

SOUTH DELHI MUNICIPAL CORPORATION
Office of Executive Engineer (Planning)-I
19th floor, Dr. SPM Civic Centre, JLN Marg, New Delhi-110002

No. D/EE(P)/DBOT/PTU/14-15/01/88

Dated: 10/09/2014

Subject:- Reply/clarification to the Questions/Queries received during Pre-Bid Meeting for EOI for Construction of Public Toilet Blocks on Design, Build, Operate & Transfer (DBOT) basis in SDMC, (NIT No.D/EE(P)/DBOT/PTU/14-15/01 dt. 19/08/2014).

In terms of the Expression of Interest (EOI) for the subject work/project issued vide NIT dt. **19/08/2014** and pre-bid meeting held on 02/09/2014, queries and their clarification/reply is as under.

S.No.	Section /Question/Query	Reply/Clarification
1.	<i>Section I & Pre Qualification Criteria;</i> Design Capability (b): Request you to elaborate on the professional qualifications of the design professionals on pay roll.	Agency is expected to submit the details of the design team presently employed by them as a full time member. Their CV indicating qualification, age, relevant experience and their period of engagement with the firm may be submitted.
2.	<i>Pt. 1.3 I Page 51</i> Concession Period of 7 Years is very less to justify the Capital Expenditure involved. Therefore, we suggest to increase the concession period to at least 20 years to make this project viable.	A decision in this regard, shall be taken/intimated to the qualified agencies prior to issue of RFP document once the EOI is over.
3.	<i>Section III- Clause 1.3-2-Pt.F-Pg.51</i> SDMC shall provide, Sites, with authorizations, to the concessionaire for construction and building the PTUs. A tentative list of sites is at Schedule B. At present bids are being invited for 94 PTU's as given SCHEDULE "B". However, the number of units can be decreased (upto 10%) or increased (upto 30%). In case all sites are not made available in one go, the sites may be handed over in phases to the concessionaire. ➤ What if the no. of Sites increase? Will they be the entitlement of the successful bidder or will there be a separate process of bidding for the increased no. of sites? ➤ What would be the contract period for increased sites? In case, all the sites are not made available in one go, will the tenure of phased handover of these sites be coterminous with the concession period. We propose, SDMC to give "first right of refusal" to the concessionaire for the increased number of sites as 30% increase in investments without assurance of good advertising potential forecast can make this project completely unviable at later stage.	This issue has been dealt in detail in clause 66 of GCC "expansion in the scope of contract" (page 80) of the document.
4.	<i>Point 1.7 Other Documents and Certificates; Page 13</i> We believe Format of Anti collusion certificate is as per Appendix C on page 36 as Appendix SI-VII is not available in the document. Please clarify.	The error in the document is regretted and it is confirmed that the format as given in Appendix C on page 36 shall be adopted as Format of Anti collusion certificate.
5.	<i>Public Utilities Locations</i> • Request you to provide the exact location details preferably with Latitude and Longitude of all the locations. • We would like to have site visit of locations along with a SDMC representative, to avoid any confusion or ambiguity related to exact locations,	It is stated that this issue shall be appropriately dealt at the time of issue of RFP document after EOI stage is over.


10/9/14

	<ul style="list-style-type: none"> Our revenue projections are based on the existing list of locations. Therefore, we request SDMC to assure availability of the Public Utility within the radius of maximum 5-10 meters of these locations. In case due to any technical reasons exact location cannot be made available to concessionaire, SDMC will consider revising the License Fee terms. 	
6.	We request SDMC to provide provision for Water, Electricity, and Sewage etc in the radius of 5 meters of the Public Utility.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
7.	Minimum Reserve price seems to be on a very higher side and can make this project unviable at the evaluation stage. Therefore, we suggest SDMC to relook the Minimum Reserve Prices. Suggestion: Consider this project on Revenue Share model for a Win-Win situation for both parties.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
Planet Advertising		
8	The duration of concession period of agreement mentioned in point 1.1 of the tender is 7 years. In order to make this project feasible And to recover all the initial & running expenditure, there must be an agreement of at least 12 years.	A decision in this regard, shall be taken/intimated to the qualified agencies prior to issue of RFP document once the EOI is over.
9	The requirement of construction of minimum 50 Utilities per project in your point 106(technical eligibility) is not justified. This will render all the small & medium sized agencies ineligible to participate in this tender inspite of having a rich experience in these kinds of project. This limit must not be more than 20 utilities per project.	No change
10	There is a huge difference in the MRP of various locations ranging from Rs. 1500/- to Rs. 82,500/- . It is requested to work out the MRP of locations having MRP of more than 50,000/- and reduce them to a reasonable extent as we have to bear other construction, operational & maintenance charges as well.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
11	There must be an option of cancelling a particular location of a zone without foregoing the consideration of bid placed for other locations in that zone as mentioned in your point 3.2.3.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
12	The exact location of toilet blocks must be provided of each area in each zone in order to have the proper clarity of the location.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
13	The provision of electricity & sewage line must be within the purview of 3 meters from the exact location of toilet block.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
JCDecaux Advertising India Pvt. Limited		
14	Concession Period: The duration of 7 years is too less with any standards of DBOT model keeping in mind the huge investments to be made by the bidder towards designing, construction & maintenance. Hence, it is important to have 20 years Concession period +1 year should be given as Construction period.	A decision in this regard, shall be taken/intimated to the qualified agencies prior to issue of RFP document once the EOI is over.
15	Utilities: The electrical connections and utilities (water & sewage connections) for the public Conveniences should be provided by the South Delhi Municipal Corporation within 5 metres from the location of the toilet.	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.

9/1/19

16	<p>Minimum Reserve Price: The project for providing public toilet blocks is a service to the citizens of the city. Providing best services along with cleaning & maintenance services should be the primary motive of SDMC. The minimum Reserve price is too high and is equivalent to the price of Billboards/unipoles in the vicinity. It is stated that the advertisers would prefer billboards/unipoles media over Public Conveniences as billboards/unipoles is a larger and more direct media for advertising. Such a high reserve price will compel bidders to compromise on quality of construction and operational services. Also, for this project the capital expenditure and the operational costs are very high. It is stated that there should be no reserve price kept and the bidders should quote percentage of revenue share to be shared with SDMC.</p>	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
Pioneer Publicity Corporation Pvt. Limited		
17	<p>As per point 3 (Technical Capability) of pre-qualification Criteria, experience in construction of public utilities minimum two project of 50 each are required. It is requested that the Pre-qualification criteria may be revised to two projects of 40 each OR one project of minimum 80 Nos. public utilities.</p>	No change
18	<p>The given tenure of 7 years for this project is very less in the wake of the market conditions and such a huge investment may not be recovered in this period. It is requested that the period of the project may please be made at least 15 years.</p>	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
19	<p>Sewer, water and Electricity near location of proposed utilities should be provided by SDMC.</p>	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
20	<p>Please provide location Key-Plan to enable us to access actual location of the proposed utilities.</p>	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.
21	<p>The minimum reserve License Fee has been kept very high. Since this is an infrastructure development project involving huge monetary capital investment and running operation & maintenance expenses, the concept of Minimum Reserve License Fee may please be scrapped.</p>	This issue shall be dealt at the time of issue of RFP document after EOI stage is over.

Further the last date/time of submission has been extended to **19/09/2014 at 3.00 PM** at office address given at the top.

Distribution:-

All concerned (through e-mail).

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