

REQUEST FOR QUALIFICATION (RFQ) CUM REQUEST FOR PROPOSAL (RFP) FOR SELECTION OF ARCHITECT FOR PREPARATION OF MASTER PLAN OF KAVARATTI, MINICOY, KADMAT AND AGATTI, U.T OF LAKSHADWEEP

(Pre-Bid Queries)

S. No	Reference Clause No./Page No	Replicated Para/Table from Bid document	Query	Remarks
1	General		<p>The last date of submission may please be extended till at least 4 weeks after issuance of final response to bidders' queries. A window of 2 weeks may be included within this time frame for Site visit by prospective bidders.</p> <p>Sufficient Notice of at least 2 weeks may be given for the proposed presentation after submission of Bids. the submission as well as presentation may please be permitted in online mode only.</p>	New date for submission of technical bid is 27.01.2022
2	General		Timely Availability of secondary Data pertaining to utilities (underground/ over ground), landuse, Master plan and Zonal Plan Drawings, revenue maps in usable soft copies and all required Permissions for Field/ Traffic/ Topographic/ Engineering Surveys etc. may please be ensured by client to the successful bidder at the start of the assignment.	
3	Page 12	<p>Data Sheet (3. Eligibility Criteria):</p> <ol style="list-style-type: none"> The bidder should have minimum average annual turnover of Rs 250 Lakh in the last three financial years. Bidders should have at least one Master plan project of worth more than 100 Crore completed during last 12 Years. Bidder should have completed two Architectural Design of a infrastructure project with minimum cost of Rs. 50 Crore Bidders should have the following members as part of the core team/ In case of consortiums relevant documents specific to the project shall be submitted 	<p>It is observed that the subject consultancy assignment relates to</p> <p>“ To prepare Master Plan of the islands considering the local conditions and geography with special focus on land use planning, requirement of physical as well as social infrastructure, requirement for holistic development of Tourism, Administrative functionaries, needs of the local residents, etc.”</p> <p>Such a comprehensive Master planning exercise would involve a number of multi-disciplinary experts in the field of Town Planning, Architecture and Environment Planning.</p> <p>This is also emphasized upon by Appendix “E” (Qualification and Competence of Technical Personnel for Preparations of Schemes) of the Model Building Bye-Law, 2015, TCPO (page 221 : 4. Town planner : The registered town planner shall be competent to carry out the work related to the development permit as given below: a. Preparation of plans for land sub-division/ layout and related information connected with development</p>	

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| | | <ul style="list-style-type: none">• Principal Architect registered with the Council of Architecture, New Delhi and having at least 20 years of professional experience after graduation• 1 Senior Urban designer registered with Council of Architecture, New Delhi and having at least professional experience of 10 years after graduation.• 4 Senior Architect registered with the council of architecture, | |
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		<p>New Delhi and having at least 6 years of professional experience after graduation.</p> <ul style="list-style-type: none"> • 1 Landscape Architect with relevant experience 	<p>permit for all areas more than 1 Hectare.. b. Issuing of certificate of supervision for development of land of all areas.). Chief Planner, TCPO is a member of the Apex Committee headed by the Secretary, Ministry of Housing & Urban Affairs, and Government of India, which approves proposals of Smart Cities Mission.</p> <p>Role of Town planners for such a master planning exercise is also emphasized upon by the "NITI Aayog Report on URBAN PLANNING CAPACITY IN INDIA", "The Lakshadweep Town and Country Planning Regulation" and by the Lakshadweep Building bye-laws (Chapter 1 Section 4. Conformity to National Building Code of India) ,</p> <p>However, it is observed that the specified eligibility criteria is heavily biased in terms of experience of Architecture, whereas the work is for Master planning for development of the islands with due consideration of ecology and environment in their fragile ecosystem.</p> <p><i>In light of the above, with a view towards ensuring fair competition and due emphasis of requirement of certified Town planners and EnvironmentPlanner in the core team, it is therefore requested that</i></p> <p><i>Data Sheet (3. Eligibility Criteria) may be modified as:</i></p> <ol style="list-style-type: none"> 1. The bidder should have minimum average annual turnover of Rs 25 Crore in the last three financial years. 2. Bidders should have at least one Master Planning/ Infrastructure Planning Study of capital project cost more than 100 Crore completed during last 15 Years. 3. Bidder should have completed at least two assignments related to Master Planning/ Infrastructure Planning of Islands in the Indian Ocean with minimum capital project cost of Rs. 50 Crore 4. Bidders should have the following members as part of the core team/ In case of consortiums relevant documents specific to the project shall be submitted 	<ul style="list-style-type: none"> • Not Agreed • Not Agreed • Not Agreed

