



NAYA RAIPUR DEVELOPMENT AUTHORITY

1st floor, Utility block, Capitol Complex, Sector- 19, Naya Raipur- 492 002,
Chhattisgarh Website: www.nayaraipur.com

Corrigendum-2

Date:01/04/2014

With reference to NIT No. : 67 /RFP/PMC B&I / EE C-III /CE (E)/NRDA/2013-14, Raipur,, Dated 20/02/2014 for the work of “RFP for Selection of technical Consultant for providing Project Management Consultancy Service for Building construction and allied works at Naya Raipur”, the following Corrigendum-2 is made. Reply to pre bid queries are detailed in **Annexure A** is uploaded on the website. All other terms and conditions shall remain same.

नया रायपुर – मेरा रायपुर

Chief Executive Officer

REPLY TO PRE BID QUERIES FOR THE

Selection of technical Consultant for providing Project Management Consultancy Service for Building construction and allied works at Naya Raipur

Sr. No.	Bid Query	Clarifications
1	Expenditure towards sanction , salutatory approvals, obtaining C/C etc. is payable by client or to be born by PMC	It is clarified that, only statutory payment shall be born by NRDA, however the consultant shall have to prepare all documents and liaison with concerned dept/ organization.
2	Vetting of Drawings is payable on actual or to be absorbed by PMC	Only proof checking of structural design shall be got down by IIT /NIT / any other institute and shall be paid by NRDA separately
3	Weather vetting of drawings are to be done from IIT, NIT or any other Institute.	
4	Weather the building is to be designed as green building following Griha norms.	Not yet decided
5	1) "Should have completed at least two independent Project Management Consultancy works, each costing not less than INR 125Crore for building construction and allied works, during the last seven years i.e after 31.01.2017 " Kindly clarify the highlighted portion / clarification if any	i. The minimum eligibility Criteria is in clause 3(1) is modified as "Should have completed at least two independent Project Management Consultancy works, each costing not less than INR 125Crore for building construction and allied works, during the last seven years i.e after 31.01.2007 in INDIA "
6	Should have completed at least two independent Project Management Consultancy works, each costing not less than INR 125Crore for building construction and allied works, during the last seven years i.e after 31.01.2017. (i) The date mentioned here is 31.01.2017, we assume that this date is mistakenly written ideally it should be 31.01.2007 As per page 10 point (ii) We assume that work done for private clients are	ii. Work executed for govt., PSU / Local bodies only shall be considered subjected to submission of copy of Work order, Agreement and completion certificate issued by the client along with a copy of TDS certificate issued by the client as a proof of payment made in the particular Financial year. iii. Work experience in India shall be considered

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	<p>acceptable to NRDA provided that consultant submits the TDS certificate against each project.</p> <p>(iii) Kindly let us know whether international experience shall be considered. If yes that please clarify what additional documents a consultant has to submit apart from completion certificate</p>	
7	<p>Section 1 point 11. page 6</p> <p>The rates quoted for the project shall remain firm for initial 12 months period and shall be increased by 10% on the rates quoted above previous year billing rate, for the next 12 months of the consultancy period.</p> <p>we would like to clarify that the consultant has to give the mammoth rates for the initial 12 months and NRDA will be providing escalation on these man month rate first after 12 months and then after 24 months from the start of the project (as the duration of this project is 36 months)</p>	<p>It is clarified that, the Initial project duration is 36 months effective from the joining date of the Team leader. If required the services can be extended by one year.</p> <p>Escalation on quoted rate: In the first year the payment to consultant should be paid as per quoted rate. In the second year, there shall be increase 10% on the rates quoted above previous year billing rate, In the third year, there shall be increased by 10% on the rates above previous year billing rate. In the fourth year, if there is an extension of one year, there shall be increased by 15% on the rates above previous year billing rate.</p>
8	<p>Section 1 point 15. CONFLICT OF INTEREST page 7</p> <p>As per the details given in the RFP the kind of development activities under this project includes Residential, Commercial, Commercial Retail (Formal & Informal) and Institutional Campus and allied works in various sectors of Naya Raipur -further details regarding the buildings are missing here. Since we are currently involved in designing office building for NRDA kindly clarify whether this will lead to conflict of interest under this project or not.</p> <p>Please confirm whether we are eligible to bid for the above mentioned project and there shall be no conflict issues</p>	<p>Can be accepted</p>

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9	<p>Section 2 point 8. The Evaluation of the Technical Proposal page 13 c) Regular Employment with the Firm : 10% Not an Employee : 0% Minimum one year: 05% More than two years : 10%</p> <p>We would here like to emphasize that in most of the PMC projects firms generally hire experts who are not regular employee of the firm. We therefore suggest that this point should be deleted from the evaluation criteria and more weightage should be given to good experience of a professional in undertaking such kind of works</p>	No Change
10	<p>Draft agreement point 3.7 (4) Change of Manpower page 42; Rs.1.0Lakh per change in case of other key personnel shall be levied. Kindly confirm whether the Key Personnel mentioned here means Project Implementation Expert and Project Managers only All Senior Engineers, Quality Control, Billing Engineer and Site Engineers comes under the category of Other Team members</p>	No Change
11	<p>Draft agreement point 3.7 (6) Conduct quality control measures and QA page 42 The NRDA may conduct independent quality monitoring and checking of works carried out by contractor and certified or /and recommended for payment by the Consultant. If such checks disclose that works certified or /and recommended for payment by the Consultant do not meet the specified requirement, NRDA will not pay the Consultant fees for the affected portion which shall be calculated @ 2.5% of the value of such work. In addition, NRDA will impose a penalty upto 100% of such fee and</p>	No change

