

IPA Pre-Bid Queries-Compiled
Empanelment of Town Planners / Urban Planners / Architects (Individual / Firms)

<u>S.no</u>	<u>Clause Description</u>	<u>Details of Item per Tender Requirement</u>	<u>Query/ Suggestion</u>	<u>Clarifications</u>
1.	Name of Firm: M/s Voyants Solutions Private Limited			
i)	Page 11 clause 6.1.1.	For each assignment, the applicant should provide Completion certificate from the client detailing therein – the description for the nature of consultancy provided, the client’s confirmation for the satisfactory completion of work, total fees paid against the assignment, date of start and completion of work	It is mentioned here that in the completion certificate total fees paid against the assignment should be mentioned. In most of the cases no Fees is mentioned in the completion certificate. Also most of the consultant have Completion Certificates available which were taken in past, which might not contain all the desired information. Kindly confirm will they be accepted by IPA. If required Consultant can give an undertaking regarding authenticity of the project. For Fee verification consultant can submit TDS certificate. Kindly confirm if that will be acceptable to Client	Certificate from statutory auditor for receipt of fees in respect of the assignment will be considered as fees received against the assignment.
ii)	Page 11 clause 6.1.1.	The applicant should submit clients completion certificate for each assignment to support their claim along with firm’s experience and team experience separately not more than 2 pages for specific assignments by the authorized person of the firm	We understand that the consultant need to submit their project details in the format provided on page 32 (A) Organizational Experience	Clause remain unchanged
iii)	Page 12 clause 6.3	Empanelment will be based on the marks obtained on a minimum of 70 marks as per Appendix I for each Class and category. Category A \geq 90% Category B \geq 80% Category C \geq 70% Shall not be considered for empanelment $<$ 70%	We request IPA to kindly clarify this evaluation criteria, Does this mean that to qualify for category A, the Firm need to obtain at least 90% marks out of 100 and category B the Firm need to obtain at least 80% marks out of 100. In most of the bids/proposal Firms scoring more than 70% are eligible for Second stage of the process. We request that the same consideration should be done under the given empanelment process	Three list of empanelment will be made based on marks received. And if marks obtained is less than 70% then bidder will not be considered for empanelment

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iv)	Page 13 7.8	The applicant should have regular set up of a team of Town Planner having sufficient experience.	We request IPA to kindly confirm if the consultant need to submit CVs of experts under reach category. Is there any CV format we have to follow	CV of each candidate of the set up shall be furnished. Format of CV is enclosed.
v)	Page 14 7.12	Applicant has to furnish following undertaking along with bid	We request IPA to kindly confirm whether a consultant need to furnish this undertaking on Stamp Paper or can submit it on their Letter Head	Under taking on letter head will be considered.
vi)	Page 14 8	Earnest Money Deposit. No tender will be considered which is not accompanied by a sum of Rs. 10,000/- (Rs. Ten thousand only) as Earnest Money Deposit. In the event of the bidder withdrawing the tender before the expiry of 180 (one hundred and eighty) days from the date of opening of the tender	Demand Draft (DD) issued by Banks are generally valid for 3 months. If the evaluation process extends beyond 90 days then will the consultant need to submit fresh DD. How it will be retained for next 3 years Also as per RFP once empanelled Major ports will call for bids as and when required. Does the consultant need to pay separated EMD for each Bid.	Demand draft will be submitted to IPA Bank account
vii)	Page 24 Appendix – I	Evaluation for Urban Planning – Firms Work Experience – Housing Projects	Under the evaluation criteria it is mentioned that firm should have particular experience in designing housing project for Tenements ranging from 1000 – 10001 and above. We request IPA to kindly clarify the meaning of Tenements, is it equivalent to Number of Houses/ or number of Households.	It is either tenements or flats or individual house not the families as there can be more number of families in a flat.
viii)	Page 24 Appendix – I	Evaluation for Urban Planning – Firms Dev Plans- Criteria	We assume and request IPA that consultants experience in preparing integrated Master Plans/ Infrastructure Design for Large SEZs/ Industrial Parks/ City Development Plans etc. should also be considered under this category	Yes, However, the area criteria.
ix)	Page 24 Appendix – I	Evaluation for Urban Planning – Firms Exp. Renewal or Transformation	We request IPA to kindly elaborate what kind of experience they are expecting under this category. In most of the Planning and Architecture design projects the process of transformation is involved	It is like a brown field project where the entire existing development is revamped in the new

