

I. NOTICE INVITING TENDER (NIT)

GENERAL

- 1) Uttar Pradesh Metro Rail Corporation Ltd. (UPMRC) 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) UPMRC 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 9th March 2019 in Lucknow city. UPMRC 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., Uttar Pradesh Metro Rail Corporation (UPMRC) Ltd. invites Open bid in two packet Bidding Process from eligible applicants, who fulfil qualification criteria as stipulated in Clause 9 below, through tender “LKPD-06: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

4. Key Details:

i.	Bid No.	LKPD-06
ii.	License Period	9 Years for all shops except shops at CCS Airport concourse level for which License Period is 15 years
iii.	Bid documents on sale	From 21.02.2020 to 20.03.2020 (between 09:30 Hrs. to 17:30 Hrs.) on working days.
iv.	Cost of bid documents	Rs. 5900/- (inclusive of 18% GST) (Demand Draft on a Scheduled Commercial bank based in India in favour of “ Uttar Pradesh Metro Rail Corporation Ltd. ” payable at Lucknow.)

v.	Last date of Seeking Clarification	24.03.2020
vi.	Pre-Bid meeting	24.03.2020 @ 1500 Hrs
vii.	Last date of issuing addendum	31.03.2020
viii.	Date & time of Submission of Tender	08.04.2020 up-to 15:00 Hrs.
ix.	Date & time of opening of Tender (Technical Bid)	08.04.2020 @ 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	Chief Engineer / Contract, Uttar Pradesh Metro Rail Corporation, Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow – 226010. (Email: cecontractlmrc@gmail.com)

5. Cost of Tender Document as mentioned in 4(iv) above shall be accepted in the form of Demand Draft in favour of "Uttar Pradesh Metro Rail Corporation Ltd." payable at Lucknow. Bidders to provide a copy of GST Registrations No.

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 9 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**.
- (v) 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 UPMRC on its Metro stations.
- (vi) **One can bid for any single/ multiple/all spaces together offered under this tender under three categories (A1, A2 & A3)**
- (vii) 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.

7. The Details of Spaces along with approximate area and Bid security is tabulated below:

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Bid Security (in Rupees)
Category A1: Spaces of size less than 50 Sqm					
1	06-AL1-01	Alambagh	Concourse-unpaid	235	28477
2	06-AL1-02	Alambagh	Concourse-unpaid	276	33423
3	06-AL1-03	Alambagh	Concourse-unpaid	345	41688
4	06-AB1-01	Alambagh Bus stand	Concourse-unpaid	375	45384
5	06-AB1-02	Alambagh Bus stand	Concourse-unpaid	422	51033
6	06-AM1-01	Amausi	Concourse-unpaid	357	21605
7	06-AM1-02	Amausi	Concourse-unpaid	494	29851
8	06-BA1-01	Badshah Nagar	Concourse –unpaid	360	43588
9	06-BA1-02	Badshah Nagar	Concourse –unpaid	385	46543
10	06-BA1-03	Badshah Nagar	Concourse –unpaid	508	61406
11	06-BH1-01	Bhootnath Market	Concourse-unpaid	407	58453
12	06-BH1-02	Bhootnath Market	Concourse-unpaid	407	58500

