

Directorate of Tourism, Andaman & Nicobar Administration

Renovation, Operation and Maintenance of Guest Houses at various locations in A & N Islands

Response to the Queries/ Suggestions received during the Pre-Bid meeting held on 11.11.2010 in the Conference hall of Directorate of Tourism , Port Blair.

Sr. No.	Queries Raised/ Suggestions made during the RFQ Pre-Bid Meeting	Response
1	When is the last date for payment of RFQ (Rs. 5,000)?	The RFQ process cost needs to be paid prior to making the Application in case the RFQ document is purchased from the Tourism Department or at the time of making the Application. Please refer Clause 1.2.1 of the RFQ. The RFQ process cost needs to be made by Demand Draft drawn in favour of Sr. Accounts Officer (IP &T) payable at Port Blair.
2	What is the total area Built-up for Hornbill Nest Resort & Swiftlet Nest Resort? Can we get a facility-wise area statement at all the resorts?	This information, to the extent available, shall be shared with the qualified bidders at the RFP Stage. Bidders can also do their own inspections of the properties in this regard.
3	Are we permitted to construct additional structures in the said properties? The RFQ states "Renovation, Operation and Maintenance". Please Clarify	Will be allowed subject to availability of land and necessary statutory clearances.
4	Is it necessary to stay within the same star category as proposed in Exhibit 2.1 of the RFQ or can we enhance the property further up the star category?	Yes subject to clarification at sl.no. 3
5	If not permanent structures, can we put up temporary structures such as tents, porta-cabins, etc.	Same as sl.no.3
6	Bids will be invited on the basis of "Annual Rent". Will this be a flat royalty payment, percentage of turnover, etc.?	Annual Rental Payment
7	What is the term of the lease? The tender document mentions this will be clarified in the concession agreement. Can we get an indication of the lease period?	Details regarding the period of the lease shall be provided in the Concession Agreement which shall be shared with the qualified bidders at the RFP Stage. It is clarified that the Authority intends to lease the properties on a long-term

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		basis , not less than 20 years.
8	Can a lease free period be granted for renovation and refurbishment of the current five stated properties and can this be added on to the term of the lease period? If yes, what would be the duration of the lease free period for renovations and permissions?	Cannot be granted. Refer response to sl. no 7.
9	In the event that necessary permission are delayed (OC, Restaurant and Bar license, etc.) can we be granted a lease free period?	Refer response to Sr. No. 8
10	If the renovations need to be done within the term of the lease, do we need to pay a fixed rental in this period?	Yes
11	If the bidder is an overseas company that is a 100% beneficial owner of a qualified resort owning and operating company, can this overseas company be a qualified bidder?	The RFQ does not prohibit overseas companies from bidding for the project. However, this shall be governed by the applicable laws, rules and regulations including rules relating to Foreign Direct Investment.
12	Will the government (Authority) provide electricity and water supply to the Resorts?	The resorts shall be handed over to the selected bidder on as is where is basis. In case the selected bidder intends to augment the electricity and water supply to the resorts, it shall be responsible for arranging the same at their own cost. The Authority will assist in obtaining the necessary permissions on a best effort basis.
13	After conclusion of the lease period will the operator be allowed to remove its movable/ immovable assets (such as furniture, heavy equipment, etc.)?	The selected bidder will be allowed to remove its movable assets after conclusion of the lease period. This matter may be further clarified at the RFP Stage.
14	In respect of the Andaman Teal House, will the Circuit House also form part of the property to be handed over to the selected bidder?	Yes, the Circuit House will also be handed over to the selected bidder. Accordingly, the total number of existing rooms in the Andaman Teal House property are amended to 40 rooms.

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15	Will the staff quarters forming part of some of the properties be all handed over to the selected bidder?	Yes, the staff quarters, wherever forming part of the existing property shall be handed over to the selected bidder.
16	Participation in the tender should be restricted only to entities based in/ having operations in Andaman and Nicobar Islands. Preference should be given to local entities for the tender.	The applicant or any member of the applicant consortium should have experience in operating i) at least one 20 room hotel to participate for Hornbill Nest and Andaman Teal House. ii)at least one ten room hotel to be eligible to participate for Turtle Nest at Diglipur , Hawksbill Nest at Rangat and Swiftlet Nest at Karmatang.
17	Would there be any restrictions on the room rent and tariffs for other services provided at the properties by the selected bidder?	The selected bidder shall be free to set the room rent and tariffs for the services provided at the properties.
18	Would the selected bidder be required to take over the staff which is currently employed at the five properties?	The selected bidder shall not be required to take over the staff which is currently employed at the five properties.
19	What is the benchmark price for the various properties?	Benchmark prices, if any, are internal to the Authority and shall not be disclosed to the interested parties. Interested parties are required to do their own assessment of the projects and quote appropriately.
20	Request if the basis of arriving at the Estimated Project Cost be shared with the bidders.	As stated in the RFQ, the Estimated Project Cost stated therein is only indicative. The bidders are required to carry out their own assessment in this regard.
21.	There is a confusion in the date and time of Submission as mentioned in the RFP as against the paper notice. Kindly clarify	The last date and time of Submission of proposals is 15.01.2011 by 1600 hrs . The place of submission is Directorate of Tourism, A&N Administration, Port Blair.