

CORRIGENDUM # 2 **(EVALUATION MATRIX)**

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

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

THE KANARA GOUD SARASWAT CO-OP HOUSING SOCIETY LTD

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”.

PART –II OF THE EVALUATION PROCESS SHALL BE AS FOLLOWS: -

All the bidders who have submitted their Pre-qualification documents shall be invited to make a Capability Presentation irrespective of the marks obtained in the Pre-qualification Round # 1 of the bidding process. The Society reserves the right to shortlist, select or reject any or all the bids without assigning any reasons. The cumulative marks obtained in Round # 1 (Pre-qualification round on the basis of the documents submitted by the bidders in support of their pre-qualification) and Round # 2 comprising of the Presentation round shall be aligned in the order of merit with the Top rank to the bidder securing the highest marks in the Round # 1 (Pre-qualification Round) and Round # 2 (Capability Presentation Round). The Top 3 / 4 bidders in the order of merit shall be invited to submit their Price bid / Financial bid and to make the Final Capability cum Project Presentation to all the Shareholders of KGS Society, Committee members and members of the society including the Architects appointed by the Society as a part of the Final Round for selection of the best PMC Firm on the basis of Techno-Commercial evaluation & selection process.

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

The bidders scoring minimum 75 marks in above Part 1 and 2 (Pre-qualification Round # 1) 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	Areas of expertise, registration on various committees, Registration with statutory authorities etc
3	Projects Executed by the bidders in the past including demonstration of their technical expertise, the challenges in those past executed projects, mitigation plan adopted and the final outcome in the project
4	Financial standing of the PMC Firm in terms of Solvency, Turnover, Works in hand, Bid capacity etc
5	Basic Idea on the Project, the Concept, if prepared, Area Calculations as additional weightage, Broad idea on the permissible feasibility / viability options available, challenges likely to be encountered in the project, risks involved, risk mitigation plans, ideas on betterment of the designs, concepts, structural design, MEP provisions, innovative ideas, tools, planning norms, DCPR 2034 & DP 2034 guidelines, rules, regulations, bye-laws etc.
6	Broad Idea on Project Management & Site Management for the Project, Sequence & Flow of the technical aspects pertaining to the project, Aesthetics, Environmental considerations, Sustainability, use of new technologies, use of innovative Architectural & Engineering features, Broad idea on the Development options and the way forward
7	Overall Presentation & Response to the questions / queries of the Committee.
8	Any additional thoughts, inputs & feedback in the area of ensuring the best of the outcome from the Project as duly suggested by the prospective PMC Firm.

Presentation will be held at Society office. The date, time and venue of presentation will be 20th August 2025 from 5:00 p.m. onwards. The intimated to the bidders who are qualified after the Presentation round would be invited to submit their Commercial bids and for further process as mentioned herein above which includes the final round of presentation.

Final Selection of the PMC Firm shall be decided by the Committee members, Shareholders in terms of ranking based on the marks secured in all the above rounds. The selection

criteria shall be in the order of merit, i.e. the Firm securing the highest marks / weightage in the various rounds such as Pre-qualification round, First level of presentation round, Final Presentation round and competitive in the Commercial / Price / Financial bid in terms of the summation of marks obtained in the said rounds of the evaluation process and in the raking order on merit.

The format of the Commercial bids would be issued to all the shortlisted bidder and which would be opened in the presence of the bidders. The Society reserves the right to select any bidder on the basis of their credentials/ competencies/ project requirements etc at its sole discretion without assigning any reason.

Authorized Signatory
For KGS Society