. 10,00,000/-		a. Request you to consider reduction in Bid Security amount to 5,00,000/-	The clause given the RfP remains unchanged.
d)	Educational Qualification of Finance Expert and Environmental Expert		<p>a. Request to consider Chartered Accountant shall include as eligible educational qualification</p> <p>b. Request to consider M.Plan (Environment) shall include as eligible educational qualification</p>	<p>a. The Financial Expert should be an MBA / Economist/ Chartered Accountant with experience in market study, demand and supply assessment and project funding.</p> <p>b. The Environment Expert should be a Master in Environmental Science/ M.Plan (Environment) or engineering or equivalent with experience in environmental impact assessment, resettlement and rehabilitation, environmental management plan and clean development mechanism</p> <p>The Minimum numbers of years of</p>

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				professional experience remains the same as given in the RfP Document.
2.	Name of Firm: M/s Delhi Integrated Multi-Modal Transit System Limited (DIMTS)			
S.no	Clause Description	Details of Item per Tender Requirement	Query/ Suggestion	Clarifications
a)	9.3.i- Turnover	Turnover to exceed Rs. 100 Crore from the consultancy business in India over three preceding financial years.	We understand that authorities are looking for average annual turnover of Rs. 100 Crore from the three preceding financial years. We also understand that in case of JV / Consortium, this criteria needs to be satisfied by the partners jointly. Please confirm.	The criterion is to be satisfied by the lead partner in the consortium. The Rs.100 Crore turnover can be from projects outside India also.
b)	9.3.iii- Length of the Experience	This clause is similar to the clause ii but for experience of atleast 2 projects with any Govt agency. However, in this clause projects of only last 5 years are being considered.	We request to please consider Govt projects also of last 10 years similar to Clause ii.	The condition given in the RfP remains unchanged.
c)	7.3.i- Key Personnel	The key personnel must be permanent and full time employee of the firm	A team of 8 Key staff is to be deployed for the assignment. For the efficient execution of the project it might be necessary that few experienced people are brought from the industry with the commitment from them that they would be available during the project execution. We therefore request to please allow few experts who are not full time employees of the firm.	The condition is to ensure the continuity and quality of the assignment. The condition given in the RfP remains unchanged.
d)	14.Miscellaneous- Tentative schedule	Pre-bid response - 19.12.16 and Proposal due date - 30.12.16	The time available for bid preparation and submission after pre-bid response is very less. We request authorities to please provide 3 weeks' time for proposal submission from the release of pre-bid responses.	The last date of Bid Submission is extended to 17 th Jan 2017.

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e)	Section 5, Stage-2: Preparation of Master Plan for CEU	Submission of 3D Scale Model of CEU Master Plans based on the approved plan	Is there any recommended scale of the 3D scale model or is it up to the discretion of the Consultant?	<p>The requirement is to provide up to 10 high quality photorealistic 3D aerial or eye-level renderings for design theme and character of the development having a minimum resolution of 5000 x 5000 px.</p> <p>Overall the illustrative master plan is to be showcased at a scale of 1:10,000 illustrating final delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character</p>
f)	Section 5, Stage-2: Preparation of Master Plan for CEU	Submission of 3D Scale Model of CEU Master Plans based on the approved plan	Is vertical exaggeration of the 3D scale model permitted as is usually the norm for such a large area?	<p>The requirement is to provide up to 10 high quality photorealistic 3D aerial or eye-level renderings for design theme and character of the development having a minimum resolution of 5000 x 5000 px.</p>

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3. Name of Firm: M/s LEA Associates South Asia Pvt. Ltd.						
<u>S.no</u>	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>		
a)	Pg 19, Clause 7.3 (i)	The Key Personnel must be permanent and full time employee(s) of the firm	<p>We field appropriate multidisciplinary teams for executing such complex assignments. Many of the team members may not be full time employees. Key personnel comprise a mix of:</p> <p>(a) Full time employees, (b) Retained Consultants – Full time or Project based</p> <p>We also include a Project Manager (senior rank with at least 15 years of exp.) as management's representative, who is a full time employee to ensure client's interests and quality of deliverables.</p> <p>We request you to kindly include "consultants" to be proposed in one or more positions in the assignment to ensure a competitive bid.</p>	<p>The clause is to ensure the continuity and quality of the assignment.</p> <p>The Clause given in the RfP remains unchanged.</p>		
b)	Pg 29, Clause 9.3,	Minimum Qualification Criteria, serial no. (ii) & (iii).	<p>The clause states that the consultants are required to showcase 5 projects each under the two categories.</p> <p>However, page46, Form 3B, Format for responsiveness of Proposal (Eligible Projects) Project Specific Experience, states that bidders are required to exhibit only 5 projects.</p> <p>Please clarify, whether the bidders are required to prepare and submit a separate pre-qualification document, where the number of projects shall be 5 each under two categories and for the Technical Proposal, the firm experience will have only 5 project experience extracted from the ones included in the minimum qualification</p>	Envelop	Content	Forms
				Outer Envelope	Request for Proposal (RFP)	NA
				Pre-qualification envelope	Processing Fee and Bid Security	Form: 3G and Form: 3B, Format for responsiveness of Proposal (Eligible
				Firm experience for pre-		

