



Consultancy Services For Preparation Of Detailed Master Plan And Design Guidelines For Infrastructure Implementation Of Auric - Bidkin Industrial Area Under The Aurangabad Industrial Township Limited (AITL) – RFQ cum RFP (Ref No: AITL/SBIA/2016-17/03)

Date: July 14, 2016

In reference to the pre-bid queries received by AITL and the pre-bid meeting held at the office of AITL at Mumbai on July 14, 2016 at 11:00 am, bidders are requested to take note of the **Responses and Clarifications to the Pre-Bid Queries** provided below.

Additionally, bidders are requested to take note of **CORRIGENDUM – 1 dated July 14, 2016** (on page 6 of this document) for changes/clarification of bid conditions.

**Responses and Clarification to Pre-bid Queries**

Sr. no.	Page No. and Clause in RFQ-RFP	Clause Reference	Query or Clarification Requested	Response
1.	Sheet 3	Instructions to Bidder for E-Tendering (iv) To participate in Bidding, applicants have to pay through online mode a bid processing fee of Rs.28,750 (Rupees Twenty-eight thousand seven hundred and fifty only including applicable service tax and cess) towards processing fee for BID (non- refundable) and BID Security is also to be furnished by the Bidder for the amount of Rs.10,00,000 (Rupees Ten Lakhs only.) in the form of Demand Draft / Bank Guarantee (BG) as per the format mentioned in Form 3G, issued from a scheduled Bank in the name of the Employer.	<p>K&amp;A has submitted the bid for the RFP issued on March 2016 with reference no. (Ref No: AITL/SBIA/2015-16/03) March, 2016.</p> <p>In the submitted bid documents RFQ alone is scrutinized, whereas technical and financial proposal are not validated. Since the same project is retendered in July 2016 with reference no. (Ref No: AITL/SBIA/2016-17/03) July, 2016.</p> <p>Kindly clarify whether the processing fee paid for the earlier submission (March 2016) can be considered as sufficient and the present processing fee of Rs.28,750 is waived.</p>	<p>Processing fee will need to be paid for this bid. Bids will not be processed without a processing fee.</p> <p>Bank guarantee may be extended for a period not less than 180 days from the bid due date to meet bid requirements through a proper letter addressed to the client on the bank's letter referencing the previously issued Bank guarantee.</p>

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			Similarly whether the Bank Guarantee submitted towards security deposit can be resubmitted with a proper extension letter for the new validity period.	
2.	Page 18 Clause no. 2.9.4	Minimum Qualification Criteria Experience in preparation of Detailed Master Planning of SEZ, Industrial Park, Area Development, Smart City Project, of similar nature of at least 5 sq.km. on which construction work has started. Experience of last ten years will only be considered. At least 1 out of the three projects shall be an international project.	We understand that in case of the applicant being a JV/Consortium, for qualification of similar nature of works summation of experience of all the members of the JV/Consortium shall be considered  Whether the experience of projects like City Development Plan or Transit Oriented Development Plan shall be considered for similar nature of work?	The criteria specified may be met jointly by the JV/Consortium as defined by the bid conditions.  City development plans or TOD projects may be considered as similar nature of work provided that the scope includes master planning as a key component of the work. The size and scale of the master planning work needs to meet the criteria defined in the RFQ cum RFP document
3.	Page 24 Clause 2.17.2	Qualification and competence of key staff  1. Team Leader	As part of the specific expertise for Team Leader, it is requested to include Master's Degree in Landscape Architecture as eligible expertise. Many of the Master planning projects in the American context are undertaken by the landscape architects as they bring environment sensitive planning and design perspectives.	Kindly refer <b>corrigendum 1</b>
4.	Page 25 Clause 2.17.2	Qualification and competence of key staff	Kindly relax the Senior Urban Designer experience to 10 years.	No change

