

PATNA SMART CITY LIMITED

EXPRESSION OF INTEREST

Development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in Patna as Happy Street for placemaking

NIT No.: 03/MD/PSCL/2020



MANAGING DIRECTOR
PATNA SMART CITY LIMITED
5th Floor, BISCOMAUN Bhawan,
Gandhi Maidan, Patna- 800 001
E-Mail : patnasmartcity.pscl@gmail.com

SEPTEMBER 2020

EXPRESSION OF INTEREST

Patna Smart City Limited (PSCL) invites online Expression of Interest (EOI) for Development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in Patna as Happy Street for placemaking as per the following timelines:

Sl. No.	Activity	Timeline
1.	Online Sale/Download period of EOI documents	From 25.09.2020 to 27.10.2020 (15.00 Hrs.) https://eproc.bihar.gov.in/
2.	Last date and time for submission of bids online	Till 11.00 Hrs. on 28.10.2020
3.	Date & time of pre-bid meeting at PSCL office on 5 th Floor, Biscomaun Tower, Patna 800001	At 15.00 Hrs. on 15.10.2020
4.	Last date and time for submission of original EMD & DD (EOI fee)	Till 12.00 Hrs. on 28.10.2020
5.	Date and time of opening of Technical bid	At 17.00 Hrs. on 28.10.2020
6.	Date and time of opening of Financial bid	To be intimated after technical evaluation of bids by the Tender Committee
7.	Bid Validity period	120 days
8.	Cost of Bid Document / RFP Fee	Rs. 5,000/- (Rupees Five Thousand] only (Non-Refundable) in the form of Demand Draft in favour of Managing Director, Patna Smart City Ltd, payable at Patna.
9.	e-proc Bid Processing Fee	Payable to BELTRON as per e-proc norms https://eproc.bihar.gov.in/
10.	Earnest Money Deposit (EMD)	Rs 14,00,000/- (Rupees Fourteen Lakh) only (Refundable) in the form of unconditional Bank Guarantee, DD of Scheduled Bank; Post Office Term Deposit/ FD/NSC to be pledged in favour of Managing Director, Patna Smart City Ltd, payable at Patna.

-Sd/-
Managing Director
Patna Smart City Ltd.

DISCLAIMER

The information contained in this **Expression of Interest (EOI)** or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of Patna Smart City Limited (PSCL) (henceforth referred to as PSCL in this document/ 'the Authority') or any of its employees or advisers, shall be considered confidential and not to be reproduced/ transmitted/ adopted/ displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of an entity for the project of **'Development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in Patna as Happy Street for placemaking'**.

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their proposals, and based upon the proposals so received from interested parties a specific Request for Proposal (RFP) can subsequently be prepared by PSCL.

This EOI includes statements, which reflect various assumptions and assessments, arrived at by the Authority/ Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. As such this EOI may not be appropriate for all persons, and it is not possible for the Authority/ Employer, its employees, or advisers to consider the objectives, technical expertise and particular needs of each and every Applicant who reads or uses this EOI. The assumptions, assessments, statements, and information contained in this EOI, may not be complete, accurate, adequate, or correct. Each Applicant should therefore conduct their own investigations and analyses and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and consider obtaining independent advice from appropriate source(s).

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority/ Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise; including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment, or assumption contained in this EOI.

The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposal(s)/ terminate the process at any time, without assigning any reasons, whatsoever.

Patna Smart City Limited (PSCL) reserves the right to cancel the tender process at any stage without assigning any reason.

The Applicant shall bear all its costs associated with or relating to the participation in this process, regardless of the conduct or outcome of the process.

