

Name of work: Appointment and Selection of Consultant for Technical, Financial & Legal aspects in preparation of Tender Documents and Agreement including Project monitoring in Commercial/ Infrastructure Projects(except residential) on BOT/BOOT/DFBOO or any other PPP mode for Government/Semi-Government Bodies for Sect. 3 Kamal Vihar Project (TDS 04) Recreation Zones

PREBID CLARIFICATION

S.No	Clause	Query	Clarification from RDA
1.	<p>Section1: Invitation for Tenders (IFT) and Clause 10 of MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS.</p> <p>RDA invites application for Appointment/Selection of consultant for Technical, Financial & Legal aspects in preparation of Tender Documents and Agreement including Project monitoring in Commercial/Infrastructure Projects(except residential) on BOT/BOOT/DFBOO or any other PPP mode for Government/Semi-Government Bodies. For further details, the application for empanelment may be collected and submitted.</p>	<p>In the RFP, it has been mentioned that “RDA invites application for Appointment/Selection of consultant” and in the same para it is stated that “application for empanelment” and also in clause 10, it states for empanelment for at least 3 years.</p> <p>Hence, we request the Authority to clarify, whether the present application is for selection of a consultant or empanelment of consultants.</p>	<p>Selection of Consultant only.</p>
2.	<p>Clause 3.1, S.no- 3, and “MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS”:</p> <p>5. The Firm/Company should mention its turnover of last three financial years ending with 31.03.2017 along with audited Balance Sheet in respect thereof. The average turnover of last 3 years should not be less than INR 30 Lacs.</p>	<p>Since the firms with existence for more than 15 years are required, we request the authority to kindly consider average turnover of at least 10 Cr. in last 3 years as firms with more than 15 years of existence and experience should not be expected to earn such lower revenues.</p>	<p>Shall be read as</p> <p>5. The Firm/Company should mention its turnover of last three financial years ending with 31.03.2017 along with audited Balance Sheet in respect thereof. The average turnover of last 3 years should not be less than INR 50 Lacs.</p>
3.	<p>MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS:</p> <p>6. The Consultant should have completed/under completion in last three financial years up to F.Y.2016-17, at least 5 projects on BOT/BOOT/DFBOO on any other PPP mode from Government/Semi-</p>	<ul style="list-style-type: none"> • Since undergoing projects also require same set of skill work hence, we request to authority to kindly consider “Undertaken Projects/ Ongoing Projects” also. • We request the authority to kindly change the typographical error “Closure” instead of “Closer” and except instead of accept. 	<ul style="list-style-type: none"> • In case of on going projects, physical substantial completion say 80% may be considered. Supporting documents from the client should be submitted/attached. • For ‘closer’, read ‘closure’ For ‘accept’, read ‘except’



	Government in Commercial/Infrastructure Sectors (accept residential). Detail of each such project is enclosed mentioning Area, Project cost; Nature of project, Authority/Organization concerned and Date of start & closer of Project including status of Project completion/under completion. Projects where fees received by the Consultants are less than INR 5 Lakhs (inclusive of all) will not be considered.		
4.	Appendix A, Note:2 – The Financial Proposal is inclusive of all taxes i.e. income tax, professional tax, service tax etc.	Kindly clarify whether financial proposal should inclusive or exclusive of GST.	Inclusive of GST.
5.	Appendix B, Note: 1- The project area has been 95 hectares including water body. The site plan is enclosed.	We request the authority to kindly provide the site plan document, as it is not enclosed in the tender/RFP document.	Drawings shall be uploaded in website: www.rdaraiipur.com
6.	Clause 2.5, "RDA shall deduct 5% (five percent) from the each payment of Consultancy Fee and retain the same ("Retention Money"). The Retention Money shall be released to the consultant upon completion of the service. "	We request the authority to kindly revise the clause as follows- RDA shall deduct 5% (five percent) from the respective payments for each deliverables / milestones.	RDA shall deduct 5% (five percent) from the respective payments for each deliverables / milestones in every bill.
7.	Clause 3, sub point 4 - RDA has fixed professional charges of INR _____/- plus applicable service tax/GST.	We request the authority to clarify fixed charges.	Consider the clause as deleted.



