

Preparation of the Comprehensive Redevelopment Action Plan for Kalbadevi and Girgaon station on Mumbai Metro Line 3 Through Redevelopment of Existing Affected Buildings

Response to queries raised during the Pre-proposal Meeting

Date: 22nd May 2015

Time: 3.00 pm

Venue: Conference Hall, MMRC Office, BKC

<u>Sr. No.</u>	<u>Clause in the RFP</u>	<u>Query</u>	<u>Response</u>
1.	5. Evaluation Criteria C. Submittals for financial proposal	Since the project shall be implemented in two phases, a query was raised whether the financial quote would be a lump-sum figure for both phases or for each phase separately.	The Applicant shall quote his all-inclusive fees as a lump sum figure. +ST
2.	9. Schedule of Payments	The Schedule of Payments appears to be linked only to the activities included under Phase I of the project.	Clarified that a revised schedule is being provided. Please see addendum.
3.	5. Evaluation Criteria C. Submittals for financial proposal	Can ancillary activities, such as renting halls etc., to facilitate stakeholders consultations be included in the lump-sum financial quote?	Yes, they can are to be included in the lump-sum financial quote.
4.	14. MMRC Support	Request for more information as regards - CADD Drawings SIA Report Other technical details to facilitate the applicant's presentation to the Evaluation Committee.	The Applicants can obtain the information from the MMRC Office. Kindly contact the following officials - Mr. Mangle, SDC Cell - SIA Report (Number) Mr. SATISH AGOY - CADD Drawings (Number) +91 704 5551015 Mr. (Number)
5.	8. Duration of the Study and Deliverables	A request for more time towards preparation of the inception report was made.	No changes. All deliverables have to be submitted as per the schedule provided in the RFP.
6.	5. Evaluation Criteria A. Evaluation of Technical Proposal 3. Details of key	Should all the key personnel be employees of the company or can they be external consultants engaged for the project?	The Team Leader and Architect must be employees on the payroll of the company. The remaining personnel could be

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	personnel who would be dedicated to this project -		engaged with exclusive tie-up for the project. <u>Such person shall give the undertaking for association with the Applicant and completing this assignment till end.</u> (Please see Addendum)
7.	4. Eligibility Criteria	A. The Applicant shall have experience of handling / executing redevelopment project of minimum 100 families residing in private cess / non cess buildings, including commercial establishments, located in the Mumbai island city, in one complete project. Would ongoing projects that have received Commencement Certificates also be considered for eligibility? Would slum rehabilitation projects be considered for eligibility?	Only completed projects with Occupation Certificates will be accepted for eligibility. <i>Redevelopment projects</i> No. only private cess / non cess buildings, including commercial establishments, located in the Mumbai island city.
8.	7. Deliverables	G. Infrastructure Master Plan with services such as, water supply, storm water drainage, solid waste management, sewage, gas electricity, fire fighting facilities, public safety security etc. at suitable scale with enough details for execution. Are details to such extent required in the Comprehensive Redevelopment Action Plan ?	<u>Clarified. Please see addendum.</u>
9.	3. Scope of Work for the Consultant	Phase II - Obtaining all clearances and approvals, to facilitate the rehabilitation of the Project affected families. Request for further explanation of the scope of Phase II.	The Consultant will have to obtain approvals to the prepared Comprehensive Redevelopment Action Plan and enabling policy changes, if required, from the concerned agencies and/or the Government.
10.	4. Eligibility Criteria	A. The Applicant shall have experience of handling / executing redevelopment project of minimum 100 families residing in	<u>Clarified. Please see addendum.</u>

private cess / non cess buildings, including commercial establishments, located in the Mumbai island city, in one complete project.

Should the target of rehabilitation of 100 families be achieved from one project or can it be from more than one?

27/5/14

Addendum

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	Financial Expert(**)	1	CA/ MBA (Finance) or equivalent with experience of atleast one similar completed project.	4	Financial Expert(**)	1	CA/ MBA (Finance) or equivalent with experience of atleast one similar completed project.	4
	Legal Expert(**)	1	LLB, or equivalent. must have experience of atleast one approval obtained for a redevelopment project in the Mumbai island city with experience of atleast one similar completed project.	5	Legal Expert(**)	1	LLB, or equivalent. must have experience of atleast one approval obtained for a redevelopment project in the Mumbai island city with experience of atleast one similar completed project.	5
	Surveyors(**)	4	Graduate with experience of atleast one similar completed project.	NA	Surveyors(**)	4	Graduate with experience of atleast one similar completed project.	NA
3.	7. Deliverables G. Infrastructure Master Plan with services such as, water supply, storm water drainage, solid waste management, sewage, gas				7. Deliverables G. Infrastructure Master Plan with services such as, water supply, storm water drainage, solid waste management, sewage, gas			

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	electricity, fire fighting facilities, public safety security etc. at suitable scale with enough details for execution.	electricity, fire fighting facilities, public safety security etc., to demonstrate the implement-ability of the Comprehensive Redevelopment Action Plan, at suitable scale with enough details for execution.
4.	4. Eligibility Criteria - A. The Applicant shall have experience of handling / executing redevelopment project of minimum 100 families residing in private cess / non cess buildings, including commercial establishments, located in the Mumbai island city, in one complete project.	4. Eligibility Criteria - A. The Applicant shall have experience of handling / executing redevelopment project of minimum 100 families residing in private cess / non cess buildings, including commercial establishments, located in the Mumbai island city, in one or more completed projects.
5.	5. Evaluation Procedure- A. Evaluation of Technical Proposal - 1. Project experience of the Applicant - At-least one completed project by the Applicant in handling redevelopment and rehabilitation issues of minimum 100 families residing in one project located in the Mumbai island city.	5. Evaluation Procedure- A. Evaluation of Technical Proposal - 1. Project experience of the Applicant - At-least one completed project by the Applicant in handling redevelopment and rehabilitation issues of minimum 20 families residing in one project located in the Mumbai island city.
6.	3. Scope of Work for the Consultant Phase I Preparation of the schematic designs to facilitate the in-situ rehabilitation of the families affected by the Mumbai Metro stations at Kalbadevi and Girgaon and will involve the following activities - I. Hold consultations with Project affected families and prepare documentation of the same.	3. Scope of Work for the Consultant Phase I Preparation of the schematic designs to facilitate the in-situ rehabilitation of the families affected by the Mumbai Metro stations at Kalbadevi and Girgaon and will involve the following activities - I. Hold consultations with all stakeholder at all stages of the project and prepare documentation of the same.
7.	7. Deliverables	7. Deliverables H. Suggest options for the temporary relocation of these families in the vicinity, to the extent possible, till the redevelopment is complete.

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