



Gangtok Smart City Development Limited

Corrigendum No. 01 to Tender No. 7/GSCDL/TENDER/RFP/MLCP-PPP/2018

Name of the Work	Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area near M.G. Marg, Gangtok – East Sikkim on Design, Build, Finance, Operate and Transfer (DBFOT) basis
Number and Date of Issuance of RFP / Tender Document	Tender No. 7/GSCDL/TENDER/RFP/MLCP-PPP/2018 Date of issuance: 09/01/2019
Date of Issuance of this Corrigendum 01	February 01, 2019

This Corrigendum is being issued in continuation with an issuance of RFP Document vide Tender Notice No: 7/GSCDL/TENDER/RFP/MLCP-PPP/2018 dated 09/01/2019. The amendments to the issued RFP Document are as below:

S.No	RFP Section/ Clause	RFP Provision	As Amended
1	Section 1 Point No. 3	Service Area, in sqmtr - About 4,604 Sqmtr.	Service Area, in sqmtr - About 5,707 Sqmtr. The revise Project Site map has been enclosed as Annexure-I to this Corrigendum.
2	Section 1 Point No. 4	Area Requirement - Total Area available for Development: approx. 9,200 Sqmtr + Parking Area	Area Requirement - Total Area available for Development: approx. 11,416 Sqmtr + Parking Area
3	Section 1 Point No. 4	Bid Security - Rs 3.50 Crore (Rupees three crore and fifty lakh only)	Bid Security - Rs 4.425 Crore (Rupees four crore forty two lakh and fifty thousand only)
4	Section 1 Point No. 10	Development Period Performance Security - Rs 7.50 Crore (Rupees seven crore and fifty lakh only)	Development Period Performance Security - Rs 9.00 Crore (Rupees nine crore only)

S.No	RFP Section/ Clause	RFP Provision	As Amended
5	Section 1 Point No. 11	Operations Period Performance Security - Rs 2.50 Crore (Rupees two crore and fifty lakh only)	Operations Period Performance Security - Rs 3.00 Crore (Rupees three crore only)
6	Clause 2.1.4	The cost of the Project is estimated at about Rs 140 Crore (the “ Estimated Project Cost ”)...	The cost of the Project is estimated at about Rs 177 Crore (the “ Estimated Project Cost ”)...
7	Clause 2.1.7	“...The service area, which is estimated at around 4,604 sqmtrs (the “ Service Area ”) at Old West Point School Area, near M.G. Marg, Gangtok - Sikkim...”	“...The service area, which is estimated at around 5,707 sqmtrs (the “ Service Area ”) at Old West Point School Area, near M.G. Marg, Gangtok - Sikkim...”
8	Clause 2.2.9	The Financial Proposal has been invited for the Project on the basis of the lowest Concession Period required for the Concessionaire (the “ Concession Period ”). The Concession Period quoted by the Bidder (the “ Financial Proposal ”) shall constitute the sole criteria for evaluation of Financial Proposal of the Qualified Bidders. The Bidder quoting the lowest Concession Period requirement (the “ Lowest Bidder ”), will be the preferred Bidder (the “ Preferred Bidder ”) for the Project.	The Financial Proposal has been invited for the Project on the basis of the lowest Concession Period required for the Concessionaire (the “ Concession Period ”). The Concession Period quoted by the Bidder (the “ Financial Proposal ”) shall constitute one of the criteria along with Technical Score for evaluation of Proposal of the Qualified Bidders. The Bidder securing the highest weighted average of Technical and Financial Score (the “ Lowest Bidder ”), will be the preferred Bidder (the “ Preferred Bidder ”) for the Project.
9	Clause 3.4.2	Experience of at least one multi-level car parking or experience of one civil construction project of having total project cost above Rs 75 Crore (Rupees seventy five crore) OR experience of atleast two civil construction projects having total project cost above Rs 40 Crore (Rupees fourty crore) each OR experience of civil construction of three project cost above Rs 25 Crore (Rupees twenty five crore) each AND Successfully commissioned at least one residential / commercial / industrial real estate project, having total development area above 2,500 Sqmtr.	Experience of at least one multi-level car parking or experience of one civil construction project of having total project cost above Rs 75 Crore (Rupees seventy five crore) OR experience of at least two multi-level car parking or two civil construction projects having total project cost above Rs 40 Crore (Rupees fourty crore) each OR experience of three multi-level car parking or three civil construction of three project cost above Rs 25 Crore (Rupees twenty five crore) each AND Successfully commissioned at least one residential/commercial /industrial real estate project, having total development area above 2,500 Sqmtr.

