

## PROJECT BRIEF AND BIDDING PROCESS

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## 1. Background Information

- i. Kolkata Metropolitan Development Authority (hereinafter referred to as “**KMDA**” or “**Authority**”) is a statutory authority functioning under the administrative control of Urban Development Department of Government of West Bengal. KMDA derives its powers and functions from the provisions of WBT&CP Act, 1979. KMDA in order to improve the traffic movement in and around the metropolitan city of Kolkata has been taking up several projects. KMDA now envisages undertaking Design, Engineering, Finance, Construction, Operation & Maintenance of an elevated road between Jinjira Bazaar and Batanagar on Budge Budge Trunk Road in Kolkata, West Bengal on a PPP Framework under JNNURM. (herein referred to as the “**Project**”).
- ii. The “**Authority**” invites sealed technical and financial proposals (collectively “**Bid(s)**”) from interested parties/consortia (herein termed as “**Bidder**” which expression shall, unless repugnant to the context, include the members of the Consortium) for development of the Project. The Authority has adopted a single stage two envelope bidding process (the ‘**Bidding Process**’) for selecting the preferred bidder (herein after called “**Selected Bidder**”).
- iii. **KMDA** intends to implement the Project on a Public Private Partnership Basis for a Concession Period (the “**Concession Period**”) to be determined through this Bidding Process. The estimated project cost and the approved grant under JNNURM inter-alia are given in the table herein below. The Concessionaire shall be responsible for meeting the financing requirements of the Project (over and above the grant to be received under JNNURM scheme)

Sl. No	Name of the Work	Estimated Amount (Rs crs)	Earnest Money (Rs crs)	Cost of Tender Documents (Rs)	Time of Completion	Approved Grant under JNNURM  Rs crs
1	2	3	4	5	6	7
01	<b>Design, Engineering, Finance, Construction &amp; Operation of Maintenance of Elevated Road between Jinjira Bazaar and Batanagar on Budge Budge Trunk Road in Kolkata, West Bengal on a Public Private Partnership (PPP) Basis under JNNURM.</b>	248	4.96	20000/-	18 months	Lower of 86.80 and 35% of the project cost

## 2. Scope of Work

i. The scope of the work broadly includes:

- Construction of an 7.4 km, 2 lane elevated road with a width of 7.5 m and 0.5 m for crash barrier, Widening of the existing two lane road by addition of two lanes on both sides of the elevated fly-over with construction of an at grade 5.5 m road, Construction of a 1.5 Mts footpath at the side of at-grade road, construction of a Toll Plazas etc.
- The fabrication drawings/Good for Construction Drawing shall be prepared by the Concessionaire and the same shall be approved by the Authority/consultant engaged by the Authority as the case may be prior to execution of the relevant portion of the works. Works towards protection and re-alignment of existing underground and above ground utilities in consultation with and approvals of

Utility owners, obtaining permission towards cutting of trees and removal of encroachments, if necessary, is also included in the Scope of work herein. The construction of the entire works shall be done using modern machinery and without disruption of existing traffic movement and ensuring 24 hours uninterrupted traffic flow.

- Maintenance of the existing road in the Project Site and Traffic management during the entire period of construction at Concessionaire's own cost.
- Construction of the Project on the Project site with the specifications and standards set forth in the draft Concession Agreement/Project Report/ JNNURM Approval and applicable code and standards.
- Key salient features of the Project are as follows:

<b>Elevated Corridor</b>	:	<b>2-lane 7.5 m with 0.5m for crash barrier</b>
<b>At-Grade main Carriageway</b>	:	5.5 m At-Grade road on either side of elevated route with 1.5 m wide footpath at one side of the at-grade road
<b>Details of Elevated Corridor</b>		
<b>Starting point</b>	:	Zinjira Bazar
<b>Ending Point</b>	:	Bata Nagar
<b>Total Length</b>		
<b>Viaduct portion</b>	:	1656 m
<b>RE Wall portion</b>	:	268 m
<b>Approach Ramp</b>	:	104.729 m (Starting Point)
		189.922 m (Finishing Point)
<b>Span Arrangements</b>	:	15 M span : 14 Nos = 210.00 M length
		20 M span : 326 Nos = 6520.00 M length
		25 M span : 13 Nos = 325.00 M length
		30 M span : 4 Nos = 120.00 M length
<b>Total Length including Approach Ramp</b>	:	7469.65 M

