

# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory body of the Government of West Bengal)

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Ref. No. ADDA/DGP

/PC-41/15-16/1312

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Date

16/09/15

## NOTICE INVITING SEALED QUOTATIONS (SECOND CALL)

Asansol Durgapur Development Authority intends to develop an environment resilient ECO PARK at City center, Durgapur over 6.22 acres of land having a lush green landscape area with evergreen native plants.

This proposal of ECO PARK has been proposed over the green areas of erstwhile Deer park & adjacent spill over green area along with a natural trail of water flowing through the robust native trees. The entire site is partially bounded by permanent boundary wall & there is also a dramatic MS steel bridge that may be utilized as one of the entrance gate to the site.

In order to metamorphose the natural landscape area into an ECO Park, the authority would like to engage appropriate agency for a long term license period of 25 years apart from gestation period of one year six months.

**Sealed Quotations are re-invited from bonafide resourceful private agencies with specific credentials on Lump-Sum Basis under TWO COVER BID SYSTEM (online) for setting up the state of art ECO PARK at City center, Durgapur and subsequent Operation & Maintenance for a period of 25 years.**

 15.9.15

/Chief Executive Officer  
Asansol/Durgapur Development Authority

## **Detailed Terms & Conditions for setting up ECO PARK & subsequent Operation & maintenance**

### **1. Technical pre-Qualifications:**

The Bidder should have the following Eligibility Criteria for qualifying evaluation of Technical Bid as stated in **clause no 13** and should enclose documentary proof in their Technical Bid:

- The Bidder can be a private agency/ individual or a national registered company (registered as per the Companies Act, 1956) in operation over the last 3 years.
- The Bidder must have completed or must have ongoing at least two projects of similar nature anywhere in India in last five years with at least one of these of value of Rs. 50 lacs.
- The Bidder must have a Turnover of a minimum of Rs 25 lacs each over the last three financial years.
- The Bidder must not have been blacklisted or de-barred by ADDA at any point of time.

Any bidder who fails to comply with the aforesaid pre-Qualifications shall be disqualified from any further process of evaluation and the financial offer of such bidders shall not be opened.

### **2. Other Eligibility Criteria:**

- The Bidder must submit a write up on the process of implementation in this project and the description of his team and manpower resources for this project.
- The Bidder must submit a concept plan or architectural plan of completed or approved projects as a testament towards their work in past.
- The Bidder shall have to submit as evidences and certificates in support to their financial parameters as regards turnover. The Bidder shall provide sufficient and appropriate documentary evidence in support of his past experience of operating and management of such type of project. All financial documents in this technical bid must be certified by a registered Chartered Accountant.

### **3. Scope of Work with Vision of the project:**

The successful bidder is required to incorporate the recreational components while retaining the existing trees or to assure minimum felling of trees. The trees which need to be felled shall be clearly shown in the proposed Master Plan and duly intimated to ADDA. The tentative components that may be proposed are:

- Battery operated car for roaming in the park.
- Joggers Track.

- Amphitheatre Party lawn (Food Court).
- Open Parking in the incidental open space of the park.
- Skating Ring.
- Separate Restaurant cum Cafeteria for Veg & Non Veg with allied open space seating.
- Swimming Pool with separate baby pool.
- Aviary & Aquarium.
- Similar small compatible commercial activities may be comprehensively incorporated without hindering the ambience of this project.
- Children ride under the theme of ECO PARK.
- Guest Cottages keeping the ambience of the project.
- Tree house with vernacular architecture.
- Any other amenities in line with the Investment proposal of the agency.

The role of the licensee shall be confined to the development and revitalization of this erstwhile Deer Park into an ECO PARK and subsequent O&M of the park.

It is desirable that, the covered area of the project shall not be more than 10 % of the total land area. Further, soft landscape elements, vernacular forms & vernacular materials will be appreciated for the retention of the identity of this park.

