

**EXPRESSION OF INTEREST (EOI)
FOR
DESIGN, BUILT, FINANCE, OPERATE AND
TRANSFER (BOT)
FOR
DEVELOPMENT OF
SMART CITY ZONAL TRANSPORT HUB
AT TARSALI, VADODARA
ON
PPP BASIS**



**Municipal Commissioner
Vadodara Municipal Corporation**
Khanderao Market Building, Rajmahel Road,
Vadodara - 390209

October-2017

1. INTRODUCTION:



Vadodara Municipal Corporation under Smart City Innovation invites EOI online on n-procure from reputed developers for developing modern and state of the art smart city zonal transport hub along with commercial facilities. The project would comprise of construction of smart city zonal transport hub along with passenger amenities, administrative building and allocation of land for commercial utilization.

A Fleet of GPS & CCTV equipped buses that would facilitate real time tracking, auto notification of ETA and LED display & enhanced surveillance to ensure passenger safety will be aided in the services to the people.

Following are the benefits that the people will be facilitated with this project:

- Reduced waiting time
- Improved credibility of public transport
- Enhanced security & better usage of buses
- Maximum coverage of all routes
- State of art operation and maintenance along with availability of supplementary facilities to the public at the smart city zonal transport hub.

2. ADVERTISEMENT

	VADODARA MUNICIPAL CORPORATION ONLINE EXPRESSION OF INTEREST 4th ATTEMPT	
<p>VMC invites Expression of Interest (EOI) on online n-procure in 4th Attempt from the interested Agencies for DESIGN, BUILT, FINANCE, OPERATE AND TRANSFER (BOT) FOR DEVELOPMENT OF SMART CITY ZONAL TRANSPORT HUB AT TARSALI, VADODARA ON PPP BASIS</p> <p>Bidding Procedure: The complete set of EOI document for work can be downloaded from www.nprocure.com. Demand draft towards EOI documents fee for an amount of <u>INR 10,000/-</u> drawn in favor of Municipal Commissioner, VMC payable at Vadodara shall be furnished with EOI in separate cover. Last date for online submission of Biodata/Company Profile, Documents for DESIGN, BUILT, FINANCE, OPERATE AND TRANSFER (BOT) FOR DEVELOPMENT OF SMART CITY ZONAL TRANSPORT HUB AT TARSALI, VADODARA ON PPP BASIS is 11/10/2017. Hard copy should reach at the address mentioned below on or before 12/10/2017 upto 16-00 hrs by RPAD/Speed Post only. To, Deputy Municipal Commissioner, Record Branch Rajmahel Road, Khanderao Market Building, VMC, Vadodara, GUJARAT.-390209.</p> <p>P.R.O. No. MUNICIPAL COMMISSIONER</p>		
Visit us at: www.vmc.gov.in		

3. OBJECTIVES

The Purpose of this EOI is:-

- To develop and integrate Zonal City Bus Station. The proposal integrates safe access for the pedestrian traffic to Zonal City Bus Terminal with all necessary signage, facilities for the pedestrian safety and comfort for Passengers.
- To provide clean and eco-friendly environment throughout the year by providing hygienic conditions within the Zonal City Bus Terminal to citizens of Vadodara.
- To provide and arrange to maintain integrated facility to the citizens of Vadodara regarding pedestrian and public safety around Zonal City Bus Terminal.
- To provide adequate horizontal and vertical safe public movements using integrated terminals facilities, avoiding city road & heavy traffic, so that minimum use of city road is done by passengers.
- To provide adequate space and arrangements for easy access by passengers to public transport vehicles like auto rickshaw, taxis, etc. inside the Zonal City Bus Terminal area.
- To provide a state of art Zonal City Bus Terminal with best of class ancillary facilities.

