

GODAVARI URBAN DEVELOPMENT AUTHORITY (GUDA) KAKINADA

Response/ Clarifications on the “Request for Proposal (RFP) for Preparation of Master Plan & Zonal Development Plan for GUDA Region”

Tender Notice No: Dt. 21-02-2018

Pre – Bid Meeting held on 1st March 2018

SL. NO.	QUERY / SUGGESTION	EXISTING PARTICULARS	REF CLAUSE NO. (AS IN RFP)	RESPONSE / CLARIFICATION
1.	Kindly request to modify the same “From any Nationalized Bank located in India” instead of “From any Nationalized bank located in Rajamahendravaram/Kakinada”	(Form any Nationalised Bank located in Rajamahendravaram/Kakinada)	Appendix-G; Page No. 108	Read existing Clause as “From any Nationalized Bank located in India – Payable at Kakinada/Rajamahendravaram”
2.	Scope of Work prescribed is extensive and requires consortium / partnership of Architectural and legal / specialized consulting firms, etc. Identification and association of competitive and world class bidders requires time and coordination. Further, owing to extensive documentation which is required for successful submission of tender as well as on account of the Holi festival breaks, we request you to consider our request for extension of bid submission date by at least 15 days i.e. 27th March, 2018.	Last Date for Submission of Bids(At O/o. Vice-Chairman, GUDA, Kakinada (PDD – Proposal DueDate) - 12-03-2018; 14:30 Hrs	Clause-2.10, 4(c) Data Sheet; Page No. 26,	Read existing Clause as: Last Date for Submission of Bids(At O/o. Vice-Chairman, GUDA, Kakinada (PDD – Proposal DueDate) - 19-03-2018; 14:30 Hrs.
3.	Keeping in consideration the subdued market dynamics over the past few years and the eligible projects (of	“Experience in number of Master Plan / Regional Plans / Structural Plans for regions of geographical	Clause-18, 1(b). Criteria, sub-criteria; Page No. 34	Read existing Clause as per RFP.

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	significant repute as well as large magnitude as the proposed GUDA Master Plan) being few in number, we request the Authority to kindly consider projects including corridor development plans.	area of at least 450 sq.km. (Equivalent to the area of Project Area) anywhere in India or abroad. Experience in Corridor Development Plans / Concept Regional Plan / Concept Development projects will not be considered. Each Project carries 2 Points (Maximum of 6 Points)”		
4.	<p>As eligible projects over the past few years have been limited owing to the subdued market conditions, we request the authority to consider repetition of projects, particularly for large scale mandates which fulfil eligibility criteria for more than one clause. In addition, few projects are released wherein the consultants are requested to exclusively undertake market assessment and most of the large scale projects typically involve detailed master plan along with feasibility / market assessment exercise.</p> <p>In line with the same, we request the authority to kindly consider removing this condition.</p>	Project shall not be repeated for the purpose of marking.	Point-1; Page No. 36	Read existing Clause as per RFP.
5.	The minimum eligibility seems to be very high. Please consider preparation of Zonal Development instead of Detailed Master Planning of SEZ or	To be eligible for evaluation of its Proposal, the Applicant shall fulfill the following (minimum qualification criteria):	Clause-2.10; Data Sheet, S.N0-14; Page No. 27	Read existing Clause as per RFP.

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	Industrial Park or Area Development or Ports spread over a minimum area of 2,000 acres and Financial Capacity of 11 crores instead of Rs. 20 crores.	<p>Technical Capacity: The applicant should have:</p> <p>(1) Experience in the preparation (completion) of at least one (1) statutory master plan covering a minimum area of 200 sq.km in India over the past ten (10) years.</p> <p>(2) Experience in the preparation (completion) of at least two (2) Detailed Master Planning of SEZ or Industrial Park or Area Development or Ports spread over a minimum area of 2,000 acres over the past ten (10) years</p> <p>Financial Capacity: The Applicant shall have received a minimum income of Rs. 20 (Twenty) Crore per annum from professional fees during each of the 3 (Three) financial years preceding the Proposal Due Date. For the avoidance of doubt, professional fees hereunder refer to fees received by the Applicant for providing advisory or consultancy services to its clients and this shall not include fees received from audit and tax services. In the case of a Consortium/JV, all consortium</p>		

