



STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT CORPORATION OF UTTARAKHAND LTD.

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Response to Pre-Bid Queries

Appointment of Consultant for Preparation of Master Plan for Prag Farm, Kichha, Udham Singh Nagar District, Uttarakhand

NIT No.: 147/SIIDCUL/23-24

S. No.	RFP Page No.	Clause No.	Content of RFP requiring clarification	Queries / Suggestions / Comments	Response from SIIDCUL	
1	4	NIT	2 Earnest Money Deposit / Bid Security	INR 5,00,000 (Rupees Five lakhs only) (through online only)	We request the Authority to also consider Bank Guarantee (BG) as a standard mode, generally considered by Govt. Departments for higher value of EMD/Bid Security amount.	No Change. RFP condition shall prevail.
2	11	1.1.8	In pursuance of the above, the State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) (the “Authority”) has decided to carry out the process for selection of consultant for “Preparation of Master Plan for Prag Farm, Kichha, Udham Singh Nagar district, Uttarakhand” (the “Project”). The duration of the assignment shall be 3 (three) months.		Request the Authority to increase duration of assignment to minimum 12 (twelve) months as may appropriate for the proposed study.	No Change. RFP condition shall prevail.
3	12	1.6	Brief description of the Selection Process The Authority has adopted a one-stage-two envelope selection process (collectively the “Selection Process”) for evaluating the Proposals comprising of technical bids and financial bids to be submitted by the Applicant....The applicants who qualifies the technical evaluation criteria shall only be considered for opening of financial bid. In the second stage, a financial evaluation will be carried out. Proposals will be ranked according to the “Lowest Consultancy Fee” quoted by the applicants as specified in Clause 3.4		We request the Authority to consider QCBS (80:20) weightage method for selection of a technically sound consulting firm/consortium to execute the proposed assignments would be more appropriate for this prestigious project.	No Change. RFP condition shall prevail.

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4	14	2.1.1	Detailed description of the objectives, scope of services and other requirements relating to this Assignment are specified in this RFP. In case an applicant firm possesses the requisite experience and capabilities required for providing the services, it may participate in the Selection Process individually (the "Sole Firm") in response to this invitation. No Consortium / Joint Venture / Association is allowed to participate under this RFP. The term applicant (the "Applicant") means the Sole Firm.	We recommend to allow min. 2 members in JV/consortium to participate together for this prestigious project envisaged multidisciplinary team of experts to execute the proposed assignments.	No Change. RFP condition shall prevail.												
5	14 & 15	2.1.4	<p>Key Personnel The Applicant's team (the "Consultancy Team") must have a team of experts who can produce best quality and timely deliverables. The minimum team of key personnel (the "Key Personnel")</p> <table border="1"> <thead> <tr> <th>Positions</th> <th>Minimum Professional Experience (years)</th> </tr> </thead> <tbody> <tr> <td>Team Leader cum Urban Planner</td> <td>20</td> </tr> <tr> <td>Architect & Urban Designer</td> <td>15</td> </tr> <tr> <td>Water Supply & Sewerage Expert</td> <td>15</td> </tr> <tr> <td>Transport Expert</td> <td>15</td> </tr> <tr> <td>Electrical Expert</td> <td>15</td> </tr> </tbody> </table>	Positions	Minimum Professional Experience (years)	Team Leader cum Urban Planner	20	Architect & Urban Designer	15	Water Supply & Sewerage Expert	15	Transport Expert	15	Electrical Expert	15	We request the Authority to consider minimum 15 years of professional experience for Team Leader cum Urban Planner and minimum 10 years for other Key Professionals.	No Change. RFP condition shall prevail.
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Team Leader cum Urban Planner	20																
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6	15	2.1.4	Eligible Project: Experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.	We understand that master Planning including preliminary design/DPR for a townships/ corridor / clusters development/ Area-based development projects being considered as similar in nature to the proposed project, kindly confirm	Refer Corrigendum 1 below.												
7	16	2.2.2	To be eligible for evaluation of its Proposal, the Applicant shall fulfil the following: A. Technical Capacity:	1) We request the Authority to re-consider similar projects, may kindly read as following	Refer Corrigendum 1 below.												

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			<p>1. The Applicant, during the last 7 (seven) years preceding the PDD, should have completed:</p> <ul style="list-style-type: none"> • 1 similar project of preparing master plans or equivalent project having an area of not less than 500 acres; OR • 2 similar projects of preparing master plans or equivalent project with each project having an area of not less than 300 acres; OR • 3 similar projects of preparing master plans or equivalent project with each project having an area of not less than 200 acres. <p>Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.</p> <p><i>Provide documentary evidence from the client i.e., copy of work order / Letter of award / copy of agreement signed with the client, along with proof of at least 80% fee received for ongoing projects or completion certificate along with technical proposal</i></p>	<p>Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township / industrial cluster/ corridor development / Area-based development projects only wherein the scope of work also involved preparation of DPRs or preliminary design report (PDR) for various infrastructure works.</p> <p>This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.</p> <p>2) We request that last 10 (ten) years preceding the PDD would be considered for eligible project experience.</p> <p>3) We also request that at least 60% fee received for an ongoing eligible project would be taken into consideration in technical evaluation.</p>	
8	28	2.23.2	<p>Within 14 days from the receipt of Letter of Acceptance (LOA) and prior to signing of the Contract, the successful Applicant shall furnish the Performance Security of amount equal to 5% (Five percent) of the quoted amount...</p>	<p>In line with the general bidding practices, performance security amount may kindly be reduced to 3% (three percent) of the quoted amount.</p>	<p>No Change. RFP condition shall prevail.</p>
9	30	2.28.1	<p>2.28.1 General indemnity</p>	<p>In line with generally followed best principal for consulting contracts, we request the authority to include/ add the following texts along with the indemnity clause:</p>	<p>Refer Clause 10.4 of RFP.</p>

