

Notice Inviting Tender

Tender No.- NHIDCL/AMLCP/South Block-Const/2020

Dated: 18.06.2020

Development of Multi Level Car Parking System and Commercial Complex on PPP Model at South Block, Bahu Plaza, Jammu in the UT of Jammu & Kashmir

Bids in the prescribed format are invited by NHIDCL on behalf of Jammu Development Authority (JDA) for the project.

1	Name of the Project	Development of Multi Level Car Parking System and Commercial Complex on PPP Model at South Block, Bahu Plaza, Jammu
2	Last date & time for submission of Bid (Bid Due Date)	Date: 28.07.2020 Time: 15:00 Hrs
3.	Last Date for receipt of Pre-bid query	Date: 06.07.2020 Time: 15:00 Hrs
3	Time and Place of Pre Bid Conference	Date: 07.07.2020 Time: 15:00 Hrs Place: 3rd Floor, NHIDCL HQ
4	Date & time for opening of Technical Bids	Date: 29.07.2020 Time: 15:00 Hrs Place: 3rd Floor, NHIDCL HQ
5	Date & time for opening of Financial Bids	To be intimated
6	Cost of Bid Document	Non-refundable INR 5,900/- (incl GST @18%) as the cost of the RFP. The cost shall be deposited online (RTGS/NEFT/Other online mode) only, to the NHIDCL's Bank account and the bidder must furnish a copy of the online transaction receipt while submitting the proposal:

It is expressly understood that the party has subscribed to this document with an express understanding that they will use this document for the sole purpose of participating in the selection process for the **Development of Multi Level Car Parking System and Commercial Complex on PPP Model at South Block, Bahu Plaza in Jammu** and this document must not be used for any other purpose. This document must not be passed on to a third party, except professional advisers assisting with submission of this Bid. This document may not be reproduced or communicated, in whole or in part, and its contents may not be distributed in written or oral or electronic or any other form without written permission from the issuing authority.

1 INTRODUCTION

1.1 Background

- 1.1.1 The National Highways & Infrastructure Development Corporation Ltd (NHIDCL) is engaged in Development of Multilevel Car Parking System and Commercial Complex on PPP model at South Block, Bahu Plaza in Jammu (**the “Project”**) and as part of this endeavour, NHIDCL has decided to undertake this project on behalf of Jammu Development Authority (JDA) through Public Private Partnership (the “PPP”) mode.
- 1.1.2 It is envisaged that the PPP Concessionaire selected through this RFP process shall develop Multilevel Car Parking System including commercial complex under the Project.

Name of the Project	Estimated Project Cost
Development of Multilevel Car Parking System and Commercial Complex on PPP model at South Block, Bahu Plaza in Jammu	Rs. 71.04 Crore

- 1.1.3 The Selected Bidder, who shall either be a company incorporated under the Indian Companies Act or undertake to incorporate as such prior to execution of the Concession Agreement (the **“Concessionaire”**), shall be responsible for designing, engineering, financing, procurement, construction, operation, maintenance and management of the Project, for a period in accordance with the provisions of the Concession Agreement (the **“Concession Agreement”**) to be entered into between the Selected Bidder and Jammu Development Authority (JDA) in the form provided as part of the Bidding Documents pursuant thereto.
- 1.1.4 The scope of work will broadly include but not be limited to the design, engineering, construction, finance, develop, operation, maintenance and management of the MLCP, commercial complex and other Project components as defined in the Concession Agreement for the Project in accordance with the Concession Agreement. The Project components relating to design and construction including operation & maintenance are proposed to be provided by the private partner. JDA shall retain ownership and shall have a significant level of over sight of the operations through terms defined in the contract. The Concessionaire shall, in consideration of its investment and services, be entitled to levy and collect user fee, and shall be obligated to pay the license fee to JDA as per the provisions of the Concession Agreement.
- 1.1.5 The estimated cost of the Project (the **“Estimated Project Cost”**) has been specified in Clause 1.1.2 above. The assessment of actual costs, however, will have to be made by the Bidders.
- 1.1.6 The Concession Agreement sets forth the detailed terms and conditions for grant of the Concession to the Concessionaire, including the scope of the Concessionaire’s services and obligations (the **“Concession”**).
- 1.1.7 The statements and explanations contained in this RFP are intended to provide a better understanding to the Bidders about the subject matter of this RFP and should not be

construed or interpreted as limiting in any way or manner the scope of services and obligations of the Concessionaire set forth in the Concession Agreement or JDA's rights to amend, alter, change, supplement or clarify the scope of work, the Concession to be awarded pursuant to this RFP or the terms thereof or herein contained. Consequently, any omissions, conflicts or contradictions in the Bidding Documents including this RFP are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by NHIDCL.