4. SCOPE OF WORK

- The scope of the work includes detailed designing, construction and obtaining approval from the relevant authorities for development and integration of Zonal City Bus Station, operation and maintenance, post construction whereof, during Concession Period (the "Project"). The design should be such that it provides connectivity to the Zonal city bus by creating common facilities and enhancing the passenger experience to international standards. Latest signage shall be such that is self-understanding in nature by all class of passengers.
- Land area available for the development is approximately 7,220 sqm. (Bidders please verify the area).
- Developer will have to develop modern vegetable market and fruit market.
- Minimum 10 number of bus bays is required to be constructed therein. Out of which 2 number of bus bays will be reserved for GSRTC buses.
- Developer has to provide premium per annum basis for the entire period.
- Following Zonal City Bus Terminal facilities are to be provided by the developer for Urban Transport Hub under this Project:
 - Administrative Room;
 - Control Room;
 - Ticket Window Counter;
 - Passengers waiting concourse;
 - Workshop for preventive and periodic maintenance of city buses;
 - LED Display boards, signage and Speakers for announcement;
 - Rest area for; a) passengers and, b) drivers and conductors of City Buses;
 - Televisions;
 - Cafeteria;
 - Parcel room;
 - Cloak Room;
 - Parking Area
- After reserving the area for Zonal City Bus Terminal Facilities, developer will be entitled to develop Commercial Facilities in the balance area and give on lease those area of Commercial Facility which include; shops and all such other Commercial recreational areas therein, as per approved plans whereof by the Authority.
- Developer will be responsible for round the clock cleaning, up-keeping and maintenance of the City Bus Terminal Facilities and the Commercial Facilities in the Project during the entire Concession period.

5. GENERAL CONDITIONS OF CONTRACT:

- Time duration for the construction completion, by the successful Bidder (the "Developer"), of the City Bus Terminal, excluding commercial facility therein, is **18 months** and Time duration for commercial facility including all construction completion is **36 months**.
- Developer is required to be highly experienced and well conversant with the latest architectural, civil engineering and market trends in this regard and will be responsible for designing, financing and building the entire project and then after for operation and maintenance whereof for the Concession Period.
- The developer shall be required to prepare and submit the detail schedule of program of work in Bar Chart form and get the approval from the Engineer-in-charge before start of work.
- Built up area for commercial facility shall be allotted by Developer by collecting one time Premium charges thereon at market driven rates from the applicant(s) and whereby, lease deed(s) for the period of 90 years from the date of construction completion will be executed by VMC, with Developer being the confirming party therein, in favor of such allottee.
- Developer will be entitled to collect maintenance charges separately as per requirement at actual from time to time from Allottee in Commercial Facility for the lease period of 90 years and, from the Allottee in Bus Terminal Facility for the Concession Period of 30 years.
- The Developer shall be entitled to avail loan for the development of the project in terms of Concession Agreement from financial institutes / banks.
- Upon completion of Concession Period in respect of Bus terminal Facility and Lease Period in respect of Commercial Facility, all rights, entitlements, and title of respective structures in the Project will forthwith be transferred on as is where basis to Vadodara Municipal Corporation without any extra payment.
- Advertisement rights at market driven rates within the City Bus Terminal as well as in the Commercial Facility, during the Concession Period, will be in the scope and entitlement, at market driven rates, of the Developer.
- Day to day Maintenance and Operation of City Bus Terminal, including all facilities therein, will be in the scope of Developer, as Developer's direct obligation thereof, for the entire Concession period of 30 years from the date of commencement of operation of City Bus Terminal, subject to however that water and drainage charges and property tax applicable for all the facilities in the City Bus Terminal Facility, including the Workshop for preventive and periodic maintenance of city buses therein, will be paid/born at actual by VMC and further, operation and maintenance in respect of Workshop provided for preventive and periodic maintenance of city buses will also be directly under the scope of developer. However, water and drainage charges and property tax applicable for all the commercial facilities will be paid and borne by the developer.
- Developer will get rights to collect;
 - Parking fees, directly or through an Agency appointed by it, at Market driven rates.
 - Advertising revenues at Market Driven Rates.

