

## **I. NOTICE INVITING TENDER (NIT)**

### **GENERAL**

- 1) **Lucknow Metro Rail Corporation Ltd. (LMRC)** is a Special Purpose Vehicle (SPV) set up by the Government of Uttar Pradesh and the Government of India as a joint venture. This is one of the most ambitious Mass Rapid Transit System (MRTS) projects of the Government which has been executed and operated well within the sanctioned budget and within an extremely compressed deadline. It has achieved the distinction of being the fastest Metro Project construction which has ever happened in this country.
- 2) LMRC has successfully commenced its services on entire North-South Corridor from CCS Airport to Munshipulia consisting of 21 Nos. Metro Stations with total stretch length of 23 Km from 9<sup>th</sup> March 2019 in Lucknow city. LMRC has crossed the total ridership of approx. 70000 on the very first day of its complete commercial run and it is expected to rise in sharply in near future.
- 3) In order to fulfil its mandate to raise non-fare box revenue through value capture from its real estate etc., Lucknow Metro Rail Corporation (LMRC) Ltd. invites Open bid in two packet Bidding Process from eligible applicants, who fulfil qualification criteria as stipulated in Clause 12 below, through tender **“LKPD-05: RFP for developing, setting up, operating and maintaining commercial spaces of size more than 100 Sqm. through licensing at various metro stations of N-S Corridor of Lucknow Metro at Lucknow..**
- 4) **Key Details:**

i.	Bid No.	<b>LKPD-05</b>
ii.	License Period	<b>9 Years</b>
iii.	Bid documents on sale	From 08.04.2019 to 29.04.2019 & (between 09:30 Hrs. to 17:30 Hrs.) on working days.
iv.	Cost of bid documents	<b>Rs. 5900/- (inclusive of 18% GST)</b> (Demand Draft on a Scheduled Commercial bank based in India in favour of <b>“Lucknow Metro Rail Corporation Ltd.”</b> payable at Lucknow.)
v.	Last date of Seeking Clarification	02.05.2019
vi.	Pre-Bid meeting	06 .05.2019 @ 1500 Hrs
vii.	Last date of issuing addendum	10.05.2019
viii.	Date & time of Submission of Tender	17.05.2019 up-to 15:00 Hrs.
ix.	Date & time of opening of Tender (Technical Bid)	17.05.2019 @ 15:15 Hrs.
x.	Financial Bid Opening Date	Will be notified after the technical bid opening process.
xi.	Validity of Bid document	180 days from date of submission of bid.
xii.	Authority and place for purchase of bid documents, seeking clarifications and submission of completed tender documents	<b>Chief Engineer / Contract,</b> Lucknow Metro Rail Corporation, Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar,

		Lucknow – 226010. <b>(Email: <a href="mailto:cecontractlmrc@gmail.com">cecontractlmrc@gmail.com</a> )</b>
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- 5) Cost of Tender Document as mentioned in 4(iv) above shall be accepted in the form of Demand Draft in favour of "Lucknow Metro Rail Corporation Ltd." payable at Lucknow.
- 6) **Eligible Applicants:**
- (i) Tenders for this contract will be considered only from those tenderers (proprietorship firms, partnerships firms, companies, corporations, who meet requisite eligibility criteria prescribed in the Clause 12 below. **Joint Ventures/Consortiums are not allowed to participate in the bidding process.**
- (ii) A tenderer shall submit only one bid in the same tendering process.
- (iii) Tenderers shall not have a conflict of interest. All Tenderers found to have a conflict of interest shall be disqualified. Tenderers shall be considered to have a conflict of interest with one or more parties in this bidding process, if:
- a) a tenderer has been engaged by the Employer to provide consulting services for the preparation related to procurement for on implementation of the project;
- b) a tenderer is any associates/affiliates (inclusive of parent firms) mentioned in subparagraph (a) above; or
- c) a tenderer lends, or temporarily seconds its personnel to firms or organisations which are engaged in consulting services for the preparation related to procurement for or implementation of the project, if the personnel would be involved in any capacity on the same project.
- (iv) The Tenderer/applicant must not have been blacklisted or debarred as on the due date of submission of bid by Government of India/ State Government / Government undertaking from participating in the tenders. The tenderer shall submit a "Verification Statement" to this effect as per proforma placed at **Annexure-2**.
- 7) Suitable Financial/technical strength and an aptitude is essential to fall in line and match with the aesthetics and standards for conduct of business demonstrated by LMRC on its Metro stations.
- 8) **One can bid for any single/ multiple/all spaces together offered under this tender.**
- 9) The Commercial spaces offered in this tender are considered ideal for categories as mentioned in Annexure-9A of document except banned Items/ negative list given in in Annexure-9B of Bid document.
- 10) The Details of Spaces along with approximate area and Bid security is tabulated below:

S. No.	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Bid Security (in Rupees)
1	05-(AB-01 & AB-02)	Alambagh Bus Stand	Ground Floor - Catchment	1227	198900

