

CUTTACK DEVELOPMENT AUTHORITY

Pre-bid Queries & Responses - Preparation of Detailed Project Report and Provide Project Management Consultancy Services for construction of New office 26.04.2022 at 3:00 PM

Sl. No.	RFP Section, Clause & Page No.	Query	Detailed Description of query/ required clarifications	Response
1	Consultants shall have a minimum average annual turnover of 75 Lakhs over the last three Financial Years (2018-19, 2019-2020, and 2020-2021). Consultants must ensure that evidence of eligibility criteria of turnover in the form of audited financial statements for the last three financial years together with the Auditors' Report must be enclosed with their technical proposal. RFP page No 9, Clause 6	Request to consider for the years 2019-20, 2020-21 and up to first half of the financial year 2021-22		Not Agreed
2	Experience of Project Management Consultancy services of at least 2 similar projects in last 5 years. (@ 5 marks for each PMC) Bidders Eligibility Criteria: Applicable, Page no 9.		Must have executed 2 nos. of PMC/TPI having project cost more than Rs. 10.00 Crores each for building projects.	To be read as; Experience of Project Management Consultancy services of at least 2 projects. With each project cost more than Rs. 20 Crores in last 5 years in multi-story office or commercial buildings or Integrated Township or Integrated Residential Housing cum Commercial Complex or EPC Projects. (@ 5 marks for each PMC)
3	Page No. 9 6. Annexure B: Bid Data Sheet (BDS) and Instructions to Consultants Point No. 12	An EMD must be submitted	Please exempt EMD of the organization those are registered under MSME Act.	EMD Exemption is considered for this Bid process for all bidders.

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4	Page No 11 7. Evaluation of Technical Bid	Experience of Project Management Consultancy services of at least 2 similar projects in last 5 years. (@ 5 marks for each PMC)	Kindly allow for the one similar project in the last 5 year	Clarified earlier
5	Page No. 12 8. Instructions to Consultant Eligible Consultant (1.5)	1.5 A Consultant may be a natural person, private/ Govt. entity as Partnership, Proprietary, or a Company incorporated under Indian Companies Act 1956, which is eligible as per the eligibility criteria's specified in the Bid Data Sheet.	We request you to kindly allow the organization registered under the "Society Registration Act 1860" to bid for the same. As our organization is around 100 years old.	RFP condition prevails
6		EMD: Should be in form of a Demand Draft of Rs. 25,000 (RupeesTwenty Five Thousand Only) with Proposal In favor of "Cuttack Development Authority, Cuttack" Payable at Cuttack	As per the Govt. Of India guidelines (Rule 170(i)) GFR 2017 Micro and Small Enterprises (MSEs) as defined in MSE Procurement Policy issued by Department of Micro, Small and Medium Enterprises (MSME) will be exempted from the payment of earnest money. Govt of Odisha has also issued a guideline for the same (applicable only for Services tenders).	Please refer to Sl. no 3 of the above response.

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Sl. No.	RFP Section, Clause & Page No.	Query	Detailed Description of query/ required clarifications	Response				
7	Clause No.7 Evaluation Criteria	<p>Work Experience</p> <p>3DPRs of Project cost more than 10 cr (15 Marks)</p> <p>1 DPR of project cost more than 10 crores and up to 20 crores (2 Marks)</p> <p>1 DPR of project cost more than 20 crores and up to 30 crores (2 Marks)</p> <p>1 DPR of project cost more than 30 crores and up to 40 crores (2 Marks)</p> <p>Each DPR of project cost more than 40 crores (2 Marks)</p>	<p>In this evaluation one need to have 8 completed projects of various values to be able to get 25marks. We would request you to simplify the same so that more people can participate. We should also ask for project completion rather than DPR Completion. One should be able get full marks if he has completed 3 projects of 10 crore and 2 more projects of value more than 10crores. We can also include Turnover in this evaluation criteria(10 marks),i.e More Than 75lac-5marks, More than 2 crores10marks. The said marks can be adjusted from CVs</p>	<p>Clause no 7, Page no 11 Table sl no. 1</p> <p>To be read as:</p> <table border="1"> <tr> <td>3 DPRs of Project cost more than 10 crores (15 Marks)</td> <td>15</td> </tr> <tr> <td>Each DPR of project cost more than 10 crores (2 Marks)</td> <td>10</td> </tr> </table> <p>* The Project Cost considered in one category shall not be considered in other categories. Maximum marks shall be subject to 25 marks for sl. no. 1 as mentioned above.</p>	3 DPRs of Project cost more than 10 crores (15 Marks)	15	Each DPR of project cost more than 10 crores (2 Marks)	10
3 DPRs of Project cost more than 10 crores (15 Marks)	15							
Each DPR of project cost more than 10 crores (2 Marks)	10							
8		<p>Experience of Project Management Consultancy services of at least 2similar projects in last 5 years. (@ 5 marks for each PMC)</p>	<p>We should ask for 2 projects of value more than 10crores</p>	<p>Please refer to Sl no 2 of the above response.</p>				

9	Clause No-8 Instruction to Consultant	Expert Team Structure Team Leader: Urban or Town Planner with B. Architecture/ Infrastructureengineer with B.E./ B.Tech in civil engineering (Master's degree in urban planning/ infrastructure planning)	We should also include Masters in Architecture into this since this is an Architectural project	Please refer to Annexure-1, revised Experts Team Structure.
		Structural Engineer: Availability of the manpower - DPR Stage	Please Change it to DPR and PMC Stage	
		Junior Architect: Availability of the manpower - DPR Stage	Please Change it to DPR and PMC Stage	
10	Clause No.10.3 Sec-5	Submission of Revised (final) DPR to CDA incorporating inputs & comments on the draft DPR = Completion Time- 45 Days	Please change it to 60 Days	Agreed
11	General			A list of officials/ employees of the authority is enclosed in Annexure-2 for Proposed Design, Estimates, Approach, Methodology, and Work plan.
12	General			Please refer to Annexure-3 for the revised site layout.

