

Response to Queries of pre-bid meeting held on 14.10.2020

Name of Work: Consultancy Services for Land and Station Development for Bengaluru Suburban Rail Project for 2(Two) Packages

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
1	Page 6;	<p>7. Date of Receipt and opening of Bids: The completed Bids must be dropped in the nominated tender box or delivered to the address below not later than 15.00 hrs on 27/10/2020 and the same shall be opened at 15.30 hrs. in the same day in the presence of Bidders who choose to be present.</p> <p>K RIDE will not be responsible for any delays in receiving the Bidding documents by the Bidder or receipt of Bids by K RIDE.</p>	<p>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.</p>	<p>Dead line extended to 11.11.2020</p> <p>Kindly refer revised Bid Document</p>
2	Page 40; Section 2: Clause No. A (ITB 4.1(b)(i)) –	No. of partners: 2	<p>Consulting firms across the World are increasingly adopting an approach of specialization, since it allows them to deliver projects with high precision and quality. This is the reason, why large-scale engagements require various specialists, executed by a</p>	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			<p>consortium / joint venture of firms having multiple domain expertise. Taking into cognizance of the complexity of this assignment, we understand that involvement of experts from multiple sectors such as Survey Expert, Transport Planner, Legal Expert are required for this project.</p> <p>While, we understand that engaging sub- consultants at a later stage would be allowed, we request you kindly clarify if it would be permitted to engage multiple sub-consultants (at least 4) so that we may bring together the most competent team to deliver this assignment</p>	
3	<p>Page 45; 2. Eligibility Criteria: 2.1 Technical Eligibility Criteria:</p>	<p>Providing a Project/Program Management Unit for any government department/ agency in India for a value of at least Rs. 3 Crores in the last 5 years</p>	<p>We would like to highlight that typically for similar large-scale assignments undertaken with the government sector, Consultants from multiple disciplines are required for providing advisory on the proposed Scope of Work. These experts range from Market experts, Master Planners, Transport Planners, Surveyors, Finance Experts, etc. Out of the varied list, majority of the</p>	<p>Kindly refer revised Bid Document.</p>

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			<p>experts are required during the course of the project only sporadically and only a few oversee the project throughout its duration. Therefore, overall fee of such assignments reduces.</p> <p>In consonance with our above observation, a considerable portion of Scope of work is conducted by consultants from their regional offices and only limited scope of work is to be covered by deployed resources.</p> <p>We will also like to add that the project fee does not truly determine the quality and scale of the project.</p> <p>We thus, request the Authority to kindly reduce the value of the project from 3 Crores to 75 Lakhs to 1 Crore.</p>	
4	Page 51; 3. Technical Evaluation	A4. Project/Program Management Unit for any government department/ agency in India for an assignment period of at least 2 years and consultancy fee of at least Rs. 3 Crores in the last 5 years.	We would like to highlight that typically for similar large-scale assignments undertaken with the government sector, Consultants from multiple disciplines are required for providing advisory on the proposed Scope of Work. These experts range from Market experts, Master	Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		<p>- Two or more projects: 5 Marks - One Project: 2.5 Marks (The bidder must submit LOA/agreement issued by the client along with Chartered Accountant/ Statutory Auditors for the consultancy fee).</p>	<p>Planners, Transport Planners, Surveyors, Finance Experts, etc. Out of the varied list, majority of the experts are required during the course of the project only sporadically and only a few oversee the project throughout its duration. Therefore, overall fee of such assignments reduces.</p> <p>In consonance with our above observation, a considerable portion of Scope of work is conducted by consultants from their regional offices and only limited scope of work is to be covered by deployed resources.</p> <p>We will also like to add that the project fee does not truly determine the quality and scale of the project.</p> <p>We thus, request the Authority to kindly reduce the value of the project from 3 Crores to 75 Lakhs to 1 Crore.</p>	
5	<p>Page 52; Team Leader cum PPP Expert</p>	<p>(a) Qualification - B.E in Civil Engineering and MBA/PGDM. (b) 15 years of professional experience</p>	<p>We request the Authority to kindly alter the qualification requirements of the Team Leader as below; Team Leader cum PPP Expert</p>	<p>Kindly refer revised Bid Document</p>

