



Bhubaneswar Development Authority

**Bhubaneswar Development Authority, Akash Shova Building,
Lok Seva Marg, Bhubaneswar, Odisha- 751001
Ph: 0674-2392801, Email: boenvpsm.bda@gov.in**

Notice No. 2673

Dated: 20/01/2021

CORRIGENDUM NOTICE

TO

**REQUEST FOR PROPOSAL FOR SELECTION OF CONSULTANTS FOR
PREPARATION OF GIS BASED COMPREHENSIVE DEVELOPMENT PLAN FOR
BHUBANESWAR**

Bhubaneswar Development Authority (BDA) hereby issues this notice for the attention of all the consultants empaneled with State Urban Development Authority (SUDA) for preparation of GIS based Master Plans for the Development Authorities and the Municipal Corporations that the responses to the queries raised in pre-bid meeting can be downloaded from 20/01/2021 onwards at

www.bda.gov.in

The last date for receipt of Technical and Financial proposals is 03.00 P.M. on 15/02/2021. The Technical proposal shall be opened at 4.00 P.M. on 15/02/2021

**Sd/-
Planning Member,
Bhubaneswar Development Authority**

CORRIGENDUM No. 1

(Ref RFP No. 1386/ BDA dated. 11/01/2021)

Pre-Bid Clarifications to the queries raised in the Pre-Bid Meeting for the RFP for “Selection of Consultant for Preparation of GIS based Comprehensive Development Plan 2040 for Bhubaneswar”

The Request for Proposal (RFP) No.1386/ BDA for “Selection of Consultant for Preparation of GIS based Comprehensive Development Plan 2040 for Bhubaneswar” issued on 11/01/2021. The Pre-Bid Meeting was held on 18/01/2021. The following queries were raised during the Pre-Bid Meeting. BDA’s Reply/Clarifications/ Modifications in response to the queries are tabulated below:

S No	Page no. and Clause no.	As per RFP	Query/ Clarifications/ Suggestions	BDA’s Reply/Clarifications/ Modifications
1.	Page no. 2 Clause no. c	Pre-bid meeting shall be organized for the same on 18/01/2021 at 3:00 PM in Conference Hall of BDA	Kindly organize a virtual / Online Pre-bid meeting considering the prevailing COVID – 19 situation in the country.	Yes. Can be Considered
2.	Page no. 71 Clause no. 3.2.5		As per the Government notification the bidders registered with MSME shall be exempted from submitting the EMD. You are requested to kindly exempt the EMD for MSME registered Companies.	Can be considered on furnishing the Registration Certificate
3.	Page no. 36 Clause no. 2.3.1.1	Baseline data, review and assessment Formulation of Comprehensive Development Plan as per Odisha Development Authorities Act 1982 (amended 2015) & ODA Rules 1983 which includes to carry out a civic survey and analysis of physical, economic, social features of the development area	For preparation of CDP, the consultants are required to do the fresh household surveys and transportation surveys or we can use the previous data and also provide the details of the surveys which will be conducted by consultants.	Fresh Surveys have to be conducted

4.	Page no. 38 Clause no. 2.3.1.1 (i)	Conduct Stakeholder workshops to identify issues- concerns and needs	Please clarify the number of stake holder meetings.	The Kick-off workshop is to be conducted by the consultant. Rest all required Stakeholder meetings are to be suggested by the consultant along-with the proposed Schedule as part of the Stage 1 deliverable
5.	Page no. 38 Clause no. 2.3.1.2	Prepare integrated and comprehensive geospatial database	Please clarify how many number of layers to be identified and classes or sub classes to be prepared for comprehensive geospatial database.	As per Clause 2.3.1.2 (e): "Design and Standards" for: Formulation of GIS Based Master Plan for AMRUT Cities prescribed by MoHUA, 2016 is to be followed
6.	Page no. 38 Clause no. 2.3.1.2 (a)	Spatial Attribute Collection & Vetting of Base Maps	<ul style="list-style-type: none"> • At what scale Base maps are available • For the preparation of Base map satellite image would be provided by client or to be would be procured by the consultant 	<ul style="list-style-type: none"> • GIS Shp files are available • Will be provided by the Client
7.	Page no. 76 Clause no. 3.6.1.2 A. 1	Number of similar projects ⁴ undertaken (completed) during last 10 years; 1 of the projects should be development plan for a city having a minimum population of 10,00,000.	For healthy competition, you are requested to also consider the on-going projects also.	RFP Condition prevails
8.	Page no. 78 Clause no. 3.6.1.6 (b) (2)	Dy. Team Leader/ Urban Planner Masters degree in GIS with background of urban planning with 15 years of experinece	You are requested to kindly reduce the years of experience from 15 to 10 years	RFP Condition prevails
9.		General	Kindly clarify the data of City Development Plan is available in GIS or Autocad format	GIS Format
10.	Page No.75 Clause 3.5.4. under Submission, Receipt and opening of proposals	The completed Technical and Financial Proposal must be delivered at the submission address on or before the time and date specified. Any Proposal received after the closing time for submission of proposals shall be returned unopened. We request you to kindly accept the Online submission of bids through the E-Procurement portal along with the hard copy submission	The completed Technical and Financial Proposal must be delivered at the submission address on or before the time and date specified. Any Proposal received after the closing time for submission of proposals shall be returned unopened. We request you to kindly accept the Online submission of bids through the E-Procurement portal along with the hard copy submission	RFP Condition prevails