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			<ul style="list-style-type: none"> • 1 Senior Planner registered with Institute of Town Planner of India having Master's Degree in Planning and having at least 20 years of professional experience after Post graduation • 1 Senior Architect having Bachelor's or Master's Degree in Architecture registered with the Council of Architecture, Delhi and having at least 20 years of professional experience after graduation • 1 Senior Urban designer registered with Council of Architecture, New Delhi and having at least professorial experience of 10 years after post graduation. • 4 Planners having Bachelor's or Master's Degree in Planning registered with the Institute of Town Planner of India and having at least 6 years of professional experience after graduation. • 1 Architect having Bachelor's or Master's Degree in Architecture registered with the Council of Architecture, Delhi and having at least 6 years of professional experience after graduation • 1 Environment Planner having Bachelor's or Master's Degree in Environment Planning/ engineering or equivalent and having at least 10 years of professional experience after graduation • 1 Landscape Architect with relevant experience 	<ul style="list-style-type: none"> • Not Agreed • Not Agreed • Agreed • Not Agreed • Not Agreed • Agreed
4	Page 12	<p>Data Sheet (4. Evaluation Criteria): Quality(70%) cum Cost (30%) Based SelectionQCBS - 70:30 The technical quality of the proposal will be given weight of 70%, andThe financial proposal shall be allocated weight of 30%.</p>	<p>May be modified as: Technical Quality (80%) cum Financial Proposal (20%) Based SelectionQCBS - 80:20 The technical quality of the proposal will be given weight of 80%, and The financial proposal shall be allocated weight of 20%. Technical Evaluation maycomprise of 50 % for Firm's qualifications and 50 % for CVs of Key Experts</p>	<ul style="list-style-type: none"> • Not Agreed