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			<p>requirement? Or the firm experience shall be submitted only as part of the Minimum Qualification Criteria?</p>		<p>qualification in (separately sealed envelope placed in pre-qualification envelope)</p>	<p>Projects) Project Specific Experience</p>
				<p>Technical Proposal Envelope</p>	<p>Technical Proposal (Separately sealed envelope) and</p>	<p>Form: 3A, 3B, 3C, 3D, 3E, 3F, 3H, 3I, 3J, 3K, 3L</p>
					<p>Financial proposal (Separately sealed envelope)</p>	<p>Form: 4A, 4B-1, 4B-2, 4C, 4D</p>
				<p>The clause 8.5 is clarified as given above i.e. Form 3B is to be used for responsiveness of proposal as well as for technical proposal.</p> <p>The bidder has to provide separate envelopes for the pre-qualification and Technical proposal. The outer envelope with clearly marked name of the project will consist to two separate sealed envelopes for pre-</p>		

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				qualification and Technical proposal.
c)	Pg 32,	Qualification and competence of the key staff for the Assignment Team Leader – Urban & Regional Planner. Specific Expertise “..... The Team Leader should have exposure of commercial ventures/ business models “.	Please explain the meaning of the term “commercial venture/ business models”. Since this is a Master Planning project, the experience in the same may be dropped from the experience requirements of the Team Leader.? Kindly clarify and confirm.	Since, as part of the assignment a financial model is to be provided, thereby, it is required that the Team Leader has experience related to the same.
d)	Pg 32,	Qualification and competence of the key staff for the Assignment , “Water Expert”	Senior experts in this sector primarily possess only Bachelor’s Degree. Hence, we request you to kindly consider Bachelors in Engineering for this position, with adequate experience in similar projects. Kindly confirm.	The condition given the RfP remains unchanged.
e)	Pg 32,	Qualification and competence of the key staff for the Assignment, “Financial Expert” Should be an MBA / Economist with experience in market study, demand and supply assessment and project funding	Usually, market study as well as demand and supply assessment is undertaken by the Market Analyst / Economist. Hence, kindly rephrase the required experience of Financial Expert to “experience in financial assessment and project funding” for this position. Kindly confirm.	The qualification and competence of the Financial Expert should be read as MBA / Economist/ Chartered Accountant with experience in financial assessment and project funding
f)	Pg 32	Qualification and competence of the key staff for the Assignment	We request for indicative person-months of Key and Support personnel. This ensures fair and competitive bidding. Kindly confirm.	Indicatively, 30 man-months shall be required by the key staff. However, the Consultants are requested to make their own assessment of man months required for effective execution of the project.
g)	Pg 39	Tentative schedule for selection process: Proposal Due Date	We request for extension of bid submission time by about three weeks to prepare a fully responsive and competitive bid; the request	The last date of Bid Submission is extended to 17 th Jan 2017.