11.			Request for a time extension till mid-February, as we need to factor in 4 days for hard copy submission and need to find a personnel in or willing to shift to Bhubaneshwar	Revised Schedule is as follows: <ul style="list-style-type: none"> Physical submission of Hard Copy of documents (offline) - 15.02.2021 before 1500 hours Opening of Technical Bid Documents - 15.02.2021 at 1600 hours
12.			Request that ongoing projects be considered as relevant experience if at least 25% complete	RFP Condition prevails
13.			Request you to factor in approval times in the timeline. For instance T+90 days to be changed to 90 days post approval	RFP Condition prevails
14.			Request that instead of 100% deployment in Bhubaneshwar of majority of the team, specific person months or percentage of project time per resource to be at site be specified. For example deputy team leader to spend 10 days a month or 40% of the project time at site.	RFP Condition prevails
15.			Please clarify what is required in the infrastructure mapping and what steps are to be taken if line departments do not have data or maps.	Yes. Infrastructure mapping is to be done by consultant.
16.			Request that the qualifications for deputy team leader be changed to a personnel with GIS masters and relevant planning experience.	Master's Degree in Urban Planning with experience and knowledge of GIS will be considered for this position.
17.	Page no. 78	3.6.1.6 Sub criteria for Relevant Experience of the Key Personnel Full-time deployed at BDA office4	Kindly allow team to work from home. Support staff can be deployed in BDA office for full time.	RFP Condition prevails

18	Page No.70	2.3.3 Time/ Payment Schedule	Kindly consider the following payment terms: Stage 1- 10% Stage 2 – 15% Stage 2- 10% Stage 3 - 25% Stage 4- 20% Stage 4- 10% Stage 5- 10%	RFP Condition prevails
19.	Page No.73	3.2.10 Schedule of Bidding Process Physical submission of Hard Copy of documents (offline) 05.02.2021 before 1400 hours	Kindly allow for online submission and extend the due date by 2 weeks as it's a short notice to take consent on full time 1.5 yrs deployment of experts.	Revised Schedule is as follows: <ul style="list-style-type: none"> Physical submission of Hard Copy of documents (offline) - 15.02.2021 before 1500 hours Opening of Technical Bid Documents - 15.02.2021 at 1600 hours
20.	2.1.5 Key challenges Page 16	Conventional planning procedures: The CDP should emphasize on establishing global best practices in the field of urban development/ planning to replace the conventional planning methods. Digital engagement for Community involvement, use of latest technology such as drone surveys, climate change related issues as the preliminary planning principle in addition to the child-friendly city concept shall be explored and to be established within the city authorities that are responsible for urban planning & city operations. Strengthening the institutional capacities by appointing adequately qualified staff/ subject experts, upgrade the planning & approval processes, facelift the citizen to government interface procedures are some of the key elements that may be deliberated & recommended during the CDP preparation exercise.	Request you to clarify whether the consultants have to carry out Drone survey for study area for CDP are which is around 1,110 Sq.Km	Can be done to expedite the Ground Truthing process. Its upto the Consultant
21.	2.3.1 Work description Page 38	Conduct Stakeholder workshops to identify issues concerns and needs: Both public and inter departmental stakeholder interactions should be undertaken. The public must be consulted at five different stages of the CDP preparation process. The five stages include a) Issues, needs and concerns identification, b) Existing Land Use Plan	We request you to clarify whether the consultants have to bear the cost of arranging Stakeholder Consultation events including Venue, Logistics, etc.,	Depends on the nature and scale of the meetings/ Workshops. Small events can be accommodated in BDA premises. Logistics and other arrangements to be borne by the Consultant.

