

Addendum / Corrigendum I to the RFP

Subject: Appointment of Consultant for providing Consultancy services for “Preparation of Feasibility Report and Detailed Project Report (DPR) for Three Wholesale Markets with modern amenities at Kattankolathur / Potheri village, Kuthambakkam village & Mathur village for CMDA”

Clause	As given in RFP	To be read as
<p>Clause 7.2: as given in the RFP</p>	<p>7.2 Pre-Qualification :</p> <p>Firms who have the following qualifications may submit the proposal along with necessary proof and EMD:</p> <p>i) Consultants who have completed at least three similar assignments in the last 5 years in India. The cost of each of the consultancy assignments shall not be less than 50 lakhs. (Details of assignment along with client certificate to be furnished)</p> <p>ii) Average annual turnover of Rs. 300 lakhs from consultancies. Audited financials shall be submitted as proof.</p> <p>iii) Covers without EMD will be treated as non-responsive and will be disqualified.</p> <p><i>It should be noted that “details of assignment along with work order and / or completion certificate and or proof of completion from the client will only be considered for evaluation”.</i></p> <p><i>For the purpose of clause 7.2 “Similar assignments” are defined as Preparation</i></p>	<p>7.2 Pre-Qualification :</p> <p>Firms who have the following qualifications may submit the proposal along with necessary proof and EMD:</p> <p>i) Consultants who have completed at least three similar assignments in the <i>last 7 years in India</i>. The cost of each of the consultancy assignments shall not be less than 50 lakhs. (Details of assignment along with client certificate to be furnished). <i>Lead partner must have the technical pre-qualification</i></p> <p>ii) Average annual turnover of Rs. 300 lakhs from consultancies. Audited financials shall be submitted as proof.</p> <p>iii) Covers without EMD will be treated as non-responsive and will be disqualified.</p> <p><i>It should be noted that “details of assignment along with work order and / or completion certificate and or proof of completion from the client will only be considered for evaluation”.</i></p> <p><i>For the purpose of clause 7.2 “Similar</i></p>