- 1.1.8 NHIDCL shall receive Bids pursuant to this RFP in accordance with the terms set forth in this RFP and other documents to be provided by NHIDCL pursuant to this RFP, as modified, altered, amended and clarified from time to time by NHIDCL (collectively the **"Bidding Documents"**), and all Bids shall be prepared and submitted in accordance with such terms on or before the date specified in Clause 1.3 for submission of Bids (the **"Bid Due Date"**).

1.2 **Brief description of Bidding Process**

- 1.2.1 NHIDCL has adopted a single-stage two-envelope bidding process (the **"Bidding Process"**) i.e. Technical Bid followed by Financial Bid of the shortlisted Bidders.
- 1.2.2 The Bidders (the **"Bidders"**, which expression shall, unless repugnant to the context, include the Members of the Consortium) are required to submit their Bids (the **"Bids"**) in accordance with the terms specified in the Bidding Documents.
- 1.2.3 Bidding Process involves evaluation of Technical Bid of prospective bidder(s) in accordance with the provisions of this RFP. At the end of this stage, NHIDCL shall shortlist Bidders fulfilling the Technical Bid criteria.
- 1.2.4 The Bidders shortlisted after the Technical Bid evaluation shall be eligible for opening and evaluation of their price Bids at the Financial Bid stage of the Bidding Process (the **"Financial Bid Stage"**) comprising the opening and evaluation of price Bid (the **"Financial Bid"**)
- 1.2.5 The Bidding Documents include the Draft Concession Agreement for the Project and Project Information Memorandum (the **"PIM"**). Subject to the provisions of Clause 2.3.1, the aforesaid documents and any addenda issued subsequent to this RFP Document, will be deemed to form part of the Bidding Documents.
- 1.2.6 A Bidder is required to deposit, along with its Bid, a bid security as referred to in Clause 2.25 of this RFP (the **"Bid Security"**), refundable not later than 60 (sixty) days from the Bid Due Date, except in the case of the Selected Bidder whose Bid Security shall be retained till it has provided a Performance Security under the Concession Agreement. The Bidders will have to provide Bid Security in the form of a Bank Guarantee acceptable to NHIDCL. Bank Guarantee validity period shall not be less than 120 (One hundred Twenty) days from the Bid Due Date, inclusive of a claim period of 60 (sixty) days, and may be extended as may be mutually agreed between NHIDCL and the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.

- 1.2.7 Bidders are invited to examine the Project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the Concession including implementation of the Project.

Bids are invited for the Project on the basis of the Annual Concession Fee offered by a Bidder for undertaking the Project. The Development Period is predetermined, as indicated in Clause 1.2.11 below. The Annual Concession Fee shall constitute the sole criteria for selection of the Bidder. In this RFP, the term “**Highest Bidder**” shall mean the Bidder who is offering the **Annual Concession Fee** for the Project.

- 1.2.8 Generally, the Highest Bidder shall be the Selected Bidder. The remaining Bidders shall be kept in reserve and may, in accordance with the process specified in Clause 3 and Clause 4 of this RFP, be invited to match the Bid submitted by the Highest Bidder in case such Highest Bidder withdraws or is not selected for any reason. In the event that none of the other Bidders match the Bid of the Highest Bidder, NHIDCL may, at its discretion, either invite fresh Bids from the remaining Bidders or annul the Bidding Process.
- 1.2.9 The Concessionaire shall, in consideration of its investment and services, be entitled to levy and collect user fee as per the provision of Concession Agreement.
- 1.2.10 Details of the process to be followed for the Bidding Process and the terms hereof are spelt out in this RFP.
- 1.2.11 The Multilevel car parking system developed by the Concessionaire shall in accordance with the terms and conditions of this RFP and the Concession Agreement. The construction period for the Project is in the terms of the Draft Concession Agreement. The MLCP shall be handed back by the Concessionaire to JDA after 10 years from COD in terms of the Draft Concession Agreement.

