

Meghalaya Infrastructure Development Finance Corporation Ltd. (MIDFC)

Shillong, Meghalaya (India)

ADDENDUM No. 1

Date 08-Jan-2020

Addendum for Request for Proposal (RFP) for Selection of Agency for Preparation of feasibility report for Games Village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya

Tender Notice No. MIDFC-IPL-2019-16-235

The following provisions of Tender Documents for Selection of Agency for Preparation of feasibility report for Games Village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya are hereby replaced as follows:

Sr. No.	RFP Reference	Present RFP Clause		Amendments/ clarification in RFP	
1	Clause 2.1 Scope of Proposal Sub Clause 2.1.5	Sr. No	Desired experience (Weightage 80%)	Sr. No	Desired experience (Weightage 80%)
		1	He should have experience of at least 15 years in experience in Hotel and Tourism infrastructure projects.	1	He should have experience of at least 15 years in experience in Commercial, Residential, Hotel, sports infrastructure and Tourism infrastructure projects.
		2	Should have minimum 10 years of experience in in Hotel and Tourism infrastructure projects.	2	Should have minimum 10 years of experience in Commercial, Residential, Hotel, sports infrastructure and Tourism infrastructure projects.
		3	Should have minimum 10 years of experience in in Hotel and Tourism infrastructure projects.	3	Should have minimum 10 years of experience in Commercial, Residential, Hotel, sports infrastructure and Tourism infrastructure projects.
		4	He should have experience of at least 7 years in contractual field and should have fair understanding of Development Control rules and regulations and PPP projects. He should have worked on at least one similar project wherein contractual agreements have been drafted.	4	He should have experience of at least 7 years in contractual field and should have fair understanding of Development Control rules and regulations and PPP projects. He should experience in Commercial, Residential, Hotel, sports infrastructure and Tourism infrastructure projects.
		5	Should have minimum 5 years of experience in in Hotel and Tourism infrastructure projects.	5	Should have minimum 5 years of experience in experience in Commercial, Residential, Hotel, sports infrastructure and Tourism infrastructure projects.
2	Page No: 83	Form – 4: Documents with completion certificates for proof as per the requirements of the Technical Capacity		completion certificates from Client or Certificate from the Statutory Auditor of the company confirming the receipt of final payment for the project shall be considered in lieu of completion certificate.	

Note: Clarification to the queries of individual bidders attached as annexure 1

The Officer on Special Duty (MIDFC)
House No. L/A-56, Lower Nongrim Hills,
Shillong East Khasi Hills, Meghalaya-793003

Annexure 1: Clarification to the queries

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
1	ANAROCK Property Consultants Pvt Ltd.	Request for Proposal (RPF) for Preparation of feasibility report for games village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya.	Request the Authority to kindly clarify if the positive net worth of the lead member is required or any of the consortium partner or combined will be considered.	Lead member Net worth shall be considered for evaluation of proposal.
			Request the Authority to kindly clarify if the annual turnover of the lead member will be considered or any of the consortium partner or combined will be considered.	Lead member Turnover shall be considered for evaluation of proposal.
			Request the Authority to kindly include Master in Planning (Urban / Housing) as desired qualification for the position of team leader	RFP conditions shall prevail
			Request the Authority to kindly include MBA/ master's in planning (Urban / Housing) as desired qualification for the position of Technical Associate.	RFP conditions shall prevail
			Request the Authority to kindly clarify if ongoing PPP assignments will be considered.	RFP conditions shall prevail
			Request the Authority to kindly clarify if PPP assignments undertaken as Sub consultant will be considered.	Yes, Sub-consultancy experience shall be considered provided the same has been certified by the lead consultant or an agreement signed between lead consultant and sub consultant has been submitted stating the scope as experience.
2	Colliers International	Request for Proposal (RPF) for Preparation of feasibility report	As we are already empanelled with MIDFC, all the requisite documents (POA, CA Certificates, Key Personnel, CVs) are already submitted with MIDFC. Our humble submission would be to exempt empanelled players in submitting the same.	RFP conditions shall prevail. Bidder shall submit all documents as per RFP document

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
		for games village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya.	Office Rent - Is it expected from the consultant to rent an office space in Meghalaya? Road Show Expense - Is there any specific requirement to conduct a road show?	Please refer Schedule 1: Terms of Reference
3	KPMG	Request for Proposal (RPF) for Preparation of feasibility report for games village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya.	We request MIDFC to provide clarification on number of members allowed in consortium?	Bidder may associate with a maximum of two consortium partners.
			We request MIDFC to provide information on duration period of these projects? (Whether in last 5 years or 3 years counted till last date of bid closure) We also request MIDFC to consider the project experience in hotel, tourism and PPP projects. Consider the project cost of games village, the project eligibility cost of Rs 20 crore seems to be on a lower side. It is requested that the eligible project cost must be at least 100Cr.	RFP conditions shall prevail
			Considering the scale of project, it is requested to reconsider the annual average turnover requirement of INR 5 Crores. It seems to be on a lower side if we consider the potential project cost of the Games village	RFP conditions shall prevail
			We request MIDFC to add work experience in Urban Infrastructure and PPP projects based on the experience required in the project.	RFP conditions shall prevail
			We understand that any increase in scope of work such as inclusion of bid process management will be considered as change request and appropriate changes in the fee will be accepted	Please refer Schedule 1: Terms of Reference
			Pls note that the power of attorney has been submitted at the time of empanelment. In case of any change in the authorised signatory, we shall provide a fresh POA. However, for this bid, the authorised signatory is same as mentioned in the empanelment document.	RFP conditions shall prevail. Bidder shall submit all documents as per RFP document