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Bid Security (in Rupees)
13	06-CH1-01	CHARBAGH	Concourse-paid	323	54908
14	06-DU1-01	Durgapuri	Concourse-unpaid	148	11161
15	06-DU1-02	Durgapuri	Concourse-paid	359	24409
16	06-DU1-03	Durgapuri	Ground Floor	292	31562
17	06-HS1-01	Husainganj	Concourse-unpaid	106	20113
18	06-HS1-02	Husainganj	Concourse-unpaid	203	38415
19	06-IN1-01	Indira Nagar	Concourse-unpaid	406	52217
20	06-IN1-02	Indira Nagar	Concourse-unpaid	406	52217
21	06-IT1-01	IT College	Concourse-unpaid	297	31409
22	06-IT1-02	IT College	Concourse-unpaid	397	42012
23	06-KN1-01	Krishna Nagar	Concourse-unpaid	210	19035
24	06-KN1-02	Krishna Nagar	Concourse-unpaid	276	25077
25	06-KN1-03	Krishna Nagar	Concourse-unpaid	363	32964
26	06-KN1-04	Krishna Nagar	Concourse-unpaid	396	35883
27	06-KN1-05	Krishna Nagar	Concourse-unpaid	398	36117
28	06-KN1-06	Krishna Nagar	Ground Floor	226	29290
29	06-LK1-01	Lekhraj	Concourse-unpaid	316	38213
30	06-LK1-02	Lekhraj	Concourse-unpaid	381	46074
31	06-LK1-03	Lekhraj	Concourse-unpaid	394	47701
32	06-LK1-04	Lekhraj	Ground Floor	428	74020
33	06-MW1-01	Mawaiya	Concourse-unpaid	363	21950
34	06-MW1-02	Mawaiya	Concourse-unpaid	363	21957
35	06-MW1-03	Mawaiya	Concourse-paid	375	20417
36	06-MN1-01	Munshipulia	Concourse-unpaid	334	47959
37	06-MN1-02	Munshipulia	Concourse-unpaid	393	56512
38	06-SC1-01	Sachivalaya	Concourse-unpaid	297	62773
39	06-TN1-01	Transport Nagar	Concourse-unpaid	202	12202
40	06-TN1-02	Transport Nagar	Concourse-unpaid	265	16009
41	06-TN1-03	Transport Nagar	Concourse-unpaid	265	16009

LKPD-06: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Bid Security (in Rupees)
42	06-TN1-04	Transport Nagar	Concourse-unpaid	296	17896
43	06-TN1-05	Transport Nagar	Concourse-unpaid	526	31783
44	06-VV1-01	Vishwavidyalaya	Concourse-unpaid	475	50268
Category A2: Spaces of size 50 sqm to 100 Sqm					
1	06-AM2-03	AMAUSI	Concourse-unpaid	712	43081
2	06-AM2-04	AMAUSI	Concourse-paid	736	40061
3	06-BA2-04	BADSHAH NAGAR	Ground Floor	678	117138
4	06-BA2-05	BADSHAH NAGAR	Ground Floor	795	137376
5	06-BA2-06	BADSHAH NAGAR	Ground Floor	1040	179712
6	06-BH2-03	BHOOTNATH MKT	Concourse-unpaid	542	77819
7	06-DU2-04	DURGAPURI	Concourse-unpaid	818	61823
8	06-HZ2-01	HAZRATGANJ	Concourse-unpaid	774	292559
9	06-IN2-03	INDIRA NAGAR	Ground Floor	804	147614
10	06-IN2-04	INDIRA NAGAR	Concourse-unpaid	542	69628
11	06-IT2-03	IT COLLEGE	Ground Floor	620	93744
12	06-IT2-04	IT COLLEGE	Concourse-unpaid	546	57739
13	06-IT2-05	IT COLLEGE	Concourse-paid	557	53041
14	06-LK2-05	LEKHRAJ	Ground Floor	638	110246
15	06-MN2-03	MUNSHIPULIYA	Ground Floor	637	130712
16	06-SC2-02	SACHIVALAYA	Concourse-unpaid	628	132925
17	06-SC2-03	SACHIVALAYA	Concourse-unpaid	734	155315
18	06-TN2-06	TRANSPORT NAGAR	Concourse-unpaid	871	52660
19	06-VV2-02	VISHWAVIDYALAYA	Ground Floor	572	86486
20	06-VV2-03	VISHWAVIDYALAYA	Concourse-unpaid	546	57739
21	06-VV2-04	VISHWAVIDYALAYA	Concourse-paid	553	52683
Category A3: Spaces of size more than 100 Sqm					
1	06-BA3-07	BADSHAH NAGAR	Concourse-unpaid	2582	224904
2	06-BA3-08	BADSHAH NAGAR	Concourse-unpaid	2925	254732
3*	06-CC3-04	CCS Airport	Concourse-unpaid	(5569+ 257+ 308+	1517972
	06-CC1-01	CCS Airport	Concourse-unpaid		

