

SUBJECT NO. 27

Sub: VUDA – VSP – PLG - Preparation of Master plan for VUDA area including review and revision of existing master plans and preparation of zonal development plans – Reg.

Ref: Govt Letter No: 11966/H2/2012, dt: 25.05.2013

AGENDA NOTE :

VUDA intends to prepare the Master Plan to ensure the Planned Development in the extended area and seek the services of consultants of international repute, for preparation of **Master Plan for 'Extended VUDA Area' including 'Review and Revision of existing Master Plan' of erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal Development Plans for VMR.**

Accordingly VUDA has placed the subject in its Board meeting and the Board vide Resolution No.17 dated 30-7-2010 has resolved for preparation of Master Plan. The Government was requested to permit VUDA for preparation of Master Plan for the extended area and review and revision of Master plan for Erstwhile Visakhapatnam Metropolitan Region. In response to the above, the Government in its letter No.20944/H2/2010 dated 16-11-2010 has permitted the VUDA for preparation of Master Plan. Accordingly, a notification was published in the News papers on 16-7-2011 calling for Expression of Interest from the reputed International firms for preparation of the Master Plan for VMR. In response to the above notification, 10 (Ten) No. of firms have submitted Bids and out of which, three firms have been shortlisted in the initial scrutiny: Out of the above three firms, only two firms have submitted the bids.

To evaluate the bids submitted by the above firms, Government was requested to constitute a committee. **The Government vide Go.Rt.No.817, MA & UD (Dept) dated 19-6-2012 has constituted a Technical evaluation committee to evaluate the technical bids invited for review and revision of**

VMR Master Plan and preparation of Master Plan for extended area. In pursuance of the above G.O. the technical evaluation committee has carried out the evaluation of technical bids submitted by the two Bidders. As per their evaluation reports only single bidder is qualified and the report duly placed before the board was furnished to the Government.

The Government vide Letter No: 11966/H2/2012, dt: 25.05.2013 has rejected the same as it is case of single bidder and without competition it is difficult to assess the rate quoted by the bidder and requested the Vice-Chairman, VUDA to go for fresh Bids.

Accordingly, notification "Global Request for Proposal (RFP)" was published in the National News papers on **23.10.2013** to submit the proposals on or before 27.11.2013 @ 4.00 PM. In response to that the following firms have submitted the Bids .

1. LEA Associates South Asia Pvt Ltd., in Joint Venture with LEA International Ltd., New Delhi
2. Alia consulting Solutions, Mumbai.
3. IBI group (Lead Member) with L&T RAMBOLL and IIC Technologies, I.B.I Group Canada
4. IPE Global Private Limited, Rachna Verma, Associate Vice President – Business, **Address:** IPE Global House, B-84, Defence Colony, New Delhi - 110024

The committee which was constituted vide GO.MS.No: 817, dated: 19-6-2012 has observed that none of the Bidders have satisfied the Technical Prequalification and Eligibility Criteria as per the Part-1A, 2.3.2 of the RFP. All the 4 bidders 'Failed' in Technical Prequalification Process for not satisfying the following primary criteria.

2.3.2(a) "Demonstrated experience in preparation of Master Plans / Development Plans / Regional Plans for the cities / Regions of minimum two (2) for a geographical area of at least 1374 sq.km (one-fourth of the geographical area of the proposed study area) in the last 10 years".

Further, it was stated by the committee that the Projects mentioned by the 4 Bidders in their Technical Proposals under Part-1A 2.3.2(a) of RFP Document do not pertain to the preparation of Statutory Master Plans including Statutory Land Use Plans, which is the main task of the present Assignment. The RFP explicitly mentions that the experience in Corridor Development Plans / Concept Regional Plan / Concept Development Projects will not be considered.

Hence, further Bid Process was terminated. Further the Committee has suggested certain modifications in RFP. The matter was brought to the notice of the board during the meeting dt 14-12-13 for perusal of the board and the board has resolved vide resolution no 118 dt 14-12-2013 that “**Resolution No. 67: Perused. The latest development is also examined. Without much loss of time, the VC should see for early finalization of consultancy duly taking the help of Govt. nominated technical committee.**”

Accordingly APITCO was requested to modify the RFP as suggested by the committee to go for fresh Re-Bidding. The committee has suggested the following modifications to the RFP.

