

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY, AKURDI, PUNE - 411 044.

Name of Work : - Prebid queries for RFP for PMC services along with the architectural services for affordable housing Project /EWS/ LIG/MIG/HIG Scheme (Phase II) in Sector No. 12 of PCNTDA, Dist. Pune.

(E Tender Notice No.Engg/B-16 for 2018-19)

Points of Prebid Meeting Dated : 28.11.2018

Sr. No.	Tender Clause	Clarification required by Query	Corrigendum /Addendum/ Clarification	
1	Section 1, Notice Inviting Proposal	Eligibility Criteria	We request to modify the requirement as Consultant must have provided design or project management services for residential housing project.	NIT prevails
	Section 2, Data Sheet, Part II, 13.7, Method of Selection	Technical weightage 70% Financial weightage 30%	We request to change the weightage as Technical 80% and Financial 20%	NIT prevails
3.	Section 2, Data Sheet, Part II,		Please confirm the number of dwelling units as mentioned in the two categories here.	<u>Clarification</u> As per Development Control Bye laws of PCNTDA
4.	– “--	Project Experience	We request that the project experience of parent and same group company be accepted for eligibility and project experience.	NIT prevails
5.	– “--	Team Personnel proposed for evaluation	We believe inputs of some more key experts shall be essentially required such as: Landscape Expert Senior Quantity Surveyor also there will be support designers, Quantity surveyors, drafts person, graphic designers and so on to produce the desired output of high quality. We suggest that additional experts may be added.	NIT prevails

6.	--	Average annual financial turnover of 1.5 Crore	Since this is prestigious assignment that requires involvement of reputed consultancy firms that are sufficiently large; we request you to increase the eligibility requirement of average annual turnover for last three years to INR 12 Crore.	NIT prevails
7.	-	-	Since the fee is to be quoted based on project cost. kindly confirm what is the total project cost.	<u>Clarification</u> The Project cost may vary from 120 to 450 Cr. as per PCNTDA's Development Authority's decision and as per Section 1, Notice Inviting Proposal (Other Conditions point no.iii)
8	Tender Notice	Bid submission date	In order to ensure that there is sufficient time to prepare a fully responsive bid, we request you to kindly ensure minimum three week time from the date of clarification to prebid queries	NIT prevails
9	Section 5 TOR		The required work experience and qualification of staff other than the key professional staff is not mentioned.	NIT prevails
10	Section 2, Data Sheet , Part II Sr.No.5, Pg.18	Rs.200000/- (Rs.Two lakhs only) to be submitted online in the form of Demand Draft in favour of Chief Executive Officer, PCNTDA payable at Pune	We request you to accept the Bank Guarantee in lieu of Demand Draft for submitting the Bid Security.	<u>Corrigendum</u> See Addendum/Corrigendum Serial No.1
11	Section 2, Data Sheet , Part II Sr.No.6,3.1 Pg.19	B) The CONSULTANT, as sole entity or as Consortium, must: Have 'planned, designed and executed as project management consultants' in the last seven years, residential housing project of minimum 1000 units or having a built up area of at least 30000 Sq.mt or more in innovative construction technology and /or conventional framed structure in in situ RCC technology. In the above, planned designedand executed means carrying out the scope of work similar to scope of this project i.e. providing comprencive Project Management Consultancy with innovative	Kindly clarify whether the experience of Planned designed and executed as Project Management Consultants can be a cumulative experience from different project. i.e., whether the experience of Planning & designing in one similar project (i.e., residential housing project of minimum 1000 units or having a built - up area of at least 30000 Sq. mt or more) Can be combined with the experience of execution/supervision as project management consultants in another similar project. as a cumulative experience to satisfy the eligibility criteria.	NIT prevails