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				<p><i>"The Consultant's maximum total aggregate liability towards the Client under this Contract for all claims, losses, indemnity, damages and expenses in any way arising from or related to the performance of this Contract whether, resulting from negligence, statute, tort or otherwise (meaning for any damages from any causes whatsoever and whatever the legal basis), shall be limited to 100% of the amount of fees received under this Contract or equivalent to the professional fees.</i></p> <p><i>Notwithstanding any provision in this Agreement to the contrary, under no circumstances shall a party hereto shall be liable to another party hereto for loss of profits or revenue, loss of use, cost of alternate arrangement, loss of capital or other similar item of loss or damage or for any consequential, special or indirect loss or damage and each party hereby releases the other therefrom".</i></p>									
10	52	7.3	<p>Delivery Milestone and Payment Schedule</p> <table border="1"> <thead> <tr> <th>Stages</th> <th>Scope of work/ deliverables</th> <th>Payment Schedule (in % of quoted Fee)</th> <th>Deliverables Milestone from date of signing of contract T= Date of contract (in weeks)</th> </tr> </thead> <tbody> <tr> <td>Stage 1</td> <td> <p>Submission of Draft Master Plan - Report and Maps including but not limited to:</p> <ul style="list-style-type: none"> ○ Report on Initial site visit, general overview and </td> <td>25%</td> <td>T+4</td> </tr> </tbody> </table>	Stages	Scope of work/ deliverables	Payment Schedule (in % of quoted Fee)	Deliverables Milestone from date of signing of contract T= Date of contract (in weeks)	Stage 1	<p>Submission of Draft Master Plan - Report and Maps including but not limited to:</p> <ul style="list-style-type: none"> ○ Report on Initial site visit, general overview and 	25%	T+4	<p>1) We observed that the payment milestone are back-ended which shall put additional fund flow pressure on appointed consultants.</p> <p>We request the Authority to bifurcate Stage 1 into 3 different sub-stages for which 10% to 15% of payment would be released in each stage.</p> <p>2) 4 weeks' time for Stage 1 is very tight thus we suggest to consider at least 12 weeks for Stage 1 - Submission of Draft Master Plan - Report and Maps may be further bifurcated into</p> <ul style="list-style-type: none"> • 1a. Report on Initial site visit, general overview and data collating, site analysis etc • 1b. Development Strategy/ Alternate concepts & Market assessment Report • 1c. Draft Project Feasibility 	Refer Corrigendum 1.
Stages	Scope of work/ deliverables	Payment Schedule (in % of quoted Fee)	Deliverables Milestone from date of signing of contract T= Date of contract (in weeks)										
Stage 1	<p>Submission of Draft Master Plan - Report and Maps including but not limited to:</p> <ul style="list-style-type: none"> ○ Report on Initial site visit, general overview and 	25%	T+4										

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				<ul style="list-style-type: none"> data collating, site analysis etc ○ Base map along with all associated documents and necessary approvals ○ Case studies of greenfield cities/ townships ○ Development Strategy/ Alternate concepts ○ Market assessment and determined product mix ○ Proposed land use and activity mix for the project and preparation of layout drawings ○ Circulation Pattern and Landscape Plan ○ Combined layout of master plan ○ Development of zoning regulation guidelines ○ Phasing and Implementation 			<p>3) Additionally, we suggest to consider maximum 30% of payment for Stage 2 - Submission of Final Master Plan - Report and Maps</p> <p>4) We request the Authority to consider minimum 36 weeks for the proposed study.</p>	

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				Plan ○ Draft Project Feasibility				
			Stage 2	Submission of Final Master Plan - Report and Maps including but not limited to ○ Incorporation of Authority's suggestions on Draft Master Plan ○ DPRs for infrastructure works / services ○ Project Feasibility Report including Project Costing and Execution Plan ○ Submission of all data, final 3D view / walkthrough and completion of project in all respect.	65%	T + 12		
			Stage 3	Approval of EIA, SIA and EC Clearance for the project	10%	Receipt of EC or T + 24, whichever is earlier		
11	4	NIT	7	Bid (Technical and Commercial) Submission End Date (Online)	19 February 2024 up to 14:00		With a view to submit a suitable response, we request the Authority's to provide at least 21 days (3 weeks) after publication of clarifications / minutes of pre-bid meeting for bid preparation & submission.	Refer Corrigendum 1 below.