The commercial facilities of the Project shall be with the Concessionaire in accordance with Draft Concession Agreement.

- 1.2.12 The bidder may submit their queries, if any, at General Manager (Technical), NHIDCL, 4, Parliament Street,, New Delhi before the last date of receiving queries as specified in the RFP. No other mode of raising queries shall be accepted. NHIDCL shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive bidding process, however, no queries received after prescribed date shall be entertained. The envelopes/ communication shall clearly bear the following identification/ title:

“Queries/Request for Additional Information: RFP for Development of Multilevel Car Parking System and Commercial Complex at South Block, Bahu Plaza in Jammu”

1.3 Schedule of Bidding Process

NHIDCL shall endeavor to adhere to the following schedule:

S. No.	Event Description	Date and Time (IST)
1.	Bid Documents/ NIT publishing date	18.06.2020 (1500Hrs)
2.	Bid Documents download/ Start date	18.06.2020 (1500Hrs)
3.	Last date for receiving Pre-bid queries	06.07.2020(1500Hrs)
4.	Pre-Bid Meeting	07.07.2020 (1500Hrs)
5.	Pre-Bid Venue	NHIDCL, 3rd Floor, PTI building 4, Parliament Street, New Delhi-110001
6.	NHIDCL response to Pre-bid queries latest by	13.07.2020 (1500Hrs)
7.	Last date for downloading the Bid documents from the website	28.07.2020 (1500 Hrs)
8.	Bid submission- Bid Due Date	28.07.2020 (1500Hrs)
9.	Opening date and time of Technical Bid	29.07.2020 (1500Hrs)
10.	Announcement of short-listed bidders for Financial Bid Stage	To be specified
11.	Opening date and time of Financial Bid	To be specified
12.	Issue of Letter of Award (LOA)	To be specified
13.	Signing of Concession Agreement	To be specified

1.4 Cost of Bidding Document:

- 1.4.1 Prior to submission of the Bid, the Bidder shall pay to NHIDCL non-refundable document Fee of Rs 5,900/- (incl GST @18%) as the cost of the RFP. The cost shall be deposited online (RTGS/NEFT/Other online mode) only, to the NHIDCL's Bank account (Account details as tabulated below) and the bidder must furnish a copy of the online transaction receipt while submitting the proposal:

Sr. No.	Particulars	Details
1.	Name of Beneficiary	National Highways & Infrastructure Development Corporation Limited
2.	Beneficiary Bank Account No.	90621010002610
3.	Beneficiary Bank Branch Name and Address	Syndicate Bank, Transport Bhawan, 1st Parliament Street, New Delhi-110001
4.	Beneficiary Bank Branch IFSC	SYNB0009062
5.	Swift Code (For Foreign Bidders)	SYNBINBB126

Note:

1. The authorized signatory holding Power of Attorney shall only be the Digital Signatory. In case, authorized signatory holding Power of Attorney and Digital Signature are not the

same, the bid shall be considered non-responsive.

2. The detailed tender document can be viewed from the website www.eprocure.gov.in & www.nhidcl.com from 18.06.2020 to 28.07.2020 (15:00 Hrs). "NHIDCL and e-procure portal is to be used through computer having Window Operating System only"
3. Bid should be submitted online in the prescribed format given in the website. No other mode of submission is acceptable.
4. The Amendments/clarifications to the bid document if any will be hosted on the above website only.
5. For any clarification, the following office may be contacted:

B Shivprasad

General Manager (Technical)

National Highway & Infrastructure Development Corporation Ltd. PTI Building, 3rd Floor,
4, Parliament Street, New Delhi-110001

Ph. 011-2346 1674

Email: shivprasad.152p@gov.in.

6. Conditional bids would be rejected.
7. NHIDCL reserves the right to accept/reject any or all the bids without assigning any reasons thereof.

(B Shivprasad)
General Manager (Technical)
NHIDCL, PTI Building, 3rd Floor,
4, Parliament Street, New Delhi-110001