<b>Superstructure</b>	:	<b>15M, 20M, 25M</b> : RCC Pier & Pier cap & RCC Concrete girder and Deck Slab
		<b>30M</b> : RCC Pier and Pier cap, Steel girder & RCC Deck slab
<b>Substructure &amp; Foundation</b>	:	<b>For all span</b> : RCC Pile & Pile cap

- ii. It is clarified that the Elevated Road shall be developed on a Design Build Finance Transfer & Operate Basis (DBFOT) and the balance components shall be developed by the Bidder and handed over to the Authority upon completion in accordance with the provisions thereof). The tenure of the concession shall be the Bid Variable and thus determined through the Bidding Process
- iii. The Scope of works shall be carried out in accordance with the bidding documents and as per approval under JNNURM, applicable codes/specifications and best practices. The Selected Bidder is required to complete the works under the scope of work within the period stipulated above from the date of commencement of the works.

### 3. Brief description of Bidding Process

- i. The Authority has adopted a single-stage two-envelope bidding process (hereinafter referred to as “**Bidding Process**”) for selection of the Selected Bidder for award of the Project.. The Bid submission is envisaged in two parts, i.e Qualification Proposal (envelope 1) & Financial Proposal (envelope 2).
- ii. The first phase of the Bidding Process (the “**Qualification Phase**”), involves pre-qualification of Bidders in accordance with the provisions of this RFP on the basis of the minimum technical & financial capability criteria prescribed herein. Bidders would be required to furnish all the information as specified in this RFP and other documents as may be required by the Authority in respect of the Bidding Process. Only those Bidders that are pre-qualified by the Authority after the Qualification Phase shall be eligible for evaluation of their Financial Proposals in the Financial Proposal Phase. The Selected

Bidder shall be selected based on evaluation of Financial Proposals as per terms and conditions of this RFP document.

- iii. RFP submissions must be received no later than 14/00 hrs on 1st November, 2012 (Proposal Due Date) in the manner specified in the RFP document. The Bids shall be valid for a period of 180 days from the Proposal Date.
- iv. A Bidder is required submit along with its Bid, a Earnest Money (Earnest Money or Bid Security) equivalent to the amount as mentioned in the in the table above in the form of an irrevocable Bank Guarantee issued by a Scheduled bank in India and encashable at a branch located at Kolkata in favour of the Authority. The Bid Security shall be kept valid for a period of 240 (two hundred and forty) days from the Proposal Due Date inclusive of a claim period of 60 (sixty) days , and as may be extended or as may be mutually agreed between the Authority and the Bidder from time to time . The Bid shall be summarily rejected if it is not accompanied by the Bid Security.
- v. Bids are invited for the Project on the basis of the minimum Concession Period sought by a Bidder for implementing operating and maintaining the Project. The Concession Period shall constitute the criteria for evaluation of Bids subject to the terms of RFP. Subject to the provisions in the Bid Document, the Project will be awarded to the Bidder quoting the lowest concession period.

#### 4. Eligible Bidder

- i. The Selected Bidder (either a single entity or the consortium as a whole), shall be required to incorporate a Special Purpose Vehicle (“SPV”), as its wholly owned company, under the Companies Act, 1956 to act as the concessionaire (hereinafter the “**Concessionaire**”), which shall be responsible for designing, development, engineering, financing, procurement, construction, operation and maintenance of the Project under and in accordance with the provisions of the concession agreement (the “**Concession Agreement**”) to be entered into between the Concessionaire and the Authority, with the Selected Bidder as the confirming Party, in the form provided by

- the Authority as part of the Bidding Documents pursuant hereto.
- ii. While the detailed Eligibility is provided in the RFP document, the following is the broad stipulated Technical and Financial Capability:

**Technical capability:**

The Bidder shall provide evidence that it has successfully completed or substantially completed within the last seven years for a Government/Government Undertaking/Autonomous Bodies/Semi Government/Statutory Bodies/Local Bodies

- a. Three similar completed works, each costing not less than Rs. 80 crores or,
- b. Two similar completed works, each costing not less than Rs. 110 crores or,
- c. One similar completed work, costing not less than Rs. 200 crores.