		dissemination, c) Sectoral consultation, d) Concept Plan Outline, Visioning and Scenario Building and e) Draft Plan Workshop. The first stage of consultation should be conducted here to gauge people's perception and involve them in the plan making process from the start.		
22.	2.3.1 Work description Page 41	Existing Land use: Basemap prepared from high resolution images shall be used to map the existing land use from secondary sources (in addition to data available with BDA, BMC, others) and primary surveys shall be carried out to validate and update them. Preparation of existing land use map (at 1:4,000 scale) shall be undertaken by extensive field surveys. Compliance of ELU to the ODA Act is mandatory.	We request you to clarify that all hard copy submission have to at a scale of 1:4,000 for Base Map, ELU, PLU (Draft CDP) & Final CDP	Yes
23.	2.3.1 Work description Page 39	Spatial Attribute Collection & Vetting of Base Maps GIS Based Digitized Cadastral sheet of 568 revenue villages digitised and integrated with Land Records Web Portal of Odisha (Bhulekh) by ORSAC	We request you clarify that GIS Based Digitized Cadastral sheet of 568 revenue villages (study area for CDP are which is around 1,110 Sq.Km) will be provided as shape files by the client to the successful Bidder at the time of initiation of the project.	Yes
24.	2.3.1 Work description Page 39	Spatial Attribute Collection & Vetting of Base Maps GIS overlays of other Central and State Government regulations like Colour Coded Zoning Map of Airport Authority of India; Zoning map of ASI monuments; Eco-Sensitive zones of ChandakaDampara and Nandankanan Sanctuary; LAP & TP Scheme boundaries, etc	We request you clarify that GIS overlays of other Central and State Government regulations like Colour Coded Zoning Map of Airport Authority of India; Zoning map of ASI monuments; Eco-Sensitive zones of Chandaka-Dampara and Nandankanan Sanctuary; LAP & TP Scheme boundaries, etc will be provided as shape files by the client to the successful Bidder at the time of initiation of the project.	Yes

25.	2.3.1 Work description Page 40	Physical Infrastructure: Assessment and mapping of infrastructure like water supply, drainage (including storm water), solid waste management system, roads, electricity lines, gas, optical fiber networks, etc. along with their associated facilities and networks in the study area from primary and secondary sources.	We request you to confirm that the successful bidder have to carry out physical infrastructure surveys for areas where the data is not available with the line department. This will have cost implications.	Yes
26.	2.3.1 Work description Page 43	d. Traffic and Transportation: Assess future traffic and transportation needs within the region through Volume Count at various locations, O-D Surveys at major corridors and at major attraction nodes. This data would be compiled and analyzed to identify the traffic trends and future growth / demand of road and transportation network requirements. Identify possibility of using green fuels, non-motorised transport networks, and eco-friendly public transport systems.	We request you to confirm that the successful bidder have to carry out traffic & transportation survey for study area for CDP are which is around 1,110 Sq.Km. Request you clearly clarify this since it will have cost implications.	Yes. To be done by consultant.
27.	3.6 PROPOSAL EVALUATION Page No. 77	Number of similar projects undertaken (completed) during last 10 years; (excluding the projects as mentioned in Point 4 below) 3 Marks for each completed additional projects	<ul style="list-style-type: none"> We request you to clarify Point 4 mentioned here. Also request you confirm that only 5 projects are admissible under this criteria. 	<ul style="list-style-type: none"> Clause may be Read as “Number of similar projects undertaken (completed) during last 10 years; (excluding the projects as mentioned in Point 2 below) 3 Marks for each completed additional projects.” RFP Condition prevails
28.	3.6 PROPOSAL EVALUATION	Financial Strength of the Consultant	The criteria was mentioned in the Draft RFP and subsequently removed. To ensure financial strength of the consultant selected for this project we propose the following:- Average Annual Turnover (last 3 FYs) from consultancy business Rs. 20-50 Crore – 2.5 marks Rs.50-75 Crore – 5 marks Above 75 Crores – 10 marks	RFP Condition prevails