2	05-BA-01	Badshah Nagar	Concourse - Unpaid	2582	281100
3	05-BA-02	Badshah Nagar	Concourse - Unpaid	2925	318400
4	05-CC-01	CCS Airport	Concourse - Unpaid	6485	1470800
5	05-CC-01	Charbagh	Concourse - Unpaid	1323	225100
6	05-CH-03	Charbagh	Concourse - Unpaid	6057	915800
7	05-CH-02	Charbagh	Concourse - Unpaid	6917	1045800
8	05-HZ-03	Hazratganj	Concourse - Unpaid	1614	549100
9	05-HZ-04	Hazratganj	Concourse - Unpaid	1929	656200
<b>10</b>	<b>* 05-HZ-01 &amp; 02</b>	<b>Hazratganj</b>	<b>Ground Floor - Catchment</b>	<b>2012</b>	<b>842500</b>
11	05-HZ-05	Hazratganj	Concourse - Unpaid	3294	1120600
12	05-HS-01 (BOTH GROND & FIRST FLOOR COMBINED)	Husainganj	Ground Floor - Catchment	2846	614700
13	05-KD-02	KD Singh Babu Stadium	Ground Floor - Catchment	2858	555700
14	05-KD-01	KD Singh Babu Stadium	Ground Floor - Catchment	3403	661500
15	05-LK-02	Lekhraj	Concourse - Unpaid	2422	395500
16	05-LK-01	Lekhraj	Concourse - Unpaid	2582	421700
17	05-MW-01	Mawaiya	Concourse - Catchment	1356	117100
18	05-SC-01	Sachivalaya	Concourse - Unpaid	1112	211800
19	05-SC-04	Sachivalaya	Concourse - Unpaid	2610	497300
20	05-SC-03	Sachivalaya	Concourse - Unpaid	3085	587800

**\* This space consists of 103 Sqm space and 84 sqm open space. Details have been demarcated in drawings. 84 sqm space can only be used for setting up of temporary fixtures.**

11) Locations of above commercial spaces offered on Metro Stations as listed above clause are shown in drawings attached under Annexure-1.

12) **Minimum Eligibility Criteria:**

For demonstrating Technical & Financial Capacity, the Bidder shall satisfy each of the following criteria as tabulated below:-

Category	Technical Capacity		Financial Capacity	
<b>Commercial Space with area more than 100 Sqm. (1076 Sq ft.)</b>	<b>a)</b>	Bidder must be operating at least Three (3) company/ *brand Outlet of category as proposed under Annexure-7 "Technical Bid Form".	<b>a)</b>	Bidder shall have Company Annual Turnover (from the category of business proposed under Annexure-7 viz. "Technical Bid Form") <b>not less than INR 10.00 Crores (INR Ten Crores Only)</b> for at-least 3 years out of last 5 audited financial years.
	<b>b)</b>	Bidder must be running the company/ brand outlets for atleast the period of three (3) years		

**Note:-**

- **\*Brand** shall mean a type product manufactured or services for customers by the particular company under a particular name or a distinguishing symbol, mark, logo, name, word, sentence or a combination of these items that companies use to distinguish their products or services from the others in the market and for legal protection it is registered as a trade
- Any bidder willing to open an outlet of a company/brand through a franchisee model will also be eligible subject to fulfilling following conditions –
  - (i) Company/Brand of whose outlet bidder is proposing to be opened through franchisee model should meet the above-mentioned eligibility criteria.
  - (ii) Bidder should submit along with its offer tender specific authorization/Franchisee certificate/Letter of Interest from the authorized signatory of the company/brand of whose outlet bidder is intending to open. However, tender specific authorization/Franchisee certificate/Letter of Interest should specifically state that the brand meets the requisite eligibility criteria (both Technical & Financial) of the tender.
  - (iii) Documentary evidence for the technical & financial credentials of the brand meeting the eligibility criteria needs to be submitted by the bidder on the letter head of brand owning company before the signing of the agreement, failing which the LOA may be cancelled along with forfeiture of the EMD/Tender security.
- The tenderer shall submit details of Technical Capacity, in the Performa of **Annexure-7 & 7(A)**. Documentary proof such as certificates from client clearly indicating the nature/scope of work, should be submitted. The offers submitted without this documentary proof shall not be evaluated.
- The Bidder shall furnish the data for financial Capacity in the prescribed format as per **Annexure-7 & 7(B)**. The financial data in the prescribed format shall be certified by Chartered Accountant with his stamp and signature. Copies of Balance sheet for last five audited financial year shall also be provided.
- If a brand is quoting directly, then Annexure 7A & 7B is mandatorily to be submitted along with the technical offer failing which the offer will be rejected. In case of the bidder quoting through a franchise model,

Annexure 7A & 7B needs to be submitted before the signing of the agreement. However, **franchise needs to submit the tender specific authorization/ Franchisee certificate/Letter of Interest from the authorized signatory of the company/brand of whose outlet bidder is intending to open, specifically stating that their brand meets the requisite eligibility criteria (both Technical & Financial) of the tender.**