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12	4	NIT	<table border="1"> <tr> <td>2</td> <td>Earnest Money Deposit / Bid Security</td> <td>Rs. 5,00,000 (Rupees Five lakhs only) (through online only)</td> </tr> </table>	2	Earnest Money Deposit / Bid Security	Rs. 5,00,000 (Rupees Five lakhs only) (through online only)	<p>We would request you to kindly consider Bank Guarantee for EMD/Bid Security.</p> <p>With respect to submission of EMD/Bid Security in the form of Bank Guarantee, we request you to kindly provide the following:</p> <ol style="list-style-type: none"> Bank Guarantee FORMAT for EMD/Bid Security, Bank Guarantee for EMD validity date (Date/Month/Year), Client official designation and client full address with Pin code to be written on the Bank Guarantee for EMD 	No Change. RFP condition shall prevail.
2	Earnest Money Deposit / Bid Security	Rs. 5,00,000 (Rupees Five lakhs only) (through online only)						
13	44	7.2	<p>2. Preparation of Base maps</p> <p>i. SIIDCUL have conducted the topography survey (map attached for reference in APPENDIX-III) and soft copy of the same shall be provided to the selected consultant. In case of any additional/ missing information, the same should be procured by the selected consultant through appropriate means at its own cost.</p>	<p>Kindly respond to the following regarding the topographic survey carried out by SIIDCUL for the project site:</p> <ol style="list-style-type: none"> 1) Is the site area i.e., 2,000 acres identified for the project, a single contiguous site, OR are Block A and Block B (given in the legend of Appendix III) two separate parcels? 2) If Block A and Block B are not contiguous, what is the distance between the two sites? 3) Which year was the topographic survey done? 4) Was the topographic survey done through drone survey? 5) What is the resolution of the ortho image? 6) Is Point cloud and DSM available from the survey? 7) What is contour interval data that was collected from the survey? 8) Will topography survey data be provided in AutoCAD to Consultant? 9) What type of existing site data will be provided to the Consultant other than the topography survey data? <p>The above responses are critical for the Consultant to understand the requirement of any further survey to</p>	<p>Block A and Block B are two separate parcels of land connected through a road, with an approximate distance of 500 meters.</p> <p>The topographic survey was conducted around 2016. The survey was performed using total station.</p> <p>No drone survey was conducted.</p> <p>There is no ortho imagery, point cloud or DSM survey data available.</p> <p>Contour interval is approx. 1 meter.</p>			

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				be carried out for the site (especially considering that DPR needs to be prepared for roads and utilities); this has an impact in our assessment of fee for the study.	Topography survey data is available in AutoCAD format and will be provided to the selected consultant.
14	44	7.2	2. Preparation of Base maps iii. The reconciliation, validation, and certification of Revenue Records shall be carried out in manner prescribed by the Revenue Authority. This process may include but not be limited to collection of all the relevant land records, inclusive of Naksha, Khasra, Khatauni, Bandobasti records, acquisition records etc. from the respective Government departments such as Revenue, Irrigation, Forests, PWD etc. All expenses for obtaining relevant land records shall be borne by the Consultant.	It appears that substantial resources and efforts are required regarding the land records. For the base map preparation, how much percentage of land records are available with Client for integration into the base map and how much percentage needs to be collected for reconciliation? Requesting to please clarify.	Revenue maps and khasra details available with SIIDCUL shall be provided to the selected consultant. Further, Authority will provide all necessary help in procuring remaining Revenue maps and Khasra details.
15	43 & 51	7.2	A. Preparation of Concept Plan, Clause X: Analysis of the proposed site/identified land parcel for developing Greenfield Township and Knowledge Park, through review of satellite images and other relevant plans/ maps available with the Authority. 4. Other pre-requisites, Clause v, b: Consultant will be required: Procurement and Geo-referencing of Satellite imageries, if required	The two statements in the two clauses seem contradicting. Does SIIDCUL have satellite imageries of the 2,000 acres Project Site? If SIIDCUL doesn't have the satellite images, are the Consultants expected to procure the satellite images? Requesting to please clarify.	SIIDCUL does not have satellite imagery of the project site. The necessary data collection shall be the responsibility of the selected consultant.
16	15	2.2.2	A. Technical Capacity, point 4 Provide documentary evidence from the client i.e., copy of work order / Letter of award / copy of agreement signed with the client, along with proof of at least 80%	Large area development projects initiated by the Government, such as the current assignment, have a long gestation period even during the master planning and infrastructure planning & engineering stage due	Refer Corrigendum 1 below.

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			fee received for on-going projects or completion certificate along with technical proposal.	to the multiple stakeholders involved in decision making. Hence, though the assignment maybe completed by the Consultant, the payment may still be under process by the Client. In this context, it is requested that the requirement for 'proof of at least 80% fee received' be reduced to at least 50% fee received.	
17	15	2.2.2	A. Technical Capacity, point 4 Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works.	1) It is general practice that the contractors of such large area development projects prepare the detailed design for the roads and utilities. Hence consultancy studies initiated by government clients for such projects in India include scope related to preparation of Preliminary Design Report (PDR). In this context, it is requested that the requirement of "wherein the scope of work also involved preparation of DPRs for various infrastructure works", to be revised as "wherein the scope of work also involved preparation of DPRs OR PDRs for various infrastructure works". 2) Considering the nature of the scope of services elaborated in the RFP and the projects executed in the market wrt these services, it is requested that the Client expand the Eligible Projects to also include Industrial area/township projects and Smart City projects.	1) No Change. RFP condition shall prevail. 2) Refer Corrigendum 1 below.
18	14	2.1.4	Eligible Project: Experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.	1) It is general practice that the contractors of such large area development projects prepare the detailed design for the roads and utilities. Hence consultancy studies initiated by government clients for such projects in India include scope related to preparation of Preliminary Design Report (PDR). In this context, it is requested that the requirement of 'wherein the scope of work also involved preparation of DPRs for various	1) No Change. RFP condition shall prevail. 2) Refer Corrigendum 1 below.