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	<p><i>of DPR for Wholesale Markets, (e.g. Vegetables, Flower, Fish & Pulses) for an urban area.</i></p> <p>Only proposals of firms determined to be qualified <u>will be considered for technical and financial evaluation. The technical and price envelopes of others will not be considered and returned unopened after completing the selection process.</u></p>	<p><i>assignments" are defined as Preparation of DPR for Wholesale Markets, (e.g. Vegetables, Flower, Fish & Pulses) for an urban area.</i></p> <p>Only proposals of firms determined to be qualified <u>will be considered for technical and financial evaluation. The technical and price envelopes of others will not be considered and returned unopened after completing the selection process.</u></p> <p><i>The consultants have to submit the following annexures (Lead & JV) separately: Annexure – 2 – B, Annexure – 2 – C, Annexure – 2 – D & Annexure – 2 – E.</i></p>																																
Clause 22: as given in the RFP	Joint Venture, Consortium, Association is not allowed.	Joint Venture, Consortium, Association are allowed (Lead + 1 JV partner).																																
Clause 7, ToR, Annexure – 1 as given in the RFP	<p>7. List of Key Professionals:</p> <table border="1" data-bbox="268 1370 858 1977"> <thead> <tr> <th>S. No.</th> <th>Key Professional</th> <th>Experience</th> <th>Man Months proposed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Team Leader</td> <td>Master's Degree in Urban Planning with about 20 years' experience in similar assignments.</td> <td>5</td> </tr> <tr> <td>2</td> <td>Deputy Team Leader</td> <td>Master's Degree in Civil Engineering / Environmental Engineering with about 15 years' experience in similar assignments.</td> <td>5</td> </tr> <tr> <td>3</td> <td>Architect</td> <td>A graduate in Architecture with about 10 years' experience in preparation of layouts for bus terminals or commercial complexes or modern markets with support services.</td> <td>4</td> </tr> </tbody> </table>	S. No.	Key Professional	Experience	Man Months proposed	1	Team Leader	Master's Degree in Urban Planning with about 20 years' experience in similar assignments.	5	2	Deputy Team Leader	Master's Degree in Civil Engineering / Environmental Engineering with about 15 years' experience in similar assignments.	5	3	Architect	A graduate in Architecture with about 10 years' experience in preparation of layouts for bus terminals or commercial complexes or modern markets with support services.	4	<p>7. List of Key Professionals:</p> <table border="1" data-bbox="871 1370 1477 1977"> <thead> <tr> <th>S. No.</th> <th>Key Professional</th> <th>Experience</th> <th>Man Months proposed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Team Leader</td> <td>Master's Degree in Urban Planning with about 20 years' experience in similar assignments.</td> <td>5</td> </tr> <tr> <td>2</td> <td>Deputy Team Leader</td> <td>Master's Degree in Structural Engineering with about 15 years' experience in similar assignments.</td> <td>5</td> </tr> <tr> <td>3</td> <td>Architect</td> <td>A graduate in Architecture with about 10 years' experience in preparation of layouts for bus terminals or commercial complexes or modern markets with support services.</td> <td>4</td> </tr> </tbody> </table>	S. No.	Key Professional	Experience	Man Months proposed	1	Team Leader	Master's Degree in Urban Planning with about 20 years' experience in similar assignments.	5	2	Deputy Team Leader	Master's Degree in Structural Engineering with about 15 years' experience in similar assignments.	5	3	Architect	A graduate in Architecture with about 10 years' experience in preparation of layouts for bus terminals or commercial complexes or modern markets with support services.	4
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	4	Geotechnical Engineer	A Postgraduate in Civil Engineering with about 10 years' experience in similar assignments.	3	4	Geotechnical Engineer	A Postgraduate in Civil Engineering with about 10 years' experience in similar assignments.	3
	5	Structural Engineer	A Postgraduate in Structural Engineering with about 10 years' experience in design of RCC structures and similar Structures.	4	5	Structural Engineer	A Postgraduate in Structural Engineering with about 10 years' experience in design of RCC structures and similar Structures.	4
	6	Traffic & Transportation Engineer	Master's Degree in Traffic and Transportation Engineering with about 15 years' experience in similar assignments.	3	6	Traffic & Transportation Engineer	Master's Degree in Traffic and Transportation Engineering with about 15 years' experience in similar assignments.	3
	7	Financial Specialist	Chartered Accountant or MBA finance with minimum 8 years' experience with adequate exposure to financial, costing, cost benefit analysis and economic analysis for various urban infrastructure facilities / Projects.	3	7	Financial Specialist	Chartered Accountant or MBA finance with minimum 8 years' experience with adequate exposure to financial, costing, cost benefit analysis and economic analysis for various urban infrastructure facilities / Projects including PPP's.	3
	8	Contract Specialist	A graduate in Civil Engineering with minimum 10 years' experience in preparation of similar contracts	5	8	Contract Specialist	A graduate in Civil Engineering with minimum 10 years' experience in preparation of similar contracts	5
	9	Electrical Engineer	A graduate in Civil Engineering with minimum 10 years' experience in preparation of similar contracts	4	9	Electrical Engineer	A graduate in Electrical Engineering with minimum 10 years' experience in preparation of similar contracts	4
	10	Mechanical Engineer	A graduate in Civil Engineering with minimum 10 years' experience in preparation of similar contracts	4	10	Mechanical Engineer	A graduate in Mechanical Engineering with minimum 10 years' experience in preparation of similar contracts	4
		Total		40		Total		40

Sd/-xxx dated 7.9.2020
For Member Secretary

Minutes of the Pre-Proposal conference on Appointment of Consultant for providing Consultancy services for “Preparation of Feasibility Report and Detailed Project Report (DPR) for Three Wholesale Markets with modern amenities at Kattankolathur / Potheri village, Kuthambakkam village & Mathur village for CMDA” held on 01.09.2020 @ 3:00 pm in TNUIFSL office, Chennai –600 028

