

**IPA Pre-Bid Queries-Compiled**

**Selection of Consultant to prepare the master plan for CEUs at VCIC Central Region of Andhra Pradesh**

<b><u>S.no</u></b>	<b><u>Clause Description</u></b>	<b><u>Details of Item per Tender Requirement</u></b>	<b><u>Query/ Suggestion</u></b>	<b><u>Clarifications</u></b>
<b>1.</b>	<b>M/s CBRE South Asia Pvt. Ltd</b>			
1.	Proposal Evaluation 9.3 (i) Minimum Qualification Criteria, Page 26	Minimum Qualification Criteria (To be satisfied by the lead partner or to be jointly satisfied by both the lead and JV partner): Turnover to exceed Rs.100 Crore from the consultancy business in India over the three preceding financial years, this should be supported by the documents certified by a Chartered Accountant;	We understand that Joint Ventures/Consortiums are allowed to participate in the RFP. In the interest of ensuring participation from reputed consultants with a proven track record in similar assignments, it is suggested that all consortium partners should individually satisfy the minimum turnover criteria of Rs.100 Crore from consultancy business in India over the three preceding financial years.	The clause in the RfP document remains unchanged.
2.	Proposal Evaluation 9.3 (iv) Minimum Qualification Criteria, Page 26	Minimum area for which the consultant must have prepared a detailed master plan is 10,000 Acre.	Since the size of most of the typical infrastructure led projects in areas such as ports, industrial areas, SEZ's are in the range of 500 to 2,000 acres, it is requested that the minimum area for which the consultants must have prepared a detailed master plan be 2,000 acres.	The minimum area for which the consultant must have prepared a detailed Master Plan is 10 sq. Km.

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3.	Proposal Evaluation 9.3 (iv) Minimum Qualification Criteria, Page 26	General	It is understood that projects (completed or ongoing) in countries outside India will also be allowed to be satisfy the technical requirements (including minimum eligibility criteria) of the RFP. Please clarify.	The understanding is correct. However, kindly refer to clause 7.3(xi) while using the projects or experience for satisfying technical requirements.
4.	Section 5: Terms of Reference; Page 73	General	As observed in recent RFPs floated by several state and central government authorities such DMICDC for similar consultancy services, a detailed market assessment involving the analyses of future development prospects, identify target sectors for economic development based on market based quantitative and qualitative inputs and projection of land side and built up space requirement and analysis of regulatory (policy) environment will have to be carried out. Hence it is requested that the scope of work to be covered as part of the Market Study exercise be detailed out further.	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.  The NPP and CEZ Perspective Plan are also available on the Ministry of Shipping website for ready reference.

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5.	Data Sheet; 4.1; Page 37	The last date of submission of proposal is: 27/12/2016 before 3:00 PM (IST).	In view of the extensive documentation required for satisfying the conditions of the RFP, it is requested that the last date of submission of proposal be extended by at least two (2) weeks from the current date of submission	The last date of Bid Submission is extended to 10 <sup>th</sup> Jan 2017.
2.	<b><u>M/s DIMTS Ltd.</u></b>			
1.	Page-26 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 proceedings 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.
2.	Page – 26 9.3.iii- Length of the Experience	This clause is similar to the clause ii but for experience of at least 2 projects with any Govt agency. However, in this clause projects of only last 5 years are being considered.	We request to please consider Government projects also of last 10 years similar to clause ii.	The condition given in the RfP remains unchanged.
3.	Page-19 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	The condition is to ensure the continuity and quality of the assignment.  The condition given in the RfP

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			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.	remains unchanged.
4	Page – 35 14.Miscellaneous-Tentative Schedule	Pre-bid response - 15.12.16 and Proposal due date - 27.12.16	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 response.	The last date of Bid Submission is extended to 10 <sup>th</sup> Jan 2017.
5.	Page – 76 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?	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.  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

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				circulation, open space relationships, and development character
6.	Page – 76 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 a large area?	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.
<b>3.</b>	<b><u>M/s JLL Propert India Consultants Pvt. Ltd.</u></b>			
1	Section 5 – Terms of Reference		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	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.  The NPP and CEZ Perspective Plan are also available on the Ministry of Shipping website for ready reference.

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2	Section 5 – Terms of Reference		Please provide details of the Project Land (land area, location, ownership etc.) related to the Project	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.
3	Section 5 – Terms of Reference		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.	The projects which are necessary to ensure that the area earmarked for development must have the requisite utilities and connectivity can be selected as the projects for which the TEFR is to be prepared.
4	Section 5 – Terms of Reference		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.	The TEFR should be detailed enough to call the tenders for detailed design or contractor.
5	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 10 <sup>th</sup> Jan 2017.
6	Last date of submission of proposal		Please confirm submission of	The proposal can be submitted physically as well as through

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			proposal on Online Mode or only through Physical Submission.	online mode.
7	Bid Security of Rs. 10,00,000/-		Request you to consider reduction in Bid Security amount to 5,00,000/-	The clause in the RfP document remains unchanged.
8	Educational Qualification		<p>i) Request to consider Chartered Accountant shall include as eligible educational qualification for finance expert.</p> <p>ii) 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 professional experience remains the same as given in the RFP Document.</p>