

CORRIGENDUM # 1

FOR THE TENDER FOR THE APPOINTMENT OF PROJECT MANAGEMENT CONSULTANT

**FOR FEASIBILITY STUDIES, VIABILITY ANALYSIS, DESIGNING, DETAILED
DESIGN VALIDATION, PROOF CHECKING, CONSTRUCTION SUPERVISION,
SAFETY ASSURANCE, QUALITY ASSURANCE, QUALITY CONTROL AND
QUALITY AUDIT FOR THE REDEVELOPMENT OF THE PROPERTY OF
“THE KANARA GOUD SARASWAT CO-OP HOUSING SOCIETY LTD (“KGS
SOCIETY”) SITUATED AT SARASWATI MANDIR, CTS NO.131, SARASWATI
BAUG, HINDU FRIENDS SOCIETY ROAD, JOGESHWARI (EAST), MUMBAI –
400060”.**

Office of the Clients:

**The Hon'ble Chairman / Secretary,
The Kanara Goud Saraswat CHS Ltd,
Saraswati Mandir, CTS No.131, Saraswati Baug,
Hindu Friends Society Road, Jogeshwari (East),
Mumbai – 400060.**

Contact: Shri. Subhash Wagle 9820345771

Shri. Kiran Kamat – 9324785676

Timing: - 5:00 pm to 8:00 pm

Office of the Architects:

M/s. Shetgiri & Associates

**“Safalya”, S. K. Bole Road,
Dadar (W), Mumbai – 400 028.
Maharashtra, India.**

Contact: Shri. Amol Shetgiri – 9821138367

Timing: - 11:00 am to 5:00 pm

THE KANARA GOUD SARASWAT CO-OP HOUSING SOCIETY LTD

TENDER NOTICE

Subject: Tender for the Appointment of Project Management Consultant for Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit for the Redevelopment of the Property of “The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, CTS No.131, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060”.

Tenders were called from reputed PMC Firms for the above referred Project. A Pre-bid meeting was held at the Office of KGS Society wherein the intending bidders (PMC Firms) were advised to submit their queries so as to enable the Committee and the Architects M/s Shetgiri & Associates, so appointed for the scrutiny of the bids, to accord necessary clarifications to the queries raised by the said bidders. The committee members, Architects along with the prospective bidders visited the site so as to ensure that the bidders get themselves acquainted with the site conditions and were also explained in detail the specifics of the project, tentative proposal for redevelopment duly prepared by the Architects, the tender terms and conditions, area calculations, challenges in the redevelopment process and the scope of works expected to be performed in the project assignment.

The bidders have sent their Pre-bid queries and clarification has been accorded to the same, which is as follows: -

S. No	Queries sent by the Intending bidders (PMC Firms)	Clarifications accorded by the Managing Committee members, KGS Society in consultation with the Architects M/s Shetgiri & Associates
A	<u>M/s TEEARCH (PMC) : Suggestions on</u>	

	<u>Tender Conditions.</u>	
1	Normally, the offer and requirement is mentioned therein in the Tender Document are the requirements for Contractor or Developer who is going to execute the work.	The tender terms and conditions are self-explanatory and unambiguous. As such, the tender terms and conditions remains unaltered and would prevail.
2	As PMC, we will not design the Layout.	Designing the Master Layout would be the pre-requisite for the Proposal to be prepared, presented and got approved from the Society and as such would form a part of the scope of works expected to be performed by the PMC Firm. As such, the tender terms and conditions remains unaltered and would prevail.
3	The normal scope of PMC for redevelopment of such Society has been shared for perusal	We have gone through the scope of the works duly shared by the intending bidder M/s Teeearch. However, we are still of the opinion that the scope of works expected to be performed by the PMC is exhaustive, clear and unambiguous. As such, the tender terms and conditions remains unaltered and would prevail.
B	<u>M/s Shashank Mehendale & Associates (PMC) : Suggestions on Tender Conditions.</u>	
1	Minimum annual turnover specified at Page 19/59 in the tender to be amended from Rs. 8 Cr. To Rs. 6 Cr.	Accepted. The minimum annual Turnover as required in the Pre-qualification of the PMC Firms for bidding is reduced from Rs. 8 Cr to Rs. 5 Cr.
2	Approximately 3 % of single project magnitude on Page 39/59 – Allow turnover from multiple project	Accepted. There is some misunderstanding in interpretation of this clause. The

		<p>Turnover would be from multiple projects only and not from any single project. We had just provided the justification of arriving at the figure of Rs. 8 Cr (Turnover originally envisaged) which was calculated at 3% of a single project of Rs. 270 Cr as called for in the pre-qualification).</p> <p>The bidders are requested to ignore the sentence “Approximately 3% of the Single Project magnitude” and not to refer to the said justification.</p> <p>It is to be further clarified that the minimum annual Turnover as required in the Pre-qualification of the PMC Firms for bidding has been reduced now from Rs. 8 Cr to Rs. 5 Cr.</p>
3	Marks on Page 39/59 - Assign marks for heritage building/precincts projects	It is to be clarified that not all bidders would have Heritage buildings experience. However, preference would certainly be given to those firms who have experience of redevelopment of buildings under heritage precinct considering the fact that few of the buildings with KGS society do fall under the heritage precinct
4	The bidder should have completed one assignment in last five years of minimum 150000 Sft – In Last five years - Specific period to be removed	Accepted. The bidder should have completed one assignment of minimum 150000 Sft. This need not be in the last 5 years and there is no specific time period towards the completion of the said project.