List of Participants:

Officials:

S. No	Name	Designation	Organisation
1	Mr. N.S. Periyaswamy	Chief Planner / ADU	O/o. CMDA
2	Mr. N. K. Ramesh	Deputy Planner	O/o. CMDA
3	Mr. S. Raja Mahesh Kumar	Executive Engineer	O/o. CMDA
4	Mr. D. Selva Pandian	Sr.AVP	TNUIFSL
5	Mr. U. Vijayaraghavan	Sr. Manager	TNUIFSL

Consultants:

S. No	Name	Organisation
1	Mr. C.P. Vittal	General Manager / C.R. Narayana Rao (Consultants) Private Limited
2	Mr.G. Thanigai Selvan	Principal Project Manager / C.R. Narayana Rao (Consultants) Private Limited
3	Ms. Rajarajeswari	Sr. Associates / CBRE South Asia Pvt. Ltd
4	Mr.S. Ganesh	Associate Planner / Darashaw & Company Pvt. Ltd

At the outset, the objectives, scope and outline of the tasks to be performed by the consultant was explained in detail to the consultants.

There are written queries received from the consultants and other queries discussed during the meeting with replies are as follows:

S. No	Queries / Issues raised by consultants	Reply
1	Page 4, Clause 7.2 - Pre-qualification:- There is significant scope expected in	No change

S. No	Queries / Issues raised by consultants	Reply
	<p>the RFP for the Consultant to perform all related Architectural, Structural, MEP Design Engineering, BOQ, estimation, preparation of GFC drawings etc. Our request / query :-</p> <p>a) For a project of this magnitude and importance, the Consultant has to have had prior significant experience in all related Design and Engineering of Architectural, Structural, MEP, estimation etc. Kindly include suitable Pre-qualification criteria that establishes the past record and experience of the Consultant in specifically handling such Design and Engineering works also. Past Tenders / RFPs of CMDA have been specific on the eligibility criteria of the Consultant to carry out the Design and Engineering works.</p> <p>b) The PQ criteria as currently may likely be enlarged for similar assignments to include Public buildings, infrastructure buildings like Bus Terminals, Public / Government office buildings etc apart from markets. Instead of 3, please consider one or a maximum of two similar assignments with enlarged definitions. This will help the client to have more competitive participation in the tender process.</p>	<p>No change</p> <p>No change</p>
2	<p>Page 5, Clause 7.4 - Technical Proposal: -</p> <p>a) Currently only marks assigned for Key Technical Personnel. Please consider that suitable marking be provided for similar assignments,</p>	<p>No change.</p>

S. No	Queries / Issues raised by consultants	Reply
	<p>experience, size of the firm, total strength of supporting team and technical staff etc., For fulfilling the intended scope as per the ToR, only the Key personnel are not sufficient and requires the support and deployment of a large technical design team comprising various disciplines.</p> <p>b) Please provide the break-up of the marking proposed for (i) General qualification - 30 points and (ii) Adequacy for the Project - 70 points.</p>	<p>Please refer clause: 7.4: Technical Proposal. The evaluation committee appointed by the Client will carry out its evaluation of the technical proposal of qualified firms' applying the evaluation criteria and point system specified below. Each responsive proposal will be attributed a technical score (St).</p> <p>i) the quality of the methodology proposed (25 points); and ii) the qualifications of key staff proposed for the assignment (75 points).</p> <p>Curriculum vitae of key personnel in each discipline for assessing the qualifications and experience of the personnel proposed to be deployed for the studies should be included with the proposal (in the format of the sample curriculum vitae). These personnel will be rated in accordance with:</p> <p>i) General qualifications - (30 points) ii) Adequacy for the project (suitability to perform the duties for this assignment. These include education</p>