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19	35	3.4.2	The bidder quoting the lowest "Consultancy Fee" from the Authority shall be the selected bidder for award of the work and issue of LOA.	<p>Considering the scale of the project and the criticality of the project for the local economy and for Uttarakhand, it is essential that the project master plan and execution plan is prepared by a competent consultant that has extensive experience in this specific area of work. A competent consultant may not be selected based on least cost based selection. Therefore, for all such projects by Govt. of India, different state governments and also multilateral financial institutions like world bank, ADB etc., the consultants are selected based on Quality Cum Cost Based Selection Process (QCBS). In this process the 70 to 80 percent weightage is given to the quality and 20 to 30 percent weightage is given to the cost.</p> <p>It is hence requested that the Client consider 80:20 quality cum cost based (QCBS) evaluation criteria for the bids instead of lowest consultancy fee criteria.</p>	No Change. RFP condition shall prevail.
20	35	3.1.1	(B) Financial Capacity Applicant should have minimum average annual consultancy turnover of Rs. 20 (Twenty) Crores per annum during the last 3 (three) financial years ending on 31st March 2023.	<p>Considering the scale of the project and the criticality of the project for the local economy and for Uttarakhand, it is essential that the project master plan and execution plan is prepared by a competent consultant that has extensive experience and resources in this specific area of work. So to eliminate less competent bidders it is hence requested that the Client consider Rs 100 crores per annum for this</p>	No Change. RFP condition shall prevail.

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21	11	1.1.8	<p>"The duration of the assignment shall be 3 (three) months."</p>	<p>The scope of services listed in the Terms of Reference has tasks which are consecutive and cannot be simultaneously carried to optimise study period, as listed here - (a) Market assessment and determining product mix, (b) preparation of concept master plan & detailed master plan, (c) DPR for infrastructure components and its costing and (d) Feasibility Analysis and Execution Plan.</p> <p>Since the above tasks cannot be simultaneously undertaken and also since the site is relatively large i.e., 2,000 acres, the 3 months study duration given in the RFP is inadequate.</p> <p>It is requested that the Client consider a time duration of 9 months (36 weeks) for the study, excluding time for interim approvals & client decisions at each stage.</p>	<p>No Change. RFP condition shall prevail.</p>																																							
22	52 & 53	7.3 Delivery Milestone and Payment Schedule	<p>The payment shall be released as per the work-related milestones achieved and specified hereunder (simplified table given below):</p> <table border="1"> <thead> <tr> <th>Stage</th> <th>% fee</th> <th>Timeline in weeks</th> </tr> </thead> <tbody> <tr> <td>Stage 1 Submission of Draft Master Plan - Report and Maps</td> <td>25%</td> <td>T+4</td> </tr> <tr> <td>Stage 2 Submission of Final Master Plan - Report and Maps</td> <td>65%</td> <td>T+12</td> </tr> <tr> <td>Stage 3 Approval of EIA, SIA and EC Clearance for the project</td> <td>10%</td> <td>Receipt of EC or T + 24, whichever is earlier</td> </tr> </tbody> </table>	Stage	% fee	Timeline in weeks	Stage 1 Submission of Draft Master Plan - Report and Maps	25%	T+4	Stage 2 Submission of Final Master Plan - Report and Maps	65%	T+12	Stage 3 Approval of EIA, SIA and EC Clearance for the project	10%	Receipt of EC or T + 24, whichever is earlier	<p>Considering the observations given above regarding the time duration for the assignment, and the project tasks given in the Terms of Reference, the following schedule is proposed to enable efficient delivery of the assignment by the Consultant:</p> <table border="1"> <thead> <tr> <th>Stage</th> <th>% fee</th> <th>Timeline in weeks</th> </tr> </thead> <tbody> <tr> <td colspan="3">Stage 1</td> </tr> <tr> <td>Inception Report</td> <td>10%</td> <td>T+2</td> </tr> <tr> <td>Base Map</td> <td>10%</td> <td>T+8</td> </tr> <tr> <td>Market Analysis Report</td> <td>10%</td> <td>T+10</td> </tr> <tr> <td>Concept Master Plan Report</td> <td>10%</td> <td>T+14</td> </tr> <tr> <td>Detailed Master Plan Report</td> <td>15%</td> <td>T+20</td> </tr> <tr> <td colspan="3">Stage 2</td> </tr> <tr> <td>Design Basis Report</td> <td>5%</td> <td>T+20</td> </tr> </tbody> </table>	Stage	% fee	Timeline in weeks	Stage 1			Inception Report	10%	T+2	Base Map	10%	T+8	Market Analysis Report	10%	T+10	Concept Master Plan Report	10%	T+14	Detailed Master Plan Report	15%	T+20	Stage 2			Design Basis Report	5%	T+20	<p>Refer Corrigendum 1 below.</p>
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						DPR for Roads & Utilities	25%	T+30	
						Feasibility Analysis and Execution Plan	5%	T+34	
						Stage 3			
						Approval of EIA, SIA and EC Clearance for the project	10%	Receipt of EC or T+36, whichever is earlier	
						Kindly consider the above schedule.			
23	4	NIT	7	Bid (Technical and Commercial) Submission End Date (Online)	19 February 2024 up to 14:00	Considering the extensive RFP requirements, and availability of only limited time (12 days considering that pre bid responses will be received on 7 th February 2024) after the pre bid meeting for the Consultant to prepare the bid, it is requested that the Client extend the last date for the bid submission to 15 March 2024.			Refer Corrigendum 1 below.
24	14	2.1.4	-			In order to bring in parity among the various bidders, we request that the Client specify the minimum expected person month inputs from key personnel and support personnel in the RFP. As per the scope of services listed in the RFP, we have estimated the following person months requirement: 65 person months of key professional and 100 person months of support professional inputs covering various disciplines of the study.			No Change. RFP condition shall prevail.
25	51	7.2		B. Preparation of Detailed Master Plan, 4. Other prerequisites, Clause v. a) To conduct Geo Technical Survey: by making boreholes of 6 m and 10 m depth at regular intervals in all types of strata including rock up to required depth and performing standard penetration tests at suitable interval in soil & weathered strata, collection of representative soil and water samples complete including transporting		1) The Client is requested to specify the number of boreholes for geotechnical survey. 2) Further, only geotechnical survey requirement is listed in the RFP (the other requirement is base map preparation - the queries related to topographic survey is already covered in the first query). The Client is requested to specify details of any other survey(s) expected to be carried out			The selected consultant should undertake all required surveys (in addition to those specifically stated in RFP) depending on site