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		(c) Experience of completing at least two commercialization of land and innovative financing mechanism for the transport related infrastructure project	(a) Qualification - B.E in Civil Engineering/ Bachelor's in Business Administration/ Bachelors in Commerce and MBA/PGDM. (b) 15 years of professional experience (c) Experience of completing at least two commercialization of land parcel and innovative financing mechanism for the transport related infrastructure project	
6	Page 52; Traffic Expert	(a) Qualification – Bachelor's Degree in Civil Engineering and masters engineering degree Highway Engineering/ Traffic Planning (b) Minimum 15 years of professional experience (c) Experience in traffic studies for infrastructure projects	We request the Authority to kindly alter the qualification requirements of the Traffic Expert as below; Traffic Expert (a) Qualification – Bachelor's Degree in Civil Engineering and masters engineering degree Highway Engineering/ Traffic Planning/ Transport Engineering or equivalent (b) Minimum 15 years of professional experience	Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			(c) Experience in traffic studies for infrastructure projects	
7	Page 54 ; Procurement Expert	Procurement Expert (a) Qualification – Master’s Degree in Law. (b) 10 years of professional experience (c) Experience in PPP projects in infrastructure sector.	We request the Authority to kindly alter the qualification requirements of the Procurement Expert as below; Procurement Expert (a) Qualification – Master’s Degree in Business/MBA/PGDM or related discipline (b) 10 years of professional experience (c) Experience in PPP projects in infrastructure sector.	Kindly refer revised Bid Document
8	Page 54; Legal Expert	(a) Qualification – Master’s Degree in Law (b) 12 years of professional experience (c) Experience in framing contracts for commercialization / development of land parcels.	According to the Indian Bar Association a legal expert is supposed to be registered with the Indian Bar Association and shall not be on a permanent payroll for a consultancy. Therefore, the legal expert is hired from outside the organization.	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			We would request you to kindly review this clause to kindly allow bidders to sub-contract the Legal Expert.	
9	Page 107; Section 5: Clause No. 2.A (k) –	Study and analyze all relevant laws including Environmental, Development Control Regulations & any other applicable laws/ rules and regulatory framework that will govern or pose restrictions & affect development of land use including land classification, zoning, setbacks, restrictions, open areas, parking requirements etc and apply the same for the project	While we understand that the project involves substantial assessment of regulatory framework across sectors including environmental bylaws, we would like to understand if as part of this exercise, the authority is expecting the consultant to undertake an Environmental Impact Assessment study.	No Environmental Impact Assessment study is envisaged.
10	Page 108; Section 5: Clause No. 2.B (h) –	Determine the suitability of the site of commercial development in terms of technical and financial viability	We understand that the technical viability of the development would be limited to technical due diligence pertaining to the applicable by laws, required approvals, land suitability analysis in terms of design and infrastructure and legal status of the land. We would hereby request the authority to clarify if our understanding suffices the	It is clarified that Commercial Development shall include inter alia Office and Commercial space, Meetings Incentives Conferences and Exhibitions (MICE), Hospitality, any other which shall be assessed by the consultant/Client.

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			requirement or we need to augment the list with additional aspects.	Kindly refer revised Bid Document
11	Invitation for Bids on Page 3	Package 1: Consultancy Services for Land and Stations Development for Bengaluru Sub-urban Rail corridors 2 & 4 – Period of Completion: 4 months Package 2: Consultancy Services for Land and Stations Development for Bengaluru Sub-urban Rail corridors 1 & 3 - Period of Completion: 4 months	We request the Authority to increase the Period of Completion from 4 months to 7 / 8 months as the entire Consultancy services work to Bid Process Management and selection of private player will require time.	Kindly refer revised Bid Document
12	Invitation of Bids on Page 3	Bid Security – INR 5,00,000 (Five Lakh Only)	We request the Authority to consider removing the Bid Security or reducing the amount to max. INR 1,00,000 (One Lakh Only). This would enable more competitive participation keeping in mind the dire economic situation.	Bid conditions prevail
13	Section 1. Instruction to Bidders 4. Eligible Bidders on Page 15	A Bidder means any person or firm or company, including any member of a consortium or joint venture	We request the Authority to clarify if Consortium is allowed for the RFP. In case of a Consortium, we request the Authority to kindly consider a legal and binding Memorandum of Understanding (MOU) between consortium partners and	Consortium is permitted. Joint Venture (JV) shall be read as Joint Venture (JV)/ Consortium