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		members may jointly meet this condition.		
6.	Discrepancy in number of key professionals with Clause-2.10; Data Sheet, S.N0-17(c); Page No. 28 and KEY PROFESSIONALS (The minimum required credential / experience of proposed key staff)table; Page No. 29	Estimated number of professional person-months required for theassignment: 53 Person - months for Key Professionals / Personnel, and 92 Person-months for Technical Support Staff.	Clause-2.10; Data Sheet, S.N0-17(c); Page No. 28	Please read the clause as: Estimated number of professional person-months required for the assignment: 80 Person - months for Key Professionals / Personnel, and 92 Person-months for Technical Support Staff.
7.	We request you to allow 3 members in a consortium including the Lead Member.	Consortium / JV Allowed – Yes; Maximum Consortium / JV Members Allowed – TWO (2) Association of one firm in two/multiple consortiums is not allowed	Clause-2.10; Data Sheet, S.N0-17(b); Page No. 28	Read existing Clause as per RFP.
8.	It is requested to allow submission of all reports/ landuse maps/zoning regulations only in English.	All the personnel shall have working knowledge of English and all the reports / Land use Maps/Zoning Regulations shall be written and submitted in English and Telugu.	Clause no. 2.10, S.No-17, Data Sheet, Page No. 28	Please read the clause as: All the personnel shall have working knowledge of English and all the reports / Land use Maps/Zoning Regulations shall be written and submitted in English and Telugu where necessary at the request of GUDA.

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9.	<p>The list at the two places is contradictory. Hence, it is requested to kindly clarify the services and facilities to be provided by GUDA to the winning consultants.</p> <p>Would like to further know about the status of the image availability, and other details of image like resolution, year of image captured etc.</p> <p>We also request facilitation by GUDA for collection of cadastral maps, wherever they are not available.</p>	<p>TOR -TASK 1:</p> <ol style="list-style-type: none"> 1. (1)GIS base maps for Rajamahendravaram, Kakinada Municipal Corporation area and Samalkot, Peddapuram , Pithapuram Municipalities , Gollaprolu, Nagarapanchyat through APMDP will be given to Consultants. 2. NRSA maps shall be procured by Consultants for the rest of the area (other than ULB areas) 3. Cadastral maps for the entire region shall be procured by the consultant. 4. Soft copy and/or hard copy of layouts approved by GUDA and Layouts approved by Directorate of Town and Country Planning are to be procured by the consultant. 5. Reports and Plans (hard copies) of the Master Plans and Zonal Development Plans are to be procured by the consultant. 6. All master plans/DPRs for industrial areas, clusters, port etc. prepared by 	<p>Section 5 Terms of Reference, page 74: GUDA will provide the following and Appendix F Services and Facilities provided by the Employer, page 107.</p>	<p>Please read the Section 5 of ToR& Appendix F as:</p> <ol style="list-style-type: none"> 1. GIS base maps for Rajamahendravaram, Kakinada Municipal Corporation area And Samalkot, Peddapuram , Pithapuram Municipalities , Gollaprolu, Nagarapanchyat through APMDP will be given to Consultants. 2. GIS base maps for rest of the area other than above shall be procured by Consultants. 3. NRSA maps shall be given to Consultants for the rest of the area (other than ULB areas). 4. Cadastral maps for the entire region shall be given to Consultants. 5. Soft copy and/or hard copy of layouts approved by GUDA and Layouts approved by Directorate of Town and Country Planning are to be given to Consultants. 6. Reports and Plans (hard copies) of the Master Plans and Zonal Development Plans are to be given to Consultants. 7. All master plans/DPRs for industrial areas, clusters, port etc. prepared by other government agencies within GUDA shall be given to Consultants.

