

TRANSACTION ADVISORY CONSULTANCY SERVICES FOR DEVELOPMENT OF TOURISM

AT HOTEL PONDICHERRY ASHOK,PUDUCHERRY

RESPONSE TO QUERIES/ CLARIFICATION OF VARIOUS CONSULTANTS

ANNEXURE – 1 of clarification

TIME and PAYMENT SCHEDULE

(IN LIEU OF CLAUSE 5.2(PG 56) AND ANNEX-6 (PG 96)

Sl. No	Reports	Particulars	Period in Week	Payments
1	Inception Report including Independent Report designs, Market Survey Report with details of demand	The report shall enumerate the initial findings, detailed planning of project activities and the tentative cost of Project and the potential and demand for the Project. It shall also describe the methodologies followed for the development of project objectives and deliverables in accordance with the Project Quality Procedure of Reporting. The report shall analyze the potential for development of Tourism Zone. Adopting the BEST USE Option Study	3	15%
3	Legal Due Diligence Report	The Report shall address the Title Related Issues with Due Diligence for developing the Project on PPP Model. The report shall evolve business strategies in the development of project components concluding project costing and recovery of investment. The report shall conclude detailed financial model depicting the standard financial review parameters like project IRR, Equity IRR, DSCR and Sensitivity analysis with the assumption of anticipated risks.	1	05%
4	Draft Detailed Project Report and	The financial plan shall be developed for the best option model. SWOT	1	10%

	Presentation to Hotel Pondicherry Ashok	Analysis of Project without cross subsidization to be included with Tax, Insurance related Issues, Project Risk Report as to the Phasing Strategy, Positioning Strategy and the Clientele to be addressed with associated Risk. Bidders Perception of the Project and Impact of the Project on Government resources may also be covered.		
5	Final Detailed Project Report	The Project Appraisal Report and Presentation shall contain the recommendation for the suggested model duly explaining the salient features of the above mentioned reports. The Project Appraisal Report & Presentation is to be made to Govt. for its review & approval.	1	20%
Total			6	50%
The Actual Weeks consumed will be 15 only as some tasks can move parallel				
6	Pre-qualification document	Preparation of EOI cum RFQ document for the project and modify as per the review and approved by Authority.	2	05%
7	Evaluation Report on Pre-qualification of developers.	Evaluation of RFQ proposals and submission of evaluation report for review and approval by the Authority.	1	05%
8	RFP document along with draft concession agreement.	Submission of RFP documents to be given to short- listed developers and submission for review & approval by Authority.	2	05%
9	RFP evaluation	Evaluation of RFP proposals after conducting pre-bid conference and submission of evaluation report for review and approval by Authority, due diligence and Analysis of Bidders, Estimation of Revenues, their Financial Model, Revenue Model, and reasonableness of the assumptions made, Analysis of Marketing Strategy and Product Mix Design. Presentation on Evaluation of Bids to Project Review Committee and High power Committee for Approval.	2	05%
10	Final Report on bid process	Final report detailing the salient features of the bid process and Concession Agreement for approval by the Authority	1	10%

11	Independent Engineer	Preparation of RFQ & RFP and selection of Independent Engineer	1	---
12	Project Completion Report	Completion of Services of Bid Process including signing of Concession Agreement	1	20%
Total			10	50%
Grand Total			16	100%