- Lease rental at market driven rates from commercial facilities (Cafeteria) provided within City Bus Terminal Facilities for prescribed concession period of 30 years.
- Premium at Market Driven Rates for all commercial Premises in the Commercial Facilities, to be leased for period of 90 years, by execution of Lease deed(s) with respective purchaser(s) (the Lessee) whereof by VMSS (as Lessor) and developer (as confirming party).
- Bidders are requested to check the feasibility of the locations and verify the area on their own.
- All the approvals for the Project will be procured by successful Bidder and the development will be carried out and executed accordingly by successful Bidders at its own cost and liability and the bidder is therefore expected to evaluate his commercial interest with suitable arrangements and bonafide business available as per laws.
- F.S.I available for the project development is approximately 18,050 sq.mt. If developer gets permission for additional FSI then premium for the same has to be increased proportionately.
- The developer shall take care of and be liable for all safety and prevailing labor laws precautions and procedures etc. for executing the work of the Project.
- All the approvals/permission including the EIA & EC (Environmental Impact Assessment & Environment Clearance) to be procured for the Project is in bidders' scope and all the expenditure for getting all such approvals/permissions is also in bidders' scope.
- The concept of the work for the Project shall be energy efficient and environment friendly materials to be used.
- Proper area lighting and traffic signage is to be done
- Bidders please note that the entire project is to be developed at Developer's own finance. Further if the developer fails to complete the project or to operate and maintain the Project Facilities, than VMC will forfeit the contract and all the movable as well as immovable property/equipment/assets of the Project will be taken under possession of VMC without any payment obligations on part of VMC to be given to developer in this case.
- After approval of the EOI by VMC, VMC will float the bid for the approved shortlisted Bidders (those Bidders who have been qualified by VMC in EOI).
- VMC will issue the Letter of Intent at first stage to the successful Bidder. Based on the LOI and subsequent execution of Concession Agreement with the successful Bidder, the successful bidder will be first required to get all other statutory approvals required from the concern respective Authorities. And only upon submission of the all these approvals to VMC, the Developer shall be able to commence the work of the Project, though the Developer shall be entitled to commence the preliminary work and activities pertaining to the main work of the Project.
- VMC reserves the right to accept any or reject all the EOIs at their sole discretion without assigning any reason thereof. And the decision of the Municipal Commissioner is final and binding to all the Bidders in this regard. Bidders will not have any other rights in this regard.
- VMC shall have right to call for clarification/original of the supporting documents, furnished by any Bidder for verification, as it may deem fit and also to cross check

/cross verify, from the original issuer, any details/credentials furnished by any of the Bidders. None of the Bidders shall have any objections whatsoever in this regards.

- Attached is the prescribed format of qualifying details. Interested parties may use this format & add additional information, if any, as part of annexure, if they wish to.
- The offer shall be submitted on or before 11/10/2017 upto 16:00 hours on n-procure only. All documents as mentioned in EOI document shall be submitted online. Documents to be submitted in hard copy are for verification purpose only. If bidder fails to submit any document on n-procure, then bidder shall be dis-qualified.
- The offer shall contain hard copy of complete set of document which should reach on or before 16:00 hours on dated 12/10/2017 in sealed cover addressed (Mentioning the name of the work) to as given herein below.
- The applicant/bidder shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparations, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by VMC or any other cost incurred in connection with or relating to its EOI. All such costs and expenses will remain with the applicant and VMC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an applicant/bidder.
- VMC, at its discretion, reserve the right to change, modify, alter and amend the terms and conditions of the bid.
- VMC reserve the right to reject any or all the bids without assigning any reasons thereof and whereupon, no claims or correspondence shall be entertained from anyone in this regard
- Bidder has to submit the proposal security of Rs. 35,00,000/- (Thirty Five Lakhs only). The Proposal Security shall be in the form of Bank Guarantee/Demand Draft/Fixed Deposit endorsed in favour of Municipal Commissioner, Vadodara. Proposal security shall remain valid for a period of 30 days beyond the original validity period for the Proposal.
- EOI shall be addressed by RPAD/Speed Post only to

To,
Deputy Municipal Commissioner,
Record Branch,
Rajmahel Road, Khanderao Market,
VMC. Vadodara, Gujarat.-390209

- Applications with incomplete information or enclosures will be liable to be rejected by VMC.
- For further inquiry contact :-
Mr. Divyang Modi
Dy. Executive Engineer
Mo. No. 7069029132

6. ELIGIBILITY CRITERIA

1. Net Worth: A firm or consortium of firms must have a minimum average Net-Worth of 15.00 Crore in the last five consecutive financial years i.e. 2011-2012 to 2015-2016.

CA certified/IT certified copy to be submitted

2. Gross Annual Turnover: A firm or consortium of firms must have a minimum average Gross Annual Turnover of 30.00 Crore in the last five consecutive financial years i.e. 2011-2012 to 2015-2016.

CA certified/IT certified copy to be submitted

3. Single completed Real Estate Project / residential in the last three years from the date of issue of RFP (Minimum requirement of 80,000 sq ft)

Client certificate or Building permission and Completion certificate to be submitted

4. Total experience in Real Estate Projects / residential (completed or ongoing) during last three years from the date of issue of RFP (Minimum requirement of 1.6 lakh sq ft)

Client certificate or Building permission and Completion certificate to be submitted

5. Experience with any state govt/central govt/PSU/corporate body for a single completed/ongoing project (civil works) in the last three years from the date of issue of RFP

Client certificate or Building permission and Completion certificate to be submitted

6. Bidders having experience in Design, Built, Finance or having Public Private Partnership type of project's for development of Bus Terminals will be preferred

Client certificate or Building permission and Completion certificate to be submitted

7. FORMAT OF APPLICATION

(To be submitted on the letterhead of Prospective Bidder)

To,
The Municipal Commissioner,
Vadodara Minicipal Corporation
Rajmahel Road,
Khanderao Market Building,
Vadodara-390209

Sub: Design, Built, Finance, Operate And Transfer (BOT) For Development of Smart City Zonal Transport Hub at Tarsali, Vadodara on PPP basis-4th Attempt

Dear Sir

With reference to the above advertisement, we hereby file this ‘**Expression of Interest (EOI)**’ to undertake the development of this project.