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
4	Ernst & Young LLP	Request for Proposal (RPF) for Preparation of feasibility report for games village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya.	Request you to kindly consider the bid extension by 2 weeks from the date of release of the responses to the pre-bid queries, for enabling a better and well-furnished proposal submission	RFP conditions shall prevail
			AI Annual average turnover in last 3 (three) financial years ending 31.03.2019 (2016-17, 2017-18 and 2018-19). 20 Marks I. Rs. 100 Crores to less than 150 Crores- 10 Marks II. Rs. 150 Crores to less than 200 crores- 15 Marks III. Rs. 200 crores and above- 20 Marks	RFP conditions shall prevail
			Request you to additionally consider inclusion of assignments executed outside India as well. Being a multidisciplinary & multinational firm, the sector expertise of the assignments may be spread across geographies. The following may kindly be considered: Project Experience BI: The bidder shall have relevant experience in handling projects involving feasibility study of commercial and residential properties in India / abroad having project cost more than 20 Cr.- 25 Marks BII: The bidder shall have relevant experience in handling Public Private Partnership projects in India / abroad having project cost more than 20 Cr.-10 Marks	RFP conditions shall prevail
			We understand that the consultant's scope shall be limited to preparing the feasibility report and providing assistance to MIDFC in preparation of the Bid documents (i.e. RFQ/RFP, and PIM). The consultant shall not be involved in facilitating the transaction of the project for selection of the Developer that essentially involves conducting the entire bid management process viz. Marketing, conducting pre-bid meetings, preparation of responses to queries and Bid Evaluation etc. Request you to kindly confirm on the same.	Please refer Schedule 1: Terms of Reference

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
			Request you to kindly insert a new clause as below: In no circumstances, The MIDFC shall recover from the bidder, in contract or tort, under statute or otherwise, any amount with respect to loss of profit, data or goodwill, or any other consequential, incidental indirect, punitive or special damages in connection with claims arising out of this Agreement or otherwise relating to the Services, whether or not the likelihood of such loss or damage was contemplated. The MIDFC shall not recover from the bidder, in contract or tort, under statute or otherwise, aggregate damages in excess of the fees actually paid for the Services that directly caused the loss in connection with claims arising out of this Agreement or otherwise relating to the Services	RFP conditions shall prevail
			Request you to kindly insert the part in clause as below: Subject to fees received under the Agreement, at all times...Also request you to kindly correct the part in clause as follows: (b) Employer's liability and workers' compensation insurance in respect of the Personnel of the Agency and of any Sub- Contractors, in accordance with Applicable Laws; and OR professional liability insurance for an amount no less than the Agreement Value.	RFP conditions shall prevail
			Request you to kindly delete the part from clause as crossed below: It shall be deemed that by submitting the Proposal, the Bidder agrees and releases the Authority, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/or in connection herewith and waives any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or future.	RFP conditions shall prevail

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
			Request you to kindly indicate what the LD amount is.	Please refer page No. 58 Clause No. 7.2
			Request you to kindly delete the part from clause as crossed below: 3.6. Accounting, inspection and auditing: The Agency shall Request you to kindly include the Sub Clause as below : The bidder may terminate this Agreement, or any particular Services, immediately upon written notice to the MIDFC, if the bidder reasonably determines that it can no longer provide the Services in accordance with applicable law or professional obligations	RFP conditions shall prevail
5	PWC	Request for Proposal (RPF) for Preparation of feasibility report for games village in Umsawli & Dalmagre under National Games 2022 in the state of Meghalaya.	Considering the criticality of the project it is requested to modify the requisite annual average turnover for qualification to Rs 100 crores	RFP conditions shall prevail
			It is requested that experience in carrying out feasibility reports in Township/Real Estate Projects be also allowed in addition to Hotel and Tourism Infrastructure projects	Please refer clause 3.1 Sr. No. BI.
			It is understood that the expert shall be primarily required for structuring and development of PPP Projects. In view of the same, it is requested that a PPP Expert with relevant experience and expertise be proposed in lieu of the Legal Expert with the following suggested qualification and expertise: Position: PPP Expert Qualification: MBA (Finance)/ Chartered Accountant Experience: Minimum 7 years' experience in project financing, structuring of PPP projects in GOI/ State Government/ PSU. Must have developed successful commissioning of at least 03 (THREE) PPP projects in Tourism or Hotel Industry	RFP conditions shall prevail

Sl. No.	Firm Name	RFP'S	QUERIES	Clarifications
			<p>In order to assess the extent of the work involved, it is requested that the area of the project site to be covered along with broad estimated project cost be provided. It is understood that the scope of services shall be limited to preparation of Feasibility Report and shall not extend to Transaction Advisory. Confirmation of the same is requested. In order to arrive at a Product Mix and Broad Project Cost, a high-level master plan will be required to be prepared. In order to prepare the same, Site maps in GIS forms along with topo-surveys are required. Request the client to provide the same.</p>	Please refer Schedule 1: Terms of Reference
			<p>The tenure of the agreement should be limited to an expiry of two years In no event should bidder be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever. For the avoidance of doubt, it is hereby clarified that the relationship of bidder under this Agreement is solely with Client, and accordingly, no person who is not an executing party to this Agreement, shall have any rights to enforce this Agreement (whether in contract, tort or otherwise).</p>	RFP conditions shall prevail
			<p>As per the general practice in Government consulting assignments, the Liquidated Damages for any breach of agreement should be subjected to a maximum of 5% of the Contract Value. Therefore, we request the authority to kindly consider modifying the referred clause to the following: "Liquidated Damages for any breach of this agreement shall be subject to maximum of 5% of all the amounts due and payable to the consultant"</p>	RFP conditions shall prevail