

MORMUGAO PORT AUTHORITY
ENGINEERING (CIVIL) DEPARTMENT
ESTATE SECTION
PRE-BID REPLY

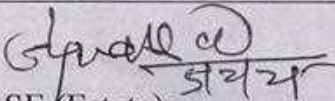
05.02.2024

Sub:	<u>Tender No. CE/55/2024</u> Leasing of approximately 7670 sq. m. of water area alongside Berth No. 2 for berthing of small and medium leisure crafts for 05 years by following e-tender cum e-auction process. <u>The Pre bid meeting was held on 14.11.2024 at 11.00 hrs. in CE's conference hall, Engg (civil) Department, Main A.O. Bldg., Headland.</u>	
Sl. No.	Query	Reply to query
1. (a)	<p>Lease Period –Pg 4, Para 2.1 (table serial 8)</p> <p>Query: Can the maximum lease period be extended to minimum 10 years?</p> <p>Explanation: The tender specified lease period of 5 years is too short for a bidder to recover investment required to develop and run a proper berthing facility for small crafts as envisaged in the tender. Hence, the tender authority may kindly consider a longer lease; the lease period being not less than 10 years.</p>	<p>Not agreed. As per Policy Guidelines for Land management, 2014 (PGLM), the maximum period for leasing water and land area is 05 years. Port may re-invite the tender, after expiry of 05 years without any first right of Refusal.</p>
1.(b)	<p>Minimum Eligibility Criteria – Pg 4, Para 3.2.2</p> <p>Query: Can MPA define the bidder's experience required in the field of berthing small and medium leisure crafts?</p> <p>Explanation: This tender is for leasing of water area for berthing of small and medium leisure crafts. However, the eligibility criteria clause wording doesn't spell out the requirement of a bidder's experience in the desired field of berthing leisure crafts. This could lead to a situation where a company/firm not having the required experience could be awarded the contract and fail, Or worse, such unqualified entity could</p>	<p>Clause no.3.2.2 of the tender document is amended as under:</p> <p>"The firm having experience in installation of Environment Friendly Concrete Floating Jetties certified by IRS or any other recognized agency, suitable for providing berthing yachts and leisure boats."</p> <p>Note: the firm claiming experience in setting or creating the facilities for marina/yachts/leisure boats berthing using concrete floating pontoon shall produce authentic certificate from their clients or users or consultants.</p>

<p>2.</p>	<p>make mistakes putting Mormugao Port's maritime operations at risk.</p> <p>As pg. no .4, section-3/3.2, clause-3.2.1, the Average annual Financial Turnover during the last three (3) years ending 31st March 2023, should be at least Rs.46,11,100/-. Auditors report certified by Chartered Accountant for the year 2020-21, 2021-22, 2022-23 including relevant P/L a/c and balance sheet shall be submitted. In case of Micro and Small Enterprises/ Start-ups, the Average Annual Financial Turnover shall be at least Rs.23,05,550/- (Rupees twenty three lakhs five thousand and five hundred fifty only), subject to production of certificate issued by MSME authorities/ DPIIT. The party says that considering the capital investment required to make the project of World Class Standards the investor should be financially strong and hence it is suggested that the Annual Turnover should be at least 40 crores for the last 3 years.</p> <p>ii) For mega projects as such this should include net worth of the company in eligibility criteria should be 8-10 crores.</p>	<p>Not Agreed. Tender condition prevails.</p>
<p>3.</p>	<p>As per Pg.no.10 Section-4, sub sec-4.1, 4.1.9-b, the successful bidder is bound to develop the water area at their cost after obtaining all necessary clearances and approvals from all relevant statutory authorities. The tenderer should specify the authorities to approach for relevant statutory approval and should also assist in obtaining the same. A list of all approvals which would be required be also provided please. From past experience, it is noted that a private company when approaching the authority approval the approval takes beyond reasonable time despite best efforts especially from CRZ or Panchayat wherein even after getting a NOC it gets cancelled after a few days.</p>	<p>For berthing and operation of small and leisure boats/ yachts, it is necessary to Install the floating pontoons and the same has to design as per the quality standard and certified by IR class. Bidder prior to submission of bid shall acquaint themselves from State CRZ, State PCB and other statutory and regulatory Authorities the requirements and type of clearances required for the project prior to installation, commissioning of floating pontoons. Port will only provide recommendation letter to appropriate Authority.</p>

4.	The jetty construction area or adjoining land area which would be required for the project and its availability and cost is not specified in the tender document.	Construction of jetty with traditional piling and concreting system, in short permanent jetty structure is not permitted. The bidder shall adopt modern technology by installing the floating jetty which can be shifted after end of lease period. therefore providing land area adjoining the project location is not envisaged.
5.	Are all kinds of tourism activities like water sports, Dolphin cruise, passenger ferry service, Crocodile tours etc. permitted from the jetty/platform/floating jetty/marina structure created in the leased water area. Similarly, passengers from Cruise ships and other ships in the MPT waters/jetties may be permitted to use this new jetty/platform and be taken for harbour cruise or ferry service.	The subject Tender is for leasing the water area in front of Berth No.2 about 40 m from Berth face only for Berthing and operation of small leisure boats and yachts. Being in the operation areas of Port, other tourism related activities such as water sports, Passenger ferries, crocodile ride etc. are strictly not permitted.
6.	<p>Movement of small and medium leisure crafts.</p> <p>When longer and wider cruise ships come to berth numbers 1 & 3, then whether yachts, crafts etc. will have to be shifted to another location?</p> <p>International and domestic Cruise ships are highly security conscious and ISPS compliant. The yachts, crafts, small boats aren't ISPS compliant. In case cruise ships object to such crafts in its vicinity, then whether such yachts boats will have to be shifted to another location?</p>	ISPS is a statutory requirement mandatory to be complied by all Ports.
7.	<p>Access to berth No.2</p> <p>Is there will be separate access to reach berth No.2 or it will be same access which is secured and maintained by Terminal Operator.</p>	The landward side of Berth No.2,3 and 4 will be awarded to the selected concessionaire for the operation and Maintenance of International and Domestic Cruise Terminal which will be secured by the Terminal operator. Therefore the selected bidder shall arrange to tie up with Terminal operator for access and for availing the other services/utilities. However to avoid this

		<p>cumbersome process, the selected bidder can create the infrastructure for embarking and disembarking to adjoining cruise Berth which is under CISF security and custom bounded. Bidder therefore before quoting shall inspect the site condition, carry out the mobility plan for crew/passengers of leisure boats/yachts to move on land and vice versa either from terminal operators areas or thro custom bound areas..</p>
8.	<p>Infrastructure & Utility Services</p> <p>Is there will be separate place for offices or rooms to accommodate staff or crew? How about Utility services like fresh water, electricity, wash rooms?</p>	<p>There is no provision of supply of water to the boating facilities, the selected bidder shall make their own arrangements for supply of water. As far as Electricity is concerned, Port may provide the shore power supply subject availability, however Port shall not assure unhindered power supply. Bidder shall be at their option to arrange their own electric supply from GED or can generate energy from renewable sources.</p>


 SE (Estate)