		construction technologies and/ or conventional framed structure in in situ RCC technologies leading to fruitful completion of the project. For projects under construction, only the completed portion of the project will be considered. Completion shall be validated by officer not below the rank of Executive Engineer in case the client is a Government/ Semi-Government/ Local Bodies. In case of experience in Private sector the bidder shall submit Commencement Certificate /Completion certificate and other relevant permissions of local authorities and certificate of Appropriate Authority of the Employer Firm.		
12	Section2, - Data Sheet , Part II, Sr.No.6, Pg.19	--"--	We request you to consider the experience in the last twelve (12) years (instead of seven years).	NIT Prevails
13	Section2, - Data Sheet , Part II,3.1	The Consultant shall deposit processing fee of Rs.25000/- and cost of the tender (Rs.3360/-) at time of submission of bids online which will be non refundable.	The non - refundable processing fee may kindly be reduced to Rs.10,000/- instead of Rs.25,000/-	NIT prevails
14			Kindly indicate the likely estimated project cost.	<i>Clarification</i> The Project cost may vary from 120 to 450 Cr. as per PCNTDA's Development Authority's decision and as per Section 1, Notice Inviting Proposal (Other Conditions point no.iii)
15	Section 1, Notice Inviting Proposals, Eligibility Criteria (ii)		We request you to kindly change / modify the criteria as In case of experience in Private sector can the bidder submit LOI/ Contract Agreement ?	NIT prevails

16	Section 2, Part II, Data Sheet, S.No.5(9a)	Bid Security: Rs.2,00,000/- (Rs.Two lakhs only) to be submitted online in the form of Demand Draft in favour of Chief Executive Officer, PCNTDA payable at Pune.	We request you to please make this security in Bank Guarantee format and edit clause as below : Rs. 2,00,000/- (Rs. Two Lakhs only) to be submitted online in the form of Demand Draft / Bank Guarantee in favour of Chief Executive Officer, PCNTDA payable at Pune. Request you to also share Bank Guarantee format.	<u>Corrigendum</u> See Addendum/Corrigendum Serial No.1
17	Section 2, Part II, Data Sheet, S.No.14(13.7)	Technical weightage 70% Financial weightage 30%	You are requested to kindly modify/ change this criteria T = 80 and P = 20 Financial for better quality and competitive bidding. Kindly Consider	NIT prevails
18	Section 2, Part II, Data Sheet, S.No.	Last Date, time for online submission of Proposal: Last Date :17/12/2018, Time :17.45 Hrs	As the project involves lot of technical & commercial inputs to prepare a quality & competitive bid. We request you to kindly extend the proposal submission date at least 2 weeks after the pre-bid replies.	NIT prevails
19	Section 2, Part II, Data Sheet, S.No.5(9a)	Bid Security: Rs.2,00,000/- (Rs.Two lakhs only) to be submitted online in the form of Demand Draft in favour of Chief Executive Officer, PCNTDA payable at Pune.	Bid Security will be paid online through net banking/NEFT/RTGS or Demand Draft? Please Clarify	<u>Corrigendum</u> See Addendum/ Corrigendum Serial No.1
20	Section 2, Part II, Data Sheet, S.no.13(13.4) Evaluation Criteria- 2	Experience in Private Sector will be given weightage of 90% as against experience in Government / Semi Government / Local Body Experience	.Please consider private sector work experience weightage of 100% as against experience in Government / Semi Government / Local Body Experience	NIT prevails
21	Section 5, TOR - 4, Deliverables and Timelines	Preparation of Detailed Estimate , Verification of the estimate from COEP & equivalent Engineering colleges /IIT/Government Authorities/Third party	We request you to remove the requirement of third party approval of estimates as this will unnecessarily escalate the cost.	<u>Corrigendum</u> See Addendum/ Corrigendum Serial No.2.
22	--"	--"	We request that PCNTDA shall pay third party verification charges for structural designs as their fees are very high and will make our bid uncompetitive.	<u>Clarification</u> PCNTDA will be responsible for charges of third party verification.