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			of samples to laboratory for their testing for basic index & engineering properties. Analysis of all field and lab data and preparation of geotechnical report giving recommendations about strata, water table, corrosion potential foundation type & Safe allowable bearing capacity	by the Consultant as part of this assignment.	conditions, availability of infrastructure, proposed planning / designing and various other factors to comprehensively deliver the stated scope of work. Further, the applicants are encouraged to visit the project site, access the local conditions and review the data available with SIIDCUL prior to PDD.			
26	49	7.2	B. Preparation of Detailed Master Plan, 2. DPR for Infrastructure components and its Costing, Clause ii, c) Sewage network: The locations of proposed Sewerage Treatment Plants (STP) to be marked in Master Plan along with the details thereof. DPR for design of the sewage network for the project needs to be prepared.	Kindly confirm that only Sewage network is required to be covered in the DPR and there is no requirement to include the DPR for STP / CETP.	DPR of sewage network needs to be prepared. DPR of STP/CETP is not included in the scope of work.			
27	4	NIT	<table border="1"> <tr> <td>2</td> <td>Earnest Money Deposit / Bid Security</td> <td>Rs. 5,00,000 (Rupees Five lakhs only) (through online only)</td> </tr> </table>	2	Earnest Money Deposit / Bid Security	Rs. 5,00,000 (Rupees Five lakhs only) (through online only)	<p>Please accept Bank Guarantee of amount Rs. 5,00,000 towards Earnest Money Deposit / Bid Security.</p> <p>Please provide format for bank guarantee and provide following bank details in order to process Bank Guarantee for EMD which are mandatory by issuing bank as per RBI Guidelines.</p> <p>1. Beneficiary Name</p>	No Change. RFP condition shall prevail.
2	Earnest Money Deposit / Bid Security	Rs. 5,00,000 (Rupees Five lakhs only) (through online only)						

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				2. Bank Name 3. Bank Address 4. Branch Name 5. Account No. 6. Account Name 7. IFSC Code	
28	17	2.4.2	The Authority shall not permit replacement of more than 2 key personnel over the course of the project. Further, replacement of key personnel may attract a penal provision: <ul style="list-style-type: none"> o Substitution of first key personnel shall not attract any penal provision. o Penalty equivalent to 1% of the total contract value on substitution of 2nd key personnel 	We understand that there is no penalty on replacement of 2 key personnel. Substitution of additional one expert will also not attract any penalty. Further replacement will attract penalty. Please confirm.	Substitution of first key personnel shall not attract any penalty. However, substitution of 2 nd key personnel and subsequent substitutions shall attract stated penalty.
29	17	2.4.2	The Authority shall not permit replacement of more than 2 key personnel over the course of the project. Further, replacement of key personnel may attract a penal provision: <ul style="list-style-type: none"> o Substitution of first key personnel shall not attract any penal provision. o Penalty equivalent to 1% of the total contract value on substitution of 2nd key personnel 	Penalty equivalent to 1% of the total contract value will be very high. Please revise the penalty to - equivalent to 1% of the remuneration of key expert replaced.	No Change. RFP condition shall prevail.
30	16	2.2.2	Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.	We understand the infrastructure master plans consisting of at least 3 components of infrastructure like water supply, sewerage, drainage, solid waste management, roads etc. will be considered as equivalent projects. Please confirm.	Refer Corrigendum 1 below.
31	26	2.18.1	The Applicants shall submit its Proposal (the Technical Proposal and the Financial Proposal), on the Official	We understand that both Technical & Financial proposal need to be submitted online only. (Hard	No hard copy submission is

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			Website (https://uktenders.gov.in), duly signed in digital form by the authorised signatory of the Applicant,	Copy submission is not required). Please confirm.	required.	
32	35	3.4.2	The bidder quoting the lowest "Consultancy Fee" from the Authority shall be the selected bidder for award of the work and issue of LOA.	We request you to adopt QCBS of 80:20 as selection process for this prestigious project.	No Change. RFP condition shall prevail.	
33	96	Appendix I Form 9 - CV of Proposed Personnel	Each page of the CV shall be signed in ink by both the Personnel concerned and by the Authorised Representative of the Applicant firm along with the seal of the firm. Photocopies will not be considered for evaluation.	As our experts are engaged and working pan India locations, taking signed CV will not be feasible. Requesting you to accept photocopies of expert's signature. Our authorised representative will stamp and sign each CVs. Please confirm.	Refer Corrigendum 1 below.	
34	-	-	General	We understand the total project duration is T + 24 weeks i.e. 6 months. Please confirm.	Refer Corrigendum 1 below.	
35	-	-	Price Escalation	In case the work gets delayed T + 24 weeks i.e. 6 months, for reasons not attributable to the Consultant, Consultant compensation for balance work shall be escalated as per mutual agreed rates.	No Change. RFP condition shall prevail.	
36	16	2.2.2	B. Financial Capacity: The Applicant should have minimum average annual consultancy turnover of Rs. 20 (Twenty) Crores per annum during the last 3 (three) financial years ending on 31st March 2023	Due to the pandemic situation during the last 3 years, we request you to kindly consider Rs. 20 Crore average turnover from any three years during the last 5 years. Please consider and confirm.	No Change. RFP condition shall prevail.	
37	4	NIT	2 Earnest Money Deposit / Bid Security	Rs. 5,00,000 (Rupees Five lakhs only) (through online only)	Request that EMD be exempt for registered MSME entities as per current applicable Govt. of India GFR. Please consider and confirm.	No Change. RFP condition shall prevail.
38	4	NIT	5 Time, Date and Venue for Pre- Bid Conference	15:00 PM, 07 February 2024 State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIIDCUL) 29, IIE (IT PARK), Sahastradhara Road, Dehradun - 248001, Uttarakhand (India)	Request you to kindly consider on-line meeting also and send us the link for the same to attend the Pre-Bid Conference.	Link of on-line meeting was shared with bidders who's request for the same was received.