**All new features or amenities needs to be duly approved by this authority after incorporation in the project proposal prior to execution of the same.**

**4. Provisions for an Environment friendly building::**

1. Provision for Rain water harvesting through ground water recharge pits and retention tank for roof-water run-off minimizing discharge to municipal drains.
2. Trellis or pergola to be provided over open car parking area and grass pavers to be used as surface over which cars are parked.
3. Roof top landscaping for open roof area to reduce heat gain.
4. Orientation of the building to be such that shading is as per sun- path movement.
5. Façade to be designed with less than 50% glazing with use of low emission glass should be incorporated in specification & working drawing.
6. Any other elements as per Green building guidelines.

**5. Role of ADDA:**

- It will be the responsibility of the ADDA to handover Permissive Possession of the Project Land on "As-Is-Where-Is-Whatever-there-Is" basis to the successful bidder for implementation of the project as per plan and design conceptualized by them and duly approved by the ADDA, within such time frame as may be mutually agreed upon.
- The ADDA shall only play the role of a facilitator in providing necessary assistance in the process of sanctioning plan for the project from the required authorities and shall extend necessary help to maintain liaison with Government Agencies and Statutory Bodies for the purpose of water supply, power supply or other related matters relevant to the project.

- The ADDA shall have the right of overall access of the project in order to ensure that specified norms are maintained and execution schedules are strictly adhered to. In case of delays in execution & faulty operation & maintenance, ADDA shall have the right to realize liquidated damages from the successful bidder.
- ADDA shall review the progress of work every 6 months during the execution phase of the project.

**6. Role of the private sector entity or the consortium of private sector entities in the subject development.**

- 1) The successful bidder should finance and develop the entire project and operate the same towards fulfilling the project objectives and terms.
- 2) The license agreement for the project should be mutually agreed upon by the selected partner and ADDA. In quoting the price and the mode of payment, the developer should consider the goodwill and the mileage they could captivate while developing the project in the region.
- 3) The successful bidder should follow the development agreement, which would state the project objective, terms, time frame, guidelines, development options, phasing, mode of payment, etc.
- 4) The bidder must be a Domestic Private / Public Sector Entity/ Public Sector Entities and the same must also be registered under the Indian Companies Act, 1956. The bidder can also be a Consortium of Private Sector Companies limited to a consortium of a maximum of two companies both of which must be registered companies under the Indian Companies Act 1956.
- 5) The successful bidder shall prepare detail planning, engineering estimates, structural design as per the mutually approved Design scheme provided to this authority based upon part plan finalized through the bidding process and subsequent approval of ADDA.
- 6) The successful bidder shall undertake feasibility studies, marketability surveys, and technical analysis at their own cost. However logistic support may be provided by the ADDA through providing the relevant information at hand, which may be required for the project.
- 7) The successful bidder will have to execute the project in a time bound frame in accordance with the work schedule fixed after mutual consultation with ADDA and in conformity with the technical and qualitative norms of the project specified.
- 8) The successful bidder would be bound by 'suitable termination clause', prepared and mutually agreed upon by them and ADDA before commencement of the project.

**7. Proposal Preparation Cost:**

The bidder is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in conduct of informative and other due diligence activities, participation in meetings /discussions /presentations, preparation of proposal, in providing any additional information required by Chief Executive Officer, ADDA to facilitate the evaluation process, and in negotiating a definitive Service Agreement or all such activities related to the bid process. This RFP does not commit the Government of West Bengal to award a contract or to engage in negotiations. Further, no reimbursable cost may be incurred in anticipation of award.

**8. Time Frame of Execution:**

The selected agency should finance and develop the entire project by one year six months and operate the same for another twenty five financial years from the date of issue of the work order. The development and O&M of this project must fulfill the project objectives & terms. After the expiry of the licensee period ADDA shall go for further license agreement with fresh bidders or otherwise as deemed fit by this authority.

The successful bidder needs to submit an execution timeline of the project to this authority after being handed over the possession of the Eco park in the form of a Bar chart showing the expected time period of completion of the several components of this project as mentioned above along with additional components as deemed fit by the successful bidder.