We understand that this is an initial expression of interest on our part and mere submission of this EOI does not entitle us to receive any documents or be invited to bid for this project.

Name and details of applicant and its representative authorized to file this EOI	
FULL NAME	
DESIGNATION	
NAME OF ORGANIZATION	
ADDRESS	
PHONES	
FAX	
MOBILE	
EMAIL	
WEBSITE	
Legal constitution of applicant: (Public limited/Private Limited/Partnership etc)*	
Current nature of Business or activities:*	
Last five years average annual turnover of the applicant /Lead Developer:* CA certified /IT certified copy shall be attached	
FY 2011-2012	
FY 2012-2013	
FY 2013-2014	
FY 2014-2015	
FY 2015-2016	

Last five years average Net-Worth of the applicant /Lead Developer:* CA certified /IT certified copy shall be attached

FY 2011-2012
 FY 2012-2013
 FY 2013-2014
 FY 2014-2015
 FY 2015-2016

Brief history of operations and activities of the applicant:*

Name and Detail of Business House/Group to Which applicant belongs:*

Name of group	Group company/ies	Primary activity	Turnover (last Five financial years for each group) please provide separately for each year

Previous experience of Development and/or Operations & management of projects if any?

Proposed consortium/collaboration or the development management, marketing of the proposed development, if any?*

Name of consortium/collaboration proposed	Proposed partner	Partner's particular Expertise	Partner's Turnover (last Five financial years for each group) please provide separately for each year

Briefly explain your concept proposed and proposed components considered for the proposed for Development of Zonal City Bus Terminal of Vadodara on Design Built Finance basis

Note: * Applicants shall attach documents/brochures/corporate literature and give more details which you may feel necessary to justify profile.

I/We declare that the information stated hereinabove is accurate.

Signature:

Full Name:

Designation:

Organization:

Address:

Date:

8. BID EVALUATION

Bid Process Criteria (EOI Stage) for Selection of Bidders FOR **DESIGN, BUILT, FINANCE, OPERATE AND TRANSFER (BOT) FOR DEVELOPMENT OF SMART CITY ZONAL TRANSPORT HUB AT TARSALI, VADODARA ON PPP BASIS**

Stage-I: Invitation of EOI

Expression of Interest (EOI) is invited in prescribed format for understanding the response from the investors. Interested agencies shall submit their offer to VMC online on n-procure on or before 16:00 hours dated **11/10/2017** and in hard copy on or before 16:00 hours dated **12/10/2017**.

Stage-II: Short listing of EOIs

Criteria:

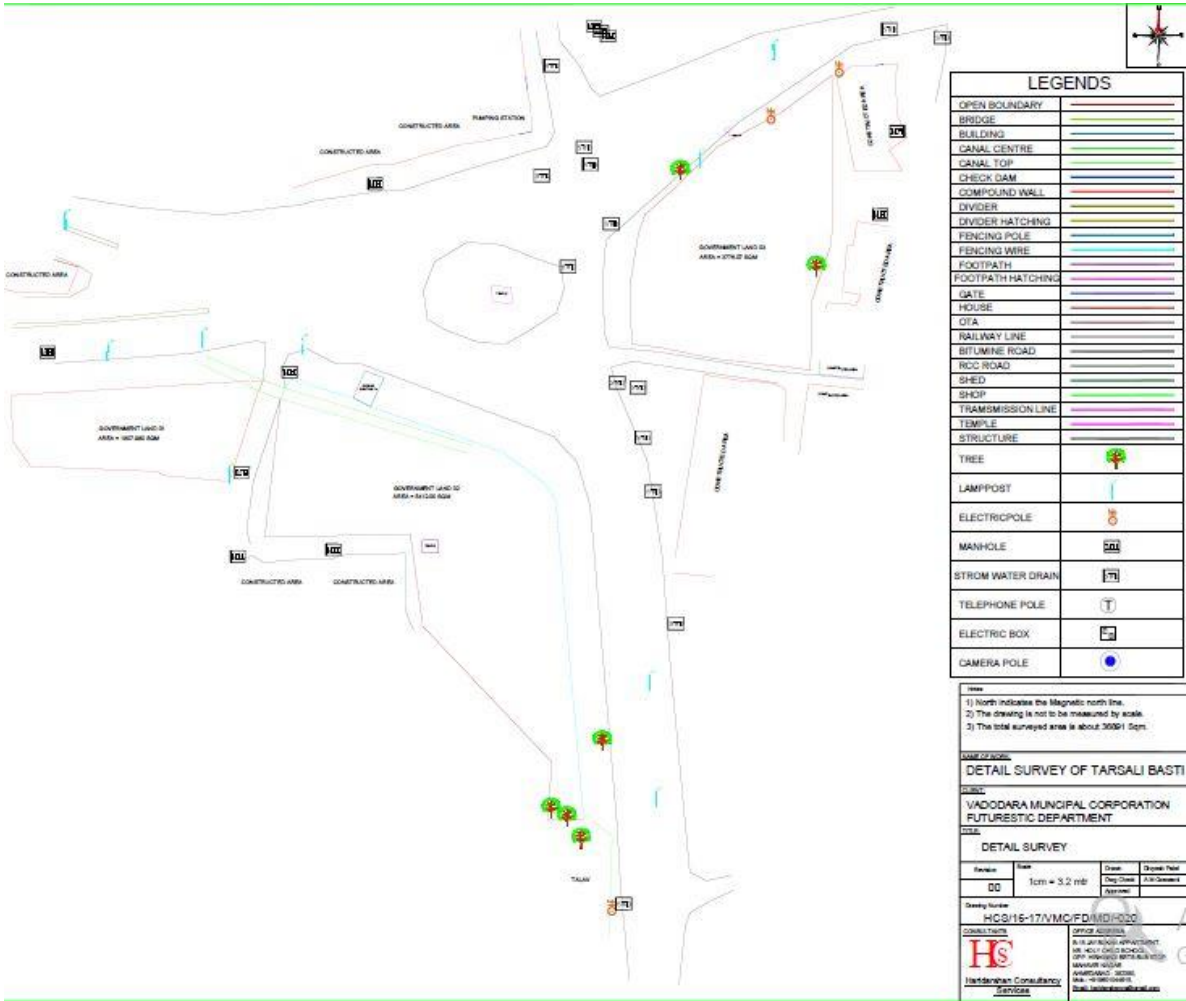
Evaluation will be done on the basis of documents submitted on n-procure. Documents received in hard copy are for verification purpose only. VMC shall shortlist the agencies on the basis of qualifying document submitted. Short listed agencies shall be asked to make presentation for their proposals. Short listed agencies with incomplete or faulty presentation will be rejected momentarily. VMC authority may ask any agency which have prepared complete presentation according to the EOI to incorporate their suggestions in their presentation or a common design may be prepared incorporating important features from the design of all the bidders.

Stage-III: Call for Financial Bid

On Approval of final Planning/Design, VMC shall issue Request For Proposal Document to the qualified bidders and the financial bid for the same shall be submitted on n-procure separately.

9. SITE LOCATION





LEGENDS	
OPEN BOUNDARY	
BRIDGE	
BUILDING	
CANAL CENTRE	
CANAL TOP	
CHECK DAM	
COMPOUND WALL	
DIVIDER	
DIVIDER HATCHING	
FENCING POLE	
FENCING WIRE	
FOOTPATH	
FOOTPATH HATCHING	
GATE	
HOUSE	
OTA	
RAILWAY LINE	
BITUMINE ROAD	
RCC ROAD	
SHED	
SHOP	
TRANSMISSION LINE	
TEMPLE	
STRUCTURE	
TREE	
LAMPPOST	
ELECTRICPOLE	
MANHOLE	
STROM WATER DRAIN	
TELEPHONE POLE	
ELECTRIC BOX	
CAMERA POLE	

- Notes
- 1) North indicate the Magnetic north line.
 - 2) The drawing is not to be measured by scale.
 - 3) The total surveyed area is about 3051 Sqm.

DETAIL SURVEY OF TARSALI BASTI

VADODARA MUNICIPAL CORPORATION
FUTURESTIC DEPARTMENT

DETAIL SURVEY

Revision	Date	Drawn	Checked
00	10/11/2018	Pratik	Pratik

Drawing Number: HCG/16-17V/MC/FD/MDR/020

HS
Harsidhan Consultancy Services

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PIN-390015, GUJARAT
INDIA
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