

Development of S.N.Market Property, Shimoga

Responses to queries during pre-bid meeting held on April 07, 2009 at 11:00 AM

SL. No.	CLAUSE NO.	PAGE NO.	SUBJECT	BIDDERS QUERY	RESPONSE
1.	Concession Agreement- Article 5 Clause 5.1	16	Performance Security	As per the Article 5.1 of the draft Concession Agreement, the revolving performance security is to be submitted valid for entire concession period. We request you to insist the performance security only during construction period and not during the entire concession period.	The validity of the Performance Security shall remain unchanged.
2.	Draft Concession Agreement- Clause 7.1	28	By laws	If in future, the by laws permit additional FSI, then can the builder avail the additions?	Yes. Please refer to Clause 7.1 of the Draft Concession Agreement.
3.	RFP- Clause 3.3	18	Technical qualification	To consider the experience in development of projects in core sector under qualification criteria	Core Sector Experience shall be considered for the purpose of evaluation. Please refer to Corrigendum 1 for further details.
4.	RFP- Appendix I	33	Technical Proposal	As per Appendix-1 RFP, bidder has to provide the concept plans and drawings including the floor plan of the building and other details. It is requested you to relax this condition as preparation of all the drawings at the bid submission stage may not be possible.	The requirement of the Technical Proposal shall remain unchanged.
5.	RFP- Annexure I	38	Technical specification	The total area requirement of mandatory facilities is given as 35,000sq.ft in the project information	The total area to be provided for the Mandatory Facilities is 35,000 sq.ft.

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				memorandum whereas the requirement is not the same in schedule-9 of the draft Concession Agreement and annexure 1(page No 38) of the RFP. Please clarify?	
6.			Technical Specifications	How is the parking slots allotted to mandatory facilities and others?	<p>The Concessionaire shall provide parking facility (4-wheelers and 2-wheelers) for the users of the Mandatory Facility as per Good Industry Practice. The indicative number is 1 car for every 50 sq.m of the Mandatory facility. The exact number of parking bays provided for the Mandatory facility shall be clearly mentioned in the Technical Proposal of the Bidder.</p> <p>Users of the Mandatory facility shall not be charged for parking; however the remaining parking space shall be charged as per market rates.</p>
7.			Technical Specifications	Can the soil report be provided?	The Soil Bearing Capacity (SBC) for a survey location adjacent to Bangalore –Honnavar road site is about 12 tons/m ² .
8.			Technical specification	Could FSI be improved? Confirmation about FAR as to whether it is 1.5 or 1.7.	FSI would be as per the existing municipal bye laws. As per the current bye laws, the FSI is 1.5.
9.			Financing	What are provisions for mortgage of the property?	The Concessionaire shall not mortgage or avail any liability against the property.
10.			Site specification	Is there any scope for further road widening around the site?	This will be decided by the local authorities as per the development plans of the area.

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11.			Technical specification	It is requested to give the option of allocating the mandatory facility area to the developer.	<p>The Concessionaire shall allocate the for the Mandatory Facility on the Project Site as per the space requirements mentioned in the Concession Agreement, in consultation with SCMC.</p> <p>The zoning of the project site should be provided along with the Technical Proposal of the Bidder clearly indicating the allocation of the Mandatory Facility.</p>
12.			General	Will there be any concession in the sanction fee and who will bear it?	No. There will be no concession in the sanction/license fee. The Concessionaire shall bear all such fees or charges related to the Project as per Clause 5.12 (c), (d) and (e) of the Concession Agreement
13.			General	Can the submission date be extended?	The date of submission of Proposals has been extended to 1700 hrs, 7 th May, 2009.

The Bid Documents & Responses to Pre-bid Queries can be downloaded from www.shimogacity.gov.in.