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		(PDD) 30 th Dec, 2016.	is also being made keeping in mind the year-end holidays. Kindly confirm.	
h)	Annexure C		The land details given at Annexure C shall be useful for preparing a detailed proposal. Additionally, we request you to inform whether the Client shall provide: (a) Satellite Images for the Site Area, considering that the sites are in coastal area, and b) Cadastral maps and revenue information for the Site Area.	The ownership of the land is with the agencies of State Government mainly with Port and Industrial Department. The State nodal agency will assist the selected consultant in getting the further details on best effort basis.
4.	<u>Name of Firm: M/s Monacrh Surveyors & Engineering Consultants Pvt. Ltd.</u>			
<u>S.no</u>	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>
a)	Page 26 Clause 9.3	Turnover to exceed Rs.100 Crore from Consultancy business in India over the three preceding financial years, this be supported by the documents certified by a chartered Accountant.	For better competition we request you to change as “Turnover to exceed Rs.15 Crore from Consultancy business in India over the three preceding financial years, this be supported by the documents certified by a chartered Accountant.”	The condition given in the RfP remains unchanged.
b)	Page 26 Clause 9.3	Minimum area for which the consultant must have prepared master plan is 10,000 Acre.	For better competition we request you to change as “Minimum area for which the consultant must have prepared master plan is 2,500 Acre.”	The minimum area for which the consultant must have prepared a detailed Master Plan is 10 sq. Km.
c)	Page 13, Clause 5	Bid Security. Ten Lakhs	Request you to consider bid Security of 5 Lakhs.	The condition given in the RfP remains unchanged.
d)	General Query	Proposal Due Date	Kindly extend by 10 days more	The last date of Bid Submission is extended to 17 th Jan 2017.

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5. Name of Firm: M/s Wadia Techno-Engineering Services Limited				
S.no	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>
a)	Page – 14 Clause – 5.0	Bid Security	Bid Security of Rs. 10 Lakh – It is quite high for a master planning project. We request you to reduce it to Rs. 2 Lakh.	The condition given in the RfP remains unchanged.
b)	Page – 29 Clause – 9.3	Turnover to Exceed Rs. 100 Crore.	It is quite high for consultancy project. We request you to reduce it to Rs. 20 Cr.	The condition given in the RfP remains unchanged.
c)	Page – 32 Clause – 9.4.4	Transportation Expert	We request you that BE civil with 20 years of experience in transportation should be considered for the position.	The condition given in the RfP remains unchanged.
d)	Page- 81 Terms of Reference		Whether GIS/ Cadastral of the project site will be made available by the client?	The ownership of the land is with the agencies of State Government mainly with Port and Industrial Department. The State nodal agency will assist the selected consultant in getting the further details on best effort basis.
e)	Terms of Reference	Payment Schedule	The major portion of assignment will be covered with submission of Draft Techno Economic Feasibility Study. We request you to revise payment schedule so that the consultant will be able to bill upto 70% of the fees instead of 40%.	The condition given in the RfP remains unchanged.
f)	Page – 10 Clause – 2.1.11		In case of termination for no fault of consultants, they should be paid part payment for the work done in	The condition given in the RfP remains unchanged.

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			that milestone	
g)	General Query		Please allow if one of the member of Consortium's turnover is not coming from Business in India, can they still participate in the Bid and also Lead?	Yes, however, kindly refer to clause 7.3(xi) while using the projects or experience for satisfying technical requirements.
h)	General Query		We request you to extend the submission date to 13/01/2017	The last date of Bid Submission is extended to 17 th Jan 2017.
6.	<u>Name of Firm: M/s TATA Consulting Engineers Limited</u>			
<u>S.no</u>	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>
a)	Refer page no. 95, clause no. 6.11 Liquidated Damages	If the selected Consultant fails to complete the Assignment, within the period specified under the contract, the consultant shall pay to the Client, fixed and agreed liquidated damages, and not as penalty, @ 1% of the contract fees for each week of delay or part thereof. The aggregate maximum of liquidated damages payable to the Client under this clause shall be subject to a maximum of 10% of the total contract fees.	We request you to reduce the liquidated damages penalty amount to 0.5% for every week's delay limited to a maximum of 5% of the total contract fees for the assignment	The condition given in the RfP remains unchanged.
b)	Refer page no. 27, clause no. 9.3	Experience of working in at least five (5) relevant consultancy projects , in the last 10 years.	We understand relevant project means project having experience in preparation of concept or detailed master plans/ development plans.	Yes, along with other requirements as specified in the RfP document.
c)	Refer page no. 28, clause no. 9.4.4(a)	Evaluation criteria.	Please specify the maximum marks allotted for each relevant project.	The broad evaluation criteria is provided in the RfP document. The Evaluation Committee constituted for this bid will decide upon the further break-up of

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				marks.
d)	General Query	General Query – Regarding Bid Submission Date through e-portal & hard copy of Technical Proposals bid submission. Same date is provided for e-bid submission & hard copy submission of Technical Proposals in ‘Hard Bound’.	Request you to extend hard copy submission date by two weeks after e-portal bid submission.	The last date of Bid Submission is extended to 17 th Jan 2017.