

“Queries concerning RFP for Development and Operation & Maintenance of PWD Rest House, Patiala as Heritage Hotel on PPP mode in the State of Punjab.”				
Pre-bid Meeting on 19.07.2021				
S. No.	Clause & Page No.	Content of the RFP requiring clarification	Change/clarification requested	Response
1.	RFP Clause 1.1.2 Page No. 11 RFP Clause 7.4 (2) Page No. 45	The scope of work will broadly include the Development of the Project Site into a Hotel with 3 star or above category facilities and commercial area upto 35% of the Total Built Up Area and its Operation and Maintenance thereof in terms of Section 7, Terms of Reference and the Concession Agreement. Commercial area, food court, etc. subject to a maximum of 35% of the total Built-up Area (BUA).	Referring to clause, In Patiala City, there is no Hospitality brand chain available at present. Now we are going to introduce one of the most reputed Hotel chain in the PWD Rest House, Patiala. Viability of 60 Rooms in PWD rest house is sufficient for Patiala and for many years which will be beautifully constructed in 60000 Sq Ft area but in this site we are allowed to build Commercial Area, Food Court etc. subject to a maximum of 35% of the Total Built up area which is not viable or the rest of fsi will remain unused. As per your guidelines we are allowed to construct FSI 171000 sq ft so kindly allow remaining area should be allowed for commercial.	Maximum built-up area for commercial development (shops, food courts, office spaces, etc.) should not exceed 50% of the total Built-up Area.
2.	RFP Clause 2.2.1	B. Technical Capacity: During the last 5 (five) years, the bidder shall have: i. Experience in development and / or operation & maintenance /	It is kindly requested to relax the condition of requirement of MoT Certificates for franchisees / trade license holders of reputed hotel chains where reputed hotel chains means having operations in atleast	Entities which are under franchisee agreement, trademark agreement or management contract with reputed National / International Hotel / Hospitality Chains where such

		<p>management of at least 1 (one) hotel / resort with 3-Star rating or above, having a minimum of 40 (forty) rooms;</p> <p style="text-align: center;">OR</p> <p>ii. Experience of development and / or operation & maintenance / management of at least 2 (two) hotels / resorts with 3-Star rating or above, having a minimum of 25 (twenty - five) rooms;</p> <p style="text-align: center;">OR</p> <p>iii. Experience of development and / or operation & maintenance / management of at least 3 (three) hotels / resorts with 3-Star rating or above, having a minimum of 20 (twenty) rooms;</p> <p style="text-align: center;">OR</p> <p>iv. Experience in development and operation & maintenance of hospitality / tourism / real estate sector projects with cumulative investment of more than Rs. 50 Crores (Rupees Fifty Crores Only)</p>	<p>3 countries.</p> <p>It is kindly requested to accept the "Applied For" certificate with MoT since due to Covid MoT is taking time in processing these certificates</p> <p>Star Classification should be mandatory. Bidders owning hotels should have their hotels classified as the classification is done by a 3rd party, more specifically Min. of Tourism, which has a certain guideline. In case the board wishes to give a relaxation here, the board should also consider giving weightage to bidders having star classification for hotels.</p>	<p>chains having atleast 30 hotels shall be considered eligible. Production of Certificate from MoT in such cases shall not apply. This provision should be read together with RFP Clause 2.2.1 (B).</p>
3.	RFP Clause 7.10	In consideration of the operational rights of the Project, the Concessionaire shall pay to the Authority, an Annual Concession Fee to be quoted by the bidder and	The ACF should be applicable from the date of 1 st billing or within 24 months of the building plan being sanctioned by the authorities, whichever is earlier. The board	<p>No Change</p> <p>Kindly refer Clause 4.1 (d) and Sr. No. 1-46 of Article 1 of the Draft Concession Agreement.</p>

		escalated at 10% after every 3 years. The ACF shall be payable after 24 months of the Effective Date or on COD, whichever is earlier.	might also fix a time frame for submission of the plans to the authorities from the date of signing the agreement. Sometimes there is a delay from the authorities in plans being sanctioned which is beyond the control of the bidders.	Further any delay in approvals or beyond the control of the bidder shall not be attributable to the bidder.
4.	RFP Appendix IX	Site Plan	The bid document has the site plan. Would require the complete floor wise drawings including the site plan in autocad and pdf for us to assess the current site and the future scope.	The site has an existing built-up area of approx. 12,400 sq. ft. out of which the heritage structure is required to be retained. The remaining site is completely vacant with no development. Total Station Survey Drawing of the site may be provided.
5.	RFP Clause 1.1.1	Estimated Project Cost is 28 Cr.	The approximate project cost mentioned is 28 Crores. Can we get the details of how this figure was achieved as we feel the cost will be at least 40 Crores for a standard product.	The estimate is based on 50 room hotel and allied facilities and some commercial area. The Commercial development is optional. The bidders are required to undertake their independent assessment based on their vision and size of the project.
6.	RFP Clause 1.3	Online Submission of Bid : 02 nd August, 2021, upto 1500 hours Submission of Technical Bid and EMD in physical form: 03 rd August, 2021, upto 1500 hours	Would request you to extend the submission of bidding documents to 10 th August, 2021 as we have received the details a few days back and would require time for documentation	The bid due date for submission of bid is hereby extended upto 10 th August 2021 upto 1400 hours. Submission of Technical Bid and EMD in physical form shall be done upto 10 th August 2021 upto 1600 hours.