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39	16	2.2.2	A Technical Capacity, Point 4: Provide documentary evidence from the client i.e., copy of work order / Letter of award / copy of agreement signed with the client, along with proof of at least 80% fee received for ongoing projects or completion certificate along with technical proposal.			We understand that master planning & DPR stage completed in the PMC project which include master planning, DPR, tendering and handholding support during construction are considered as completed eligible projects. Please clarify and confirm.	Refer Corrigendum 1 below.	
40	35	3.4.1	For final evaluation, the financial proposals will be ranked based on the Least Cost Basis i.e. lowest "Consultancy Fee" quoted by the bidders from the Authority.			Request you to kindly consider QCBS (80:20) instead of Least Cost as prevalent mostly for similar kind of assignments. This will assist in drawing healthy competition and quality in consultancy work	No Change. RFP condition shall prevail.	
41	4	NIT	7	Bid (Technical and Commercial) Submission End Date (Online)	19 February 2024 up to 14:00	Request you to kindly extend the bid submission date at least three weeks from publishing the reply/minutes of the pre-bid meeting.	Refer Corrigendum 1 below.	
42	52	7.3	Stages	Scope of work/ deliverables	Payment Schedule (in % of quoted Fee)	Deliverables Milestone from date of signing of contract T= Date of contract (in weeks)	The project timelines planned are very tight. Request you to kindly extend the timelines only for DPR, 3D views; say 6 weeks after the Final Masterplan is approved. T+18 weeks Same be considered for the Project feasibility also that is to be submitted thereafter.	Refer Corrigendum 1 below.
		Stage 2	Submission of Final Master Plan - Report and Maps including but not limited to <ul style="list-style-type: none"> ○ Incorporation of Authority's suggestions on Draft Master Plan ○ DPRs for infrastructure works / services 	65%	T + 12			

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			<ul style="list-style-type: none"> ○ Project Feasibility Report including Project Costing and Execution Plan ○ Submission of all data, final 3D view / walkthrough and completion of project in all respect. 		
43	53	7.3	<p>(d) Final Payment: The final payment shall be made only after the final milestone and a final statement, identified as such, shall have been submitted by the Consultant and approved as satisfactory by the Authority. The Services shall be deemed completed and finally accepted by the Authority and the final milestone and final statement shall be deemed approved by the Authority as satisfactory forty-five (45) calendar days after receipt of the final Milestone by the Authority unless the Authority, within such forty-five (45) day period, gives written notice to the Consultant specifying in detail deficiencies in the Services, the final report or final statement. The Consultant shall thereupon promptly make any necessary corrections, and thereafter the foregoing process shall be repeated.</p> <p>(e) For the purpose of payment under Clause 7.3 (c) above, acceptance means; acceptance of the deliverables by the Employer after submission by the consultant and the consultant has made presentation to the Authority, if required by the Authority, with / without modifications to be communicated in writing by the Authority to the</p>	<p>Considering that there are only 3 stages of payment considered in the RFP, i.e. 65% at Final Master plan, DPR & Feasibility stage; the cash flow for consultant versus the input resources needed is going to be highly negative.</p> <p>Request that part payment be kept at submission stage also to provide for the minimum relief needed for the consultant. Further request that the payment to be also broken in 4 parts linked to the deliverables as suggested below:</p> <ol style="list-style-type: none"> 1. Final Master plan: 20% 2. Submission of DPR for infrastructure works / services: 20% 3. Acceptance of DPR: 10 % 4. Project Feasibility report: 15% 	Refer Corrigendum 1 below.

