

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR
 Question Answer of Pre Bid Meeting of Consultancy Service for Preparation of Detail Project Report for Jawahar Nagar Kachi Basti, Jaipur

Date: - 12.06.2018

S. No.	Name of Agency	Clause No.	Criteria as per COC	Request for Clarification / Queries / Question	Reply / Recommendation
1	PDCOR Limited	2. III.	Consultant shall have experience of at least one, PPP model based DPR approval under affordable housing in partnership of MoHUA, Gol.	With respect to RFP issued by JDA for above captioned assignment, we bring to your kind notice towards the minimum qualification criteria 2 (III) mentioned in the ERP document which will make bidding process extreme restrictive for optimal competitive participation.	As per RFP Document
		7.5.2	Certificate not below the rank of Executive Engineer is to be attached	Evidence/documents for experience of Project, the works order/agreements should be accepted by JDA in place of certificate not below the rank of executive engineer as mentioned in the RFP document.	As per RFP Document
2	Yashi Consulting Services Pvt. Ltd.	Section-II Bid Data Sheet, Clause no 7.5.2 (1.0), Page No 27	Experience in preparation, completion and approval of DPR after appraisal from MoHUPA, Gol for which part/full central financial assistance has been released by the MoHUPA, Gol in previous 5 years	Experience in preparation, completion and approval of DPR after appraisal from MoHUPA, Gol for which part/full central financial assistance has been released by the MoHUPA, Gol in previous 7 years	Yes agree
		27 Page 7.5.2 Sr. No. 3.1	Experts shall be as per requirement given below in the Table 1, the lead firm must have PF / ESI registration in their name and list of the employees shall be produced. (Max Marks 40)	Experts -15 marks, Methodology- 20 marks Best Practice adopted in any of the similar nature project- 5 marks	As per RFP Document
		28 Page 7.5.2 Table 1 of Clause 5.1 Sr. No. 1	Master in Urban Planning with more than 5 years' experience.	Master in Urban Planning with more than 10 years' experience.	As per RFP Document
		28 Page 7.5.2 Table 1 of Clause 5.1 Sr. No. 2	Bachelor in Urban Planning with more than 5 years' experience	Bachelor in Urban Planning with more than 7 years' experience or Mater of Urban Planning with 5 years' experience.	Yes agreed to change in qualification to Bachelor/Master in Urban Planning with more than 5 years' experience
		28 Page	Qualifications & Skills	Maximum	As per RFP Document.

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			<p>After getting environmental clearance from competent authority.</p> <p>5% of contract value</p>	<p>After submitting proposal for environmental clearance from competent authority.</p> <p>2.5% of contract value</p>	
			<p>Submission of tender documents on PPP model to JDA for Technical and Financial approval from Committee</p> <p>7.5% of contract value</p>	<p>After getting environmental clearance from competent authority.</p> <p>2.5% of contract value</p>	
			<p>After finalization of Developer on PPP model by JDA</p> <p>7.5% of contract value</p>	<p>Submission of tender documents on PPP model to JDA for Technical and Financial approval from Committee</p> <p>2.5% of contract value</p>	
			<p>Providing assistance during work progress to JDA till completion</p> <p>5% of contract value</p>	<p>After inviting tender</p> <p>2.5% of contract value</p>	
			<p>Completion of 2500 houses or 12 months after commencement of the project whichever is later</p> <p>5% of contract value</p>	<p>After finalization tender</p> <p>2.5% of contract value</p>	
			<p>Completion of 5000 houses or 24 months after commencement of the project whichever is later</p> <p>5% of contract value</p>	<p>Providing assistance during work progress to JDA till completion</p> <p>20% of contract value</p>	
			<p>Completion of 7500 houses or 36 months after commencement of the project whichever is later</p> <p>10% of contract value</p>	<p>Deleted</p>	
			<p>Completion of whole projects or 48 months after commencement of the project whichever is later</p> <p>10% of contract value</p>	<p>Deleted</p>	
				<p>On 0-10% of Phy progress of total number of houses</p> <p>2%</p>	
				<p>On 11-20% of Phy progress of total number of houses</p> <p>2%</p>	
				<p>On 21-30% of Phy progress of total number of houses</p> <p>2%</p>	
				<p>On 31-40% of Phy progress of total number of houses</p> <p>2%</p>	