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		and training, length of experience on fields similar to those required as per terms of reference, type of positions held, time spent with the firm etc) - (70 points).
3	<p>Page 8, Clause - 22</p> <p>a) Please permit Joint Venture / Consortium. The various scope in the ToR encompasses wide range of specialist work. It will be to the benefit of CMDA to draw upon the best agencies if a JV / Consortium of a maximum of 2 specialist firms having complementary skills is permitted.</p> <p>b) In any case, it will provide more competition and choice of options to CMDA if a Consortium is permitted. Consortium meeting the eligibility criteria may kindly be permitted.</p> <p>c) Engaging a Sub-Consultant firm / company to fulfill part of scope on pre-identified basis at the time of bid submission itself may kindly be permitted. All the required skill sets and personnel may not be available in-house of any one agency. There is substantial design engineering scope in TOR and ideal to kindly consider and permit engaging design agency as sub consultant if not a consortium between Design consultant and DFR and market feasibilities etc specialist agency.</p>	<p>Please refer addendum / corrigendum to RFP</p> <p>Please refer addendum / corrigendum to RFP</p> <p>No change</p>

S. No	Queries / Issues raised by consultants	Reply
4	<p>Page 14, Terms of Reference</p> <p>a) Please provide the estimated amount for the project of the Wholesale Markets at each of the three locations namely, 1) Kattankolathur / Potheri village, 2) Kuthambakkam village and 3) Mathur village. Please also provide intended approximate total built-up area at each location. Page 20- Phase II – Detailed Project Report – Clauses 1 to 14</p> <p>It is presumed that the whole package of detailed design and Good for Construction Drawings for all the three locations should be fully provided by Consultant selected via this RFP.</p> <p>There will not be any other subsequent Consultant appointed for preparation of any designs or drawings. Please clarify and confirm.</p> <p>Page 25 - 6. Timelines and Deliverables</p> <p>The total duration of 5 months is insufficient and especially for Phase-2 which includes preparation of all detailed designs, DPR and GFC drawings in 3 months. Kindly enlarge and increase the timelines.</p> <p>Page 14 - Terms of Reference</p> <p>b) Please elaborate and clarify if any scope is to be considered towards obtaining Statutory approvals such as</p>	<p>Based on the Feasibility Study and Detailed Project Report to be prepared by the successful consultant appointed for this subject assignment, the estimated cost of project, total built up area, etc., can be finalised.</p> <p>The selected consultant has to study, analyse and provide the detailed design and good for construction drawings and other details, drawings, etc., for all the three locations, as per the RFP requirements.</p> <p>Client will decide on as required basis.</p> <p>No change.</p> <p>As part of the study, the consultant has to provide only the list of clearances / approvals / permissions, etc., to be</p>

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	<p>from CMDA etc., for the buildings at three locations. If approvals are also to be obtained, please list which approvals. The timelines for the project must be increased if approvals are also to be obtained.</p> <p>c) It is presumed that no scope is expected of the Consultant at site when the contractor is selected and executing the work. No supervision, quality monitoring etc., To be considered. Please clarify.</p> <p>d) If there is scope during the Construction stage, please clarify the same and also duration of assignment / deliverables. 5 months is totally insufficient if Construction stage also to be included. Number of manpower and duration for deployment at site during the construction stage may please be clearly informed. This has a significant impact on cost to be considered while quoting fee.</p>	<p>obtained by CMDA from various agencies.</p> <p>Yes.</p> <p>No scope for appointing consultants for this study during the construction stage, at present.</p>
5	<p>Consultants who have completed at least three similar assignments in the last 5 years in India. The cost of each of the consultancy assignments shall not be less than 50 lakhs. (Details of assignment along with client certificate to be furnished)</p> <p>We Request the authorities to kindly revise the condition as three similar assignments in the last 7 years.</p>	<p>Please refer addendum / corrigendum to RFP.</p>