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			accordingly other formats to be amended. (A sample MoU attached with the Queries for reference).	Kindly refer revised Bid Document
14	Section 1. Instruction to Bidders 25. Bid Opening on Page 30	<p>25.3 - First, envelopes marked "WITHDRAWAL" shall be opened, read out, and recorded, and the envelope containing the corresponding Bid shall not be opened, but returned to the Bidder.</p> <p>25.4 - Next, outer envelopes marked "SUBSTITUTION" shall be opened. The inner envelopes containing the Substitution Technical Bid and/or Substitution Price Bid shall be exchanged for the corresponding envelopes being substituted, which are to be returned to the Bidder unopened.</p> <p>25.5 - Next, outer envelopes marked "MODIFICATION" shall be opened.</p> <p>25.5 - Next, outer envelopes marked "MODIFICATION" shall be opened.</p>	We request the Authority to reconsider the clauses as the same are not applicable for the RFP under consideration. Request Authority to please delete the clauses.	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
15	Section 3. EQC 2. Eligibility Criteria on Page 45	2.1 (a) Technical Eligibility Criteria - Preparation of land survey, market & demand assessment, feasibility study/DPR for any Public Sector/government entity towards the development and monetization of land parcels of cumulative size of 100 acres (sum total of 100 acres of different projects), in India for last 5 years .	We request the Authority to consider last 10 years for the Eligible projects.	Kindly refer revised Bid Document
16	Section 3. EQC 2. Eligibility Criteria on Page 45	2.1 (a) Technical Eligibility Criteria - Preparation of land survey, market & demand assessment, feasibility study/DPR for any Public Sector/government entity towards the development and monetization of land parcels of cumulative size of 100 acres (sum total of 100 acres of different projects), in India for last 5 years.	We request the Authority to consider Consultant's experience in private sector in addition to public sector / government entity as large-scale projects have been carried out in the private sector too. (To be read along with S No. 8)	Bid conditions prevail
17	Note for Item 2.1 Technical Eligibility	Work experience certificate from private individual shall not be considered. However, in addition to work experience certificates issued by any Govt. Organization, work	We request the Authority to delete this clause for the reason as cited below.	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
	Criteria on Page 46	experience certificate issued by Public listed company having average annual turnover of Rs 500 crore and above in last 3 financial years excluding the current financial year, listed on National Stock Exchange or Bombay Stock Exchange, incorporated/registered at least 5 years prior to the date of opening of tender, shall also be considered provided the work experience certificate has been issued by a person authorized by the Public listed company to issue such certificates.	As part of the sub-consultancy assignment, scope of work gets delivered as stated in Criteria 2.1, however such projects should not be excluded only just because they are not awarded as per the criteria stated by Note for Item 2.1.	
18	Section 3. EQC 3. Technical Evaluation on Page 50	A.2 and A.3 (The bidder must submit certificate issued by the client and shall furnish the certificate from Chartered Accountant/ Statutory Auditor).	We request the Authority to consider either Certificate issued by the Client, in case if the Certificate is not available alternatively furnish certificate from Chartered Accountant / Statutory Auditor. The Clause be read as (The bidder must submit certificate issued by the client or shall furnish the certificate from Chartered Accountant/ Statutory Auditor).	Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
19	EQC Form 1. on Page 90	General Query for deletion of Form	We request the Authority to remove the Form as the need is not justified for the consulting services requirement with respect to this RFP.	Point 2.5 and 2.6 of EQC Form 1 are not Applicable Kindly refer revised Bid Document
20	Section 5. Scope of Work Stage 3 Bid Process Management on Page 113	Post receipt of all statutory approvals by the competent authority, assist Employer in the Bid Process Management till the identification and signing of the contract / concession agreement with the developers / contractors.	We request the Authority to please clarify what would be the starting date for Bid Process Management, whether it would be the after the receipt of all statutory approvals. In such an event the total timeline should exclude the time taken for KRIDE to get all such approvals.	The Bid Process Management would commence after the approval of Bid Document. Kindly refer revised Bid Document
21	Section 6 General Conditions of Contract (GCC) from Page 116 - 272	General Conditions of Contract (GCC) – General Query	The GCC does not suit the requirements of Consultancy work. Request the Authority to replace this with a relevant agreement which are practiced for such assignments. We request the Authority to share Contract Agreement as per the Consulting requirement of the RFP.	Bid conditions prevail
22	Section 5. 3. Data, Services and Facilities on Page 113	3. The Employer will provide the following inputs and facilities: • Access to the land and co-ordination with the South Western Railways /	We request the Authority to consider only those stations which are in the ownership and possession of land is with the Authority (KRIDE).	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		local authorities.	Also request the Authority to clarify if the Bid Process Management needs to be undertaken for such projects where land needs to be identified by the Consultant.	
23	Clause 2. 1, Technical Eligibility Criteria, Page No 45	<p>The tenderer must have successfully/substantially Completed the following, (ending last day of month previous to the one in which tender is invited):</p> <p>Preparation of land survey, market & demand assessment, feasibility study/DPR for any Public Sector/government entity towards the development and monetization of land parcels of cumulative size of 100 acres (sum total of 100 acres of different projects), in India for last 5 years. (substantially completed means the Draft Feasibility report/Draft DPR approved by the Client)</p> <p>AND</p> <p>Successful completion of advisory services (study related to Non-Fare Box Revenue/station naming</p>	<p>We request the Authority to modify the clause.</p> <p>The tenderer must have successfully/substantially completed the following, (ending last day of month previous to the one in which tender is invited):</p> <p>Preparation of land survey, market & demand assessment, feasibility study/DPR for any Public Sector/government entity towards the development and monetization of land parcels of cumulative size of 100 acres (sum total of 100 acres of different projects), in India for last 10 years. (substantially completed means the Draft Feasibility report/Draft DPR approved by the Client)</p> <p>AND</p>	Kindly refer revised Bid Document for the revised eligibility conditions.