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3	Lion Engineering Consultants	3.2, Page no. 12	<p>Minimum Eligibility Criteria</p> <p>Technical : II - The consultant shall have experience in completion of minimum 02 no. of DPR of any one million plus town with appraisal has been made by any central appraisal agency and duly approved by MoHUPA, Gol having cumulative project cost not less than Rs. 150 crore</p>	On 41-50% of Phy progress of total number of houses	2%
				On 51-60% of Phy progress of total number of houses	2%
				On 61-70% of Phy progress of total number of houses	2%
				On 71-80% of Phy progress of total number of houses	2%
				On 81-90% of Phy progress of total number of houses	2%
				On 91-100% of Phy progress of total number of houses	2%
				<p>For healthier & better qualitative bidding kindly consider the criteria "<u>the consultant should have been completed at least two DPR projects having cumulative project cost not less than Rs. 15.00 Crores</u>" instead of "The consultant shall have experience in completion of minimum 02 no. of DPR of any one million plus town with appraisal has been made by any central appraisal agency and duly approved by MoHUPA, Gol having cumulative project cost not less than Rs. 150 crore "</p>	As per RFP Document
			<p>Minimum Eligibility Criteria</p> <p>Technical : III - Consultant shall have experience of at least one, PPP model based DPR approval under affordable housing in partnership of MoHUA, Gol</p>	<p>We hereby request you to consider "the DPR work of any infrastructure project on PPP model."</p>	As per RFP Document
			<p>Final Date of Submission : Technical and financial proposal to be submitted online through electronic communication as per clause 6.1 & 6.3.3 on following date and time Date: 15.06.2018 Time: 15.00 Hrs</p>	<p>In order to prepare a comprehensive proposal, we request the department to kindly extend the date of submission by at least 15 days after the issue of pre-bid clarification.</p>	<p>Agree to extend final submission date up to 02.07.2018 Time: 15.00 Hrs</p>

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4	Mehta & Associate	Clause No. 6.3.3 Contents of Technical Proposal Cover – 2 ; Page No 18	Equipment List & ISO Certification	We understand the certificate is desired to ensure quality of project management services provided earlier by the bidder. However, there are other parameters to ensure quality of service generally provided by the bidder such as number of similar projects executed, timely delivery of project, award received in respect of project and also certificate issued by the client etc. We, therefore, request ISO certification should be desirable and not compulsory.	Yes Agree																														
		Clause No. 7.5.2 Evaluation Criteria; Serial No. 4.0, Page No 27	Quality and Equipment - The company must have DGPS at least 4 units, total station machine 4 no., original license AutoCAD / Windows / equivalent software 5 nos. All equipment and software shall be in company own name (Voucher to be produced)	As per prevalent industry practices, generally survey work is outsourced to firms having survey equipment like DGPS, total station machine etc. Therefore the clause of "All equipment shall compulsorily owned in the name of the company" shall be dropped. Considering the above, we request the clause should modify and associations with firms providing services for survey work shall be allowed.	Yes agree to allowed equipment on lease but associations with firms providing services for survey work not admissible.																														
		Clause No. 7.5.2 Table-1 (Clause 5.1 of the QCBS); Page No 28	<table border="1"> <thead> <tr> <th colspan="5">Key professionals staff qualification and competencies for the assignments</th> </tr> <tr> <th>S. No</th> <th>Expert Title</th> <th>Qualification & Skills</th> <th>Minimum Experience</th> <th>Maximum Marks (40)</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>02 Nos B:Plan</td> <td>Bachelor in Urban Planning</td> <td>More than 5 year</td> <td>5 (2.5 marks for each)</td> </tr> </tbody> </table>	Key professionals staff qualification and competencies for the assignments					S. No	Expert Title	Qualification & Skills	Minimum Experience	Maximum Marks (40)	2	02 Nos B:Plan	Bachelor in Urban Planning	More than 5 year	5 (2.5 marks for each)	<table border="1"> <thead> <tr> <th colspan="5">We suggest following modification in key professionals staff Qualification and competencies for the Assignments:</th> </tr> <tr> <th>S. No</th> <th>Expert Title</th> <th>Qualification & Skills</th> <th>Minimum Experience</th> <th>Maximum Marks (40)</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>02 Nos B:Plan/M-plan</td> <td>Master/ Bachelor in Urban Planning</td> <td>More than 5 year</td> <td>5 (2.5 marks for each)</td> </tr> </tbody> </table>	We suggest following modification in key professionals staff Qualification and competencies for the Assignments:					S. No	Expert Title	Qualification & Skills	Minimum Experience	Maximum Marks (40)	2	02 Nos B:Plan/M-plan	Master/ Bachelor in Urban Planning	More than 5 year	5 (2.5 marks for each)	Yes agree
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		Site for the project		We request to provide layout / location map of the project site and if available provide Auto CAD version of the site layout.	Not admissible																														
5	Darashaw	Clause 2.2-Bid date		Door to Door Demand survey as per HFA guidelines using available SFCPOA data	Consultant has to do up to date demand survey for all																														

