

**CLARIFICATIONS TO PRE-BID QUERIES**

**N.O.W :- Selection of Transaction Advisor for Construction of Commercial Complex at Vasant Vihar, Shopping Complex, South Zone**

**NIT NO:- EE/M-II/NGZ/TC/20-21/01 DT. 21.09.2020**

**Pre Bid Meeting Date & Time:- 01.10.2020 at 12.30 PM**

S.No.	Description/Clause	Query/Clarifications asked	Replies by SDMC
<b>I. M/s CBRE South Asia Private Limited.</b>			
1	Page 29, Clause 9, Payment Schedule Upon Submission and Acceptance of Final Report	30% of the total fee is paid to the consultant upon submission of the final report. However, majority portion of the study including Feasibility Analysis, Product mix and project structuring shall be completed at this point. The consultant would have incurred significant costs at this Stage. The success of the transaction is also dependent on forces beyond the control of the consultant. We thereby recommend 70% of the total fee be released upon the submission and approval of the final report. Or kindly include a Drop-Dead Fee of INR 15 Lakhs in case the authority decides not to advance to the bid process management stage	No change in RFP Conditions
2.	Appointment of Concessionaire	The Scope involves transaction advisory services, i.e. the appointment of a private entity. This task shall involve exclusive partner search and stakeholder interaction exercises. We request the authority to kindly entitle the consultants to a Success Fee either quoted by the consultant or fixed by the authority, payable by the Authority or by the concessionaire.	No change in RFP Conditions
3.	Forms	Specific formats for CVs and Eligible Assignments are not made available as a part of the RFP document. We understand any format as per the consultant's discretion shall be accepted. We request the authority to kindly clarify.	The formats for CVs shall include the requirement as mentioned in clause 2.2 of section 2 of RFP.
4.	Clause 2.2, Column 6, Experience on Eligible Assignment	As per the RFP eligible assignments are not defined. We request the authority to kindly clarify as to what is referred to as eligible assignments as mentioned in the table.	The eligible assignments shall be the same on the basis of the which respective agency was empanelled with DIPAM.
5.	Date & Time for Receipt of Bid/Tender 12 <sup>th</sup> October, 2020 at 04:00 PM	We request the Authority to kindly allow 2 weeks for the submission of the bids in Hard Copies after the issue of the corrigendum.	Kindly refer to Corrigendum-1.

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SE (Pr)/NGZ

Sd/-  
EE (M-II)NGZ

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A.A.O(M-II)NGZ

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<i>II. M/s Cushman &amp; Wakefield India Pvt. Ltd</i>			
S.No.	Relevant Section/Clause No. and complete description of clause/ Relevant Page No. of Bid document	Queries/Clarifications asked	Replies of SDMC
1	Date & Time for Receipt of Bid/Tender / Pg.3	As per the RFP, the Proposal Due Date is 12th October 2020. We request the Authority to kindly extend the deadline to minimum of 2 weeks from the date of release of the responses to the pre-bid queries	Kindly refer to Corrigendum-1.
2.	Bid security / Pg. 3	We request the Authority to kindly reduce the Bid Security amount of INR 5 lakh to INR 1 lakh. Also, we request to kindly clarify the return of the Bid Security amount to unsuccessful bidders since there is no clarity of the same in the RFP. (As per Clause 2.19, Pg 16 -The Selected Applicant's Bid Security shall be refunded after signing of agreement between SDMC and the Consultant).	The bid security shall remain as per RFP. The bid security of unsuccessful bidders will be returned within one month of opening of financial bid.
3.	Clause A. General 2.2 Key Personnel and Experience on Eligible Assignment / Pg.8	Since a feasibility study, involving real estate market assessment for identification of best use product mix, is involved in the project, it is suggested that a Real Estate Expert be included as a Key Personnel instead of Infrastructure Expert since already a position of Urban Planning & Infrastructure Expert is included. The Authority may remove the position of Infrastructure Expert.  It is suggested that an expert with both Finance cum Procurement expertise is sufficient for this kind of project, so the Authority may remove the position of Procurement Expert.	No change in RFP Conditions
4.	Clause A. General 2.2 Key Personnel and Experience on Eligible Assignment / Pg.8	As per the RFP, there is no clarity on the submission of CVs of Experts with the proposal. Since there is no standard format of CV given in the RFP, may we request the Authority to kindly provide the CV format else allow us to submit the CVs as per the standard World Bank format provided in similar government RFPs.  Also, there is no clear definition of 'Eligible Assignments' which will form the basis of expert selection and preparation of technical proposal. Hence it is requested to the Authority to detail out the definition and number of eligible assignments need to be submitted.	The eligible assignments shall be the same on the basis of which the agency got empanelment in DIPAM.

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5.	Clause 2.4 Number of Proposals 2.8 Right to reject any or all Proposals / Pg.11/12	It is requested to the Authority to kindly clarify whether JV Consortium is allowed.	No change in RFP Conditions
6.	Clause D. EVALUATION PROCESS 2.21 Evaluation of Proposals /Pg.17	It is requested to the Authority to kindly clarify the bid evaluation process – whether the selection process is through QCBS or L1 basis.  Since there is no technical criteria defined in the RFP, we understand that the consultant is not required to submit any project credentials. The Authority may please confirm the same.	The selection process will be on L1 basis.  The bidder shall submit the technical bid as per various clauses of RFP to establish his eligibility.
7.	APPENDIX-I Form-4 Power of Attorney / Pg.36	We have a board resolution of the Authorized Signatory as well, certified by the company's competent Authority. We would be submitting a copy of the same as the competence of the authorized signatory is supported by a board resolution as well and is equivalent to General Power of Attorney. Hope that would suffice the same. Kindly suggest.	No change in RFP Conditions

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**Corrigendum-I**

<b>NIT No</b>	EE/M-II/NGZ/TC/20-21/01 dt. 21/09/2020
<b>RFP Document on Sale &amp; Downloading from SDMC Website.</b>	From 22/09/2020 to 12/10/2020 22/09/20 to 11/10/20 – 10 AM to 05 PM 12/10/0 – 10 AM to 03 PM
<b>Cost of RFP Document</b>	Rs. 5,000/- (Non-refundable) in the form of Demand Draft/ Pay order in favour of "Commissioner, South Delhi Municipal Corporation" payable at New Delhi.
<b>Bid security</b>	Rs. 5,00,000/- in the form of Demand Draft/ Pay order in favour of "Commissioner, South Delhi Municipal Corporation" payable at New Delhi
<b>Last Date for submission of Queries/Clarifications</b>	30/09/2020 at 05:30 PM
<b>Date for Pre bid Meeting</b>	01/10/2020 at 12:30 PM
<b>Venue of Pre bid Meeting</b>	Office of Chief Engineer, Najafgarh, Engineering Head Quarter, SDMC, 19 <sup>th</sup> floor, Dr. S.P.M. Civic Center, JLN Marg, Minto Road, New Delhi-110 002
<b>Issue of Addendum (if any)</b>	06/10/2020
<b>Date &amp; Time for Receipt of Bid/Tender</b>	26/10/2020 at 04:00 PM
<b>Opening of Tender:-</b>	<b>26/10/2020 at 04:10 PM at Office of the Executive Engineer(M-II)Najafgarh, SDMC, Near M.C. Primary School Manglapuri, New Delhi-110045</b>
<b>Address for Communication</b>	Executive Engineer (M-II) Najafgarh, SDMC, Near M. C. Primary School, Manglapuri New Delhi-110045

**NOTE:** (1) This RFP Document is non transferable.

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