**9. Submission Criteria:**

This is a two part bidding system consisting of technical part (in hard & soft copies) & financial part (online). The content of the hard copies of the technical bid is as follows:

- Documents of the legal status of the bidder.
- Audited balance sheet of 2012-2014.
- Documents stating experience in running similar nature of business.
- Concept plan of the project.
- Proposed Master Plan for proposed Development
- Investment proposal of the project.
- Project implementation schedule supported by the Bar Chart.
- Proposed Approach & Methodology of the bidder for project.

**10. Gestation period:**

There shall be an initial gestation period of one year six months from the date of receiving the license agreement, during which the consultant need not pay any revenue to this authority. This gestation period is awarded for rapid completion of execution of the proposals.

**The successful bidder shall not use the park for any commercial purpose during the gestation period.** In case of early completion of execution by the successful bidder, the

gestation period may be adjusted. **The gestation period shall not be extended beyond one and a half years under any circumstances.**

#### **11. Penalty Provision:**

The successful Bidder shall be imposed a penalty of **Rs 1,00,000/- per month** (payable to ADDA) in case of non commencement of operation of the park after one and a half year of Gestation period.

The penalty may be waived off in case of delay of execution of proposals due to unavoidable circumstances.

#### **12. Financial Offer:**

The bidder shall quote the amount (in INR) per annum in the following format:

- a) Rupees per annum for the first five financial years after the gestation period.*
- b) Rupees per annum for the next five financial years.*
- c) Rupees per annum for the next five financial years.*
- d) Rupees per annum for the last ten financial years.*

Total amount of Financial Bid adding up the amounts above will be compared for the evaluation of the financial bid. The same (total amount) shall be submitted online in e-tendering system. ***The amount for each year as specified above shall be paid by the successful bidder before the commencement that year. For e.g. The amount of the second year shall be paid at the end of first year. The amount for the third year should be paid by the end of the second year i.e. before commencement of the third year.***

#### **13. Technical Bid Evaluation Criteria:**

Sl.No.	Criteria	Basis for valuation	Max Mark	Supporting
<b>Annual Turnover</b>			<b>15</b>	
1	Average Annual Turnover of the Bidder in last 3 years ending 31 <sup>st</sup> March 2014	Greater than or equal to Rs.1.00 Crore: 15 marks	15	Extract from the audited Balance Sheet and Profit & Loss Or Certificate from the statutory authority auditor
		More than Rs.75 Lac but less than 1 Crore : 12 marks		
		More than Rs.50 Lac but less than 75 Lac : 8 Marks		
		More than Rs. 25 Lac Less than Rs. 50 Lac: 5 Marks		
<b>Experience in Similar fields</b>			<b>15</b>	
2	No. of projects	Greater than or equal to 5: 15 marks	15	Work Order from

	related to park and similar activities in India as on 31 <sup>st</sup> December 2014	More than or equal to 3 but less than 5 : 10 marks Less than 3 (Minimum 2) : 5 marks		the statutory authority (Ongoing projects are mandatory)
<b>Approach &amp; Methodology</b>			<b>50</b>	
3	Solution Proposed Demonstration of understanding of the requirements	Understanding the work and methodology by technical presentation:20 marks Proposed Conceptual presentation for the project by video animation:20 Marks	20 30	Self Certified Note
<b>Execution Timeline</b>			<b>20</b>	
4	Expected time of completion of the proposals with Bar chart	Expected time within 1 year : 20 marks More than 1 year but less than 2 years: 15 marks More than 2 years but less than 3 year : 10 marks	20	

**Note: In case of any ambiguity the credentials of the lead bidder would be considered and/or the decision of the CEO, ADDA would be final.**

**In any of the aforesaid quantification the decision of CEO, ADDA would be final.**

**14. Composite Evaluation of Bid to identify successful bidder**

- a. ADDA shall follow a best value bid selection process, based on the quality and cost.
- b. Any bidder who scores more than 50 % (50 marks) in the technical Evaluation process shall qualify for the opening of financial offer.
- c. ADDA does not bind itself in any way to select the bidder(s) offering the highest price.