S. No	Queries / Issues raised by consultants	Reply
6	<p>For the purpose of clause 7.2 “Similar assignments” are defined as preparation of DPR for Wholesale Markets, (e.g. Vegetables, Flower, Fish & Pulses) for an urban area.</p> <p>We request the authority to not restrict similar assignments as only DPR for Wholesale Markets alone.</p> <p>Similar assignments may also include projects like bus Stand, truck terminals, convention Centre, commercial /Institutional complex which has similar design knowledge as markets.</p>	No change
7	<p>Does the scope given in the RFP includes the following:</p> <ol style="list-style-type: none"> 1. Getting Administrative & Technical Sanction, 2. Getting the designs vetted from the concerned departments. <ol style="list-style-type: none"> 3. Handholding till the selection of contractor. <p>Kindly confirm and if so, please add the timeline for these tasks, since getting aforesaid sanctions and approvals plus handholding is a time-consuming process.</p>	<p>No.</p> <p>Proof checking of designs will be done by CMDA appointed agency. However, the consultant has to coordinate with the Proof checking agency for providing any clarifications sought and to update and submit the final report after incorporating the comments and suggestions provided by the proof checking agency.</p> <p>No</p>
8	<p>We understand the list of key professionals is same for all three sites. Kindly confirm</p> <p>We request the authority to modify the</p>	Please refer addendum / corrigendum to RFP.

S. No	Queries / Issues raised by consultants	Reply
	<p>Experience of Team Leader and Deputy Team Leader as follows:</p> <p>Team Leader - Master's Degree in Urban Planning/ Civil Engineering / Environmental Engineering with about 15 years' experience in similar assignments.</p> <p>Deputy Team Leader - Master's Degree in Urban Planning/Civil Engineering / Environmental Engineering with about 12 years' experience in similar assignments.</p>	
9	<p>We request the authority to increase the timeline as 6 months (3 months for phase I and 3 months for phase II), since all surveys required to conduct in all three sites will take at least 2-3 weeks' time in phase I.</p>	No change
10	<p>We request the authorities to consider one expert from each field as support staff and include their man month into the proposal.</p>	No change
11	<p>We would request the Authority to kindly expand the definition of similar assignments and allow bidders to showcase experience in assignments undertaken in the organized and unorganized retail space. Additionally, we request the Authority to kindly lower the cost of the consultancy assignments from 50 lakhs to INR 15 Lakhs, as that is the typical fee charged by consultants for similar assignments.</p>	No change
12	<p>We would like to highlight that the project is complex and detailed in nature. This would require collaboration of Architects, Engineers, Financial</p>	Please refer addendum / corrigendum to RFP.

S. No	Queries / Issues raised by consultants	Reply
	Specialists and Transport Specialists. We, therefore, request the Authority to kindly allow bidders to formulate consortiums to be able to execute the assignment at the finest level.	
13	The preparation of bid documents involves extensive work in niche domain and includes heavy paperwork and collation of data. Furthermore, it requires time to formulate a team of qualified professionals suitable for their respective positions. Hence, we request the authority to extend the date of submission by at least 2 weeks from the date of release of Corrigendum.	Sufficient time will be given for bid submission.
14	We request you to consider Commercial Development/ Market/ Shandies as part of eligible assignments. Also request you to consider ongoing assignments with assignment fee of 20 lakhs.	No change
15	We request you to consider one Consortium/ JV	Please refer addendum / corrigendum to RFP.
16	We request you to clarify, whether 3 sites will be given to one consultant	Yes
17	We request you to consider as below Submission and approval of Inception Report – 10% Submission and approval of Draft Feasibility Report – 15% Submission of Dissemination / Stakeholders consultation Report – 5% Submission and approval of Interim Report / Final Feasibility Report – 20% Submission and approval of Draft Final Report with draft Bid Document Report – 20%	No change.