8.	<p>Clause 3.1 Evaluation/ Selection Criteria</p> <p>Sub Point 1- Year of Existence</p>	<p>In this tender document the firms with existence of more than 25 years have been sought, but in the Evaluation/ Selection Criteria the firms experience for only last 3 years is required, which makes the desired length of existence of firms irrelevant.</p> <p>Therefore, we request the authority to kindly reduce the years of existence to 10 – 15 years to promote competition.</p>	<p>Following is to be considered.</p> <table border="1" data-bbox="1145 304 1474 741"> <thead> <tr> <th>S.No</th> <th>PARAMETERS</th> <th>MAXIMUM SUB-MARKS</th> </tr> </thead> <tbody> <tr> <td>1.1</td> <td>Upto 10 years</td> <td>0</td> </tr> <tr> <td>1.2</td> <td>10-15 years</td> <td>50</td> </tr> <tr> <td>1.3</td> <td>Above 15 years</td> <td>100</td> </tr> </tbody> </table>	S.No	PARAMETERS	MAXIMUM SUB-MARKS	1.1	Upto 10 years	0	1.2	10-15 years	50	1.3	Above 15 years	100												
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9.	<p>Clause 3.1 Evaluation/ Selection Criteria</p> <p>Sub Point 2.3- Infrastructure</p>	<p>We request the authority to kindly elaborate the things which are to be considered under the head "Infrastructure".</p>	<p>Infrastructure details of bidders organisation.</p>																								
10.	<p>Clause 3.1 Turnover of the Firm/Co.</p>	<p>We request the authority to kindly amend the Maximum Marks Criteria of Turnover of the firm as following:</p> <table border="1" data-bbox="699 1149 1086 1592"> <thead> <tr> <th>S.No</th> <th>PARAMETERS</th> <th>MAXIMUM SUB-MARKS</th> </tr> </thead> <tbody> <tr> <td>3.1</td> <td>Less than 30Lakhs.</td> <td>0</td> </tr> <tr> <td>3.2</td> <td>Between 30-50 Lakhs.</td> <td>50</td> </tr> <tr> <td></td> <td>More than 50 Lakhs.</td> <td>75</td> </tr> </tbody> </table>	S.No	PARAMETERS	MAXIMUM SUB-MARKS	3.1	Less than 30Lakhs.	0	3.2	Between 30-50 Lakhs.	50		More than 50 Lakhs.	75	<p>Maximum marks Criteria for turnover would be as given below:</p> <table border="1" data-bbox="1145 1122 1533 1603"> <thead> <tr> <th>S.No</th> <th>PARAMETERS</th> <th>MAXIMUMS SUB-MARKS</th> </tr> </thead> <tbody> <tr> <td>3.1</td> <td>Less than 50Lakhs.</td> <td>0</td> </tr> <tr> <td>3.2</td> <td>Between 50 Lakhs-1 crore.</td> <td>50</td> </tr> <tr> <td>3.3</td> <td>More than 1 Crore.</td> <td>75</td> </tr> </tbody> </table>	S.No	PARAMETERS	MAXIMUMS SUB-MARKS	3.1	Less than 50Lakhs.	0	3.2	Between 50 Lakhs-1 crore.	50	3.3	More than 1 Crore.	75
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11.	<p>Clause 3.3.4, Composite Score</p>	<p>We request the authority to kindly change the weightage assigned to Technical Proposal and Financial Proposal as 0.7 & 0.3 (70:30)</p>	<p>Tender clause remains unchanged.</p>																								



