

Response to Pre-bid queries regarding ‘Appointment of Technical Consultant for providing Architectural, Structural, Designing, Liasoning Services for Development of Staff Quarters for MMRC at Dharavi’ RFP

Date: December 21, 2021

Ref: Request for Proposal (RFP) for Appointment of Technical Consultant for providing Architectural, Structural, Designing, Liasoning Services for Development of Staff Quarters for MMRC at Dharavi RFP published on November 26, 2021

Given below is a compilation of response to the queries received from interested bidders regarding ‘Request for Proposal (RFP) for Appointment of Technical Consultant for providing Architectural, Structural, Designing, Liasoning Services for Development of Staff Quarters for MMRC at Dharavi’ RFP. The responses may be taken into consideration in the bid submission.

SN	Clause No., (pg. no.)	Query Received	MMRCL Response
1	Section 1-1.1.2 (pg. 6)	Plot Area mentioned is - 4,805 Sq.m. is there any consumed area existing on this land which can be counted in FSI / Built up area?	No FSI consuming structures.
2	Section 1-1.1.3 (pg. 6) and Section 5- 5.1.2 (pg. 24)	Total B.U.A. estimated is based on 1.33 FSI. Can Higher FSI be proposed under different permissible sections of DCPR 2034? Physical R.G. needs to be provided; therefore, do we have an alternative space?	The consultant, in consultation with MMRC’s Competent Authority, may propose permissible sections from DCPR 2034 for the proposed development. In case of RG space, there is no alternative space for R.G.
3	Section 1-1.1.4 (pg. 6) & Section 5-5.1.4 (pg. 24)	NOCAS Height Restriction is 78.22 m. considering site Elevation as 5.00m	Noted.
4	Section 1- 1.6 (pg. 9)	You are kindly requested to please extend the same bid submission date by 15 days and extend the bid closing and submission date as per the extension.	Refer Addendum-1 (Sr. No. 1)
5	Section 2-2.3.7 (pg. 11)	J.V./Consortium of not more than 2 individuals is a bit harsh and discourages young professional talent to participate and financial eligibility criteria lets it down further. If there is lack of service, terminate the awardee and levee a heavy penalty on the awardee of the project.	Refer Addendum-1 (Sr. No. 4)

SN	Clause No., (pg. no.)	Query Received	MMRCL Response
6	Section 2-2.3.9 (pg. 12)	We request you to kindly modify as follows since the audit for FY 2020-21 is not completed yet: For the single bidder or JV/ consortium of firms, combined annual average turnover for the last 3 years (FY 2017-18, 18-19, 19-20) should not be less than Rs. 80 lacs (For consultancy services of Architectural Consultancy/ Structural Designing/ MEP Works/ Liasoning works only).	In case of non-audited FY 2020-21 balance sheets, CA certificate with combined annual average turnover would be considered. However, the firm has to submit the unaudited Balance Sheets for the respective FYs as mentioned in the RFP. Refer Addendum-1 (Sr. No. 5) for more details.
7	Section 2-2.3.9	Eligibility on Financial basis is on higher side for Architects taking fees only for their Architectural services, while the other entities of MEP, Structural Engineer, etc. are not always included in the fee structure, kindly please revisit and reconsider the financial aspect of Eligibility.	Refer Addendum-1 (Sr. No. 4 & Sr. No. 5)
8	Section 2-2.4.A- sr. no. 1) (pg. 14)	Please allow a financial year for the last seven years project of similar work.	Not acceptable
9	Section 2-2.4.A- sr. no. 1) (pg. 14)	Since the liasoning work is generally not part of the contract, architects generally provide all the technical support for liasoning, we request you to kindly remove liasoning from the eligibility criteria.	The experience in liasoning is must in the project. The bidder can sub-contract Liasoning services to agency. However, bidder should ensure the availability of the sub-consultant for the complete tenure of the project as mentioned in the RFP.
10	Section 2-2.4.A- sr. no. 1) (pg. 14)	We request you to kindly allow ongoing projects where the design work is complete and construction at site is ongoing.	Ongoing projects with the BUA/ height as mentioned in the eligibility criteria, if constructed on site, would be considered for evaluation. The bidder should submit requisite client documents/ photographs, other supporting documents from Competent Authorities IOD, stagewise CC etc.
11	Section 2-2.4.A- sr. no. 1) (pg. 14)	We request you to kindly modify the building height criteria to 45 meters.	Refer Addendum-1 (Sr. No. 7)
12	Section 2-2.4.B- sr. no. 1,2&3(pg. 15)	We request you to kindly modify the building height criteria to 45 meters.	Refer Addendum-1 (Sr. No. 8)

