

Response to Pre-Bid Queries
RFP for selection of agency for design and project management consultancy
for development of iconic property at Umling under Meghalayan Age Ltd. (MAL)

Sl. No.	Part	Clause No. and Page No	Original Clause in the RFP	Change Requested/ Clarification required	Response
1	Part – 2: Instructions to the Bidders	2.1 Scope of Proposal 2.1.1 Page 13	Consortium is allowed with Firms as well as Individuals (For Key Resource onboarding). A Maximum of four member’s consortium is allowed for this participation.	We understand that the credentials of the consortium partner will be considered in edibility. Project experience and so on. Request you to kindly confirm.	No Change. Qualification of all the members of the consortium will be performed such as they are not blacklisted or debarred etc..
2	Part – 2: Instructions to the Bidders	2.1.5 Project Team and Site Team Page 14-Page 16	Project Team and Site Team	Looking at the scope of work for the Project Management and Supervision related tasks, we believe there is requirement of addition team members such as: 1. Senior Quantity Surveyor to be deployed in Project Office for checking the contractor bills / claims 2. Quality Control / Material Engineer to be deployed at the Site Office for quality assurance.	Please refer to Corrigendum
3	Part – 2: Instructions to the Bidders	2.19 Bid Processing Charges and Bid Security or Earnest Money Deposit (EMD) Page 27	Bid Processing Charges and Bid Security or Earnest Money Deposit (EMD)	Request you to kindly exempt the Bid Processing Charges and Bid Security/ EMD for the PSUs / Where Government has stake / MSMEs.	Please refer to Corrigendum
4	PART – 7 SCHEDULES	7.5 Payment Terms Page 52	Stage 3: Design and Supervision (50% of Contract Value) 70% of fee payable under stage 3 on pro-rata based on financial progress achieved once in 3 months of the construction period.	We request that the supervision stage payment should be fixed monthly instalment and not linked to the construction progress.	No Change.

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5	General	General	Please provide the estimated cost of the project.	Since our financial proposal is based on the estimated cost of the project, we request the Authority to please provide the cost of the project.	No change. Please refer Form – 2 : Summary of Financial Proposal. Estimated Project Cost is mentioned as INR 10 Cr.
6	General	General	Please provide the CAD drawing of the location including the contour map.	Since consultants have to prepare the concept and masterplan of the project and present it to the Authority, we request the Authority to please provide the CAD drawing of the location including the contour map.	CAD Drawing link is published in the RFP on Page 8, Sec 1.2.3.
7	TENDER NOTICE	Page 5, Details of Tender, Point no 4	Hard copy of Technical Proposal including Presentation & Financial Proposal as per RFP document shall be submitted on following address: Chief Administrative Officer (C.A.O) Meghalayan Age Ltd. (MAL) House No. L/A-56, Lower Nongrim Hills, Shillong East Khasi Hills Meghalaya-793003 (India) by 17:00 hours on 07-May-2021.	Hard copy of Technical Proposal including Presentation & Financial Proposal as per RFP document shall be submitted on following address: Chief Administrative Officer (C.A.O) Meghalayan Age Ltd. (MAL) House No. L/A-56, Lower Nongrim Hills, Shillong East Khasi Hills Meghalaya-793003 (India) or Meghalaya House No. 9, Dr APJ Abdul Kalam Rd, Aurangzeb Road, New Delhi, Delhi 110011 by 17:00 hours on 07-May-2021. Please confirm. However, would request to allow to submit proposal online by 07th May 2021 and hard copy 13th May 2021 (05 days after submission of online proposal) considering more time required to reach hard copies to Authority present situation due to covid.	Please refer to Corrigendum
8	Part – 2: Instructions to the Bidders.	Page 13, Project Team Details, Team Leader	<u>Desired experience</u> Should have experience of at least 10 years in experience in Tourism infrastructure projects.	We request you to consider experience of at least 10 years in experience in Tourism/ Iconic/ infrastructure projects.	No change.