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		<p>rights/ advertisement rights/ alternate revenue/TOD) for transport projects in India in the last 5 years.</p> <p>AND</p> <p>Providing a Project/Program Management Unit for any government department/agency in India for a value of at least Rs. 3 Crores in the last 5 years.</p>	<p>Successful completion of advisory services (study related to Non-Fare Box Revenue/station naming rights/ advertisement rights/ alternate revenue/TOD) for transport projects in India in the last 10 years.</p> <p>AND</p> <p>Providing a Project/Program Management Unit for any government department/agency in India for a value of at least Rs. 1 Crores in the last 10 years.</p>	
24		Permanent employee of the Applicant firm	We request the Authority to delete this clause.	Bid conditions prevail
25	Page 40, Clause 35.4	If the bid, which results in the lowest Evaluated Bid Price is substantially on lower side and/or seriously unbalanced in the opinion of the Employer as per criteria defined below, the Employer may require the bidder to submit additional performance security as under:-	We request more clarity from client on 'engineers estimated price'	Please refer Section 2 of the Bid Data Sheet (BDS) for the same

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		<p>a) If overall price quoted by the L1 bidder is below the engineer's estimated price by more than 10% and the difference between overall price quoted by the L1 and L2 is more than 5% of the estimated price, then the bid price of L1 bidder shall be treated as substantially on lower side and such bidder shall be bound to furnish additional performance security equal to the (0.9x engineer's estimated price – L1 price) or (0.95 x L2 price – L1 price) whichever is lower, on this account. Example below demonstrates the method of calculation to arrive at additional performance security:</p>		
26	Page 45, 2.1 Technical	(a) The tenderer must have successfully/substantially completed the following,	We request client to accept relevant projects from last 10 years for all the criteria.	Kindly refer revised Bid Document for the

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
	Eligibility Criteria:	<p>(ending last day of month previous to the one in which tender is invited): Preparation of land survey, market & demand assessment, feasibility study/DPR for any Public Sector/government entity towards the development and monetization of land parcels of cumulative size of 100 acres (sum total of 100 acres of different projects), in India for last 5 years. (substantially completed means the Draft Feasibility report/Draft DPR approved by the Client)</p> <p>AND</p> <p>Successful completion of advisory services (study related to Non-Fare Box Revenue/station naming rights/ advertisement rights/ alternate revenue/TOD) for transport projects in India in the last 5 years.</p> <p>AND</p>	<p>Further request to allow projects for private sector as well along with projects for public/government sector.</p> <p>Request authority to also allow projects done by firm outside India as well.</p>	revised eligibility conditions.