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		sheet, page No. 25 RFP Provision-1	modification accordingly.	included are not included in SFCProA.	H.H. taking help with the available data.
		Clause 2-2- Bid date sheet, page No. 25 RFP Provision-3	Topographical survey of entire project site and adjoining area measuring approximately 300 acre	As mentioned in RFP document, project site is having an area of around 100. Please clarify the topographical survey of 300acre.	The project area is approx. 100 acres having approx. 2.4 km narrow strip along the highway with 300 mtr widening also for forest permission and superimposition on master plan the topographic survey in 300 acres is required
		Clause 2.2- Bid date sheet, page No. 25 RFP Provision-4	Submission of proposal to competent authority of forest department at GOI/GOR for necessary approval/ permission/ notification for taking of the project.	Is there process of land transfer has been started from forest department to state government/ JDA?	No, presently land is with forest department consultant will prepare proposal to competent authority of forest department at GOI/GOR for necessary approval/ permission/ notification for taking of the project.
		Clause 2.2- Bid date sheet, page No. 25 RFP Provision-	Providing assistance to JDA during work progress after finalization of the developer, till completion of the project.	Is it including the work of PMC?	No, However consultant to remain till completion of the project to assist JDA.
		Clause 3.2, page No. 12	Average annual turnover of the consultant shall not be less than Rs. 5 crore for the last five financial years ending on 31st March 2018.	Requesting to increase the financial criteria upto 30 Crore, considering the volume of the work	As per RFP Document
		Clause 7.5.2-3 page No. 27	Quality and Equipment The company must have DGPS atleast 4	If the company using the same and is in a lease. Request you to consider the same	Yes agree to allowed equipment on lease.
		Clause 12	Variation in Quantities: not beyond 5%	1. Even in CVC guidelines it is 10%,	Yes agree to change in

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		page No. 30		request you to consider as per CVC guidelines. 2. Since the project needs to be prepared on PPP model, the designs and floor plans may be changed by the successful	variation in Quantities: not beyond 10%
		Clause 7.5.2- Evaluation Criteria Serial no. 1.0 page No. 27	Experience in preparation of DPR after appraisal from MoHUPA, GOI for which part/ full central assistance has been released by MoHUPA, GOI in previous 5 Years (Certified not below the rank of EE)	Since all the minutes of the CSMC is uploaded in the MoHUPA website, is that document sufficient to prove that the project is approved and approval for fund transfer is given?	Yes agree, however notarized document regarding evidence of approval will be produced at the time of tender.
		General	Completion certificate for showing experience	Many of the projects includes PMC as its part, hence the project will be completed only after PMC is over. Hence we request you to consider interim experience certificate from client	Yes agree to consider interim experience certificate dully certified by the officer not below the rank of Executive Engineer/Class one officer.



Executive Engineer Housing-I
JDA, Jaipur