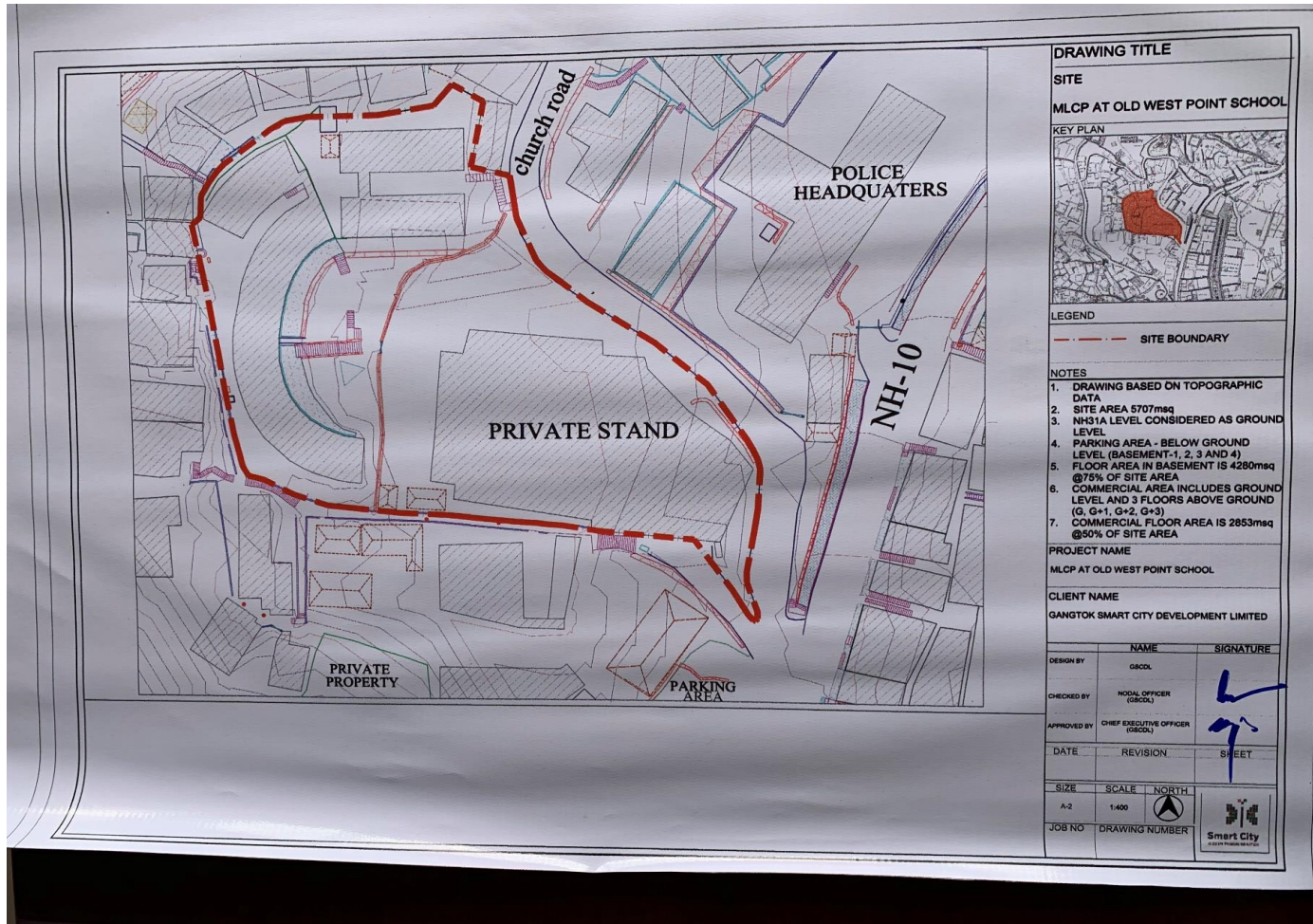
S.No	RFP Section/ Clause	RFP Provision		As Amended	
10	Clause 3.23.1 Point 1	Sub Parameter	Score	Sub Parameter	Score
		Successfully commissioned at least one multi-level car parking or similar project having total project cost above Rs 75 Crore (Rupees seventy five crore) OR Successfully commissioned at least two multi-level car parking or similar projects having total project cost above Rs 40 Crore (Rupees forty crore) OR Successfully commissioned at least three multi-level car parking or similar projects having total project cost above Rs 25 Crore (Rupees twenty five crore)	6	Experience of at least one multi-level car parking or experience of one civil construction project of having total project cost above Rs 75 Crore (Rupees seventy five crore) OR experience of at least two multi-level car parking or two civil construction projects having total project cost above Rs 40 Crore (Rupees forty crore) each OR experience of three multi-level car parking or three civil construction of three project cost above Rs 25 Crore (Rupees twenty five crore) each	10
		Successfully commissioned at least one multi-level car parking or similar project having total project cost above Rs 100 Crore (Rupees one hundred crore) OR Successfully commissioned at least two multi-level car parking or similar projects having total project cost above Rs 50 Crore (Rupees fifty crore) OR Successfully commissioned at least three multi-level car parking or similar projects having total project cost above Rs 35 Crore (Rupees thirty five crore)	9	Successfully commissioned at least one multi-level car parking or experience of one civil construction having total project cost above Rs 100 Crore (Rupees one hundred crore) OR Successfully commissioned at least two multi-level car parking or two civil construction projects having total project cost above Rs 50 Crore (Rupees fifty crore) OR Successfully commissioned at least three multi-level car parking or three civil construction projects having total project cost above Rs 35 Crore (Rupees thirty five crore)	15
		Successfully commissioned at least one residential/ commercial /industrial real estate project, having total development area above 2,500 Sqmtr.	6	Successfully commissioned at least one residential/ commercial /industrial real estate project, having total development area above 2,500 Sqm.	10
		Successfully commissioned at least one residential/ commercial /industrial real estate project, having total development area above 4,000 Sqmtr.	9	Successfully commissioned at least one residential/ commercial /industrial real estate project, having total development area above 4,000 Sqm.	15