- 1. Demonstrated experience of the Lead Member of the Consortium in preparation of Statutory Master Plans / Development Plans (including statutory land use plans along with integrated transportation plans) for at least one City of not less than half million population in the base year, to be a similar nature as mentioned in the section 5 of the RFP – More specifically the ToR, including the Annexures, in the last 10 years supported by “completion certificate issued by the concerned Authority (or) any other equivalent valid documentary evidence / proof of completion from Government / Govt. Agencies:. Ongoing relevant assignments will be considered for evaluation, only for projects where documentary evidence / proof of submission of the draft Master Plans / Final Report is furnished (Sectoral Plans/Business Plans/Strategy Plans will not be considered).*
- 2. Demonstrated experience of the Consortium in preparation of Master Plans / Development Plans / Regional Plans for at least one Coastal / Metropolitan Region / Urban Development Authority region of not less*

than one million population in the base year to be of a similar nature as mentioned in the section 5 of the RFP – more specifically the ToR, including the Annexures, in the last 10 years supported by “completion certificates issued by the concerned Authority (or) any other equivalent valid documentary evidence / proof of completion from Government / Govt Agencies”. Ongoing relevant assignments will be considered for evaluation only for projects where, documentary evidence / proof of submission of the Draft Master Plans / Final Report is furnished (Sectoral Plans/Business Plans/Strategy Plans will not be considered).

3. Average annual turnover of Lead Member of Consortium shall not be less than INR:100 million (or equivalent) per annum in last three (3) years evidenced by the submission of Audited Annual Accounts and also a certificate from Statutory Auditor an
4. Demonstrated ‘in-house’ GIS capabilities including interpretation of satellite imageries and preparation of base maps supported by valid documentary evidence.

Further, it was decided by the vice chairman

- to remove the study of Environmental Sensitive areas as VUDA has already decided to take up the said work duly engaging MoEF short listed agencies.

- Further the Village level consultations were also modified as “it was decided to take up the survey studies, 10% of total no. of villages (or) 3 villages in each Mandal whichever is higher (largest villages as per revenue records). In urban areas 10% of total no. of wards in each zone (or) 3 wards in each zone, whichever is higher.”.

Accordingly revised RFP was prepared by APITCO and a fresh notification was published on 04.02.2014 and 18.02.2014 in the leading National News papers duly calling “Global Request for Proposal (RFP)” to submit the technical and financial proposals for Preparation of Master plan for VUDA area including review and revision of existing master plans and preparation of zonal development plans on or before 10.03.2014.

Further, Pre-bid meeting was held on 11-02-2014 and the representatives of the intended bidders have attended.

Within the stipulated time, the following 7(seven) firms have submitted the Technical and Financial Proposals on 10-03-2014

- 1. Aarvee Associates Architects Engineers & Consultants Pvt. Ltd.,**
8-2-5, Ravula Residency, Srinagar Colony Main Road,
Hyderabad – 500 082, Andhra Pradesh, India.
- 2. Department of Architecture,**
Andhra University College of Engineering (A),
Visakhapatnam
- 3. EGIS India Consulting Engineers Pvt. Ltd.,**
9-1-77/3, No.31, S.D. Road,
Secunderabad – 500 003 (A.P)
- 4. Feedback Infra Private Limited,**
15th Floor, Tower 9B, DLF Cyber City,
Phase – III, Gurgaon – 122 002,
Haryana, India.
- 5. LEA Associates South Asia Pvt Ltd,**
B-1/E-27, Mohan Co-operative Industrial Estate,
Mathura Road, New Delhi – 110 044, INDIA
- 6. Rudrabhishek Enterprises Pvt. Ltd.,** A – 6, Sector – 58, Noida New Delhi
- 7. Surbana International Consultants (India) Pvt. Ltd.,**
Kundanbagh, Begumpet,
Hyderabad – 500 016, India

The expert committee constituted vide GO.Rt.No.817, dt.19-06-2012 for evaluation of the Technical and Financial bids has attended this office on 11th and 12th March 2014 and evaluated the bids submitted by the above 7(seven) firms.

In the preliminary scrutiny under Part-1A by the said committee, the following three firms have not qualified since they have not fulfilled the conditions stipulated in Section 2.3.2 of Part-IA of RFP.