- 13) Bidder has to submit all Forms, Annexes, along with supporting documents as per Clause 18 (b) below along with the Technical Proposal.
- 14) Bids shall be accompanied with Bid Security amount as indicated against each space offered, by means of a Bank Draft/ Demand Draft/ Pay Order drawn on any Indian Scheduled Bank/ Indian Branch of foreign bank in favour of '**Lucknow Metro Rail Corporation Ltd.**' payable at Lucknow.
- 15) Applications received without due bid security amount shall be summarily rejected.
- 16) **Brief Description of Selection Process:-**
  - a) LMRC has adopted a two packet selection process (the "Selection Process") in evaluating the Proposals, comprising Technical and Financial Proposals to be submitted as per the tender document. After receipt of Proposals, a technical evaluation will be carried out as specified in Clause 21.3 of Chapter VII. Based on this technical evaluation, a short-list of Qualified Bidders shall be prepared. Thereafter, the evaluation of Financial Proposal submitted by the Qualified Bidders will be carried out as specified in Clause 21.4 of Chapter VII. Financial Proposals will finally be ranked and the Bidder who quoted highest Minimum Monthly License Fee for the space (s) in the Financial Bid shall be selected for award of License.
  - b) The License model shall be –Minimum Monthly License Fee quoted by bidder for the space.
  - c) A discount of 50% on license fee for spaces on concourse level for period of 3 (Three) months from date of commencement of License Fee will be granted.
- 17) The bidders may obtain further information/ clarification, if any, in respect of these bid documents from the office of **Chief Engineer/Contract, Lucknow Metro Rail Corporation Ltd. (LMRC), Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow-226010 (Email: [cecontractlmrc@gmail.com](mailto:cecontractlmrc@gmail.com) )**
- 18) **Bid Submission:** The Bid shall contain following envelopes::
  - a) **Envelope-1**, marked: '**Bid Security**', containing Full Bid Security Amount (for one/ two/multiple space as the case may be of required amount as mentioned against each spaces offered Clause 10 above).
  - b) **Envelope-2**, marked '**Technical Bid**' containing following documents in Technical Bid
    - Annexure – 2, 3, 4, 7, 7(A), 7(B), & 11 (all on Official letterhead of the bidder),
    - Power of Attorney for signing of application as per Annexure-5.

- Unconditional acceptance to RFP Conditions as per Annexure-6 (if applicable)
- Self-attested copies of the PAN Card and Goods & Services Tax (GST) Registration Certificate. In case any or all of the provisions mentioned above are not applicable, the Bidder should give a declaration to that effect. Non submission will not be considered as exemption.
- Copies of audited balance sheets of last five audited financial years i.e. FY 2013-14, 2014-15, 2015-16, 2016-17 & 2017-18.
- Copy of the complete Tender Document including Draft License Agreement (Annexure-14) and Addendum/ Corrigendum (if any) duly signed and stamped on each page by authorized representative of the Bidder as a token of acceptance of terms and conditions set out therein.

**c) Envelope-3, marked 'Financial Bid':** The Bidder shall quote the Minimum Monthly License fee (INR) in the bid form in both words as well as figures as given in **Annexure-8**. If there is a discrepancy between words and figures, the amount in words shall prevail.

Above 3 sealed envelopes are to be put in one big envelope super scribed with Notice Inviting Bid No **"LKPD-05"** followed by **"Shop No."** for which the bid is made, for example **"Shop No. 03-AL-02"** OR **"Shop No. 03-SC-01"**. This packet shall be addressed to:

**Chief Engineer/Contracts,**  
*Administrative Building,*  
*Lucknow Metro Rail Corporation Ltd.*  
*Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal,*  
*Vipin Khand, Gomti Nagar, Lucknow-226010*

- 19) Bid documents submitted by fax, telex, telegram, mail or e-mail shall not be entertained and shall be summarily rejected. Only detailed, complete bidding documents, in a physical format and duly sealed envelopes, as mentioned above, received on Application due date prior to schedule time shall be taken as valid.
- 20) Late tenders (received after date and time of submission of bid) shall not be accepted under any circumstances.
- 21) Bids shall be valid for a period of **180 days** from the date of submission of bids.
- 22) LMRC reserves the right to accept or reject any or all proposals without assigning any reasons. No bidder shall have any cause of action or claim against the LMRC for rejection of his proposal.
- 23) Bids will be evaluated space/location wise in favour of H-1 bidder.
- 24) The Concessionaire shall not sub-contract or grant sub-concession or assign any of its rights, duties and obligations under the Concession Agreement, in whole or in part, except with the prior written intimation to LMRC. However, such sub-contract or sub-concession shall be co-terminus with the Concession Term.
- 25) This NIT has been prepared with a view to provide relevant information; parties may do their own due diligence; LMRC shall not be liable with regards to its accuracy, reliability or completeness.

**Chief Engineer/Contract,**  
**Lucknow Metro Rail Corporation Ltd.**