

NOTICE INVITING TENDER (NIT)

1. INTRODUCTION

1.1. Background

1.1.1. Uttar Pradesh Metro Rail Corporation Ltd. (UPMRC), a company incorporated under companies Act 1956, hereinafter mentioned as the “**Employer**”, a 50:50 Joint Venture (SPV) of Government of India and Government of Uttar Pradesh, has been established to implement, operate and maintain Metro projects in Uttar Pradesh. UPMRC has successfully implemented the Lucknow Metro Project (Phase-1A) with total length of 22.878 km comprising of 17 elevated metro stations and 04 underground metro stations. UPMRC is also implementing the Kanpur Metro Rail Project having 2 corridors with total length 32.385 km, out of which about 9 km stretch has been made operational in December 2021 and the work of balance portion is under progress with very fast pace. UPMRC is also implementing the Agra Metro Rail Project having 2 corridors with total length 30 km in which the work is under progress with very fast pace. As part of its endeavour to maximize non-fare box revenue, the Employer has decided to commercialize the 86.83 acre of land through development of commercial and residential township at CG City Project, Lucknow, Uttar Pradesh (the “**Project**”).

1.1.2. With a view to inviting bids for the Project, the Employer has decided to appoint a strategic consultant for providing Consultancy Services for Investment Outreach, Investment Attraction, Bid Process Management and on boarding Developers/ Concessionaires for the Development of Commercial and Residential Establishment of Township at CG City Project of UPMRC, Lucknow, Uttar Pradesh. The Project would be implemented in accordance with the terms and conditions stated in the concession contract to be entered into between the Employer (UPMRC) and the Concessionaire (the “**Concession Contract**”).

1.1.3. The Consultant shall appraise the Project, develop a revenue model and project structure, and assist the Employer in the bidding process, in accordance with the Terms of Reference specified at Schedule-1 (the “**TOR**”).

1.2. Request for Proposals

The Employer invites proposals from interested consultants (the “**Proposals**”) for selection of a Strategic Consultant and Transaction Adviser (the “**Consultant**”) who shall develop a financial model and appropriate structure for the Project (the “**Financial Model**”), prepare bid documents for selection of the Concessionaire (the “**Bid Documents**”) and assist the Employer in the bidding process and onboarding of developers (collectively the “**Consultancy**”).

The Employer intends to select the Consultant through an open competitive bidding process in accordance with the procedure set out herein.

1.3. Due diligence by Applicants

Applicants are advised to make conversant themselves fully about the assignment and the local conditions before submitting the Proposal by paying a visit to the Employer and the Project site, sending written queries to the Employer, and attending a Pre-Bid meeting on the date and time specified in Clause 1.8 (Key Details).

1.4. Sale of RFP Document

RFP document can be downloaded from e-procurement portal of the Employer <https://etenders.gov.in/eprocure/app> .

1.5. Validity of the Proposal

The Proposal shall be valid for a period of not less than 180 days from the last date of submission end date of tender.

1.6. Brief description of the Selection Process

The Employer has adopted a two stage selection process (collectively the “**Selection Process**”) for evaluating the Proposals comprising technical and financial bids to be submitted online on the e-procurement portal <https://etenders.gov.in/eprocure/app> . In the first stage, a technical evaluation will be carried out as specified in Clause 3.1. Based on this technical evaluation, a list of short-listed applicants shall be prepared as specified in Clause 3.2. In the second stage, a financial evaluation will be carried out as specified in Clause 3.3. Proposals will finally be ranked according to their combined technical and financial scores as specified in Clause 3.4. The first ranked Applicant (the “**Selected Applicant**”) shall be called for negotiation, if necessary.

1.7. Currency conversion rate and payment

1.7.1. The bidder shall give his priced offer in Indian Rupees (INR) only.

All payments to the Consultant shall be made in INR.

1.8. Key Details

Tender Security amount	<p>INR 24 lakh</p> <p>The instrument type for payment of tender security/ EMD shall be RTGS, NEFT & IMPS, Demand Draft, Bank Guarantee. No other mode of payment will be accepted.</p> <p>(i) Payment of tender Security is to be made by RTGS, NEFT & IMPS. The details of bank account of UPMRC are mentioned below. The bidders are required to upload scanned copies of transaction of payment of tender security including e-receipt (clearly indicating UTR No. & tender reference must be entered in the remarks at the time of online transaction of payment, failing which payment may not be considered) at the time of online bid submission). (Copy of GST registration no. to be provided along with Tender security)</p> <p>Name of the Bank - HDFC Bank</p> <p>Banks Address-HDFC Bank Ltd, Tekari</p>
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Contract LKCG-01: Appointment of Strategic Consultant for Providing Consultancy Services for Investment Outreach, Investment Attraction, Bid Process Management and on boarding Developers/ Concessionaires for the Development of Commercial and Residential Establishment of Township at CG City Project of UPMRC, Lucknow, Uttar Pradesh.