12.	<p>Clause 2.3, Page-12, S.no-1, 7 and 8</p>	<p>We request the authority to kindly clarify which payment needs to be done by the bidder under this Deliverables/Milestones.</p> <table border="1" data-bbox="699 421 1114 896"> <thead> <tr> <th>S. No</th> <th>Deliverables/Milestones</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>On signing of this Agreements</td> <td>5%</td> </tr> <tr> <td>7</td> <td>On signing of theconcession agreement by the bidder</td> <td>20%</td> </tr> <tr> <td>8</td> <td>On completion of payment by bidder</td> <td>10%</td> </tr> </tbody> </table>	S. No	Deliverables/Milestones	Percentage	1	On signing of this Agreements	5%	7	On signing of theconcession agreement by the bidder	20%	8	On completion of payment by bidder	10%	<p>Shall be read as</p> <table border="1" data-bbox="1145 304 1536 949"> <thead> <tr> <th>S. No</th> <th>Deliverables/Milestones</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>On signing of thisAgreements against Bank guarantee of the Same amount as security deposit.</td> <td>5%</td> </tr> <tr> <td>7</td> <td>On signing of theconcession agreement by the bidder</td> <td>25%</td> </tr> <tr> <td>8</td> <td>On completion of payment by bidder</td> <td>5%</td> </tr> </tbody> </table>	S. No	Deliverables/Milestones	Percentage	1	On signing of thisAgreements against Bank guarantee of the Same amount as security deposit.	5%	7	On signing of theconcession agreement by the bidder	25%	8	On completion of payment by bidder	5%						
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13.	<p>Clause 3.1 page-13 Sub Point 2- No of Office, Infrastructure & Manpower</p>	<table border="1" data-bbox="699 1039 1090 1872"> <thead> <tr> <th>S.No</th> <th>PARAMETERS</th> <th>MAXIMUMSUB-MARKS</th> </tr> </thead> <tbody> <tr> <td>2.1</td> <td>Upto2 offices</td> <td>0</td> </tr> <tr> <td>2.2</td> <td>More than 2 Offices</td> <td>25</td> </tr> <tr> <td>2.3</td> <td>Infrastructure</td> <td>50</td> </tr> <tr> <td>2.4</td> <td>Manpower & Expert Courses/ Education undertaken> 25</td> <td>100</td> </tr> </tbody> </table>	S.No	PARAMETERS	MAXIMUMSUB-MARKS	2.1	Upto2 offices	0	2.2	More than 2 Offices	25	2.3	Infrastructure	50	2.4	Manpower & Expert Courses/ Education undertaken> 25	100	<p>Shall be read as :</p> <table border="1" data-bbox="1145 1039 1536 1845"> <thead> <tr> <th>S.No</th> <th>PARAMETERS</th> <th>MAXIMUMSUB-MARKS</th> </tr> </thead> <tbody> <tr> <td>2.1</td> <td>Up to 2 Offices</td> <td>10</td> </tr> <tr> <td>2.2</td> <td>More than 2 Offices</td> <td>25</td> </tr> <tr> <td>2.3</td> <td>Infrastructure</td> <td>40</td> </tr> <tr> <td>2.4</td> <td>Manpower & Expert Courses/ Education undertaken>25</td> <td>100</td> </tr> </tbody> </table>	S.No	PARAMETERS	MAXIMUMSUB-MARKS	2.1	Up to 2 Offices	10	2.2	More than 2 Offices	25	2.3	Infrastructure	40	2.4	Manpower & Expert Courses/ Education undertaken>25	100
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14.	<p>Page 3, MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS, Point 5 "The Firm/Company should mention its turnover of last three financial years ending with 31.03.2017 along with audited Balance Sheet in respect thereof..."</p>	<p>The highlighted clause mentions the requirement for the audited balance sheets for the financial year of 2016-17. However, we CBRE South Asia Private Limited are an US based Multi-National Company and follow US financial calendar typically ending in the month of September. Hence we will be able to furnish audited financial statements till the year of 2015-16, and the two years preceding that. We therefore request the authority to kindly amend the clause and consider financial statements for the 3 years ending with 31st March, 2016.</p>	<p>In case of US financial year is being followed by your company, the financial statements for 2013-14, 2014-15, 2015-16 is acceptable provided it is supported by the appropriate documents duly attested by competent authorities.</p>
15.	<p>Page 3, MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS, Point 6 "The Consultant should have completed/under completion in last three financial years up to F.Y.2016-17, at least 5 projects on BOT/BOOT/DFBOO on any other PPP mode From Government/Semi-Government in Commercial / Infrastructure Sectors (accept residential)"</p>	<p>Keeping into consideration the subdued market dynamics over the past few years and eligible projects exhibit longer execution period, we request the authority to consider completed/under completion projects undertaken by the bidder in last 7 years so that the participating bidders can furnish relevant assignments of appropriate stature.</p>	<p>Page 3, MAJOR CRITERIANS REQUIRED FOR APPOINTMENT/SELECTION OF CONSULTANTS, Point 6 "The Consultant should have completed/under completion in last Five (5) financial years up to F.Y.2016-17, at least 5 projects on BOT/BOOT/DFBOO on any other PPP mode From Government/Semi-Government in Commercial / Infrastructure Sectors (accept residential)"</p>
16.	<p>List of Key Personnel</p>	<p>The RFP involves meticulous work in niche domains which requires experts pertaining to the respective field of work, hence we understand that a List of Key personnel with specific qualification criteria be issued as per the scope of work, so as to enable the consultant to formulate a better and capable team to take up the project. We request the authority to produce the same.</p>	<p>No change.</p>
17.	<p>Required Forms</p>	<p>In order to successfully bid for the said RFP all the documents pertaining to technical evaluation shall be furnished according to particular format. Thereby we would request the Authority to provide the required forms that are needed to be furnished for the technical evaluation.</p>	<p>Any relevant format shall be used.</p>