	06-CC1-02	CCS Airport	Concourse-unpaid	559)	
	06-CC2-03	CCS Airport	Concourse-unpaid	= 6693	
4	06-CH3-02	CHARBAGH	Concourse-unpaid	1323	225124
5	06-CH3-03	CHARBAGH	Concourse-unpaid	6059	916121
6	06-CH3-04	CHARBAGH	Concourse-unpaid	6394	966773
7	06-HZ3-02	HAZRATGANJ	Concourse-unpaid	1614	549083
8	06-HZ3-03	HAZRATGANJ	Concourse-unpaid	1929	656227
9	06-HZ3-04	HAZRATGANJ	Concourse-unpaid	3294	896455
10	06-HS3-03	HUSAINGANJ	Ground Floor	2489	430137
11	06-KD3-01	KD SINGH BABU STADIUM	Ground Floor	2090	325037
12	06-KD3-02	KD SINGH BABU STADIUM	Ground Floor	3403	529211
13	06-LK3-06	Lekhraj	Concourse-unpaid	2109	183675
14	06-LK3-07	Lekhraj	Concourse-unpaid	2582	224904
15	06-SC3-04	SACHIVALAYA	Concourse-unpaid	1112	211797
16	06-SC3-05	SACHIVALAYA	Concourse-unpaid	2610	397846
17	06-SC3-06	SACHIVALAYA	Concourse-unpaid	3085	470249

(Note:- *All the CCS Airport Spaces are clubbed together and will be licensed to a single H-1 bidder)

8. Locations of above commercial spaces offered on Metro Stations are shown in drawings attached under Annexure-1.

9. 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
A1: Spaces of size less than 50 Sqm	a. Bidder must be operating at least Two (2) company/ *brand Outlet	Bidder shall have Company Annual Turnover from its business of not less than INR 1.50 Crores (INR One and a half Crores) for at- least 2 years out of last 3 audited financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of two (2) years	

A2: Spaces of size 50 sqm to 100 Sqm	a. Bidder must be operating at least Three (3) company/*brand Outlet.	Bidder shall have Company Annual Turnover from its business of not less than INR 5.00 Crores (INR Five Crores) for at- least 3 years out of last 5 audited financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of three (3) years	
A3: Spaces of size more than 100 Sqm	a. Bidder must be operating at least Three (3) company/*brand Outlet.	Bidder shall have Company Annual Turnover from its business of not less than INR 7.00 Crores (INR Seven Crores) for at- least 3 years out of last 5 audited financial years.
	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.**
- 10.** Bidder has to submit all Forms, Annexes, along with supporting documents as per Clause 15 (b) below along with the Technical Proposal.
- 11.** 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 'Uttar Pradesh Metro Rail Corporation Ltd.' payable at Lucknow.
- 12.** Applications received without due bid security amount shall be summarily rejected.
- 13. Brief Description of Selection Process:-**
- a) UPMRC 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.

- 14.** The bidders may obtain further information/ clarification, if any, in respect of these bid documents from the office of Chief Engineer/Contract, Uttar Pradesh Metro Rail Corporation Ltd. (UPMRC), Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow-226010 (Email: cecontractlmrc@gmail.com)
- 15.** 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 7 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 2014-15, 2015-16, 2016-17, 2017-18 & 2018-19
 - 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-06" followed by "Shop No." for which the bid is made, for example "Shop No. 06-AL1-02" OR "Shop No. 06-SC2-03". This packet shall be addressed to:

Chief Engineer/Contracts,

Administrative Building,

Uttar Pradesh Metro Rail Corporation Ltd.

Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal,

Vipin Khand, Gomti Nagar, Lucknow-226010

- 16.** 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.
- 17.** Late tenders (received after date and time of submission of bid) shall not be accepted under any circumstances.
- 18.** Bids shall be valid for a period of 180 days from the date of submission of bids.
- 19.** UPMRC 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 UPMRC for rejection of his proposal.
- 20.** Bids will be evaluated space/location wise in favour of H-1 bidder.
- 21.** 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 UPMRC. However, such sub-contract or sub-concession shall be co-terminus with the Concession Term.
- 22.** This NIT has been prepared with a view to provide relevant information; parties may do their own due diligence; UPMRC shall not be liable with regards to its accuracy, reliability or completeness.

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