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9	Part – 2: Instructions to the Bidders.	Site Engineer – (Site Coordinator)	<u>Desired experience</u> Should have minimum 5 years of experience in Tourism infrastructure projects.	We request you to consider minimum 5 years of experience in Tourism/ Urban infrastructure projects.	No change.
10	Part – 2: Instructions to the Bidders.	Page 13, Clause 2.1.4	Note: Similar Projects “Construction Supervision/Project Management Consultancy for Tourist Accommodations/ Iconic properties related to tourism activities/ Hotels in line with tourism promotion/ tourism related infrastructure. All the projects claimed for evaluation and marking shall have project cost equal to or more than 10 Cr.	Kindly consider our request and amend the criteria as described below: Note: Similar Projects “Design & Masterplan/ Construction Supervision/ Project Management Consultancy for Tourist Accommodations/ Iconic properties related to tourism activities/ Hotels in line with tourism promotion/ tourism related infrastructure. All the projects claimed for evaluation and marking shall have project cost equal to or more than 10 Cr. Explanation: Since scope of the work also involves Concept Design & Masterplan of the project, we would request for Authority to please consider the above amendment.	Please refer to Corrigendum

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11	SCHEDULE-2: Format for Agreement	Page 56, Point No. 15. Penalty or Liquidated damages for delay –	Penalty or Liquidated damages for delay – 1% of the Project Execution Cost amount subject to maximum of Rs.25000/- per week or part thereof. The total liquidated damages of delay should be subject to an overall maximum of 10% of the Project Execution Cost. In case, the agency is not able to perform as per the satisfaction of the MAL or in case of in-ordinary delay, the MAL reserves the right to terminate the Contract and the firm will be liable to compensate for the loss. In pursuant to an order/direction of Government of India or any statutory authority, the First Party is constrained to foreclose this agreement before the period of completion, the agreement shall be treated as close with effect from the date of the foreclosure notice.	Consultant is not liable for liquidated damages for the reasons not attributable to delay of the Contractor/ Client. And also, we request to decrease the liquidated damages for delay to 0.5% of the Project Execution Cost amount subject to maximum of Rs.10000/- per week or part thereof. The total liquidated damages of delay should be subject to an overall maximum of 5% of the Project Execution Cost. In case, the agency is not able to perform as per the satisfaction of the MAL or in case of in-ordinary delay, the MAL reserves the right to terminate the Contract and the firm will be liable to compensate for the loss. In pursuant to an order/direction of Government of India or any statutory authority, the First Party is constrained to foreclose this agreement before the period of completion, the agreement shall be treated as close with effect from the date of the foreclosure notice.	No change.
12	Part -9: Appendix – 2: FINANCIAL PROPOSAL	APPENDIX-2 Form – 2: Summary of Financial Proposal, Page No. 89	Indicative Project Cost for Bid Evaluation (Crore)- 10 Crores.	We feel that as per scope of work, defined man Months for the Experts & Site Supervision Team and Area proposed budget is on lower side. So, request you to please revisit the budget.	Please refer to Corrigendum
13	CAD Drawing	CAD Drawing	Umling area: 147.91 Acres	So, please clarify the total area to be considered for developing conceptual Plan.	No change

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14	Project Cost	NA	Appendix-2 Form-2: Summary of Financial Proposal for Bid Evaluation (crore); Page 90 & the survey drawing attached	Please mention the project cost. As the project cost of 10 Cr, indicated in the RFP is not relatable with the site area of 150 acre (approx) as per the survey drawing. Because as per the site area, the boundary wall construction cost will itself be approx 5 Cr	No change. Please refer Form – 2 : Summary of Financial Proposal. Estimated Project Cost is mentioned as INR 10 Cr.
15	Man month of the site engineer required or the duration of project	NA	Clause no. 2.1.5. Page no. 14	Is it the same indicated as “Time Duration (Months)” in Clause no. 2.1.5. in the table of “Project Team Details”	Please refer to Corrigendum
16	Payment Schedule	NA	Clause No. 7.5.2. Page 52	if the payment schedule can be adjusted a bit, i.e., increasing the payment for stage 1 & 2 to 60% of the total fees instead of 50%. And rest 40% for the site supervision and other works.	No Change

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17	Submission of hard copy of tender documents	NA	Clause no. 2.12.3, Page 23 & Clause no. 2.20.5, Page 29	When do we need to submit the hard copy of the tender document? Provision of submission of hard copy in Meghalaya House, Kolkata in case of lockdown scenario as per the recent Covid scenario. Do we need to submit a brief concept with the tender documents in the form of presentation or we need to submit the whole presentation along with it (as mentioned in clause no. 2.12.3)? Because it has been mentioned in clause no. 2.20.5 that only technically qualified bidder will be invited for presentation. Then why should all the bidders will provide the presentation along with the tender document as per Clause no. 2.12.3.?	Please refer to Corrigendum
18	Extension of date	NA	Clause No. 1.6 “Tender Schedule”; Page 11	Keeping the Covid scenario in mind, it is a request to extend the date of bid submission by at least 10 days.	Last date for submission extended to 24 th May. Please refer the Corrigendum Cum RFP for more details.