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	<p>without entitlement to payment of further fees in this scope of work. We request that this clause is legally detrimental for PMC consultants due to 2 reasons: 1) A consultant does not generally possess fixed assets, hence cannot afford nor will its Insurance Company provide an open ended Insurance with exposure more than the Consultancy Fee expected for this Assignment 2) It will allow some official to take a different interpretation and create unnecessary problems & nuisance for the consultant Since this is a PMC assignment, we fail to see how the PMC consultant can be held responsible for quality related issues. We are sure that any quality related penalties must already be a part of the Work's Contract. The design review done by us, if not in order can be referred to an IIT/REC and if any error is found the fee paid to IIT/REC plus penalties normally leviable on the PMC consultant can be levied.</p>	
12	<p>Section 1 (Clause 5., Page 5): ... The aggregated block estimated cost is expected around Rs 600cr. NRDA is anticipating completing these projects within next 36 months... We request you to kindly provide the brief project details/ i.e. Numbers, size & phasing of projects, so as to enable us to understand the assignment. It is difficult to give tentative work plan and staffing schedule on the basis of given information.</p>	<p>These are various building and allied infrastructure work projects to be executed in Naya Raipur</p> <p>The aggregated block estimated cost of such 15projects is expected around Rs 600crore and NRDA shall have the discretion to increase or decrease the number of projects under the assignment. However this cost is tentative which may vary.</p>
13	<p>Section 1 (Clause 11., Page 6): ...the rates quoted for the project shall remain firm for initial 12months period and shall be increased by 10% on the rates quoted above previous year billing rate,....</p>	<p>Clarified in Sr. no 7</p>

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	Escalation on quoted rate is given for 24 months (i.e. 2 Years) where as the RFP states the consultancy period shall be initially for 36 months (i.e. 3 Years). So, request you to kindly provide the escalation on quoted rates for 36 months (i.e. 3 Years) & beyond if extended.	
14	Envelope-1 Key submissions Envelope-2 Technical proposal Envelope-3 Financial proposal ii. The bidder shall submit Original hard bound document in each of the above envelopes and shall also submit a soft copy in CD ROM of all the contents of "Key Submission" and "Technical Proposal" in a separate cover in Envelope - 2. We understand that only two envelopes are to be submitted. Please confirm.	Clarified in para 17 of Page 9
15	The Evaluation of the Technical Proposal... No weightage is given for Financial Capability (PMC Turnover) of firm. Kindly consider the same for scoring criteria.	No Change
16	Note (vii) Page 23 ; The nature of Sewerage work including its size and length of network, The mentioned point seems irrelevant for this tender. Please Clarify.	Note (vii) Page 23 is modified and should be read as "The nature of work shall include its Built up area and building floors in case of building work .
17	Clause B-12 , Page 32 ; The Project Management unit shall be responsible for the field supervision carrying out field tests We understand that all the test/investigations are to be carried out by the contractor at their cost and PMC shall have to ensure the same as & when required. Please confirm.	The tests have to be carried out by the contractor which shall be ensured by PMC as per the clauses given The expenditure towards the test shall be born by contractor.
18	Clause B-20 , Page 33 ; ...Consultant shall deal with all Arbitration / litigation cases either with Arbitrator or with any other Court of Law during the contract period as defined in agreement till its conclusion.... We understand that the PMC has to only assist NRDA in cases of arbitration/litigation. Please confirm. Also, Please refer the	The role of Team leader and team members of PMC are not limited to as detailed in para 8 of page 34 to 37. The consultant has to perform all the responsibilities as detailed in Appendix C of "TERMS OF REFERENCE AND SCOPE OF CONSULTING SERVICES"

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	responsibilities of the TL mentioned on Pg. No. 34.	
19	Clause 3.7(1), Page 41 ; Checking of designs and Report Submission: Please elaborate the term "Checking of Designs" of submitted drawings/designs by the consultant. If it is to be checked with respect to design then it has implications on manpower requirement and cost related to it. Please clarify	Checking of designs and Report Submission is in the scope of Project Management Consultants (PMC). The PMC shall also carry out scrutiny to ensure sufficiency of the reports, drawing, designs, estimates, BOQ etc prepared by other consultants engaged by NRDA . PMC shall assist NRDA in finalising extra items, claims of contractor and architectural and other consultants if required.
20	Clause 3.7(3), Page 41 ; Delay in Bill Submission: Please clarify whether this is related to PMC's bill or Contractor's bill.	The Clause 3.7(3), Page 41 relates to Delay in Submission of Contractor's Bill.
21	Form Fin-I, Page 28:Format for Financial Proposal The Consultant needs to quote the Billing rate per month for each proposed position for the specified duration of deployment to arrive at the total consultancy fees for 36 months. This does not reflect price escalation mentioned in Clause 11, Section 1, Page No. 6. This may lead to variation in the Gross Consultancy fees for the successful bidder at the time of executing the agreement with NRDA. Kindly consider and clarify.	No Change
22	We understand that the payment terms are on monthly basis and as per the deployment of manpower. Please confirm.	Yes
23	We request you to kindly provide the information regarding the status of appointment of Architects/ Consultants and Contractors for the assignment.	The status of various works are in different stages, However the role of PMC remains as per ToR mentioned in the RFP