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		<p>othergovernment agencies within GUDA.</p> <p>7. Change of land use proposal approved by Government is to be procured by theconsultant.</p> <p>8. Introduction letter to the concerned agencies for obtaining necessaryinformation.</p> <p>9. Issuing press notifications, advertisements and letters as required for undertakingsurveys, field investigation and consultation.</p> <p>10.Participation in consultations with stake holders.</p> <p>Appendix F: The Employer will provide the following inputs:</p> <ol style="list-style-type: none"> 1. Cadastral maps for the entire region. 2. Soft copy and/or hard copy of layouts approved by GUDA and Directorate of Town and Country Planning (DT&CP) 3. Reports and Plans (hard copies) of existing Master 		<p>8. Change of land use proposal approved by Government is to be procured by the consultant.</p> <p>9. Introduction letter to the concerned agencies for obtaining necessary information shall be provided by the GUDA.</p> <p>10. Issuing press notifications, advertisements and letters as required for undertaking surveys, field investigation and consultation shall be the duty of GUDA.</p> <p>11.Participation in consultations with stake holders shall be the duty of consultants.</p>

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		<p>Plans and Zonal Development Plans/Town Planning Schemes.</p> <p>4. All Change of Land Use proposals approved by Government.</p> <p>5. Introduction letter to all concerned government departments/agencies for obtaining necessary information/data.</p> <p>6. Issue press notifications, advertisements and letters as required for undertaking surveys, field investigation and consultation.</p> <p>7. Participate in consultations with stakeholders.</p> <p>8. Satellite Imagery for the entire GUDA Region.</p>		
10.	Discrepancy in Completion /Submission Time (at the end of) (from date of award of contract)in Clause-5.4 DELIVERABLES AND TIMELINE; Pg. No. 82 and Clause-5.5 PAYMENT SCHEDULE; Pg No. 84	Tables in Clause 5.4 and 5.5	Clause-5.4 DELIVERABLES AND TIMELINE; Pg. No. 82 and Clause-5.5 PAYMENT SCHEDULE; Pg No. 84	Please read Completion / Submission Time (at the end of) (from date of award of contract) as given in clause 5.4 for the entire RFP.
11.	Please confirm. "Documentary evidence, at least a copy of few page of contract agreement/ Letter of award from authority need to be enclosed", as specified in 1(e) applicable for		Clause-18, S.No. 1(a) to (f); Pg No. 33	Yes, Documentary evidence is needed for all criteria under Clause-18, S.No. 1(a) to (f); Pg No. 33 for Criteria, sub-criteria point system for evaluation of Technical

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	Clause 1 (a), 1(b), 1(c), &1(d) also.			Proposal.
12.	If possible, please modify the Horizon year on the census year.	Horizon year of the plan 2037. Demographic projection up to 2038	Clause-5.2; Pg. No. 70 and Clause-5.3.2, Stage-2; Pg. No. 78	Read existing Clause as per RFP.
13.	Request to consider draft submission letter/ acceptance letter from the client for eligibility also, since notification is a lengthy process and subject to many conditions.	Notified Draft Master Plans may also be considered.	Point-2; Page No. 36	Read existing Clause as per RFP.
14.	Please consider it as Point no 4 (c) – Experience – 10 % India – 5 % Regional - 5 %	a) General Qualifications (20%) Professional/Education Qualification -15% Years with the Firm - 5% b) Adequacy for the assignment (70%) Total Length of Experience -10% Professional Experience Specific to the assignment - 60% c)Experience (10%) India - 5% Outside India - 5%	Clause-18, S. No. 4; Pg. No. 35	Read existing Clause as per RFP.
15.	Is this GST or Service Tax, Please Confirm.	The price bid to be considered for evaluation shall exclude Service Tax, but shall include all the other taxes, if any.	Clause-2.5.8; Pg. No. 22	Please read the clause as: The price bid to be considered for evaluation shall exclude GST, but shall include all the other taxes, if any.
16.	Please consider reducing the Bid processing fee to Rs. 10,000 instead of Rs. 50,000/- since it's a non-refundable	Note: Bid Processing Fees (Non-refundable) (Demand Draft may be drawn from any scheduled	Clause-2.10, Data Sheet; Page No. 27	Read existing Clause as per RFP

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	fee.	commercial bank in favour of Vice-Chairman, GUDA payable at 'Kakinada': Rs.50,000/- (Indian Rupees Fifty thousand only) paid through the Demand Draft (DD)		
17.	<p>Team Leader cum Urban and Regional Planner and Project Manager – cum – Planner has input of 12 person-months. We understand that both the experts need not be deployed to site for the entire project period. Please confirm.</p> <p>Transportation Planner: Please consider an expert with minimum 5 years of professional experience having Masters degree in Transportation Planning with graduation in Civil Engineering or Architecture from an accredited college or University. Please consider.</p> <p>Water Supply and Sewerage System Specialist: We understand that an expert having Masters degree in Civil Engineering / Environment Engineering is also equivalent to Public Health Engineering. Please consider.</p> <p>Urban Designer: Please consider an expert with minimum 5 years of</p>	<p>Existing Table for KEY PROFESSIONALS</p> <p>The minimum required credential / experience of proposed key staff.</p>	<p>Clause-2.10, Data Sheet; Page No. 27-32, KEY PROFESSIONALS</p> <p>The minimum required credential / experience of proposed key staff</p>	<p>Read existing Clause as per RFP</p>