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		Providing a Project/Program Management Unit for any government department/ agency in India for a value of at least Rs. 3 Crores in the last 5 years.		
27	Page No. 47, 2.2. Financial Eligibility Criteria:	The tenderer must have received payments from consultancy services only, in the previous three financial years, of at least Rs. 25 crores. The tenderers shall submit Certificates to this effect which may be an attested Certificate from the concerned department /client or Audited Balance Sheet duly certified by the Chartered Accountant / Certificate from Chartered Accountant	Financial strength of the consultant is Financial strength of the consultant is we request client to increase the payment received criteria to 200 crores and more.	Bid conditions prevail
28	Page No. 50, Technical Scoring Criteria A.1	Size of the Firm as measured from average annual turnover of the last 3 financial years, excluding current financial year. - More than INR 40 crore - 5 marks	We request client to modify clause of RFP as presented below Size of the Firm as measured from average annual turnover of the last 3 financial years, excluding current financial year.	Bid conditions prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		<p>- More than INR 25 crore up to INR 40 crore - 2.5 marks</p>	<p>- More than INR 300 crores - 5 marks - More than INR 200 crores up to INR 300 crores - 2.5 marks</p>	
29	General	Number of consortium members	We request client to please specify the number consortium members are allowed. Request to allow at least 3 consortium members.	Bid conditions prevail
30	Page 44, Evaluation of proposal	The Bidder will be selected under QCBS (Quality cum Cost Based System) with 70:30 weightage for technical score and financial score respectively on the basis of each package.	Request authority to change the selection criteria to QCBS 80:20 as standard in similar proposals.	Kindly refer revised Bid Document
31	Page 50, Firm experience A2	<p>Cumulative size of projects involving land survey, market & demand assessment, Feasibility study/DPR for any public sector/ government entity towards the development of land parcels in India in the last 5 years. - More than 150 acres -10 marks</p>	In line with the qualification criteria request authority to allow international projects and projects in last 10 years.	Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		<p>- 100 to 150 acres - 5 marks (The bidder must submit certificate issued by the client and shall furnish the certificate from Chartered Accountant/ Statutory Auditor).</p>		
32	<p>Page 50, Firm experience A3</p>	<p>(i) Successful completion of advisory services (study related to Non-Fare Box Revenue/station naming rights/ advertisement rights/ alternate revenue/TOD) for transport projects in India in the last 5 years - 2 or more projects: 5 marks - 1 project: 2.5 marks (ii) Successful completion of one assignment of having provided assistance for raising finance of atleast Rs. 75 Crores under innovative financing for transport projects in India through private participation in the last 5 years - More than 100 Cr: 5 marks - 75 to 100 Cr: 2.5 marks Note: Innovative financing shall mean Transit Oriented Development (for road/sub-urban rail/metro rail, airport, ports);</p>	<p>In line with qualification criteria request authority to allow international projects and projects in last 10 years.</p> <p>We understand transaction advisory experience will be considered projects under 'assignment of having provided assistance for raising finance....'</p>	<p>Kindly refer revised Bid Document</p> <p>"Transaction advisory experience will be considered projects---finance" – Agreed</p>

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		leveraging of land, advertising/naming rights, additional/premium FAR, air-space development for any sub-urban/metro rail. <i>(The bidder must submit certificate issued by the client and shall furnish the certificate from Chartered Accountant/ Statutory Auditor).</i>		
33	Page no 51, Technical Evaluation	Bidder shall have an office in Bangalore or shall set up an office after the award of the work.	Request authority to not make this mandatory condition. However, it would be endeavour of the key experts and the support staff to work closely with client.	Bid Conditions Prevail
34	Page 113, Time, Schedule, Reports and Payments	The time period envisaged for the consultancy services is 7 months. The final reports, drawings and documentation shall be completed within this time schedule.	Request authority to extend time period envisaged for consultancy services for 12 months. As transaction requires lot of consultation time for successfully completing project. Accordingly, — survey reports target date to be changed to CD + 90 days, — Concept Master Plans of Land Parcel and Stations target date to be changes CD + 120 days,	Kindly refer revised Bid Document.