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11	Clause 3.23.1 Point 2	<table border="1"> <thead> <tr> <th>Sub Parameter</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Net Worth of Rs 35 Crore (Rupees thirty five crore) at the close of the last financial year, preceding Bid Due Date</td> <td>10</td> </tr> <tr> <td>Net Worth of Rs 50 Crore (Rupees fifty crore) at the close of the last financial year, preceding Bid Due Date</td> <td>20</td> </tr> <tr> <td>Average Net Cash Accrual of Rs 15 Crore (Rupees fifteen crore) over the three preceding financial years</td> <td>10</td> </tr> <tr> <td>Average Net Cash Accrual of Rs 20 Crore (Rupees twenty crore) over the three preceding financial years</td> <td>20</td> </tr> </tbody> </table>	Sub Parameter	Score	Net Worth of Rs 35 Crore (Rupees thirty five crore) at the close of the last financial year, preceding Bid Due Date	10	Net Worth of Rs 50 Crore (Rupees fifty crore) at the close of the last financial year, preceding Bid Due Date	20	Average Net Cash Accrual of Rs 15 Crore (Rupees fifteen crore) over the three preceding financial years	10	Average Net Cash Accrual of Rs 20 Crore (Rupees twenty crore) over the three preceding financial years	20	<table border="1"> <thead> <tr> <th>Sub Parameter</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Net Worth of Rs 35 Crore (Rupees thirty five crore) to less than 50 crore at the close of the last financial year, preceding Bid Due Date</td> <td>10</td> </tr> <tr> <td>Net Worth of Rs 50 Crore (Rupees fifty crore) or more at the close of the last financial year, preceding Bid Due Date</td> <td>15</td> </tr> <tr> <td>Average Net Cash Accrual of Rs 15 Crore (Rupees fifteen crore) to less than 20 crore over the three preceding financial years</td> <td>10</td> </tr> <tr> <td>Average Net Cash Accrual of Rs 20 Crore (Rupees twenty crore) or more over the three preceding financial years</td> <td>15</td> </tr> </tbody> </table>	Sub Parameter	Score	Net Worth of Rs 35 Crore (Rupees thirty five crore) to less than 50 crore at the close of the last financial year, preceding Bid Due Date	10	Net Worth of Rs 50 Crore (Rupees fifty crore) or more at the close of the last financial year, preceding Bid Due Date	15	Average Net Cash Accrual of Rs 15 Crore (Rupees fifteen crore) to less than 20 crore over the three preceding financial years	10	Average Net Cash Accrual of Rs 20 Crore (Rupees twenty crore) or more over the three preceding financial years	15
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12	Section 1 Point No. 8	<p>Allowed – Maximum 6 Members</p> <p>Mandatory equity contribution – Minimum 3 Consortium Members</p> <p>Optional equity contribution – remaining Consortium Members</p>	A maximum of 6 members are allowed to form a consortium																				
13	Clause 3.2.3	The Bidder or any of the Consortium Member, participated in the Bidding Process, but not selected as the Lowest Bidder or Selected Bidder or Concessionaire, as the case may be, shall not be allowed to hold an equity stake in the Concessionaire, before completion of the two years of the Operations Period.	The Bidder or any of the Consortium Member, participated in the Bidding Process, but not selected as the Lowest Bidder or Selected Bidder or Concessionaire, as the case may be, shall not be allowed to be a part in the Concessionaire, before completion of the two years of the Operations Period.																				