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	<p>professional experience having Masters degree in Urban Design from an accredited College/ University. Please consider</p> <p>We feel the team doesn't need 2 experts: 6. Water Supply and Sewerage System Specialist and 7. Solid Waste Management Specialist. Instead 1 expert having Masters degree in Civil Engineering/ Environment Engineering having experience in assignments of planning/designing of integrated infrastructure (water supply, sewerage, solid waste management system and sanitation and drainage) of Metropolitan cities/urban will be sufficient for the assignment. Please consider</p> <p>Financial Analyst cum Resources Mobilization Expert: Please consider an expert with degree of C.A. Please consider.</p> <p>GIS Engineer : We request you to please consider an expert with minimum 5 years of professional experience having Masters/Post graduate diploma in Remote sensing or in GIS/ Planning from an accredited college /university. Please consider.</p>			

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18.	Please consider reducing the number of copies of deliverables to 5 for every stage as it has financial implications.		Clause-5.4 DELIVERABLES AND TIMELINE; Pg. No. 82 & 83	Read existing Clause as per RFP
19.	Since initial direct expenses are significantly high, which include all the procurement of satellite imagery and undertaking primary surveys. Hence we request you to provide Mobilisation Advance of 15%. Please consider.	Initial payment (Mobilisation Advance) after awarding the contract is 5% of the project cost.	Clause-5.5 PAYMENT SCHEDULE; Pg. No. 84	Read existing Clause as per RFP
20.	We are of the opinion that the EMD for Rs.10 lakh in the form of BG is quite high considering the nature of the assignment. It is requested to reduce the EMD to Rs.5 lakh.	Financial proposals have to be submitted together with Technical & Business proposals: Yes (QCBS Method), EMD of Rs.10,00,000/- in the form of Bank Guarantee which will be valid for 180 days beyond submission date has to be submitted along with financial proposals	Clause-2.10, Data Sheet, S.No.5; Pg. No. 27	Read existing Clause as per RFP
21.	Can you please confirm whether a subsidiary firm can showcase/use the parent company credentials for this assignments?	Consortium / JV Allowed – Yes; Maximum Consortium / JV Members Allowed – TWO (2) Association of one firm in two/multiple consortiums is Not allowed	Clause-2.10, Data Sheet, S.No.17 point (b); Pg. No. 28	Credentials of firms in consortium are only considered.

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22.	Kindly relax this requirement as attestation from Indian embassy takes around 2 weeks. The documents legalized from Indian embassy may be accepted at the time of contract signing.	As per the Form Tech 3, 4 and 5, the requirements states that: <input type="checkbox"/> For a Joint Bidding Agreement executed and issued overseas, the document shall be legalised by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed. <input type="checkbox"/> For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed The Hague Legislation Convention, 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate	Referring to Page 45, Page 47 and 49	Read existing Clause as per RFP
23.	We assume GUDA will be providing 'Adangals' documents\data. Requesting GUDA to provide necessary permission/request/contact to obtain the same.	(i) Digitization of land use through adangals, satellite imagery and ground truth verification. (ii) Infrastructure and Utilities mapping, wherever available, from concerned Government Departments. (iv) Reconfirmation of village maps with survey Nos. bringing	Page 76, Task – 2: BASE MAP PREPARATION (a)	GUDA will assist the consultants in obtaining the same.

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		them to uniform scale i.e. 1:8000 for master plan, 1:4000 for Zonal Development Plans (methodology adopted)		
24.	Does 'NRSA maps' mean GIS maps?	NRSA maps shall be procured by Consultants for the rest of the area(other than ULB areas)	Page 74, Task 1, 2.	Both are not the same. Consultants need to work based on ToR as mentioned in the RFP.

Sd/- VC, GUDA