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				development according to the present needs.
x)	Page 24 Appendix – I	Evaluation for Urban Planning – Firms National and International awards	We request IPA to kindly confirm whether international competitions won by consultant and certifications like GRIHA, Green Building etc. will be counted as awards under this category. We request IPA that the marking Criteria for this category should be reduced to Maximum of 5 marks Less than 2 – 1 mark 2 to 4 – 2 marks 5 to 7 – 3 marks More than 7 – 5 marks Also we suggest that a new category of Detailed Engineering Design to be introduced since such type of scope will be there in future. The suggestive marking criteria for this can be: Less than 5 ha area – 1 mark 5 ha to 10 ha – 2 marks 11 ha to 25 ha. – 3 marks 25 ha and above – 5 marks	Certificate of GRIHA, Green Building cannot be accepted as awards. Clause remains unchanged
xi)	Page 26 Appendix – I	Evaluation for Architects - Firms Commercial Complex	We assume that Architecture Design project done for Office Buildings/ Institutional Building will also be considered as qualifying projects	Yes, will be considered.
xii)	Page 28 Appendix – I	Evaluation for Landscape Planners (Architects) - Firms Experience .Ecological parks/plantation	We assume that Landscape designs prepare for large Campuses/ Academic building will also be considered under this category	Yes, will be considered
xiii)	Joint Venture / Association	We request IPA to kindly confirm if a firm or individual can jointly bid for various categories		JV or Consortium is not eligible for the project. .
xiv)	Submission of Performance	We request IPA to kindly confirm if a Consultant need to submit any		Will be required once any port award the work after

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	Guarantees and securities	Performance Guarantee / Insurances etc if they are awarded with any work in future.		empanelment.
2.	Name of Firm: M/s Gian P. Mathur & Associates Pvt. Ltd.			
i)	P-26	Work Experience (Housing Project 10,001 tenements)	For 15 years experience;S Is it cumulative for all the years of experience for various projects.	Yes
ii)	P-26	Township (100 Ha and above)	It is predominantly urban planning work and 100 Ha is high. It may be relaxed to 50 Ha.	Clause remains unchanged
iii)	P-26	National and International Awards	No. of Awards given is 15, which is very much high for 15 years experience. May be kept 2-3.	Clause remains unchanged.
iv)	P-26	International Experience	In Indian context, we request it to be relaxed.	Clause remains unchanged.
v)	P-12	Each class & category, Cat. A=90%, Cat. B=80%, Cat. C=70%	Purpose of categorization is not clear.	Three list of empanelment will be made based on marks received. And if marks obtained is less than 70% then bidder will not be considered for empanelment
vi)	P-15	Evaluation Process The Major Ports as and when required will obtain financial offers (RFP) along with key personnel required specifically for the project from the Consultants who are empanelled and evaluated as below Key personnel - 70 points Financial Bid - 30 points	It is assumed that Key staff list to be deployed & Financial bid will be called for together after empanelment as and when required. Purpose of the requirement of staff list at the time of bidding is not clear.	The purpose of requirement of staff list at this stage is necessary to decide the capability of the consultant.
2.	Name of Firm: M/s DEODHAR ASSOCIATES			
i)	General Query	As per the tender document we can form a Joint Venture, please clarify about how many members in Joint Ventures are allowed, Percentage of		JV or Consortium is not eligible for the project.

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		each members of joint venture, whether we can form a joint venture with foreign parties.		
ii)	General Query	In case of Joint venture, the turnover criteria & work experience criteria to be fulfilled by jointly or individually		Same as above.
iii)	Appendix – I, from page no 23 to 28	a) The No of tenements for housing projects shall be from single project or collective of more than one projects.		Collective tenements of all the scheme can be accepted.
iv)	Appendix – I, from page no 23 to 28	b) Dev. Plans: The area mentioned in hector should be from one single project or collective of more than one project.		It should be for single project.
v)	Appendix – I, from page no 23 to 28	c) Experience in Waterfront Development the area mentioned in hectors should be from one single project or collective of more than one project.		It should be for single project
vi)	Appendix – I, from page no 23 to 28	d) Experience in Commercial Complex mentioned in Rs. Cores should be one single project or collective of one or more projects.		It should be for single project
vii)	Appendix – I, from page no 23 to 28	e) Experience of Townships mentioned in hectare should be from one single project or collective of one or more projects		It should be for single project
viii)	Appendix – I, from page no 23 to 28	f) Experience of Ecological Parks / Plantation mentioned in hectare should be from one single project or collective of one or more projects.		It should be for single project

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ix)	(Page no 23 & 24)	Please explain us about the Experience Renewal or transformation		It is like a brown field project where the entire existing development is revamped in the new development according to the present needs.