

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 9th 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-03: RFP for developing, setting up, operating and maintaining commercial spaces of size less than 50 sqm. through licensing at various metro stations of N-S Corridor of Lucknow Metro at Lucknow.**
- 4) **Key Details:**

i.	Bid No.	LKPD-03
ii.	License Period	9 Years
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	Rs. 5900/- (inclusive of 18% GST) (Demand Draft on a Scheduled Commercial bank based in India in favour of “Lucknow Metro Rail Corporation Ltd.” payable at Lucknow.)
v.	Last date of Seeking Clarification	03.05.2019
vi.	Pre-Bid meeting	03.05.2019 @ 1500 Hrs
vii.	Last date of issuing addendum	08.05.2019
viii.	Date & time of Submission of Tender	15.05.2019 up-to 15:00 Hrs.
ix.	Date & time of opening of Tender (Technical Bid)	15.05.2019 @ 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	Chief Engineer / Contract, Lucknow Metro Rail Corporation, Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar,

		Lucknow – 226010. (Email: cecontractlmrc@gmail.com)
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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	03-AL-06	Alambagh	Concourse - Unpaid	235	28500

Tender LKPD-03: RFP for developing, setting up, operating and maintaining commercial spaces of size less than 50 sqm. through licensing at various metro stations of N-S Corridor of Lucknow Metro at Lucknow.

2	03-AL-05	Alambagh	Concourse - Unpaid	276	33400
3	03-AL-04	Alambagh	Concourse - Unpaid	345	41700
4	03-AL-02	Alambagh	Ground Floor - Catchment	368	63600
5	03-AL-03	Alambagh	Ground Floor - Catchment	440	76000
6	03-AL-01	Alambagh	Ground Floor - Catchment	492	85000
7	03-AB-02	Alambagh Bus Stand	Concourse - Unpaid	375	45400
8	03-AB-01	Alambagh Bus Stand	Concourse - Unpaid	422	51000
9	03-AM-02	Amausi	Concourse - Unpaid	357	21600
10	03-AM-01	Amausi	Concourse - Unpaid	494	29900
11	03-BA-01	Badshah Nagar	Ground Floor - Catchment	280	48300
12	03-BA-03	Badshah Nagar	Concourse - Unpaid	360	43600
13	03-BA-04	Badshah Nagar	Concourse - Unpaid	385	46500
14	03-BA-02	Badshah Nagar	Concourse - Unpaid	508	61400
15	03-BH-01	Bhootnath Market	Ground Floor - Catchment	156	32000
16	03A-BH-01	Bhootnath Market	Ground Floor - Catchment	308	63300
17	03-BH-04	Bhootnath Market	Concourse - Unpaid	407	58500
18	03-BH-03	Bhootnath Market	Concourse - Unpaid	407	58500
19	03-CC-01	CCS Airport	Concourse - Unpaid	257	77700
20	03-CC-02	CCS Airport	Concourse - Unpaid	308	93100
21	03-CH-01	Charbagh	Ground Floor - Catchment	306	82600
22	03-CH-03	Charbagh	Concourse - Paid	323	54900
23	03-CH-02	Charbagh	Concourse - Unpaid	501	94700
24	03-DU-04	Durgapuri	Concourse - Unpaid	148	11200
25	03-DU-02	Durgapuri	Ground Floor - Catchment	192	20700
26	03-DU-01	Durgapuri	Ground Floor - Catchment	304	32900
27	03-DU-03	Durgapuri	Concourse - Paid	359	24400
28	03-HS-02	Husainganj	Concourse - Unpaid	106	20100

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29	03-HS-01	Husainganj	Concourse - Unpaid	203	38400
30	03-IN-02	Indira Nagar	Concourse - Unpaid	406	52200
31	03-IN-03	Indira Nagar	Concourse - Unpaid	406	52200
32	03-IT-01	IT College	Ground Floor - Catchment	133	20100
33	03-IT-07	IT College	Concourse - Unpaid	297	31400
34	03-IT-06	IT College	Concourse - Unpaid	397	42000
35	03-IT-05	IT College	Concourse - Unpaid	475	50300
36	03-KN-02	Krishna Nagar	Ground Floor - Catchment	188	24400
37	03-KN-03	Krishna Nagar	Ground Floor - Catchment	190	24600
38	03-KN-04	Krishna Nagar	Concourse - Unpaid	210	19000
39	03-KN-06	Krishna Nagar	Concourse - Unpaid	276	25100
40	03-KN-08	Krishna Nagar	Concourse - Unpaid	363	33000
41	03-KN-07	Krishna Nagar	Concourse - Unpaid	396	35900
42	03-KN-05	Krishna Nagar	Concourse - Unpaid	398	36100
43	03-KN-01	Krishna Nagar	Ground Floor - Catchment	462	59900
44	03-LK-03	Lekhraj	Concourse - Unpaid	316	57300
45	03-LK-04	Lekhraj	Concourse - Unpaid	381	69100
46	03-LK-05	Lekhraj	Concourse - Unpaid	394	71600
47	03-LK-02	Lekhraj	Ground Floor - Catchment	456	118200
48	03-LK-01	Lekhraj	Ground Floor - Catchment	484	125500
49	03-MW-01	Mawaiya	Concourse - Unpaid	363	22000
50	03-MW-02	Mawaiya	Concourse - Unpaid	363	22000
51	03-MW-03	Mawaiya	Concourse - Paid	375	20400
52	03-MN-02	Munshipulia	Concourse - Unpaid	334	48000
53	03-MN-01	Munshipulia	Concourse - Unpaid	424	60800
54	03-SC-01	Sachivalaya	Concourse - Unpaid	297	62800
55	03-TN-02	Transport Nagar	Concourse - Unpaid	202	12200

56	03-TN-03	Transport Nagar	Concourse - Unpaid	265	16000
57	03-TN-04	Transport Nagar	Concourse - Unpaid	265	16000
58	03-TN-05	Transport Nagar	Concourse - Unpaid	296	17900
59	03-TN-01	Transport Nagar	Concourse - Unpaid	526	31800
60	03-VV-03	Vishwavidyalaya	Concourse - Unpaid	395	41900
61	03-VV-04	Vishwavidyalaya	Concourse - Unpaid	294	31100
62	03-VV-02	Vishwavidyalaya	Ground Floor - Catchment	430	65100
63	03-VV-06	Vishwavidyalaya	Concourse - Unpaid	475	50300
64	03-VV-01	Vishwavidyalaya	Ground Floor - Catchment	511	77300

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	
Commercial Space with area less than 50 sqm. (538 Sq. ft.)	a)	Bidder must be operating at least Two (2) company/ *brand Outlet of category as proposed under Annexure-7 "Technical Bid Form".	a)	Bidder shall have Company Annual Turnover (from the category of business proposed under Annexure-7 viz. "Technical Bid Form") not less than INR 2.00 Crores (INR Two 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		

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 three 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)**
- 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 three audited financial years i.e. FY 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-03”** 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.**