	<p>Chambers Ashok Marg, Lucknow</p> <p>Account Name – LMRC NON FARE BOX EARNING Account</p> <p>Account No. – 50200033099884</p> <p>IFSC code - HDFC0001267</p> <p>(ii) Payment of tender security is to be made by BG/Demand Draft as per Annexure 3 . BG/Demand Draft shall be submitted in original in the office of CE/ Contract within due date and time of submission end date of tender.</p> <p>Validity of Tender Security in case of BG shall remain valid for a period of 45 days beyond the final bid validity period.</p>
Completion period of the Work	12 Months
Tender documents on sale	<p>From 30 Nov 2022 (from 11:00 hrs) to 02 Jan 2023 (up to 15:00 hrs.) on e-tendering website https://etenders.gov.in/eprocure/app</p> <p>Tender document can only be obtained on the website https://etenders.gov.in/eprocure/app .</p>
Cost of Tender documents (Non-Refundable)	<p>INR 23,600 (inclusive of 18% GST)</p> <p>Non-Refundable (Payment of tender document cost/ tender fee is to be made only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The details of bank account of UPMRC are mentioned below. The bidders are required to upload scanned copies of transaction of payment of tender document cost/tender fee including e-receipt (clearly indicating UTR No. & tender reference must be entered in the remarks at the time of online transaction of payment, failing which payment may not be considered) at the time of online bid submission).</p> <p>(Copy of GST registration no. to be provided along with Tender document cost/ tender fee)</p> <p>Name of the Bank - HDFC Bank</p> <p>Banks Address-HDFC Bank Ltd, Tekari Chambers Ashok Marg, Lucknow</p> <p>Account Name – LMRC NON FARE BOX EARNING Account</p>

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	<p>Account No. -50200033099884</p> <p>IFSC code - HDFC0001267</p>
Last date of Seeking Clarification	<p>14 .12.2022 (Upto 1800 Hrs)</p> <p>Bidders to note that seeking clarification on the tender shall be done by sending it on e-tendering portal only. Seeking clarification by mail or post will not be considered.</p> <p>Queries/clarifications from bidders after due date and time shall not be acknowledged.</p>
Pre-bid Meeting	<p>14.12.2022 @ 1500 Hrs.</p> <p>The pre-bid meeting shall be conducted through video conferencing by software apps such as Google Meet, Microsoft Team, etc. All Prospective tenderers who have made online payment towards the cost of tender document shall provide the details of the person(s) (maximum up to two) who will be participating in such virtual meeting at least one day before the meeting to the registered official email of Employer i.e. cecontract@upmrcl.co.in along with scanned copy of transaction of payment of tender cost / tender fee, including e-receipt (clearly indicating UTR No. and tender reference so that links having details such as software, meeting ID, password etc. can be mailed to these persons at least 12 hours before the scheduled pre-bid meeting</p>
Date & time of Submission of Tender/ Proposal Due Date (PDD) online	<p>Tender submission start date:26.12.2022 (11:00 hrs).</p> <p>Tender submission end date (Proposal Due Date- PDD):02.01.2023 (15:00 hrs).</p>
Date & time of opening of Tender(Technical Bid)	03.01.2023 @ 15:00 Hrs.
Date & time of opening of Tender (Financial Bid)	Will be informed later on after the evaluation of Technical Bids (only to the bidders who will successfully qualify the Technical Evaluation)
Validity of Tender	180 days from the last date of submission end date of tender.
Authority and place for seeking clarifications etc.	<p>Chief Engineer/ Contract,</p> <p>Uttar Pradesh Metro Rail Corporation Ltd.,</p> <p>Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow-226010, Uttar Pradesh, India.</p>

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	https://etenders.gov.in/eprocure/app
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1.9. Pre-Proposal visit and inspection of data

Prospective applicants may visit the office of the UPMRC and the Project site and review the available documents and data at any time prior to submission of bid. For this purpose, they will provide at least two days' notice to the Chief Engineer (Contract), Uttar Pradesh Metro Rail Corporation Limited, Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomtinagar, Lucknow-226010, Uttar Pradesh, India.

Email id- cecontract@upmrcl.co.in

1.10. Pre-Bid Meeting

The date, time and venue of Pre-Bid Meeting shall be as key details given in Clause 1.8.

1.11. Communications

1.11.1. All communications should be addressed to:

Chief Engineer (Contract),
Uttar Pradesh Metro Rail Corporation Limited,
Administrative Building,
Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal,
Vipin Khand, Gomtinagar, Lucknow-226010, Uttar Pradesh, India.
Email id- cecontract@upmrcl.co.in

1.11.2. The Official Website of the Employer is: <http://www.upmetrorail.com>

1.11.3. Tender shall be accepted through online mode on CPP Portal only <https://etenders.gov.in/eprocure/app>

**Chief Engineer/ Contract,
Uttar Pradesh Metro Rail Corporation Ltd.,**