- 1. Department of Architecture,**
Andhra University College of Engineering (A),
Visakhapatnam
- 2. Feedback Infra Private Limited,**
15th Floor, Tower 9B, DLF Cyber City,
Phase – III, Gurgaon – 122 002,
Haryana, India.
- 3. Rudrabhishek Enterprises Pvt. Ltd.,**
A – 6, Sector – 58, Noida.
Ph : 0120 – 4022330 – 15,

In the further scrutiny under Part-IB, M/s Surbana International Consultants (India) Pvt. Ltd., has also not qualified, since it scored only 72.5 points. As per the RFP conditions @ Sl.No:19(Page No:18) the minimum technical score required to pass is 75 points whereas M/s Surbana International Consultants (India) Pvt. Ltd., have scored less than 75 points, hence not qualified as per technical evaluation parameters of RFP

Sl.No	Name of the firm	Marks scored
1	M/s. Aarvee Associates Architects Engineers & Consultants Pvt. Ltd.	scored 80.00 points
2	M/s. EGIS India Consulting Engineers Pvt. Ltd.,	scored 75.50 points
3	M/s. LEA Associates South Asia Pvt Ltd,	scored 90.00 points

Thus the above Three firms have qualified for further evaluation of "Financial Bids"

The sealed cover containing the Financial Bids was opened on 13-03-2014 in the presence of the representatives of 3(Three) qualified Bidders and also in the presence of Ex-officio Committee constituted with the HOD's of VUDA. The Project Associate APITCO was also present. The rate quoted by each of the above firms is as detailed below.

S.No.	Component Description	Financial Quote in Rupees		
		M/s.Aarvee Associates	M/s.EGIS India	M/s.LEA Associates
		TOTAL	TOTAL	Total
		RS.	RS.	Rs.
1	Financial Proposal inclusive of all taxes excluding Service Tax	7,55,12,345/-	9,90,83,660/-	9,38,55,900/-
2	Amount of Service Tax	93,33,326/-	1,22,46,740/-	1,16,00,589/-
3	TOTAL	8,48,45,671/-	11,13,30,400/-	10,54,56,489/-


Further, the Project Associate APITCO was requested to arrive one of the qualified bidder among the above 3 bidders as per the QCBS evaluation formula. According to his report the following marks are obtained by each qualified bidder.

Sl. No	Name of the firm	Technical score obtained	Rate quoted excluding service tax	Points obtained as per QCBS Formula	Remarks
1	M/s. Aarvee Associates Architects Engineers & Consultants Pvt. Ltd.	80.00 points	7,55,12,345/-		The final evaluation report is yet to be received by APITCO
2	M/s. EGIS India Consulting Engineers Pvt. Ltd.,	75.50 points	9,90,83,660/-		
3	M/s. LEA Associates South Asia Pvt Ltd,	90.00 points	9,38,55,900/-		

In this regard it is to submit that the Vice chairman has addressed letter to the Chief Electoral Officer, ECI-AP ,Hyderabad vide letter RC No 230/2013-2014/EE-VII/VUDA Dt 14-3-2014 for the permission to issue the work order to the qualified bidder in the make of General Election 2014's model code of conduct is in force .

In view of the above, the board is requested to take decision on assigning the work to the highest scored bidder subject to the condition of obtaining approval from the Chief Electoral Officer, ECI-AP, Hyderabad.

Sl. No.	Subject No.	Subject	Resolutions
24	23	Accounts – VUDA –Visakhapatnam – VUDA Employees group Superannuation Scheme Trust constituted CAO & CUP – Incorporation of two more trustees i.e., Secretary and Chief Engineer – Reg.	Agreed to incorporate.
25	24	Accounts – VUDA – Scrutiny of Allotment files for 15 layouts – No of vacant plots identified as per the exercise – Put up for perusal of the Board – Reg.	Perused. Complete the reconciliation of remaining layouts and housing schemes at the earliest and put up the details in the next board meeting.
26	25	Accounts – Expenditure on Advertisements for the year 2013-14 – Submitted for perusal of the Board – Reg.	Perused
27	26	Release of Advertisements – Roster- Proposal – Reg.	Agreed to implement the roster scrupulously.
28	27	VUDA – VSP – PLG - Preparation of Master plan for VUDA area including review and revision of existing master plans and preparation of zonal development plans – Reg.	Recommend to the Government for approval duly mentioning the discount, L-1 is willing to offer.
29	28	PLANNING – VUDA – Visakhapatnam – CRZ- Preparation of Coastal Zone Management Plans (CZMP) for VMR area – Expression of Interest (EOI) Called - Regarding.	Agreed to go with L-1 and work out further modalities.


16.1
21.1.2014