



Corrigendum No. 01

No.: 29726

Date: 08.08.2022

File No. BDA/1504/Planning/TPS/Planning-06/2021

Request for Proposals (RFP) for “Selection of Agency for Implementation of Town Planning Scheme No. 11, 12 & 13 of BDA in Bhubaneswar Development Plan Area.
(Ref - RFP No. 25917 / BDA, Dated 05.07.2022)

Response to the Pre-Bid Queries

SI. No	Reference Clause No.	Queries/ Request	Proposed modifications in RFP
1	Clause No. 13 (Page no. 8)	<p>After looking at scope of work & requirement of key personnel's qualification and experience criteria, we believe that BDA is looking for quality consultant, who has vast experience in Urban Planning field specially in preparation and implementation of town planning scheme.</p> <p>Therefore, for such nature of project, we request you to select the consultant under Quality cum Cost Based Selection (QCBS) process with ratio of 80:20</p> <p>Request to please use Quality cum Cost Based Selection (QCBS) process for the selection of the Consultant, where Technical Bid should be given 75% weightage and Financial bid should be given 25% weightage, for a fair competition.</p>	➤ RFP condition prevails
2	Annexure-1, Section -3	<p>RFP Provision- (Project Co-ordinator)</p> <ul style="list-style-type: none">• Master's Degree in Planning (Urban / Housing / environmental / transport /Infrastructure) from a reputed Institution• at least 10 years of experience in implementation of Town Planning Schemes. <p>➤ We request you to consider qualification of Senior Planning Consultant as below:</p> <ul style="list-style-type: none">• Master's Degree in planning from a reputed institution with at least 5 years of experience in implementation of Town Planning Schemes.• He / She should have complete knowledge of AutoCAD, GIS & Other related software's.	➤ RFP condition prevails
3	Annexure-1, Section -3	<p>RFP Provision- (Planning Consultant -1)</p> <ul style="list-style-type: none">• Bachelor in Architecture with Master's degree in Planning from a reputed Institution.• He / She should have complete knowledge of GIS & other related software's. <p>➤ We request you to consider qualification of Planning Consultant (1) as below:</p>	➤ RFP condition prevails

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		<ul style="list-style-type: none"> Bachelor in Architecture / Engineering / Planning with Master's degree in Planning from a reputed Institution. He / She should have complete knowledge of GIS & other related software's. 																	
4	Annexure-1, Section -3	<p>The experience of preparation of Town Planning Scheme will be carry out at consultant's office where inputs from whole team (i.e. Team leader, Senior Urban Planner, Urban Designer, GIS Expert, Infrastructure Expert and other support staff) will be required. Therefore, we request you to delete the requirement of full time deployment of team at client head office.</p> <p>Consultant will make sure about availability of team members as and when required for meeting and other discussion at client's office/site.</p> <p>For project coordinator and overall management and smooth progress of project, consultant will mobilize one Urban Planner / Project Manager on site / client office. Kindly confirm.</p>	➤ RFP condition prevails																
5	Annexure-1, Section -4	<p>As consultant has to invest more resources and time during initial stage of work for various site surveys, data collection and verification, approval of base map and other decision making process, therefore we request you to relook at payment schedule.</p> <p>Out suggestion on payment schedule is as below:</p> <table border="1"> <thead> <tr> <th>Milestone</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>Mobilization for Survey Work</td> <td>5%</td> </tr> <tr> <td>Completion of all stages for Survey work and submission of final survey report</td> <td>30%</td> </tr> <tr> <td>Submission of preliminary proposal</td> <td>15%</td> </tr> <tr> <td>Submission of Draft Town Planning Scheme</td> <td>15%</td> </tr> <tr> <td>After sanction of Draft TP Scheme GoO</td> <td>15%</td> </tr> <tr> <td>Submission of preliminary & Final Town Planning Scheme</td> <td>10%</td> </tr> <tr> <td>Sanction of Final Scheme from GoO.</td> <td>10%</td> </tr> </tbody> </table>	Milestone	Payment	Mobilization for Survey Work	5%	Completion of all stages for Survey work and submission of final survey report	30%	Submission of preliminary proposal	15%	Submission of Draft Town Planning Scheme	15%	After sanction of Draft TP Scheme GoO	15%	Submission of preliminary & Final Town Planning Scheme	10%	Sanction of Final Scheme from GoO.	10%	➤ RFP condition prevails
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6	Clause no. 5.2 (Page no. 05)	<p>The consultants would generally be able to submit all the required details except "letter issued by the client for final plot demarcation for the respective projects", because in Gujarat, the Town Planning officer is appointed by Government of Gujarat from their own department, who demarcates the final Plots with his own surveyor. So we request to wave off only this and keep the remaining criteria like Government Notification, etc. for the completion of the Scheme.</p>	➤ In the event, Department is demarcating the final plots of their own, in that case the work executed till final notification of project shall be considered for calculating the project experience.																

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7	Clause no. 5.3 (Page no. 05)	Considering the Covid-19 pandemic year as Force Majeure, when all works in the entire world was at an almost standstill or very slow for most months for the financial year 2020-21, we request you to reduce the turnover criteria to INR1.00 Cr. Instead of INR 1.50 Crores.	➤ RFP condition prevails
8	Clause no. 21 (Page no. 10)	Request to please allow to submit performance BG from any nationalized bank situated anywhere in India, because all Consultants would not have bank account in Bhubaneswar and would be possible and easier from banks of their own cities	➤ Selected bidder shall have to submit Performance Bank Guarantee issued by any nationalized or scheduled commercial bank in India.
		Request to waive off the Performance Bank Guarantee, if possible as this is generally taken from contractors and not consultants.	➤ RFP condition prevails
9	Annexure-1 Point no. 03	Existing Provision - "During the Contract period, the Consultant should not replace the proposed experts, without the prior consent of the BDA. If the Consultant proposes to change personnel's / experts within 1 year, a penalty of 2% of the total contract value per each replacement (irrespective of position) shall be imposed by the BDA. The penalty amount shall be deducted from the payment to be made to the agency." ➤ Request to please waive off this condition as 2% penalty per replacement is too high and would be an extra burden on the Consultant.	➤ RFP condition prevails
10	Annexure-1 Point no. 05	Existing Provision- "In the event of delay by the consultant for completion of any milestone within the timeline specified, BDA shall retain amount equivalent to 3% of respective milestone payment." ➤ Request to please waive off this condition as 3% penalty is too high and would be an extra burden on the Consultant.	➤ RFP conditions prevails
10	Annexure-1 Point no. 05	Existing Provision - "In the event of delay by the consultant for completion of any milestone within the timeline specified, BDA shall retain amount equivalent to 3% of respective milestone payment. The retention amount shall be released while making of payment for subsequent stage. In the event of delay of any milestone exceeds 1 month from the schedule time, BDA shall deduct 1% of payment for respective milestone."	RFP conditions prevails

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		<ul style="list-style-type: none"> ➤ Request to please waive off this condition, as this is too high and would be an extra burden on the Consultant. 	
11	Schedule of Bid Process.	We request you to provide at least 21 days of time after the responding to pre-bid queries. This will help consultants in preparing competitive bid.	<p>Revised Schedule of Bid process are as follows-</p> <ul style="list-style-type: none"> ➤ Last date for receipt of proposal: 30.08.2022 at 03.00 PM . ➤ Date and Time of Technical Proposal opening: 30.08.2022 at 04.30 PM

Sd/-

**Planning Member
Bhubaneswar Development Authority**