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		2. Senior Urban Planner / Senior Master Planner		
5.	Page 24-25: Section 2.17.2,	Qualification and competence of key staff	Kindly clarify if the number of years of experience is counted after the bachelor's degree or master's in case of key staff with master's degree.	Number of years of experience will generally be counted from the year of Bachelor's degree for all positions
6.	Page 31 Form 3B	Form 3B: Format for Pre-qualification Proposal (Eligible Projects) • USE 3 (Three) BEST PROJECTS WITH COPY OF PROOF OF EXPERIENCE. • EXHIBIT PROJECTS IN THE LAST TEN YEARS.	Kindly clarify what kind of documents to be submitted for proof of experience.	Proof of experience may be submitted in the form of any of the following or other equivalent documents: 1. Copy of the client's certificate indicating completion of the project with reference to the scope of work awarded 2. Proof of payment of the final invoice duly certified by the statutory auditor of the company vide a certificate from the auditor that the payments have been received for work completed. This shall be accompanied by an extract of the contract or work order indicating stages of payment. 3. Public notices or gazette notifications of master plans or development plans (with official translation in English where applicable) where the master plan or development plan has been notified as a final plan for adoption.
7.	Page 31 Form 3B	Form 3I: Applicant's Experience • USE 5 (Five) BEST PROJECTS WITH COPY OF PROOF OF EXPERIENCE.	Kindly clarify what kind of documents to be submitted for proof of experience.	Proof of experience may be submitted in the form of any of the following or other equivalent documents:



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		<ul style="list-style-type: none"> <li>EXHIBIT PROJECTS IN THE LAST TEN YEARS.</li> </ul>		<ol style="list-style-type: none"> <li>Copy of the client’s certificate indicating completion of the project with reference to the scope of work awarded</li> <li>Proof of payment of the final invoice duly certified by the statutory auditor of the company vide a certificate from the auditor that the payments have been received for work completed. This shall be accompanied by an extract of the contract or work order indicating stages of payment.</li> <li>Public notices or gazette notifications of master plans or development plans (with official translation in English where applicable) where the master plan or development plan has been notified as a final plan for adoption.</li> </ol>
8.	Page no. 67 Clause 5.7.1.7	The consultant shall also develop a GIS database for the entire master plan operable in an ARCGIS 10.0 format. All shapefiles so generated for the master plan shall be georeferenced and correspond to the plot control coordinates and actual ground survey. The GIS database will include key information on each plot pertaining to area, address, land use, setback requirements, permissible and consumed FAR, and additional fields as may be	In the GIS mapping utilities are also to be included in the scope or only land parcels as mentioned earlier is good enough.	As defined in the RFQ cum RFP document it is expected that the consultant will prepare the geodatabase framework which can receive additional utility and infrastructure information from other consultants or contractors. Clause 5.7.1.6 also indicates that information on locations for utility connections for plots may need to be shown using information from contractors or other consultants as a part of the plot control sheets.

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		necessary and indicated by the client to have an operational geo database for management of the development.		
9.	Page 68 Clause 5.9.1	Milestones : Draft of Detailed Master Plan; D+4 months Final Detailed Master Plan; D+6 months Draft Statutory master plan for submission to SPA/Local Authority; D+6 months	For the said 3 milestones the duration is D+6 or is there a typographical error. Please confirm. Design guidelines report/ pattern-book will require more time. We request to give 1 month more for the same.	The requirements in the RFQ cum RFP stand unchanged. It is expected that these three deliverables would be completed by D+6 months.

Date: July 14, 2016

## Corrigendum – 1

Sr. no.	Page No. and Clause in RFQ-RFP	Clause Reference	Revised Clause to be read as
1.	Page 24 Clause 2.17.2	Qualification and competence of key staff  <i>Position</i> : 1. Team Leader <i>Specific Expertise</i> : Should have Master’s Degree in Engineering or Planning and relevant experience of at least 10 years as project manager or project director for master planning or infrastructure design components of large infrastructure development projects like Townships, SEZ’s, Industrial cities, etc.	<i>Position</i> : 1. Team Leader <i>Specific Expertise</i> : Should have Master’s Degree in Engineering or Planning <b>or Architecture</b> and relevant experience of at least 10 years as project manager or project director for master planning or infrastructure design components of large infrastructure development projects like Townships, SEZ’s, Industrial cities, etc.