S. No	Queries / Issues raised by consultants	Reply
	Submission and approval of Final Report with Final Bid Document Report – 30%	
18	<p>We request you to consider as below:</p> <p>Team Leader - Master's Degree in Urban Planning with about 15 years' experience in similar assignments</p> <p>Deputy Team Leader - Master's Degree in Civil Engineering / Environmental Engineering with about 10 years' experience in similar assignments</p>	Please refer addendum / corrigendum to RFP.
19	<p>Since the nature of work involves various tasks which would require expertise of various fields, we would suggest the authority to accept the Joint Venture, Consortium, Association (Max. of 2 firms).</p>	Please refer addendum / corrigendum to RFP.
20	<p>As per our assessment, a study of this nature usually requires at least 8 to 10 months for completion. In the prevalent pandemic scenario, activities such as stakeholder consultations will take more time than in regular times.</p> <p>Request the Authority to allow for the timeframe as follows:</p> <p>The time of completion of the assignment is 8 months. (Phase – I – 4 months & Phase – II – 4 months)</p> <p>Proposed timeline for the different stages:</p> <p>Phase 1:</p> <p>Stage 1: Two weeks from the date of issue of LOA.</p> <p>Stage 2: Within six weeks from the date of approval of Inception Report.</p> <p>Stage 3: Within two weeks from approval of Draft Feasibility Report</p>	No change.

S. No	Queries / Issues raised by consultants	Reply
	Stage 4: Within eight weeks from approval of Draft Feasibility Report. Phase II: Stage 5: Within eight weeks from approval of Interim Report Stage 6: Within eight weeks from approval of Draft Final Report.	
21	Location 1: Phase – I: Payment schedule:Submission and approval of Draft Feasibility Report - 10% of the contract: Request the Authority to amend Payment Schedule as: 20% of the contract	No change.
22	Location 1: Phase – I: Payment schedule:Submission and approval of Interim Report / Final Feasibility Report - 15% of the contract: Request the Authority to amend Payment Schedule as: 20% of the contract	No change.
23	Location 1: Phase – II: Payment schedule: Submission and approval of Draft Final Report with draft Bid Document Report - 30% of the contract amount: Request the Authority to amend Payment Schedule as: 25% of the contract amount.	No change.
24	Location 1: Phase – II: Payment schedule:Submission and approval of Final Report with Final Bid Document Report - 35% of the contract amount Request the Authority to amend Payment Schedule as: 25% of the contract amount.	No change.
25	Location II & III:Payment schedule: Request the Authority to amend Payment Schedule as per above	No change.

S. No	Queries / Issues raised by consultants	Reply
	suggestions for Location 1.	
26	Key Professional:Geotechnical Engineer. Electrical Engineer;Mechanical Engineer: Considering the nature of study and project, we would suggest the authority to optimize the man months of the three technical professionals: Geotechnical Engineer; Electrical Engineer; Mechanical - Engineer).	No change.
27	Additional Resource – I: The scope of Phase 1 involves detailed Demand Assessment and stakeholder consultations; current list of Key Professionals does not cover the role that will be responsible for this critical scope of work component. We suggest the Authority to include a Demand Assessment Expert (Management graduate with experience of 10 years) for a period of 3 Man months to be responsible for this component of the study.	No change.
28	Additional Resource – II: Considering three different sites and to support the proposed Demand Assessment Expert, we suggest the authority to include a position of Research Analyst (with a minimum experience 3 years of) for a period of 3 Man months.	No change.
29	Traffic & Transportation Engineer: Master’s Degree in Traffic and Transportation Engineering with about 15years’ experience in similar assignments.We would request the authority to consider the experience of 10 years’ in similar assignments.	No change.

S. No	Queries / Issues raised by consultants	Reply
30	<p>Financial Specialist: 3 Man months. The role of this expert involves financial feasibility of the three projects; it would also include exploring options for PPP models and various other alternate financing options/sources for the specialized project components like warehouses/ Cold Storage and others.</p> <p>We suggest the authority to increase the man months of this Key Professional from the current 3-man months to 5-man months.</p>	No change.

Sd/-xxx dated 4.9.2020
For Member - Secretary