

HP INFRASTRUCTURE DEVELOPMENT BOARD, SHIMLA, HP

The Corrigendum/Addendum/Clarification to Pre-Bid queries raised by prospective bidders in response to EOI-cum-Financial Bid for Transaction Advisory Services for Operation, Management & Maintenance of various infrastructure created by Dharamshala Smart City Ltd. on PPP Mode.

A virtual Pre-Bid meeting was held as per following detail:

Date: 22.09.2025

Pre-bid Meeting Held on	Link
19.09.2025 at 11:00 A.M. at HPIDB office.	Link was shared to the prospective bidders

1. The following clarification in response to queries raised by prospective bidders through email shall form an integral part of the EOI-cum-Financial Bid document and amount to an amendment of relevant para/clause of the bid document. Wherever there is a conflict, the provisions herein shall prevail over the relevant para/clause of the EOI-cum-Financial Bid document.

S.No	Pg. No./Clause in EOI	Query	Corrigendum/Addendum/Clarification
1.	Page no.06, The EOI/Financial Bid shall be addressed to Chief General Manager, HPIDB, New Himrus Building, Circular Road, Shimla-171001, and should reach on or before 30.09.2025 up to 04.00P.M.	We respectfully request an extension of at least three (3) weeks from the date of release of responses to queries, for the submission of hard copy documents pertaining to Technical Proposal. The preparation of bid documents involves substantial effort in a niche domain, requiring extensive documentation, collation of relevant data, and the careful identification and on boarding of suitably qualified professionals for designated roles. Given the complexity and volume of work involved, additional time is essential to ensure a comprehensive and high-quality submission. In view of the above and considering that the submission is to be made in physical form at Shimla we kindly request for an extension of the submission deadline by at least three weeks from the release of Prebid queries. We appreciate your consideration and look forward to your confirmation.	The last date for submission of proposal is extended from <u>30.09.2025 to 08.10.2025 till 4.00 P.M.</u>
2.	Page no.02 2. Overview of Multi Utility Structure Developed by DSCL: 1 Construction of Football Ground at Charan, Dharamshala 2 Construction of Recreational Centre at Dharamshala. 3 Construction of commercial complex at Charan, Dharamshala	We would like to request the authority to kindly clarify that all these building assets are existing structures, or these assets are to be constructed yet?? Kindly clarify.	The buildings are in advanced stage of construction

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	4 Development of State of Art Multi Level parking near ISBT at Dharamshala 5 Construction of Multilevel parking Mcleodganj, Dharamshala		
3.	Addition of New Clause: Liability of the Consultant	<p>We request the authority to kindly confirm that the Liability of the consultant is limited to the fee only. Hence, we request the authority to kindly include the clause for Limitation of Liability in RFP as-</p> <p>"In no circumstances shall Consultant's total liability for any direct damages under this Contract exceed the Fee paid to Consultant. Consultant shall not be liable to Client in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with this Contract to the extent such loss or damage is consequential, indirect, special or punitive, whether or not Client had been advised of the likelihood of any such loss or damage".</p>	As per EOI
4.	<p>Page no.04, 6. Eligibility Criteria for Consultants/ Bidders</p> <p>Legal Expert: LLB, having at least 10 years of experience in PPP contracts/agreements and other legal aspects of PPP projects.</p>	<p>According to the Indian Bar Association a legal expert is supposed to be registered with the Indian Bar Association and shall not be on a permanent payroll for a consultancy wherein the legal advice is cited for avoidance of a conflict of interest.</p> <p>Therefore, the legal expert is hired from outside the organization.</p> <p>We would strongly request you to kindly review this clause to have the legal expert to be sub-consulted for the project.</p>	Sub contract for legal expert is allowed.
5.	<p>Page no.11, Annexure-V Consultant/Bidder Experience,</p> <p>Supporting documents: Please provide detailed breakup of experience and attach relevant documents to substantiate the experience claimed.</p>	<p>We would like to highlight that several clients refrain from providing the Completion certificates. Additionally, many of the Clients' certificates do not highlight all the project details such as cost, size, fee, duration, and Scope of work of the project. Also, there are certain NDAs signed with clients so we are restricted from sharing the Client certificates for the projects.</p> <p>Therefore, we request the authority to kindly allow the consultants to submit a CA Certificate / Self attested declaration by the consultant's authorized signatory as proof reflecting that the fee in lieu of the work done has been received/Percentage of the fee has been received and thus the project has been completed mentioning the</p>	As per EOI.