29.	3.6 PROPOSAL EVALUATION & Stage II Deliverables Page No. 59	Firms Experience in Market Research & Business Plan Formulation Market Research (Investment Trend, Business Needs, and Real Estate Market Analysis) work item related to "Business Plan"	Considering the fact the Identifying Financing Mechanism for Implementation of CDP/Master Plan is a critical component for successful implementation any Development Plan and is regularly emphasized by the Central & State Agencies. We request you add weightage in Technical Evaluation for firms with prior experience in Market Research & Business Plan formulation as part of Statutory Master Plan/Development Plan Formulation under respective State Town Planning Act.	RFP Condition prevails																																																																																								
30.	2.3.3 Time/ Payment Schedule Page 70	<p>Time/ Payment Schedule</p> <table border="1" data-bbox="300 571 846 1348"> <thead> <tr> <th>Sl. No</th> <th>Deliverables</th> <th>Time</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Stage I: Kick-off meeting/workshop + Inception report</td> <td>T0 + 90</td> <td>5%</td> </tr> <tr> <td>2</td> <td>Stage II: Concept Plan</td> <td>T0 + 210</td> <td>5%</td> </tr> <tr> <td>3</td> <td>Data Validation – Status/ Survey Report</td> <td></td> <td>15%</td> </tr> <tr> <td>4</td> <td>Stage III: Draft Proposal</td> <td>T0 + 300</td> <td>30%</td> </tr> <tr> <td>5</td> <td>Stage IV: Final Proposal</td> <td>T0 + 480</td> <td>20%</td> </tr> <tr> <td>6</td> <td>Approval by Government</td> <td>T0 + 570</td> <td>15%</td> </tr> </tbody> </table>	Sl. No	Deliverables	Time	Payment	1	Stage I: Kick-off meeting/workshop + Inception report	T0 + 90	5%	2	Stage II: Concept Plan	T0 + 210	5%	3	Data Validation – Status/ Survey Report		15%	4	Stage III: Draft Proposal	T0 + 300	30%	5	Stage IV: Final Proposal	T0 + 480	20%	6	Approval by Government	T0 + 570	15%	<p>Based on our previous experience of working on Master plans and looking at the amount of work in the initial stages we propose following Deliverables, Timeline & Payment Schedule.</p> <table border="1" data-bbox="846 571 1384 1348"> <thead> <tr> <th>Sl. No</th> <th>Deliverables</th> <th>Time</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Stage I: Kick-off meeting/workshop + Inception report</td> <td>T0 + 90</td> <td>5%</td> </tr> <tr> <td>2</td> <td>Stage II: Base Map</td> <td>T0 + 120</td> <td>10 %</td> </tr> <tr> <td>3</td> <td>Stage III: Existing Land Use & Report</td> <td>T0 + 180</td> <td>20%</td> </tr> <tr> <td>4</td> <td>Data Validation – Status/ Survey Report</td> <td>T0 + 196</td> <td>10% Data Validation – Status/ Survey Report</td> </tr> <tr> <td>5</td> <td>Stage IV: Concept Plan</td> <td>T0 + 210</td> <td>5% Stage IV: Concept Plan</td> </tr> <tr> <td>6</td> <td>Data Validation –</td> <td>15%</td> <td>Data Validation –</td> </tr> </tbody> </table>	Sl. No	Deliverables	Time	Payment	1	Stage I: Kick-off meeting/workshop + Inception report	T0 + 90	5%	2	Stage II: Base Map	T0 + 120	10 %	3	Stage III: Existing Land Use & Report	T0 + 180	20%	4	Data Validation – Status/ Survey Report	T0 + 196	10% Data Validation – Status/ Survey Report	5	Stage IV: Concept Plan	T0 + 210	5% Stage IV: Concept Plan	6	Data Validation –	15%	Data Validation –	<p>Revised Time/ Payment Schedule</p> <table border="1" data-bbox="1384 571 1960 1348"> <thead> <tr> <th>Sl. No</th> <th>Deliverables</th> <th>Time</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Stage I: Kick-off meeting/workshop + Inception report</td> <td>T0 + 90</td> <td>5%</td> </tr> <tr> <td>2</td> <td>Stage II: Existing Analysis and Vision document</td> <td></td> <td></td> </tr> <tr> <td>i</td> <td>Base map</td> <td>T0 + 120</td> <td>10</td> </tr> <tr> <td>ii</td> <td>Data Validation – Status/ Survey Report and existing analysis report</td> <td>T0 + 180</td> <td>5</td> </tr> <tr> <td>iii</td> <td>Vision document</td> <td>T0 + 210</td> <td>5</td> </tr> <tr> <td>3</td> <td>Stage III: Proposal Draft</td> <td>T0 + 300</td> <td>30%</td> </tr> <tr> <td>4</td> <td>Stage IV: Proposal Final</td> <td></td> <td></td> </tr> </tbody> </table>	Sl. No	Deliverables	Time	Payment	1	Stage I: Kick-off meeting/workshop + Inception report	T0 + 90	5%	2	Stage II: Existing Analysis and Vision document			i	Base map	T0 + 120	10	ii	Data Validation – Status/ Survey Report and existing analysis report	T0 + 180	5	iii	Vision document	T0 + 210	5	3	Stage III: Proposal Draft	T0 + 300	30%	4	Stage IV: Proposal Final		
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		7	Stage V: Draft Proposal	T0 + 300	15%					ii.	Approval by Government	T0 + 570	15%
		8	Stage VI: Final Proposal	T0 + 480	10%					5	Stage V: Final Submission & Data Handover	T0 + 600	10%
		9	Approval by Government	T0 + 570	5%								
		10	Stage VII: Final Submission & Data Handover	T0 + 600	5%								
31.	3.6.1.6 Sub criteria for Relevant Experience of the Key Personnel Page 79	The minimum required experience of proposed key professional staff is: Dy. Team Leader/ Urban Planner Master's degree in GIS with background of urban planning				We request you to consider Master's Degree in Urban Planning with sound knowledge of GIS for this position.				Master's Degree in Urban Planning with experience and knowledge of GIS will be considered for this position.			
32.	3.6.1.6 Sub criteria for Relevant Experience of the Key Personnel Page 79	Landscape Architect / Drainage expert / Environmental engineer Masters in Landscape architecture or equivalent				/We request you to consider Master's in Environmental Planning/ Engineering, Master's in Infrastructure Planning/ Engineering as well for this position.				Will be Considered			
33.	3.6.1.6 Sub criteria for Relevant Experience of the Key Personnel Page 79	Deployment of Staff; Key Professional Staff 1. Team Leader- 5 days per month and all stakeholder meetings, presentations 2. Dy. Team Leader/ Urban Planner- Fulltime deployed at BDA office 3. Transport planner – Full-time deployed at BDA office 4. Urban Planner – Full-time deployed at BDA office				We request you to confirm the requirement to deployment of staff. 1. Team Leader- 5 days per month and all stakeholder meetings, presentations 2. Dy. Team Leader/ Urban Planner- Full-time deployed at BDA office (Approx. 24 Months) 3. Transport planner – Full-time deployed at BDA office (Approx. 24 Months) 4. Urban Planner – Full-time deployed at BDA office (Approx. 24 Months)				RFP Condition prevails			