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Corrigendum 1

Sl No	Clause Reference	Original Clause	Modified Clause
1.	RFQ - Clause 3.3.1	<p>The Bidder shall satisfy the following criteria to qualify for further evaluation:</p> <p>(a) Developed/ constructed up to two properties with a cumulative built up area of 2 lakh Sq.ft. during the last five completed financial years.</p> <p>Experience claimed based on civil construction contracts and engineering procurement contracts shall also be considered for evaluation.</p>	<p>The clause shall be modified¹ as under:</p> <p>The Bidder shall satisfy any one of the following criteria to qualify for further evaluation:</p> <p>(a) Developed/ Constructed up to two Properties with a cumulative built up area of 2 lakh Sq.ft. during the last five completed financial years.</p> <p>(b) Developed/Constructed a project in the Core Sector with a minimum project cost of Rs. 100 crores during the last five completed financial years.</p> <p>For Development Experience, the Bidder should hold at least 26% of equity in the project executing company at the date of commissioning of the project.</p> <p>For Construction Experience, civil construction contracts and engineering procurement contracts shall be considered for evaluation.</p>

¹ Please refer to Annexure 1 for the modified Format for Technical Experience of the Bidder which should be used by the Bidders.

SI No	Clause Reference	Original Clause	Modified Clause												
2.	RFQ - Clause 3.3.2	For the purpose of evaluation, properties shall be defined as office complexes, residential complexes, apartments and commercial complexes.	For the purpose of evaluation, Properties shall be defined as office complexes, residential complexes, apartments, entertainment parks and commercial complexes. Core Sector would be deemed to include roads, power, telecom, ports, airports, railways, industrial parks, petroleum and natural gas, pipelines, irrigation, water supply and sewerage.												
3.	RFQ - Clause 5.1	SCMC would endeavor to adhere to the following schedule: <table border="1"> <thead> <tr> <th>S.No</th> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Proposal Due Date</td> <td>April 21, 2009, 1700 hrs</td> </tr> </tbody> </table>	S.No	Event Description	Date	3	Proposal Due Date	April 21, 2009, 1700 hrs	The clause shall be modified as under: SCMC would endeavor to adhere to the following schedule: <table border="1"> <thead> <tr> <th>S.No</th> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Proposal Due Date</td> <td>May 7, 2009, 1700 hrs</td> </tr> </tbody> </table>	S.No	Event Description	Date	3	Proposal Due Date	May 7, 2009, 1700 hrs
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4.	RFP- Clause 3.6.3	In case of a Consortium the experience of members of Consortium would be taken for evaluation; the Lead Member shall fulfill upto 50% of the threshold requirements for experience as stipulated in Clause 3.3	The clause shall be modified as under: In case of a Consortium, the combined experience of members of Consortium would be taken for evaluation. However, the Lead Member shall fulfill at least 50% of the threshold requirements for experience as stipulated in Clause 3.3												

APPENDIX G

FORMAT FOR TECHNICAL EXPERIENCE OF THE BIDDER

Sr. No.	Name of the Project	Date of Commissioning	Built - up Area (Sqft) #	Project Cost* (in Rs. Crores)	Equity Holding on the day of Commissioning §
1					
2					

Details to be provided for experience claimed for Properties.

*Details to be provided for experience claimed for the Core Sector projects

§ Details to be provided for the Development experience

1. Project experience of the Bidder's parent company or its subsidiary or any associate company will not be considered for computation of the Experience of Developed/Constructed projects.
2. The Bidder shall also provide the following documents for proof of the same.
 - Property experience- Occupation certificate as issued by a statutory authority or;
 - Property experience- Sanctioned Copy of the building plan
 - Core Sector experience- Certificate for concerned client(s) clearly indicating project cost and date of completion of project
 - Core Sector experience- Certificate from Statutory Auditor indicating equity holding in the respective project executing company.

3. Certificate from statutory auditor in the format set out below:

This is to certify that _____ (*Name of the Bidder*) has developed/constructed _____ (*Title & Nature of the Project*). This Project was commissioned on _____ (*Date of commissioning of the Project*)

We certify that built up area/ project cost² (in case of Core Sector project) of the Project as on the date of commissioning was _____ Sqft/ Rs. _____ crores.³

We further certify that _____ (Name of the Bidder) holds ____% equity in _____ (Name of the Project executing company) as of _____ (Date of commissioning of the Project).⁴

Signature of the Authorised Signatory

It may be noted that in the absence of any detail from the above certificate, the information would be considered inadequate and could lead to exclusion of the relevant project in evaluation of experience criteria. The statutory auditor should clearly indicate the membership number assigned by the Institute of Chartered Accountants of India or equivalent organisation abroad.

² Strike out whichever is not applicable.

³ Strike out whichever is not applicable.

⁴ To be provided only for claiming the experience as Developer.