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		project details altogether along with any LOA/LOI/ Work order/ Contract agreement released by the client.	
6.	<p>Page no. 04, 7. General Terms and Conditions:</p> <p>EMD- Consultant/Bidders shall furnish EMD of Rs 2.00 Lacs. EMD for the mentioned amount shall be paid to HPIDB in the shape of DD payable at Shimla. Proposals not accompanied by EMD shall be rejected as non-responsive. EMD of Successful bidder would be returned within one month of signing of the contract. The EMD will not carry any interest.</p>	<p>We kindly request you to provide the bank account details for submission of the Earnest Money Deposit (EMD) in connection with the Tender.</p> <p>In order to proceed with the payment as per the tender requirements, we would appreciate it if you could share the relevant bank information, including the account name, account number, IFSC code, and any other necessary instructions.</p>	<p>Name : HP Infrastructure Development Board Bank : PNB, The Mall Shimla A/C No. : 0427000106773890 IFSC Code : PUNB0042700</p> <p>Following is inserted/added to the existing Clause: MSME are exempted from submission of Bid Security /EMD. Instead, they can submit a Bid Security Declaration</p>
7.	<p>Page no.04, 6. Eligibility Criteria for Consultants/ Bidders</p> <p>Team Leader-cum-Financial Expert- MBA/CA, having at least 10 years of experience in financial modelling and structuring of PPP projects</p>	<p>We would like to highlight that for such senior professionals, we believe that evaluation parameters should focus more on the number of years of experience and the nature of projects undertaken, rather than solely on academic qualifications.</p> <p>In light of this, we kindly request the authority to consider allowing candidates with a Graduation in any discipline, along with an Master's in Project Management/MBA/PGDM in any field or Equivalent, to be eligible under the eligibility criteria.</p>	As per EOI
8.	<p>Page no.04, 6. Eligibility Criteria for Consultants/ Bidders</p> <p>Technical Expert (Infrastructure): Should possess a degree of Bachelors/Masters degree in Civil Engineering and have at least 10 years of experience in PPP related work.</p>	<p>We would like to highlight that for such senior professionals, we believe that evaluation parameters should focus more on the number of years of experience and the nature of projects undertaken, rather than solely on academic qualifications.</p> <p>In light of this, we kindly request the authority to consider allowing candidates with a Graduation in any discipline, along with an Master's in Project Management/MBA/PGDM in any field or Equivalent, to be eligible under the eligibility criteria.</p>	As per EOI
9.	<p>Addition of New Clause:</p> <p>Success Fees:</p>	<p>We would additionally request the Authority to kindly include an additional consultancy fee clause of Success Fee, as is the general industry norm on Transaction Advisory projects.</p> <p>The specialized consultants receive a designated percentage of the overall project cost for successful closure/transaction of the subject development. This payment is given by the respective investors/developers</p>	As per EOI

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		<p>to the Transaction consultant through the Authority.</p> <p>Typically, the norm dictates similar projects to exhibit a success fee/transaction fee range of 1-1.5% of the project cost of the subject development due to be paid by the potential developer. This fee post successful closure of the transaction is paid by the investor/developer to the Authority and then the Authority pays to the Transaction Consultant.</p>	
10.	Technical Evaluation/Marking scheme	<p>We respectfully request clarification regarding the evaluation methodology adopted for the current tender.</p> <p>Specifically, we seek confirmation on whether the evaluation will be conducted on a Quality-cum-Cost Based Selection (QCBS) basis or on an L1 (lowest financial bid) basis. Additionally, we would appreciate it if you could kindly share the technical evaluation marking scheme, including the weightage assigned to various parameters.</p> <p>This information will greatly assist us in aligning our proposal with the tender requirements.</p>	On L1 basis
11.	<p>Page 06. 11. Instructions for Bid Submission,</p> <p>xi. In case project is not feasible under PPP mode, the same can be terminated/ abandoned at inception/ prefeasibility stage as the case may be. (Payment only up to the completed milestone shall be made to the Consultant.)</p>	<p>We would like to highlight that there are resources that are deployed during the inception /pre-feasibility stage also. Additionally, Financial resources are allocated towards these resources also, during the initial stage of the project only.</p> <p>In this regard, we request the authority to kindly clarify that in case of termination/abandonment of project (if the project is found to be not feasible) the payment shall be done for the work done during the prefeasibility stage also.</p>	Refer to Sub Clause of xi of Clause 11 .
12.	<p>Pg. 5(11) Instructions to Bidders.</p> <p>viii. Financial quote should be fixed i.e. fixed amount Bid shall be accepted only.</p>	<p>We understand that the criteria of bid evaluation is based upon Least Cost Selection (LCS). It is our request to kindly modify the bid evaluation criteria from LCS to QCBS (80:20) in order to recognize the technical competence of the consultants in conjunction with their financial proposals.</p>	<p>The following is inserted/added under sub clause i of clause 6- Eligibility Criteria for Consultants: The consultant must have experience of PPP projects relating to Sports Infrastructure/ Sports related services and experience of undertaking PPP projects involving recreational/ commercial facilities.</p>

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13.	<p>Pg. 1.Overview of Multi Utility Structure Developed by DSCL</p> <table><tr><th>S. No.</th><th>Particulars</th></tr><tr><td>1</td><td>Construction of Football Ground at Charan, Dharamshala</td></tr><tr><td>2</td><td>Construction of Re-creational Centre at Dharamshala</td></tr><tr><td>3</td><td>Construction of commercial complex at Charan, Dharamshala</td></tr><tr><td>4</td><td>Development of State of Art Multi Level parking near ISBT at Dharamshala</td></tr><tr><td>5</td><td>Construction of Multilevel parking Mcleodganj, Dharamshala</td></tr></table>	S. No.	Particulars	1	Construction of Football Ground at Charan, Dharamshala	2	Construction of Re-creational Centre at Dharamshala	3	Construction of commercial complex at Charan, Dharamshala	4	Development of State of Art Multi Level parking near ISBT at Dharamshala	5	Construction of Multilevel parking Mcleodganj, Dharamshala	<p>We understand that the scope envisioned in this EOI cum Financial Bid document includes transaction advisory services for five (5) unique projects. Consecutively, feasibility studies, bid process management and legal advice shall be carried out individually for all the cited projects as five (5) exclusive projects.</p> <p>Please confirm our understanding.</p>	<p>This process shall be finalized after inception report in consultation with PSA.</p>
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14.	Pg. 3 Timelines and Payment Milestones	It is our submission that the timelines and payments defined for the said deliverables / milestones shall be suitably extended. Since, two weeks to carry out inception and three weeks for feasibility reports for five (5) projects and subsequently the other deliverables is not enough given the analysis undertaken including financial model and structuring aspects. Hence, we request you to kindly modify the Deliverable Timelines as below:	Following modifications are inserted/made to the existing clause 5: timelines & Payment Milestones.																																																																																								
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