**15. Entry fees:**

- The Entry fee shall be decided in mutual consultation with the successful bidder.
- The Entry fee may be increased after 5 years of operation of the park in consultation with this authority.
- Fixing of separate fees & charges for the other facilities & recreational amenities of the park is the prerogative of the successful bidder depending upon the economic viability & profitability of the project.

- All the other statutory charges and taxes for the operation & maintenance of the park shall be borne by the successful bidder and the copy of the receipt of all the above taxes should be submitted to this authority at the time of payment of the annual charges for the subsequent year.
- This authority can terminate the license agreement in case of non compliance of the above terms.
- The successful bidder is free to introduce family packages for the science & amusement park at viable rates as feasible in the market.

***On account of entertainment tax being 14.5 %, the entry fees of the park may be incremented every year with prior approval of this authority if there is an increase in the entertainment tax of the govt.***

#### **16. Earnest Money Deposit:**

The EMD amount for the aforesaid task shall be Rs 1, 00,000. This amount needs to be submitted along with the hard copies of the Technical Bid. **The amount needs to be paid via Demand Draft in favor of ADDA payable at Durgapur.**

The EMD shall be adjusted with the security deposit in case of successful bidder.

#### **17. Security Deposit:**

The successful bidder shall be required to pay an additional amount of Rs 4, 00,000 as security deposit of the above project. This amount shall be refunded to the bidder without interest after completion of the said tenure of 25 years.

In case the successful bidder quits from the responsibility of O & M of the park in between the assigned tenure of 25 years, the security deposit shall be forfeited by this authority.

#### **18. Schedule of Dates:**

<b><i>Schedule</i></b>	<b><i>Date</i></b>	<b><i>Time</i></b>
Date of availability of Quotation Document online	17 <sup>th</sup> September 2015	
Pre- Bid meeting	23 <sup>rd</sup> September 2015	12:00 noon
Last Date of Online Submission of Quotation	30 <sup>th</sup> September 2015	Upto 4:00 PM
Last Date of Submission of Hard Copies	1 <sup>st</sup> October 2015	Upto 4:00 PM
Opening & Evaluation of the technical bid	5 <sup>th</sup> October 2015	12:00 noon
Opening of financial bid	To be intimated through e-Tender portal	

#### **19. Annexure:**

The authority has conducted a physical survey with existing trees. The soft copy shall be provided to the successful bidder. A pdf copy of the same is annexed herewith as **Annexure I** for reference.

**20. License Renewal:**

The renewal of the license after the successful operation of the energy park for 25 years is under the discretion of this authority.

**21. Default in Operation & Maintenance:**

Asansol Durgapur Development Authority shall forfeit the security deposit and hence can terminate the license agreement after the award of this project in case of ill maintenance and faulty operations related to the aforesaid project in the given tenure of 25 years.

The successful bidder must intimate this authority, his willingness to continue the O & M of this park after the end of every financial year.