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			<ul style="list-style-type: none"> — Draft Project Report target date to be changed to CD+150 days — Final Project Report target date to be changed to CD +180 days — Bid Document along with schedules target date to be changed to CD +210 days — Bid Process Management to be changed to CD + 360 	
35	Additional time for pre-bid queries		Request authority to provide additional time to provide additional pre-bid queries by 16.10.2020	Bid Conditions Prevail
36	Pg-15 4. Eligible Bidders And Page 40 Section A. Introduction ITB 4.1(b)(i)	In case of Joint Venture: (i) The number of partners in the JV shall not be more than that indicated in the Bid Data Sheet (BDS). No. of partners: 2	We request you to please allow the bidders to also participate in Consortium manner and to increase the number of partners up to 3 . This shall also improve the competitiveness in the bidding process. In addition to this, multiple stakeholders shall bring an added advantage of varied experience and thereby, bring more value to the project. Suggestions : The clause may be revised to - In case of Joint Venture/Consortium: (i) The number of partners in the JV/Consortium shall not be more than	Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			<p>that indicated in the Bid Data Sheet (BDS). No. of partners: Up to 3</p> <p>Also, suitably addition of the word 'Consortium' may be done across the document to reflect JV/Consortium</p>	
37	Page 44 Clause 1.2 Evaluation of Proposal	<p>If this Bidding Document allows Bidders to quote separate prices for different packages, the methodology for evaluating the price bids for packages is specified in Section 3 (Evaluation and Qualification Criteria). In any case, the Bidder shall be awarded for only one package.</p> <p>Further, in Page 45, it is mentioned that “In case, any Bidder has submitted for more than one Package the combined QCBS scoring shall first be evaluated for Package I. In case the Bidder has the highest combined score for the Package I, no further Price Bid of that Bidder will be opened”.</p>	<p>We request you to please allow the bidders the choice of selection from Package I or Package II in case the bidder wins both the packages. This shall provide the winner bidder to select the Package of its own choice and deliver to the best of its capabilities.</p> <p>Suggestions: The clause may be revised to -</p> <p>In case the bidder wins both packages, choice of selection from Package I or Package II may be given to the winning bidder.</p>	Bid Conditions Prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
38	Page 45 2.1 - Technical Eligibility Criteria	Providing a Project/Program Management Unit for any government department/agency in India for a value of at least Rs. 3 Crores in the last 5 years.	<p>Include experience of Bid Advisory Unit and Transaction Advisory Unit will strengthen the diversity of experience criteria and is more relevant to the project scope.</p> <p>Further, we would request, that tenderer's experience of handling the Project should be gauged by the Project Cost rather than the Consultancy Fee for that project.</p> <p>Suggestions: We would request this point to be reworded as the following: Providing a Completed Project/Program Management Unit/ Bid Process Advisory/ Transaction Advisory for any government department/agency in India for projects with project cost of at least INR 40 Cr.</p>	<p>The Project/Program Management Unit shall include bid Advisory/ Transaction Advisory services.</p> <p>Kindly refer revised Bid Document</p>
39	Page 46 Note for Item 2.1:	Work experience certificate from private individual shall not be considered. However, in addition to work experience certificates issued by any Govt. Organisation, work experience certificate issued by Public listed company having	We request you to please consider Work experience certificate from Private Equities/Major Real Estate Developers working through their Special Purpose Vehicles as well, in addition to other mentioned criteria; so as to aid companies with relevant	Bid Conditions Prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
		average annual turnover of Rs 500 crore and above in last 3 financial years excluding the current financial year, listed on National Stock Exchange or Bombay Stock Exchange, incorporated/registered at least 5 years prior to the date of opening of tender, shall also be considered provided the work experience certificate has been issued by a person authorized by the Public listed company to issue such certificates.	<p>experience in the Real Estate sector to participate and make the process more competitive.</p> <p>Suggestions: We would request this point to be reworded as the following: Work experience certificate from private individual shall not be considered. However, in addition to work experience certificates issued by any Govt. Organisation, work experience certificate issued by Public listed company and Private Equities / Major Real Estate Developers working through their Special Purpose Vehicles having average annual turnover of Rs 500 crore and above in last 3 financial years excluding the current financial year, listed on National Stock Exchange or Bombay Stock Exchange, incorporated/registered at least 5 years prior to the date of opening of tender, shall also be considered provided the work experience certificate has been issued by a person authorized by the Public listed company to issue such certificates</p>	

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
40	Page 47 2.2. Financial Eligibility Criteria:	The tenderer must have received payments from consultancy services only, in the previous three financial years, of at least Rs. 25 crores.	<p>We would request the relaxation of Financial Eligibility Criteria; so as to aid start-ups with experience in the relevant sector to participate and make the process more competitive.</p> <p>According to <u>POLICY CIRCULAR NO. 1(2)(1)/2016-MA</u> The Ministry of Micro, Small, and Medium Enterprises (MSME) released a policy circular on 10th March 2016 for “Relaxation of Norms for Startups and MSMEs in Public Procurement on Prior Experience – Prior Turnover criteria”. According to this policy –</p> <ul style="list-style-type: none"> •All Central Ministries / Departments / Central Public Sector Undertakings may relax condition of prior turnover and prior experience with respect to MSMEs in all public procurements subject to meeting of quality and technical specifications. •20% of the total procurement by Central Ministries / Departments / CPSUs must mandatorily come from MSMEs. <p>Suggestions : We would request this point to be included, as following -</p>	Bid Conditions Prevail