S.No	RFP Section/ Clause	RFP Provision	As Amended
14	Clause 3.4.3 Point c	Audited annual reports of the Bidder for the last 5 (five) financial years preceding Bid Due Date.	Audited annual reports of the Bidder, for the last 3 (three) financial years preceding Bid Due Date.
15	Clause 3.4.4	In case the annual accounts for the latest financial year, preceding Bid Due Date, are not audited and therefore the Bidder cannot make it available, the Bidder shall give an Undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Bidder shall provide the audited annual reports for 5 (five) financial years preceding the financial year, for which the audited annual report is not being provided.	In case the annual accounts for the latest financial year, preceding Bid Due Date, are not audited and therefore the Bidder cannot make it available, the Bidder shall give an Undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Bidder shall provide the audited annual reports for 3 (three) financial years preceding the financial year, for which the audited annual report is not being provided.
16	Clause 3.24.2	In the event that two or more Bidders quote the same Financial Proposal, and in turn becomes the Lowest Bidder (the "Tie Bidders"), the Authority shall identify the Preferred Bidder by draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Bidders, who choose to attend.	In the event that two or more Bidders get Same Score in the Overall (Technical plus Financial) scoring system the Authority shall identify the Preferred Bidder by draw of lots which shall be conducted in presence of the bidders having same score with a prior notice.

Chief Executive Officer
Gangtok Smart City Development Limited
Gangtok, Sikkim

Revised Project Site



sd/-
Chief Executive Officer
 Gangtok Smart City Development Limited



Gangtok Smart City Development Limited

**Implementation of Multi-Level Car Parking cum Commercial Development at Old
West Point School Area near M.G. Marg, Gangtok – East Sikkim**

on

Design, Build, Finance, Operate and Transfer (DBFOT) basis

Reply to Bidders' Pre-Bid Meeting Queries

February 01, 2019

Sr. No	Bidder's Query / Comment	Authority's Response
Bidder Number 1		
1	If the Authority will extend hand of cooperation to solve various construction related problems, if so, during practical execution of work?	The Authority will assist and provide reasonable support to the Concessionaire during the Concession Period. However, the primary responsibility of implementation of the Project, including obtaining necessary approvals from authority concerned shall be with the Concessionaire.
2	If the agency is permitted to carry out work during day time? If so, whether the Authority will assist the agency to deal with related problem in order to carry out the work during day time?	Refer reply provided in Row Number 01.
3	In what way the Authority will provide the agency for storing place?	The Concessionaire will have to make his own arrangements for construction material storing space.
4	What way the 20% construction grant will be remitted to the Concessionaire?	Project Grant during the Concessionaire Period shall be paid in accordance to article in concessionaire agreement. The Grant shall be paid by the authority in instalments on achievement of milestone stipulated in the agreement by depositing the same in the Escrow Account. The amount would be released to the Concessionaire from the Escrow account.
5	In case of Consortium whose turnover report and credential are to be provided? The Lead Member and / or all members and / or the consortium?	It may be noted that: 1. Any one Consortium Member may provide Financial Capacity in accordance with Clause 3.4.2 (B); and 2. Any one or more Consortium Members may provide Technical Capacity in accordance with Clause 3.4.2 (A)
6	If any prior permission from any competent authority is required before starting the work? If so, how the Authority will assist the agency?	Refer reply provided in Row Number 01.
Bidder Number 2		
7	Can Concessionaire demand for extended period of concession (beyond 30 years) while quoting?	No.
8	At present lots of activities are been performed at the proposed site. Is there any specific planning to relocate those activities permanently at a different place? Brief required.	The Authority shall hand over possession of the Project Site, free of any Encumbrance and/or encroachment, to the Concessionaire during Preparatory Period or on fulfilment of the Concessionaire's Conditions Precedent, whichever is