23	Annexure 3	Consultants Remuneration	We Request you to revise the fee structure as follows :- Pre tender work - 40% Post tender work :- 60%	NIT prevails.
24	--"	--"	How will fees be derived and paid in this case ?	NIT Prevails.
25	-	-	What would be the anticipated construction period as envisaged by employer.	<u>Clarification</u> 24 months or as per suggested by the Project Management Consultant.
26	Annexure 1, Point No.2	To prepare Architectural drawings of various options including commercial premises layout and obtaining sanctions from Statutory Authority including detailed working drawings. To obtain the statutory permissions like environmental clearance (like consent to operate and consent to establish) from the government. To carry out structural designs and prepare structural drawings based on architectural working drawings. The soil test reports required for the structural design shall be made available by the Project Management Consultant.	We seek clarification for Annexure 1 point : says that to prepare Architectural drawings for various options including authority including detailed working drawing as proposed work is for detailed Engineering & PMC with Arch Services for a drawings for commercial premises layouts seems to be additional scope. Kindly Clarify.	NIT prevails
27	Section 2, Part II data sheet S. No. 6 Ref 3.1(a)	a) May be submitted by an individual consulting firm engaged in Project Management Consultancy Services having specific experience in Mass Housing/Residential Projects ,Architect and or Structural Design and or Financial Consultancy services, with continuous Consulting business since last five years or jointly in Consortium with other	As per Part II data sheet S. No. 6 Ref 3.1(a) a proposal may be submitted by an individual consulting firm engaged in project management consultancy services having specific experience in mass housing / residential project Architect and or structural design and or financial consultancy services with continuous consulting business since last five years or jointly in	NIT prevails

		Consulting firms where the consortium may be constituted by upto three companies.	consortium with other consulting firms where the consortium may be considered by upto three companies.	
28	--"--	--"--	Kindly further clarify about the requirement of having specific experience of financial consultancy services what is the definition of Financial Consultancy Services here and is this a mandatory requirement ?	<u>Clarification</u> Consultant should submit Financial feasibility Study reports.
29	-	-	We request you to refer the enclosed Gazette of India regarding the exemption of cost of Tender & earnest money to micro small enterprises registered with National small industries corporation under ministry of micro small & medium enterprises.	NIT prevails
30	Section2, - Data Sheet , Part II,3.1	The Consultant shall deposit processing fee of Rs.25000/- and cost of the tender (Rs.3360/-) at time of submission of bids online which will be non refundable.	Request you to kindly allow the said exemption in cost of Document of Rs.3360/- + Rs. 25000/- & bid security of Rs. 2.00 lack to micro & small enterprises registered with national small industries corporation under ministry of micro small & medium enterprises.	NIT prevails

sd/-
D.E.

sd/-
E.E. (B)

sd/-
S.E

sd/-
CAFO

sd/-
CEO

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Points of Prebid Meeting Dated : 28.11.2018

Addendum/Corrigendum

Sr.No.	Tender Clause	Details as per Tender Clause	Addendum/Corrigendum
1	Section 2, Data Sheet , Part II Sr.No.5, Pg.18	Rs.200000/- (Rs.Two lakhs only) to be submitted online in the form of Demand Draft in favour of Chief Executive Officer, PCNTDA payable at Pune	Rs.200000/- (Rs.Two lakhs only) to be submitted online only.
2	Section 5, TOR - 4, Deliverables and Timelines	Preparation of Detailed Estimate , Verification of the estimate from COEP & equivalent Engineering colleges /IIT/ Government Authorities/Third party	Preparation of detailed estimate is to be done by PMC and verification of the estimate is to be done by Engineer in charge and the Approval from Technical Sub Committee and Development Authority is to be taken by the Employer with assistance by PMC.
3	Section2, - Data Sheet , Part II, Evaluation Criteria, S.No.4	Approach and Methodology of Consultant including the Work plan for the project	Approach and Methodology of Consultant for the project.
4	Tender Notice as per newspaper	Last Date, time for online submission of Proposal: Last Date : 16.12.2018, Time : 17.45 Hrs	Last Date, time for online submission of Proposal: Last Date :17.12.2018 , Time : 17.45 Hrs

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