

REPLIES TO QUERIES RAISED DURING PRE-BID MEETING FOR APPOINTMENT OF “PROJECT DEVELOPMENT ADVISOR” FOR DEVELOPMENT OF VIPER ISLAND AS A HIGH CLASS TOURIST DESTINATION IN ANDAMAN AND NICOBAR ISLANDS WITH VARIOUS RECREATIONAL AND ENTERTAINMENT ACTIVITIES.

S.N	Clause	Query	Responses by Tourism Department																																							
1.	Submission , Receipt, and opening of Proposal ; Section 5; Point no.5.7(i)	<p>Following can be modified to Eligible Assignments: Development of tourism and/or travel project or other urban building complex dedicated for public use (E.g. theme parks, leisure park, tourist hub, sports complex, exhibition complex, convention center etc.) having an estimated capital cost of least Rs. 50,00,00,000(Rupees fifty crore) (excluding land) in case of a project in India, and US\$25 million (US\$ Twenty five million) for projects elsewhere shall be deemed as eligible assignments (the “Eligible Assignments”)</p> <p>Development of urban infrastructure projects covering an area of 5 (five) hectares each or more and having an estimated capital cost of at least Rs. 50,00,00,000 (Rupees fifty crore) (excluding land) in case of a project in India, and US\$ 50 million (US\$ Fifty million) for projects elsewhere shall be deemed as eligible assignments (the “Urban Planning Projects”).</p>	Prescribing minimum area requirement of 5 hectares not required. Therefore, no change in the definition of Eligible Assignments																																							
2.	Submission, Receipt, and Opening of Proposal: Section 5; Point no. 5.7 (c) Key Personnel	<p>Key personnel should also include</p> <p>Tourism planner/Tourism strategist: assist to draw up the overall tourism master plan for the island and guide the other personnel in this project</p>	Requirement of a Tourism Planner is not required.																																							
3.	List of Deliverables, Timelines an Payment Schedule; Section 6; Page no. 13	<p>Can be altered to:</p> <table border="0"> <tr> <td>KD1</td> <td>Inception report</td> <td>X+30</td> </tr> <tr> <td>KD2</td> <td>Report regarding Site analysis and Concept plan</td> <td>X+120</td> </tr> <tr> <td>KD3</td> <td>Master Plan</td> <td>X+150</td> </tr> <tr> <td>KD4</td> <td>Draft Techno economic Feasibility Reports</td> <td>X+210</td> </tr> <tr> <td>KD5</td> <td>Final Techno economic Feasibility Reports</td> <td>X+270</td> </tr> </table>	KD1	Inception report	X+30	KD2	Report regarding Site analysis and Concept plan	X+120	KD3	Master Plan	X+150	KD4	Draft Techno economic Feasibility Reports	X+210	KD5	Final Techno economic Feasibility Reports	X+270	<p>The following shall be the Key dates and payment schedule :</p> <table border="0"> <thead> <tr> <th></th> <th></th> <th>Revised</th> <th>Original</th> </tr> </thead> <tbody> <tr> <td>KD1</td> <td>X+15</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>KD2</td> <td>X+105</td> <td>20%</td> <td>10%</td> </tr> <tr> <td>KD3</td> <td>X+135</td> <td>10%</td> <td>15%</td> </tr> <tr> <td>KD4</td> <td>X+225</td> <td>15%</td> <td>15%</td> </tr> <tr> <td>KD5</td> <td>X+285</td> <td>25%</td> <td>30%</td> </tr> </tbody> </table>			Revised	Original	KD1	X+15	Nil	Nil	KD2	X+105	20%	10%	KD3	X+135	10%	15%	KD4	X+225	15%	15%	KD5	X+285	25%	30%
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		<p>KD6 Infrastructure Development report X+270</p> <p>KD7 Completion of Services X+730</p>	<p>KD6 X+300 10% 10%</p> <p>KD7 X+730 20% 20%</p> <p>Payment for KD7 will be made as below: According to the progress of bidding process of the different projects, payment shall be made on a pro-rate basis per project. In case no project takes off , 50% of the payment of KD7 (i.e. 10% of the consultancy charges)shall be made within the stipulated time.</p>
4.	Section 3, Item 5.7.1 Eligible Assignments, Page no.16	<p>Consultancy assignments for Development of tourism and travel projects</p> <p>We understand that the eligibility criteria includes projects related to preparation of Development Plan of Tourism Project without its implementation also . Please confirm.</p>	Yes
5.	Section 1, item no.2, page No, 3	<p>The EMD in the form of deposits at call receipt of any Nationalized Banking favour of Director(Tourism) payable at Port Blair should be submitted by the applicants except those who are registered with the Central Purchase Organization , National Small Industries Corporation(NSIC) or the concerned Ministry of Department.</p> <p>We understand that any Consultant who are registered or empanelled with the concerned Ministry of Department including Ministry of Tourism does not need to deposit EMD of Rs 25,000/-. Please Confirm</p>	EMD shall be payable by all bidders without any exception.
6.	Section 2, Item no 5, scope of work 2.1,pag 8.	<p>Survey the identified site:</p> <p>a) We understand that the survey is related to the site reconnaissance survey only and the Base Map of Viper Island with demarcation of identified locations/sites for development of tourism will be given to the client at the beginning of the project</p> <p style="text-align: center;">Or</p> <p>i.)The Consultant needs to carry out the total station survey for the total area of 31.94 ha ? Please confirm.</p>	<p>The base map for the viper islands with demarcation of identified site shall not be provided by the Administration to the developer rather consultant has to carry out the survey of the entire island. The entire viper islands has been assigned for this project except 2 hectare of land which has been earmarked for development of Marina</p> <p>Consultant has to carry out total station survey.</p> <p>Topo sheets are available in the following scale</p>