5	Page 20	3.2 (b) Interim Report - I Interim report on Macro level plan shall be prepared and submitted by the Consultants. It will report on the progress of the field work in respect of survey, mapping and documentation of each destination in the proposed area of intervention. Details of feasibility studies on carrying	The scope of work needs to be more comprehensive . Moreover, it is requested to please provide the details of secondary data/earlier reports that shall be made available.	<ul style="list-style-type: none">• Not Agreed
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		capacity. infrastructure zoning and a vision plan shall be included in thereport at this stage	The list of various type and quantum of Field Surveys that need to be undertaken viz. Traffic Surveys, Topographic Survey, drone, geotech/ any other survey, etc. may please be provided so as to be appropriately be considered in the Financial Proposal.																																								
6	Page 22	<p>Payment Details:</p> <table border="1"> <thead> <tr> <th>S/N</th> <th>Milestone</th> <th>Payment %</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upon submission of inception Report and acceptance by KSCL</td> <td>15%</td> </tr> <tr> <td>2</td> <td>Upon submission of Interim Report – I and acceptance by KSCL</td> <td>15%</td> </tr> <tr> <td>3</td> <td>Upon submission of Draft Master Plan and Documents and acceptance by KSCL</td> <td>40%</td> </tr> <tr> <td>4</td> <td>Upon submission of Final Master Planand acceptance by KSCL</td> <td>30%</td> </tr> </tbody> </table>	S/N	Milestone	Payment %	1	Upon submission of inception Report and acceptance by KSCL	15%	2	Upon submission of Interim Report – I and acceptance by KSCL	15%	3	Upon submission of Draft Master Plan and Documents and acceptance by KSCL	40%	4	Upon submission of Final Master Planand acceptance by KSCL	30%	<p>In RFP, timelines for deliverables are missing/untraceable. The Proposed submission timelines along with payment schedule is as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Deliverables</th> <th>Payment Schedule</th> <th>Submission Timelines #</th> </tr> </thead> <tbody> <tr> <td>D</td> <td colspan="3">Issuance of written instructions (Letter of Commencement)</td> </tr> <tr> <td>D1</td> <td>Submission of Inception Report</td> <td>15%</td> <td>D + 30 days</td> </tr> <tr> <td>D2</td> <td>Submission of Interim Report</td> <td>15%</td> <td>D + 120 days</td> </tr> <tr> <td>D3</td> <td>Submission of Draft Master Plan Document</td> <td>40%</td> <td>D + 150 days</td> </tr> <tr> <td>D4</td> <td>Submission of Final Master Plan Document</td> <td>30%</td> <td>D + 180days</td> </tr> </tbody> </table> <p># Excluding time taken in approvals of previous milestones</p> <p><i>*Field Surveys and Investigation is a time-consuming work which is carried out with the assistance and support by the Client/Nodal Agency for necessary permission from local authorities at project site</i></p> <p>May please clarify/confirm.</p>	S.No.	Deliverables	Payment Schedule	Submission Timelines #	D	Issuance of written instructions (Letter of Commencement)			D1	Submission of Inception Report	15%	D + 30 days	D2	Submission of Interim Report	15%	D + 120 days	D3	Submission of Draft Master Plan Document	40%	D + 150 days	D4	Submission of Final Master Plan Document	30%	D + 180days	Not Agreed
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7	Page 26	<p>5. Methodology for selection of Consultants:</p> <table border="1"> <thead> <tr> <th>SL. No.</th> <th>Criteria of Marking</th> <th>Marks.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Presentation</td> <td>50</td> </tr> <tr> <td></td> <td>a. Design Methodology</td> <td>50</td> </tr> <tr> <td>2</td> <td>Experience in Master Plan projects</td> <td>20</td> </tr> </tbody> </table>	SL. No.	Criteria of Marking	Marks.	1	Presentation	50		a. Design Methodology	50	2	Experience in Master Plan projects	20	<p>It may please be modified as:</p> <table border="1"> <thead> <tr> <th>SL. No.</th> <th>Criteria of Marking</th> <th>Marks.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Presentation</td> <td>10</td> </tr> <tr> <td></td> <td>a. Proposed Study Approach & Methodology</td> <td>10</td> </tr> <tr> <td>2</td> <td>Experience in Master Plan/ Infrastructure Plan projects for Islands in Indian Ocean</td> <td>30</td> </tr> <tr> <td></td> <td>a. of project capital cost Rs. 50 Crore</td> <td>20</td> </tr> <tr> <td></td> <td>b. of project capital cost Rs. 100 Crore</td> <td>30</td> </tr> <tr> <td>3</td> <td>Key personals with required qualifications and experience</td> <td>60</td> </tr> <tr> <td></td> <td>1 Senior Planner</td> <td>10</td> </tr> <tr> <td></td> <td>1 Senior Architect</td> <td>5</td> </tr> </tbody> </table>	SL. No.	Criteria of Marking	Marks.	1	Presentation	10		a. Proposed Study Approach & Methodology	10	2	Experience in Master Plan/ Infrastructure Plan projects for Islands in Indian Ocean	30		a. of project capital cost Rs. 50 Crore	20		b. of project capital cost Rs. 100 Crore	30	3	Key personals with required qualifications and experience	60		1 Senior Planner	10		1 Senior Architect	5	Not Agreed
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4	More than 25 Years	20		

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