		<p>5. Landscape Architect / Drainage expert / Environmental engineer – Full-time deployed at BDA office</p> <p>6. Infrastructure planner – Full-time deployed at BDA office</p> <p>7. Urban Designer – Full-time deployed at BDA office</p> <p>8. GIS Expert – Full-time deployed at BDA office</p> <p>Programme Support Unit</p> <p>9. Urban Planner – Full-time deployed at BDA office</p> <p>10. Transport planner – Full-time deployed at BDA office</p> <p>11. Communication expert – Full-time deployed at BDA office</p>	<p>5. Landscape Architect / Drainage expert / Environmental engineer – Full-time deployed at BDA office (Approx. 24 Months)</p> <p>6. Infrastructure planner – Full-time deployed at BDA office (Approx. 24 Months)</p> <p>7. Urban Designer – Full-time deployed at BDA office (Approx. 24 Months)</p> <p>8. GIS Expert – Full-time deployed at BDA office (Approx. 24 Months) Programme Support Unit</p> <p>9. Urban Planner – Full-time deployed at BDA office (Approx. 24 Months)</p> <p>10. Transport planner – Full-time deployed at BDA office (Approx. 24 Months)</p> <p>11. Communication expert – Full-time deployed at BDA office (Approx. 24 Months)</p>	
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