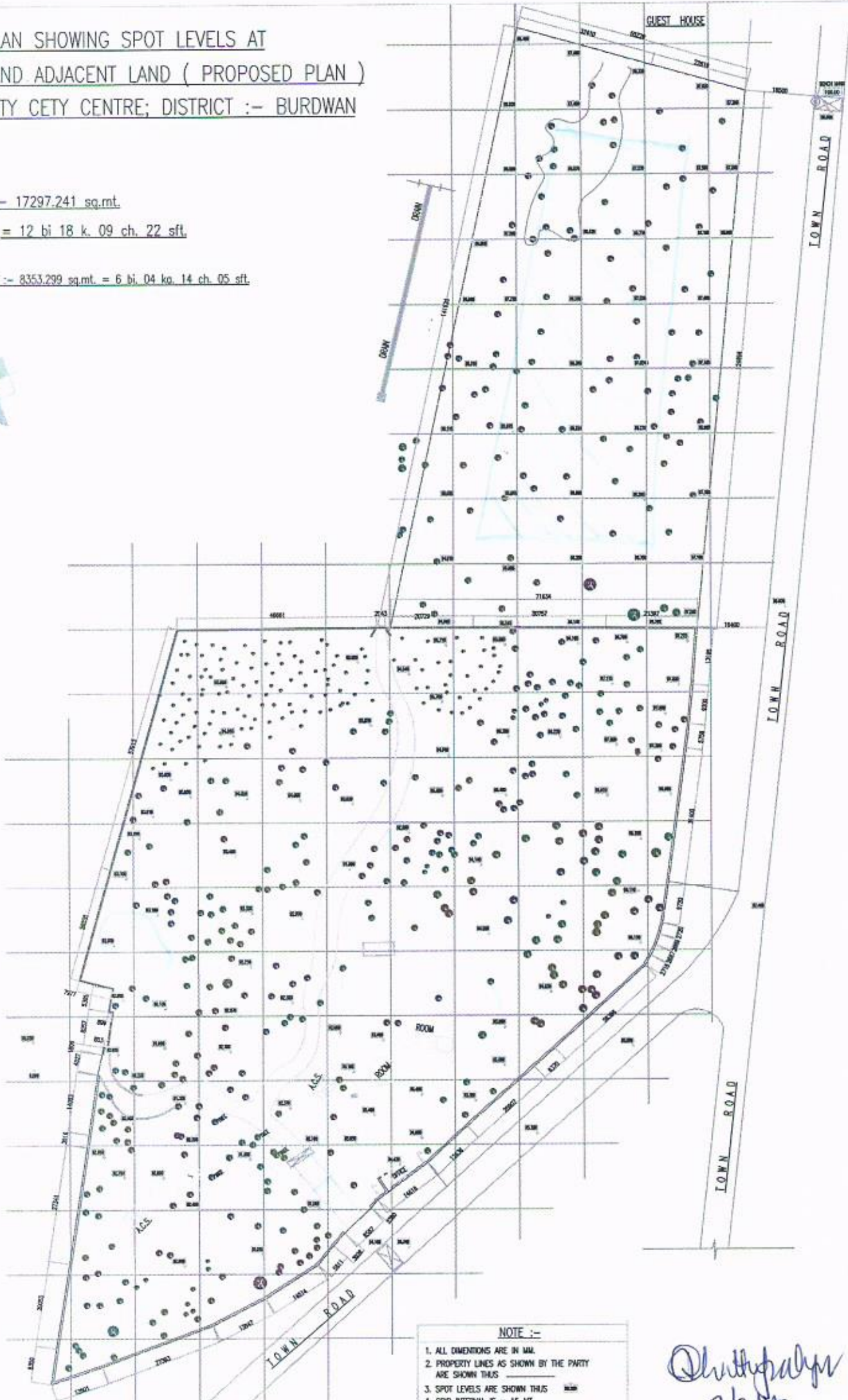
*The right of final acceptance of the proposal of agency is entirely vested with the C.E.O, ADDA, who reserves the right to accept or reject any or all the financial and technical bid in full or parts without assigning any reason whatsoever. The decision of this authority of opening of the financial bid shall be final.*

 15.9.15  
/Chief Executive Officer  
Asansol Durgapur Development Authority

SITE PLAN SHOWING SPOT LEVELS AT  
DEER PARK AND ADJACENT LAND ( PROPOSED PLAN )  
DURGAPUR CITY CETY CENTRE; DISTRICT :- BURDWAN

AREA OF LAND :- 17297.241 sq.mt.  
 = 12 bi 18 k. 09 ch. 22 sft.

AREA OF ADJACENT LAND :- 8353.299 sq.mt. = 6 bi. 04 ka. 14 ch. 05 sft.



NOTE :-  
 1. ALL DIMENSIONS ARE IN MM.  
 2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THUS  
 3. SPOT LEVELS ARE SHOWN THUS  
 4. GRID INTERVAL IS = 15 MT.

*Deer Park*  
 2/7/15