		<p>ii).Please provide the details of any other information related to Viper Island available with your department.</p> <p>b) Carry out site analysis with regard to:</p> <ul style="list-style-type: none"> i) Soil Characteristics ii) Water availability and quality and iii) Wave conditions and marine life etc <p>Please specify the above analysis will be carried out on basis of secondary data only or the Consultant needs to do primary survey for the above items?</p> <p>c) We understand that for preparation of Infrastructure Development Plan for services like power, water , sewerage and drainage etc there will be requirement of the following additional experts in the team:</p> <ul style="list-style-type: none"> i) Infrastructure Expert(Water , Sewerage, Drainage Solid Waste management) ii) Power and Telecommunication Expert. Pl suggests. <p>d) “The Feasibility Report should incorporate specification and features”. Please elaborate the details required in specification and features?</p>	<p>a) 1:25,000 scale b)1: 50,000</p> <p>Primary survey to be done for b(i), (ii) and (iii). However IV limits and wave height notifications are available.</p> <p>Consultant to decide about team composition. Only key personnel are mandatory.</p> <p>Specifications and features required for cost estimation will have to be incorporated.</p>
7.	Section 2, item no. 5,3,2, page no. 9	<p>“the report of the proposed Tourism hub incorporating concept plan, site analysis/survey report”</p> <p>Please specify the types of primary survey to be carried out by the Consultant?</p>	Please see the reply to query 6.
8.	Section 2, item no. 5, 3,2, page no 10	The detailed Master plan will include land use, architecture and design	Detailed Architectural and Engineering design for all projects not necessary. This will be provided by the

		Please specify, whether the Consultant has to provide architectural and engineering design of all projects including building and infrastructure? If yes, please provide the detailed scope of work of architectural and engineering work including the scales.	selected PPP partners.
9.	Notice Inviting Proposals – point 1	Details of Work mentioned: “Assisting Tourism Dept. (A & N Islands) to develop the Project from, project conceptualization stage till selection of one or more private sector developers” and in the objective in the scope of work it is mentioned as: “Prepare a Master Plan, Layout Plan, Infrastructure Development Plan and Techno economic feasibility report of shortlisted projects for development of Viper Island”. Pls clarify whether the project advisor’s appointment is till the stage of Techno economic feasibility report completion or till the stage of appointment of private operator.	Till the appointment of private operator
10.	Point 4 – Other services	What does “clarifications as may be required for proper legal appraisal” mean? Kindly clarify.	“clarifications as may be required for proper legal appraisal” stands deleted..
		Till what stage the Consultants should assist the Authority during the Bid Management Services? Is it till selection of the developer and signing of the concession Agreement or is it till the developer achieves the financial closure of the projects.	As specified in the SCOPE OF WORK in clause 4 under the heading OTHER SERVICES consultant shall assist the authority during the bid management process till selection of the developer
		Is assisting Transaction/ legal advisor comes under scope of work of Project Development Advisor; if yes, what all assistance is required, pls specify.	Yes as specified in clause 4 of SCOPE OF WORK of RFP documents with the heading OTHER SERVICES
		What shall be the time frame in case appointment of Transaction/legal advisor happens after 24 months of appointment of Project Development Advisor (in the current RFP, it is mentioned that the timeframe for completion of project development advisor’s activities is 24 months)?	Payment schedule as specified in sl.no.3
11.	Point 6 – List of Deliverables , Timelines and Payment Schedule	What “Infrastructure Development Report” shall contain? Pls clarify	As specified in para 3.5 of SCOPE OF WORK of RFP document.
12	General	The suggestion is to combine the two activities of: 1. Project Development Advisory 2. Transaction Advisory	Not agreed.
13	APPENDIX - B: Key Deliverables, Work Plan And Payment Schedule:	We request you to include a mobilization advance of 10% of the project value, as the assignment requires temporary office to be set up at Port Blair.	Not agreed.

14.	APPENDIX – A:	Please indicate the time frame for Bid Process Management during which the Project Development Authority services required for Bid Process Management.	X+ 730 days
15.	APPENDIX – A:	APPENDIX-A Scope of Work under Section 04: Other services, it has been mentioned that: The Project Development Advisor shall assist the Authority in preparation of the bid documents by providing inputs as and when required. What level of inputs would be required in preparation of bid documents? Is the Project Development Advisor, responsible for preparation of Bid Documents, in which case the scope of Transaction Advisor/ Legal Advisor shall form part of scope of the Project Development Advisor?	Project Development is not responsible for preparing bid documents.
16			Although two activities of: Project Development Advisory and Transaction advisory has not been combined but a provision is being made were the project development advisor will be allowed to bid for transaction advisory services and he will have to forgo 20% of his consultancy charges assigned under KD7, if he is selected as Transaction advisor. In case he is not selected, payment shall be made as per existing scope of work and payment schedule.
17.			In the scope of work in para 2.1 “Prepare a Master plan including shortlisted activities” shall be substituted by “Prepare a Master plan including land use plan and lay out plan for shortlisted activities”.
18.			In the scope of work para 2.1 following shall be added: “Recommend the options for structuring each project on public private partnership basis”.