**Similar Works** would mean construction of at least 1.5 km long 2 Lane or above Bridge/ Elevated Road or Rail Road/ Flyover.

**Financial Capability**

The Bidder (Single entity or Lead Member of the Consortium) should not have incurred any loss (Profit After Tax should be positive) in at least 3 years out of the last 5 financial years

The Bidder should have a Net Worth of at least Rs. 50 crores at the close of the preceding Financial Year

For the Purposes of this Bid, Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders)

In case of a Consortium at least 50% of the Technical Capability criteria and Net Worth criteria shall have to be met by the Lead Member of the Consortium. Further each member of the Consortium shall have a minimum Net Worth of 12.5% of Estimated Project Cost in the immediately preceding financial year.

## 5. Consortium

Subject to detailed stipulations in the RFP document, consortium of two members shall be allowed.

## 6. Tolling

- i. The Concessionaire shall be entitled to charge and levy a predetermined user fees (toll charges) from users of the elevated road. The revenues from the proposed user charges from the Elevated road shall accrue to the Concessionaire as per the terms and conditions specified in the bidding documents including the Concession Agreement.
- ii. The initial Toll proposed to be levied for the first year of operations is as follows:

Sl No	Description	Applicable Toll Rates (INR)
1	Cars, jeeps, Vans	5
2	Mini Bus/ LCV	12
3	Bus/ 2Axle Trucks	24
4	MAV	48

- iii. The concessionaire may increase the base toll rates by 3% every five years.

## 7. Procurement of RFP

- (i) Interested parties may obtain the RFP document up to 19.10.2012 on all working days between 1100 hrs and 1600 hrs by written request on submission of a non-refundable fee of Rs 20,000/- (Rupees Twenty Thousands only) by way of a crossed demand draft drawn in favour of TT Sector, KMDA, issued by a Scheduled Bank in India and payable at Kolkata.



- (ii) The RFP Document maybe procured from the offices of KMDA or BUIDL as mentioned in Clause 10.

## 8. Schedule of Bidding Process

The target bidding schedule is as under

Sl	Event Description	Date
1	Issue of RFP to Prospective Bidders	Upto 19 <sup>th</sup> October, 2012
2	Last Date for Receiving Queries	1 <sup>st</sup> October, 2012
3	Pre-Bid Conference	8 <sup>th</sup> October, 2012 15.00 hrs VIP Conference Hall Unnayan Bhawan
4	Last Dare for Submission of Proposals Proposal Due Dat	November 1, 2012 14.00 hours
5	Opening of Qualification Bids	November 1, 2012 16.00 hours
6	Opening of Financial Bids	To be announced

## 9. Project Advisor

Bengal Urban Infrastructure Development Limited has been appointed as the Transaction Advisor for the Project. For further clarification, Bidders may contact Ms Chandana Roychowdhury ([chandana.roychowdhury@ifsiindia.com](mailto:chandana.roychowdhury@ifsiindia.com)) or Phone No 03322807350-63

## 10. Addresses

Superintending Engineer, Circle II  
Traffic and Transportation Sector,  
Kolkata Metropolitan Development Authority  
Unnayan Bhavan, Block G (2<sup>nd</sup> Floor)  
Bidhannagar,  
Kolkata 700091

Bengal Urban Infrastructure Development Ltd  
Constantia Building  
11, Dr U N Brahmachari St  
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**ANNEXURE -1:**

**Map Showing Elevated Road Corridor between Jinjira Bazaar and Batanagar on Budge Budge Trunk Road in Kolkata, W.B.**