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			consultant. (f) If the deliverables submitted by the consultant are not acceptable to the Authority, reasons for such non-acceptance should be recorded in writing; the Authority shall not release the payment due to the consultant. This is without prejudicing the Authority's right to levy any liquidated damages under Clause 14. In such case, the payment will be released to the consultant only after it re-submits the deliverable, and which is accepted by the Authority.		
44	14	2.1.4	Architect & Urban Designer Postgraduate in Urban Design with graduation in Architecture Minimum Professional Experience (years): 15 years	Request that Postgraduate in Planning with graduation in Architecture also be considered. The minimum experience be considered 10 years.	No Change. RFP condition shall prevail.
45	4	NIT	7 Bid (Technical and Commercial) Submission End Date (Online) 19 February 2024 up to 14:00	Request for extending the submission deadline by at least 15 working days post pre-bid clarification	Refer Corrigendum 1.
46	12	1.6	The Authority has adopted a one-stage-two-envelope selection process (collectively the "Selection Process") for evaluating the Proposals comprising of technical bids and financial bids to be submitted by the Applicant.....In the first stage, a technical evaluation will be carried out as specified in Clause 3.1....	Kindly Clarify what would be the minimum Qualifying Marks for Technical Proposal and being selected for Financial Opening	Refer Clause 3.1 of RFP.
47	12 & 13	1.8	Prospective Applicants may visit the site and review the available data at any time prior to PDD. For this purpose, they will provide at least two days' notice to the Authority.	Given the Current Submission deadline, if the clause can be modified to one day prior notice or meeting the official directly at site to get an idea proposal would be considered. Kindly Clarify.	No Change. RFP condition shall prevail.
48	14 & 15	2.1.4	Position: Team Leader; Minimum Professional Exp. - 20 years Architect & Urban Designer Electrical Expert; Minimum Professional Exp. - 15 years	Request the client to kindly consider the following changes – Overall experience of Team Leader to be 15 Years and 8 Years in Master Planning Projects; All Other experts Total Experience to be 10 Years.	No Change. RFP condition shall prevail.

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				ALSO, Experience of working on minimum 3 eligible projects of 200 acres area each criteria should be changed to similar and related experience.	
49	15	2.2.2	<p>A. Technical Capacity:</p> <p>1. The firm participating in the selection process may either be:</p> <ul style="list-style-type: none"> • Registered under Company's Act 1956 / 2013, or; • Limited Liability Partnership registered under The Limited Liability Partnership Act, 2008 or partnership firm registered as per Indian Partnership Act 1932, or; • Sole Proprietorship. <p>(proof of incorporation / registration must be enclosed with technical proposal)</p>	We request the Authority to please confirm that Foreign Companies with registered Branch Office in India to bid for this Contract.	The applicant has to be registered in India.
50	16	2.2.2	Point 4, Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.	<p>1. Request for Clarification, If international Master planning, Site Planning Projects and Infrastructure DPRs would be considered.</p> <p>2. Request to kindly consider vision Planning / concept planning projects for the bid submission</p>	<p>International projects of the applicant firm may be considered subject to fulfilling the RFP conditions.</p> <p>The vision planning/concept planning projects shall not be considered.</p>
51	24	2.16.2	(f) the CVs have been recently signed and dated, in blue ink by the respective Personnel and countersigned by the Applicant. Photocopy or unsigned / countersigned CVs shall be rejected;	It is generally allowed that the Key personal Scanned signature is attached or the Authorised person of the Bidder countersigns the CV. We request that such condition should be the same and the clause of ink signed CVs of experts may be modified.	Refer Corrigendum 1 below.
52	24 & 25	2.16.5	The proposed team shall include experts and specialists (the "Professional Personnel") in their respective areas of expertise and managerial/support staff (the "Support	The client is requested to give an estimate cap for the consultancy project.	No Change. RFP condition shall prevail.

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			Personnel”) such that the Consultant should be able to complete the.....Clause 2.1.4 with no additional cost. The CV of each such professional personnel, if any, should also be submitted in the format at Form-9 of Appendix-I.		
53	27	2.22.1	The Applicant shall furnish as part of its Proposal, a Bid Security of value as mentioned in the NIT payable online only through respective e-procurement payment gateway, returnable not later than 120 (one hundred twenty) days from PDD.	We request the authority to accept Bank Guarantee (BG) as EMD. Also requesting the authority to share BG format.	No Change. RFP condition shall prevail.
54	48	7.2	B. Preparation of Detailed Master Plan; Point -2; DPR for Infrastructure components and its Costing; Subpoint (ii) Preparation of detailed DPRs for Infrastructure Development (Road, Water Supply, Sewerage, Drainage, SWM and other civic infrastructure) covering all the technical & engineering aspects of the project. Separate DPRs,	Request the client to clarify on the number of DPRs to be prepared	DPRs for Infrastructure Development works have to be prepared which are listed in Clause 7.2, B. Preparation of Detailed Master Plan; Point 2 DPR for Infrastructure components and its Costing; Subpoint (ii)
55	52 & 53	7.3	Deliverables Milestone from date of signing of contract ... T+24	We feel the delivery milestone is too tight. Requesting the authority to revise the same.	Refer Corrigendum 1.
56	-	General query	-	What kind of data/maps will be made available by Authority	Refer Clause 7.2, 2. Preparation of Base Map, Point (i) and 3. Market assessment and determining product mix, Point (i) of RFP.
57	-	General query	Project /Consultancy Cost	Request for a clarification on the estimated project/consultancy cost	No Change. RFP condition shall