5	Bid capacity on Page 23/59 - Remove this criteria	Accepted. Bid capacity requirements as indicated in the tender pre-qualification stands deleted and removed.
C	<u>General Suggestions on Tender Conditions.</u>	
1	The application form can be downloaded from the Website www.kgschsl.in or could be collected in the hard copy format from the Office of the Architects appointed for the Project M/s Shetgiri & Associates situated at “Safalya”, S.K. Bole Road, Dadar (W), Mumbai – 400 028, Maharashtra, India or Office of “The Hon’ble Chairman / Secretary, The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060. The tenders can be collected on payment of a Non-Refundable Tender Fees of amount of Rs. 20,000 / - + 18% GST (9 % CGST + 9 % SGST) = Rs. 23,600 / - in the Form of Demand Draft / Pay Order in favor of “The Kanara Goud Saraswat Co-op Housing Society Ltd,” payable at Mumbai.	This clause remains unaltered except for that there would not be any Non-Refundable Tender Fees of amount of Rs. 20,000 / - + 18% GST (9 % CGST + 9 % SGST) = Rs. 23,600 / - in the Form of Demand Draft / Pay Order in favor of “The Kanara Goud Saraswat Co-op Housing Society Ltd,” payable at Mumbai to be paid by the intending bidders at the time of participation in the bidding process. The Non-Refundable Tender Fees of amount of Rs. 20,000 / - + 18% GST (9 % CGST + 9 % SGST) = Rs. 23,600 / - shall be paid along with the Earnest Money Deposit for an amount equivalent to 0.5% of the Final Contract Amount (Quoted tender amount / Professional Charges of the PMC) in the Form of Demand Draft / Pay Order in favor of “The Kanara Goud Saraswat Co-op Housing Society Ltd,” payable at Mumbai <u>ONLY BY THE SELECTED PMC Firm post award of the Project assignment.</u>

2	Timelines for the Tender	
a	Last date & time for sale of tender / Collection of Tender	Till 5th August 2025 upto 8:00 P.M.
b	Last date of Submission of the duly Completed Tender Document	On or before 8 th August 2025 upto 7:00 P.M at the JES English School Primary, Opp. SBI Bank, Hindu Friends Society Road, Jogeshwari East, Mumbai 400060
c	Date of Opening of the Bids	On 8 th August 2025 at 7:30 P.M at the JES English School Primary, Opp. SBI Bank, Hindu Friends Society Road, Jogeshwari East, Mumbai 400060
d	Date of Evaluation of the Bids by the Society for pre-qualification of the bidders including Site visits as deemed fit by the committee members.	During the period from 9 th August 2025 upto 12 th August 2025
e	Date of intimation of Pre-qualification to the shortlisted / pre-qualified bidders	On 12 th August 2025. The bidders may commence their preparation of the presentation to be given by them as per the tender.
f	Capability / Concept Presentation by the bidders / prospective PMC Firms and marks to be awarded by the committee members	On 20 th August 2025 at 6:00 P.M at the JES Education Complex, Caves Road, Jogeshwari East, Mumbai 400060.
g	Final round of Capability / Concept Presentation by the 3-4 Shortlisted bidders / prospective PMC Firms to the Shareholders of the Society, Committee members and other members of the Society for the selection of the PMC for awarding the Project Work.	On 7 th September 2025 at the JES Education Complex, Caves Road, Jogeshwari East, Mumbai 400060. Timings for this presentation would be informed to the bidders in advance.