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13	Section 2-2.4.A- sr. no. 1) (pg. 14)	We are requesting you to provide some relaxation in the qualification requirements and marking. Hence, please remove BIM experience from minimum eligibility and marking system.	<p>Refer Addendum-1 (Sr. No. 4, 7 & Sr. No. 8) for more details.</p> <p>As the proposed development is adjacent to various Metro structures (Metro Entry/Exit, RSS) and for further asset management, BIM is required skill. In order to demonstrate the same, the bidder should submit the Letter of Appointment for the BIM project/s along with project/s related details, drawings/ images etc with the requisite BIM LOD for any Building Construction project and the submission should be part of the Annexure II.</p>
14	Section 2-2.4.B- sr.no.1 & 2 (pg. 15)	<p>As per the RFP Document Key person & the Team Leader are two separate Team Members.</p> <p>Considering the scale & complexity of the project mentioned in Annexure - B (page No.68), we believe that both these roles can overlap & responsibility can be performed by a single person. Further, We wish to bring to your notice the Cl. No. 2.3, Row No. 2.3.9 (at Page No. 12) that For the single bidder or JV/ consortium of firms, combined annual average turnover for the last 3 years (FY 2018-19, 19-20, 20-21) should not be less than Rs. 80 lacs. Considering the above, the size of the Firm that fits this criterion, generally does not have a very distinguished bifurcation of responsibilities as 'Key Person' & ' Team Leader'. The Work is executed by the 'Key Person' which is also a ' Team Leader' who is the primary responsible person along with his subordinate staff.</p> <p>In case the above viewpoint is acceptable, then the bidder can reconsider & recalculate the man-month calculation mentioned on Page - 19 while submitting a financial bid with fairly reasonable</p>	In this scenario, the Key Personnel has to qualify in both the qualification criteria and the bidder has to demonstrate, through man-months, staffing schedule, project schedule, the same.

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		professional fees which is in the interest of MMRCL.	
15	Section 2- 2.4.B- sr.no.5 (pg. 15)	<p>Qualification criteria of Liaisoning architect have been mentioned as only Architect. We, as practicing architects in Mumbai having experience in Liaisoning & obtaining approvals from various Govt. Dept. , believe that having only qualification of Architect is not very helpful. Liaisoning work requires an in-depth understanding of DC Rule, prevalent policies & Procedures & also the critical interpretation of these. Further, we realized that Liaisoning work requires patience & persuasion qualities in the person who obtains approvals. It is evident that merely an Architect by qualification may or may not possess these qualities which is extremely vital for the project. As you are aware that MCGM also issues a specific license known as " Licensed Surveyor' by way of examination & interviews covering the aspects related to the understanding of DC Rule, prevalent policies & Procedures. MCGM also grants the 'license' of Licensed Surveyor to Degree as well as Diploma holder Architect & Civil Engineer.</p> <p>Hence, we would request you to reconsider the criteria of Qualification of Liaisoning architect and may allow its eligibility to Degree / Diploma holder Architect, Civil Engineer & persons holding valid Licensed Surveyor license issued by MCGM.</p>	Refer Addendum-1 (Sr. No. 8)
16	Section 4- 4.1 (pg. 21)	GST % is not mentioned in the 'Financial proposal submission form'. In such a scenario, it is suggested to keep it simple mentioning a statement "Govt. Taxes and cess as applicable at the time of payment."	<p>Refer Addendum-1 (Sr. No. 9 & 10)</p> <p>The requisite changes in the Financial Form submission will be made in the Tenderwizard portal for Financial Proposal submission.</p>
17	Section 6- 6.2.1-m (pg. 44)	<p>Please allow: "Similar Works" means providing Comprehensive Architectural, Structural</p>	Refer Addendum-1 (Sr. No. 11)

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		and MEP designing services for Real Estate Residential/Hospital mixed use projects executed with Built-up area of approx. 6,700 sq.mt. or more and residential building with height of approx. 50 mt. or more. Providing Liasoning services is desirable.	
18	General Query	A Subsidiary Company, registered/incorporated in India, shall be allowed to participate by using the financial and technical credentials of their parent/holding company having not less than 90% share in the subsidiary company.	Not acceptable

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Executive Director (Planning)
Mumbai Metro Rail Corporation Limited

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All information provided as a part of this document to the prospective Bidding Entities by Mumbai Metro Rail Corporation Limited (MMRCL) is subject to the terms and conditions as laid down in the RFP and shall be laid down in the agreement of contract to be executed between Mumbai Metro Rail Corporation and the Applicant.

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