Annexure-1

Revised Experts Team Structure.

For DPR work with Construction supervision					
Experts Title	No.	Minimum Qualifications & Skills	Minimum Experience	Marks for Each Individual	Availability of the Manpower
Team Leader Urban/ Town/ City Planner with B.Arch.	1	Master's degree in urban planning/ Town Planning /City Planning with B. Architecture <ul style="list-style-type: none"> • Fluent in English and good communication skills in Odia • Sound knowledge of analysis of structure • Sound knowledge of municipal services network, design norms, NBC Code, & other relevant codes. • Experience of working in Odisha will be an advantage 	Experience of at least 10 years as Team leader for DPR Preparation / PMC Services	10 Marks	DPR with PMC/ Construction Supervision Stage
Structural Engineer	1	<ul style="list-style-type: none"> • BE/ B.Tech in Civil. • M.Tech/ M.E. in structure. • Fluent in English and good communication skills in Odia • Sound knowledge of municipal services network, design norms, NBC Code, & other relevant codes. • Experience of working in Odisha will be an advantage. 	At least 5 years' experience in designing and analysis of structure of High-rise buildings	6 Marks	DPR with PMC/ Construction Supervision Stage
Junior Architect	1	<ul style="list-style-type: none"> • Junior Architect with at least 5 years' experience of designing office building 	At least 5 years' experience in designing and drafting skills.	5 Marks	DPR Stage
Interior Designer	1	<ul style="list-style-type: none"> • Interior Designer with at least 5 years' experience of office cum commercial complex designing. 	At least 5 years' experience in interior designing and drafting skills.	5 Marks	DPR with PMC/ Construction Supervision Stage
MEP Engineer	1	<ul style="list-style-type: none"> • BE/B.Tech/Diploma in Electrical. 	BE/ B.Tech in Electrical with 5 years or diploma with minimum 10 years' experience of multistorey building project/ Govt Office project.	4 Marks	PMC/ Construction Supervision Stage

Annexure-2

Sl. No.	Description	Employee/Units/ Nos.
1	Chairman	1
2	VC	1
3	Secretary	1
4	Members	5
5	Officers	10
6	Non-Gazetted Employee	200
7	Consultants Working Area	1
8	Reception Area	1
9	Public Waiting Area	1
10	Conference Hall	1
11	Mini-conference Hall	2
12	Pantry Area	2
13	Wash Rooms Area (Gents and Ladies)	8

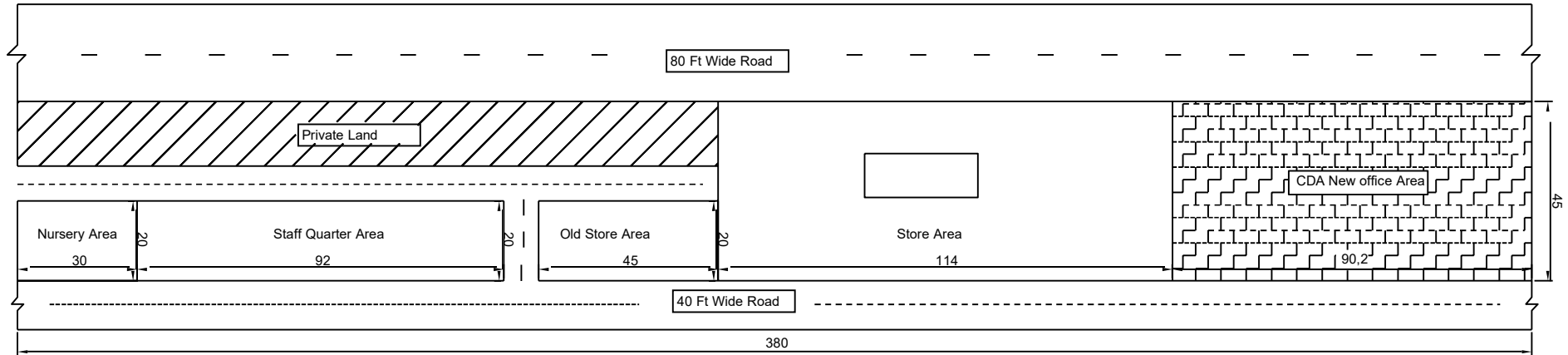
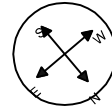
NOTE: -

- The above list is indicative but not exhaustive.
- Sections/Branch-wise area allocation needs to be considered while preparing the plan. The Sections/ Branches are: -Planning, Engineering, Estate, Scheme/ Project Planning, Market, Finance, Land, Establishment, Legal, Enforcement.
- Adequate parking provision to be kept at stilt floor / Rear open Area along with visitors parking.
- The office building should be designed as per IGBC norms.
- Provision of Rooftop Solar system and Rainwater harvesting is to provided.

Annexure-3

CDA Sector-6 Land Details

CDA New Office Area - 90.2 X 45 = 4059 Sqm = 43690.71 Sqft
 Store Area - 114 X 45 = 5130 Sqm = 55218.86 Sqft
 Old Store Area - 45 X 20 = 900 Sqm = 9687.52 Sqft
 Staff Quarter Area - 92 X 20 = 1840 Sqm = 19805.6 Sqft
 Nursery Area - 30 X 20 = 600 Sqm = 6458.35 Sqft
Total Area - 12529 Sqm = 134861.03 Sqft = 3.09 Ac



Note:- All Dimensions are in Meter