Sr. No	Bidder's Query / Comment	Authority's Response
		earlier.
9	Whether the authority will provide first point electricity and water to concessionaire?	Yes. However, it shall be responsibility of the Concessionaire to maintain and pay applicable user charges for such connection and usage of the same.
10	As per document all statutory clearances to be obtained from various departments by the Concessionaire but it would have been easier to get clearances by the authority.	Refer reply provided in Row Number 01.
Bidder Number 3		
11	Whether parking charges will be decided by the Concessionaire or regulated by the authority?	Kindly refer Annexure-I of this Document. This is an proposal/draft which needs a formal approval of the competent authority on or before the event of signing of concessionaire agreement
12	Will the authority arrange ground for dumping debris of the demolished structure within the reasonable distance or Concessionaire to arrange for dumping ground?	No. the same shall be the responsibility of the Concessionaire.
13	Whether detailed cost estimate prepared for the project (140 Crores) be made available to the concessionaire?	No.
14	Please explain why lowest concession period is the only criteria kept for evaluation of financial proposal?	The RFP conditions shall prevail.
Bidder Number 4		
15	We understand that 30 years of concession period starts from the date of completion of project.	No. The Concession Period shall commence on successful completion of the Conditions Precedent of both Concessionaire and the Authority. The Concession Period shall be inclusive of Development Period of 4 Years.
16	How the site to be handed over to the concessionaire by the authority? What will be the time frame?	Refer reply provided in Row Number 08.
17	Whether the authority will provide first point electricity and water to the concessionaire.	Refer reply provided in Row Number 09.
18	Stability of project Site: Gangtok falls in Seismic Zone IV but it is written that "as per stability map prepared by Mines and Geology department, Gangtok, the site is located in Zone-3, whether Zone-3 means seismic zone-3. If yes, then building can be permitted to design considering the norms of Seismic zone-III.	Kindly refer Clause 3.8.1 and Clause 3.8.2 of RFP Document – Volume I.
Bidder Number 5		

Sr. No	Bidder's Query / Comment	Authority's Response
19	The service area does not include the total area of the Old West School including the existing parking area. Please consider the total area of Old West Point school including the existing parking area for the project.	Kindly refer Corrigendum Number 01 for the revised Project Site map.
20	This area for the commercial use may not make it a viable project. If the design and plan is considered from the bidder, it would help the bidders to propose a suitable size which will be within the norms of the State.	No change.
21	The dates for the financial is not mentioned. Please consider the plausible announcement of Code of Conduct in Mid February which could delay the entire process.	The Authority will try to open Financial Proposal at earliest, post-evaluation of Envelope-1 of all Bidders.
22	Total 13.5 Cr for a PPP project where is bidder is investing their own finances to create an asset which will be owned by the government. Even if the bidder defaults in any foreseeable circumstance can be repossessed by the government. Please consider the reduction in the total amount of security deposit.	The Bid Security will either be returned on Concessionaire providing the Development Period Performance Security, subject to the provisions of the Concession Agreement. Similarly, the Development Period Performance Security will be returned on Concessionaire providing the Operations Period Performance Security, subject to the provisions of the Concession Agreement. No change.
23	In the QCBS scoring pattern, considering the financial as the sole criteria for evaluation is contradictory. Please change the clause to accommodate both technical and financial score into consideration for the QCBS grading system.	Kindly refer Corrigendum Number 01.
24	The total of the individual line items is not in line with the scoring. It is either lesser than the component score or in another case is higher than the component score, for example: 1. In technical capacity, the highest scorer cannot get more than 19 marks even though the total score for technical capacity is 30 marks 2. In financial capacity, the highest bidder can theoretically get 40 marks even though the total score for financial capacity is only 30 marks Please reconsider the scoring across all components.	Kindly refer Corrigendum Number 01.

Annexure-I: User Charges

The Concessionaire shall be able to charge following User Charges with effect from the COD for MLCP. The User Charges shall be escalated by 20% in every 4th Year, i.e. these charges shall remain stable for a period of every 3 years and shall increase by 20% in the 4th Year. The prescribed schedule for User Charges for the Year 1 of the Operations Period for MLCP is as follows:

User Charges - Parking:

Vehicle	Parking Period, in hours						Monthly Pass
	0-1	1-2	2-4	4-6	6-8	Above 8 Hours	
Two Wheeler	10	15	20	30	50	100	1,000
Four Wheeler – Private Vehicles	20	30	40	60	75	150	2,000
Four Wheeler - Taxi	15	25	30	50	60	100	1,500

Other User Charges:

Facility	User Charges/ per use, in Rs
Public Toilet	5.00
Urinals	1.00

Chief Executive Officer
Gangtok Smart City Development Limited
Gangtok, Sikkim