S. No.	RFP Page No.	Clause No.	Content of RFP requiring clarification				Queries / Suggestions / Comments				Response from SIIDCUL	
											prevail.	
58	12	1.6	Brief description of the Selection Process. The Authority has adopted a one stage-two-envelope selection process (collectively the "Selection Process") for evaluating the Proposals comprising of technical bids and financial bids to be submitted by the Applicant.				We request the client to kindly modify the Selection Criteria as QCBS 80:20.				No Change. RFP condition shall prevail.	
59	27	2.22.1	Bid Security: The Applicant shall furnish as part of its Proposal, a Bid Security of value as mentioned in the NIT payable online only through respective e-procurement payment gateway, returnable not later than 120 (one hundred twenty) days from PDD. The Bid Security of requisite amount stated be made by making online payment (NEFT/RTGS) on the Authority's website.				We request the client to allow to submit the Bid Security in the form of Bank Guarantee. Also provide a suitable format of Bank Guarantee to issue the same.				No Change. RFP condition shall prevail.	
60	34	3.1	Evaluation of Technical Proposals				Kindly elaborate the evaluation criteria or scoring system for technical proposal.				Refer Clause 3.1.1 and 3.1.2 of RFP.	
61	4	NIT	7	Bid (Technical and Commercial) Submission End Date (Online)	19 February 2024 up to 14:00			In order to submit our Quality bid and best competitive offer, we request the client to kindly extend the bid submission date by at least 03 weeks from the date of issue of replies to pre bid clarification.				Refer Corrigendum 1.
62	14	2.1.1	No Consortium/Joint Venture/Association is allowed to participate under this RFP				We request you to allow for a Consortium/JV				No Change. RFP condition shall prevail.	
63	16	2.2.2	B. Financial Capacity: The applicant should have minimum average annual consultancy turnover Rs 20 (Twenty) Crores per annum during the last 3 financial years ending on 31 st March 2023 as per audited annual reports duly certified by the Statutory auditor with valid UDIN				We request to consider minimum average annual consultancy turnover Rs 15 (Fifteen) Crores per annum considering the impact on overall business across the world due to COVID 19 and to ensure the wider participation.				No Change. RFP condition shall prevail.	
64	52	7.3	Stages	Scope of work/ deliverables	Payment Schedule (in % of quoted Fee)	Deliverables Milestone From date of signing of contract	Stages	Scope of work/ deliverables	Payment Schedule (in % of quoted Fee)	Deliverables Milestone From date of signing of contract	Refer Corrigendum 1.	

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						T=Date of contract (in weeks)				T=Date of contract (in weeks)	
			Stage 1	Submission of Draft Master Plan - Report	25%	T+4	Stage 1	Submission of Draft Master Plan - Report	25%	T+8	
			Stage 2	Submission of Final Master Plan – Report and Maps	65%	T+12	Stage 2	Submission of Final Master Plan – Report and Maps	40%	T+16	
			Stage 3	Approval of EIA, SIA and EC Clearance for the project	10%	Receipt of EC or T + 24, whichever is earlier	Stage 3	Submission of Draft DPR for Infrastructure components	15%	T+24	
							Stage 4	Submission of Final DPR for Infrastructure components	10%	T+30	
							Stage 5	Approval of EIA, SIA and EC Clearance for the project	10%	Receipt of EC or T + 24, whichever is earlier	
65	16	2.2.2	<p>The Applicant, during the last 7 (seven) years preceding the PDD, should have completed:</p> <ul style="list-style-type: none"> 1 similar project of preparing master plans or equivalent project having an area of not less than 500 acres; OR 2 similar projects of preparing master plans or equivalent project with each project having an area of not less than 300 acres; OR 3 similar projects of preparing master plans or equivalent project with each project having an area of not less than 200 acres. 				<p>The Applicant, during the last 12 (twelve) years preceding the PDD, should have completed:</p> <ul style="list-style-type: none"> 1 similar project of preparing master plans or equivalent project having an area of not less than 400 acres; OR 2 similar projects of preparing master plans or equivalent project with each project having an area of not less than 300 acres; OR 3 similar projects of preparing master plans or equivalent project with each project having an area of not less than 200 acres. 				Refer Corrigendum 1.

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			<p>Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.</p> <p><i>Provide documentary evidence from the client i.e., copy of work order / Letter of award / copy of agreement signed with the client, along with proof of at least 80% fee received for ongoing projects or completion certificate along with technical proposal.</i></p>		<p>Master Plan or equivalent experience means experience in preparation of master plans for private and / or Government township, smart city or other similar projects only wherein the scope of work also involved preparation of DPRs for various infrastructure works. This does not include master planning or regional planning work for Government / urban development or local bodies for existing cities / towns.</p> <p><i>Provide documentary evidence from the client i.e., copy of work order / Letter of award / copy of agreement signed with the client, along with proof of at least 50% fee received for ongoing projects or completion certificate along with technical proposal.</i></p>	
66	4	NIT	7	<p>Bid (Technical and Commercial) Submission End Date (Online)</p> <p>19 February 2024 up to 14:00</p>	<p>We request to extend the bid submission date by at least 14 days extension from the date of publication of pre bid response to prepare a competitive and qualitative bid document.</p>	Refer Corrigendum 1.
67	14	2.1.1	<p>No Consortium / Joint Venture / Association is allowed to participate under this RFP.</p>		<p>In view of the vast and diversified nature of work with stipulated time limits, Joint Ventures / Consortiums can be an added advantage to executing the work efficiently.</p> <p>Hence request you to allow Joint ventures / consortiums to participate in the bid.</p>	No Change. RFP condition shall prevail.
68	16	2.2.2	<p>The Applicant, during the last 7 (seven) years preceding the PDD, should have completed:</p> <ul style="list-style-type: none"> 1 similar project of preparing master plans or equivalent project having an area of not less than 500 acres; OR 2 similar projects of preparing master plans or equivalent project with each project having an area of not less than 300 acres; OR 3 similar projects of preparing master plans or 		<p>We request you to change the clause as: The Applicant, during the last 15 (Fifteen) years preceding the PDD, should have completed:</p> <ul style="list-style-type: none"> 1 similar project of preparing master plans or equivalent project having an area of not less than 500 acres; OR 2 similar projects of preparing master plans or equivalent project with each project having an area of not less than 300 acres; OR 	Refer Corrigendum 1.

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			equivalent project with each project having an area of not less than 200 acres.	<ul style="list-style-type: none"> 3 similar projects of preparing master plans or equivalent project with each project having an area of not less than 200 acres. 	