	<p>All the other terms and conditions of the tender including marking system, evaluation matrix and other parameters except for the amendments and changes as mentioned herein above would remain unaltered. The above amendments would remain valid and supersede the relevant terms and conditions and clauses as captured in the original tender document. The Society reserves the right to select any bidder depending upon their credentials/ competencies/ project requirements etc. at its sole discretion without assigning any reason.</p> <p>The Society also reserves the right to relax the Pre-qualification criteria further in the interest of the project and better competition amongst the bidders and also to alter, amend and to further delete, remove, relax, dilute or add any specific Prequalification criteria as deemed fit in the interest of the bidding process and the project in general.</p>
	<p>Similar works is redefined and to be read as follows: -</p> <p>Shall mean the completed Project involving “Project Management Consultancy for Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit for the Redevelopment Projects of Residential / Commercial / Institutional / Public / Assembly / Any other type of buildings except Industrial building within the statutory approval jurisdiction of Municipal Corporation of Greater Mumbai / BMC, MHADA, MMRDA / CIDCO Registration with Central / State govt. bodies / Public sector undertakings / PSB’s / Nationalized Banks / MES / Co-op Housing Societies of repute / Leading Developer Firms of repute / Reputed Private Sector Organizations during last 10 years ending 31st March 2025 as a prime PMC Consultant. Relaxation of specific Scope of the works mentioned under the definition of “Similar works” herein-above shall be at the discretion of the Managing Committee of the Society and the Architects.</p>
	<p>Joint venture with other Associate Firms involved with Structural designing, MEP services etc would be permitted. This would replace Clause 3.3 as mentioned on Page No 18 of the tender. The list of expected manpower / key staff requirements as required for the project has been mentioned in the tender. However the same is indicative and it is expected that the manpower as may be required for efficient working and professionally managed services to be rendered for the project would be expected to be deployed by the PMC Firm.</p>

	<p>The application form can be downloaded from the Website www.kgschsl.in or could be collected in the hard copy format from the Office of the Architects appointed for the Project M/s Shetgiri & Associates situated at “Safalya”, S.K. Bole Road, Dadar (W), Mumbai – 400 028, Maharashtra, India or Office of “The Hon’ble Chairman / Secretary, The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060.</p>
	<p>It may be noted that the tender shall be read along with Annexure-I (ADDITIONAL TERMS AND CONDITIONS OF THE TENDER) forming a part of this tender, scope of works to be performed and the terms and conditions to be adhered-to in totality by the short listed PMC Firm. The Annexure-I shall form the basis of the execution of the scope of works by the shortlisted PMC and shall be adhered to without any deviations whatsoever and shall form a part of the contractual terms and conditions of this tender.</p>
	<p>All other terms and conditions including the clauses and sub-clauses except the ones mentioned herein above would remain unchanged and unaltered. The corrigendum would form a part of the tender submittal and shall be duly signed, stamped and submitted along with the tender submittal as token of acceptance of the tender along with the corrigendum in totality.</p>

AMENDED PART –II OF THE EVALUATION PROCESS TO BE NOW READ AS FOLLOWS: -

All other terms and conditions including the marking system, evaluation matrix and evaluation criteria's as mentioned in the tender shall remain unchanged except for the Part-II which would be read as herein under (Marked in Red font color): -

PRESENTATION BY THE SHORTLISTED BIDDERS (Total = 30 Marks): -

The bidders scoring minimum 75 marks in above Part 1 and 2 together shall be invited to make Capability / Concept Presentation to the Committee members to demonstrate their capabilities. The maximum score for the presentation is 30 marks. The score will be provided based on bidder's potential to work as PMC for the Project and shall cover their experience, knowledge, skills, expertise including company profile, credentials, testimonials etc and broad idea about the way forward, the emerging technologies and broad line parameters as listed below:

1	Capability Aspect & Presentation to demonstrate the knowledge, skills, technical experience and exposure of the PMC Firms to Projects of similar nature
2	Basic Idea on the Concept, Area Calculations as additional weightage , Broad idea on the permissible feasibility / viability options available etc.
3	Broad Idea on Design Concept Planning, Bye Laws, Regulations, Aesthetics, Environmental considerations, use of new technologies, use of innovative architectural features.
4	Overall Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).

Presentation will be held at Society office. The date, time and venue of presentation will be intimated to the bidders who are qualified after technical evaluation of Part I. Commercial bids shall also be called from all the bidders who qualify in Part I evaluation, i.e. securing 75 Marks and above in Part I.

Final Selection of the PMC Firm shall be decided by the Committee members, Shareholders in terms of ranking based on the marks secured in both the Part I & II i.e. Short-listing shall be done on the basis of Technical evaluation including the Commercial

bids opened by the committee after prior intimation to the shortlisted bidders. The selection criteria shall be in the order of merit, i.e. the minimum of 100 Marks to be obtained out of 130 Marks in the pre-qualification & presentation rounds, in terms of the summation of marks obtained in Part I & II of the evaluation process and in the raking order on merit. The Commercial bids of all the bidders shortlisted in the order of merit as in Part I & II shall be called-for at an appropriate period in time and in the requisite format, which would be issued to all the shortlisted bidder and which would be finally opened and shall form the basis of final selection of the PMC Firm for award of the project. The Society reserves the right to select any bidder depending upon their credentials / competencies / project requirements etc. at its sole discretion without assigning any reason.

NAME OF THE AUTHORIZED SIGNATORY :

DESIGNATION :

SIGN OF THE BIDDER :

**STAMP / SEAL OF THE
ORGANIZATION / FIRM OF THE
BIDDER :**

PLACE :

DATE :