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			The tenderer must have received payments from consultancy services only, in the previous three financial years, of at least Rs. 25 crores and relaxation of Financial Eligibility Criteria norms for Startups registered with DPIIT, Startup India program and MSMEs with valid Udyog Aadhar Memorandum (UAM)	
41	Page 54 Minimum experience and the scoring criteria for the Key Experts	Additional Resources	We would request the addition of GIS Analyst and Last-mile Logistics Analyst in the scoring criteria. Suggestions: We would request this point to be added as following: GIS Analyst with minimum experience of 5 years having a degree of M.Tech/M.E/M.Sc. in Geographic Information Science/ Technology / Remote Sensing OR M.Plan/B.Plan with PG Diploma in Geographic Information Science /Remote Sensing from recognized University/Institute AND	Kindly refer section 5 of the revised bid document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
			<p>Last-mile Logistics Analyst with experience of 5 years having a bachelor's or master's degree in Transport Engineering / Transport Planning</p>	
42	<p>Page 54 Minimum experience and the scoring criteria for the Key Experts</p>	<p>Support Team</p>	<p>We would request the addition of Support team in the scoring criteria.</p> <p>Suggestions: We would request this point to be reworded as the following: Addition of Support team i.e. Management Associates (2 No., MBA/PGDM with Minimum 5 yrs experience) and Planning Associates (2 No., Planning/Architecture with minimum 5 yrs experience) in the scoring criteria</p>	<p>Kindly refer to the section 3 of the revised bid document.</p>
43	<p>Section-4 Form: JV/4 DRAFT MEMORANDUM OF UNDERSTANDING (MOU) For JOINT VENTURE PARTICIPATI ON</p>	<p>The 'Parties' have studied the documents and have agreed to participate in submitting a 'bid' jointly in the name of _____.</p>	<p>Please clarify that the JV agreement does not require formation of new company. Since this is a short term contract, it is requested to remove this provision in the JV Agreement.</p>	<p>Kindly refer revised Bid Document</p>

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
44	Section-5 Scope of Work Stage 1: Base Line Assessment A. Identification and Evaluation of Site for Station Development: Data collection, Survey, Investigation and Analysis	Collection of details of all relevant revenue records including any ongoing/pending litigation of the concerned property for verification of ownership and title	The collection of relevant revenue records particularly for ongoing/pending litigation should be limited to the availability of the information in the public domain. The cost towards obtaining the revenue records would be borne by the Client and would accompany the Consultant during such process. Kindly confirm	Bid Conditions Prevail
45	Section-5 Scope of Work Stage 1: Base Line Assessment A. Identification and Evaluation of Site for Station Development: Data collection, Survey,	Define the type, quality & extent of infrastructure facilities and ICT services required.	The ICT services required is only for the proposed infrastructure other than the stations. Kindly confirm	The ICT services required is only for the proposed infrastructure. Kindly refer revised Bid Document

Sr. No.	Reference	Existing Clause	Proposed Amendment/ General Suggestion	Remarks of K RIDE
	Investigation and Analysis			
46	Section-5 Scope of Work Time Schedule, Reports and Payments (A) Time Period for The Services	Time period	The time period given is very stringent as the land identification for the listed stations is by enlarge a time consuming exercise. In this regard, request the Authority to at least suitable time period of at least 7 months instead of 4 months	Kindly refer revised Bid Document
47		The Bid Security of a JV shall be in the name of the JV that submits the bid. If the JV has not been legally constituted at the time of bidding, the Bid Security shall be in the names of all future partners as named in the letter of intent mentioned in ITB Clause 4.1	Since the time period of the assignment is short term in nature it is requested to remove the incorporation of the JV and also allow the Bid Security to be submitted in the name of the lead member of the JV.	Kindly refer revised Bid Document
48	The minimum experience and the scoring criteria for the Key Experts, SI.No.4 Page No.53	Urban Planner- Qualification – Bachelor’s Degree in architecture and Masters in planning	Please include the Qualification – Masters in Architecture	Kindly refer revised Bid Document