**-Sd/-
Managing Director
Patna Smart City Ltd**

Contents

1	Introduction.....	6
2	Key Events and Tentative Dates:.....	7
3	Project Objective	9
4	Project Location and Surroundings	9
5	Site Analysis	12
6	Project Components:	13
7	Concept Presentation:	16
8	Eligibility Criteria.....	18
9	Forms:	20

Invitation for Expression of Interest for Development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in Patna as Happy Street for placemaking

Introduction:

1. Patna Smart City Limited (PSCL) is a Special Purpose Vehicle (SPV) created by Government of Bihar and Patna Municipal Corporation under Smart City Mission to deliver several Area Based Development (ABD) and PAN City initiatives, with focus on infrastructure and Information & Communication Technology (ICT) advancements at strategic locations. The Ministry of Housing and Urban Affairs (MoHUA), Government of India (GoI) under Smart City Mission (SCM), is developing around 100 select cities as smart cities in India.
2. Patna is one such smart city, selected in the third round. Under the Smart City Mission, Government emphasizes to improve the basic civic amenities of the cities on one hand and provide modern technological advances for ease of living on the other. The Smart City Proposal for Patna envisions to implement a number of projects including development of 325 m road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in ABD area of Patna as Happy Street for placemaking.
3. PSCL identifies opportunity in developing the aforementioned stretch of road between Maurya Hotel and Children Park (adjacent DM's residence) as a Happy Street for placemaking.
4. As PSCL proposes to identify an Agency for development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM's residence) in Patna as Happy Street for placemaking, the details of this project are attached. Accordingly, PSCL invites Expressions of Interest ("EOI") from interested Agencies for the same.
5. The project is proposed to be developed and established under pre-specified performance standards.
6. Interested Agencies/ Applicants are requested to submit their responses in the formats under 'Forms'. They are also required to provide documents in support of their approach, achievements/ claims and compliance to eligibility criteria.

Key Events and Tentative Dates:

Sl. No.	Stage	Date / Time
1.	Online Sale/Download period of EOI documents	From 25.09.2020 to 27.10.2020 (15.00 Hrs.) https://eproc.bihar.gov.in/
2.	Last date and time for submission of bids online	Till 11.00 Hrs. on 28.10.2020
3.	Date & time of pre-bid meeting at PSCL office on 5 th Floor, Biscomaun Tower, Patna 800001	At 15.00 Hrs. on 15.10.2020
4.	Last date and time for submission of original EMD & DD (EOI fee)	Till 12.00 Hrs. on 28.10.2020
5.	Date and time of opening of Technical bid	At 17.00 Hrs. on 28.10.2020
6.	Date(s) for Presentation of design, implementation, operation, maintenance, and business model	Will be notified
7.	Date(s) for Technical Discussions/ Clarifications leading to Formulation of RFP	Will be notified
8.	RFP Publication Date- Only the qualified EOI respondents will be eligible to participate in this RFP	Will be notified

Project Objective:

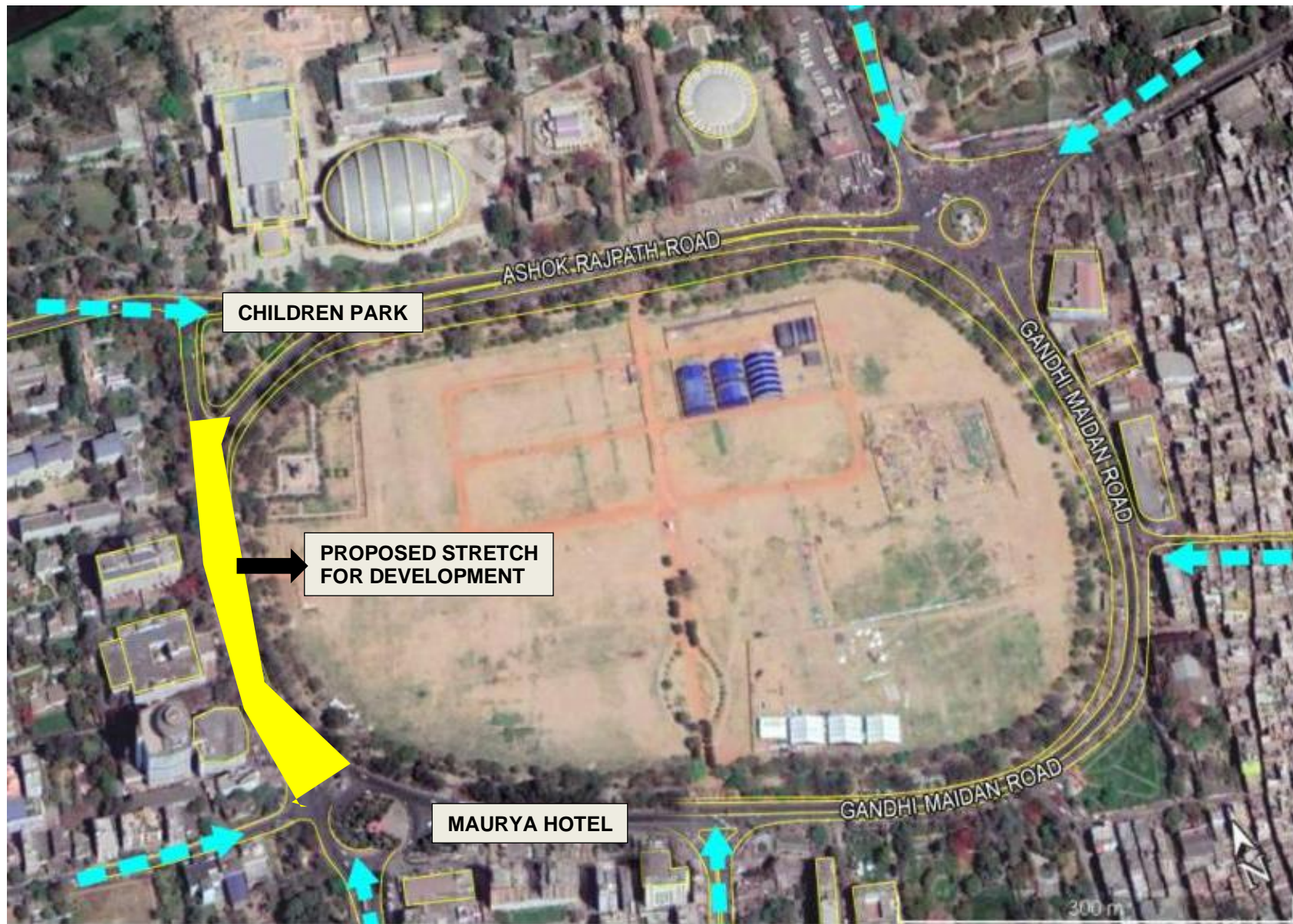
Several nodes of High Value Touristic Importance have been developed along Gandhi Maidan; and one of them is Golghar, which has its own admirers. The other is the newly built “Sabhyata Dwar” on the banks of River Ganges adjacent to International Convention Centre. The star rated hotels on the southern side of Gandhi Maidan add magnificent urban skyline to the area. BISCOMAUN tower, the tallest building in Patna, with office complex housing the office of Patna Smart City Limited as well and a roof top revolving restaurant lies on the western side of Gandhi Maidan; adds to the public realm of the area. The road on the western side of Gandhi Maidan is appropriate to be developed as a public placemaking, and can be developed as a Happy Street or pedestrian paradise during evening hours by restricting the traffic movement, to some extent, which otherwise during the day hours can continue to be used by office goers and students.

The objective of the project is to develop the Road between Maurya Hotel and Children Park (adjacent DM’s residence) in Patna as Happy Street for public placemaking. Developing the road stretch as a Happy Street is intended to provide the pedestrians a space, which can offer a realm of activities with designated spaces for food vendors, streetscaping etc.

Project Location and surroundings:

The proposed road is located on the West side of Gandhi Maidan; with Maurya Hotel on the Southern end and Children Park (adjacent to DM’s residence) on the Northern end. The total length of this road in the heart of the city is 325 m and the RoW varies from 26 – 30 m. The area is surrounded by some of the prominent buildings of Patna, which include:

- Biscomaun Bhawan, St. Xavier’s School, Golghar on the Western Side,
- Udyog Bhawan, Regent Cinema, Mona Cinema on the Eastern Side,
- Samrat Ashok Convention Centre, SK Memorial Hall on the Northern Side,
- Maurya Hotel, Panache Hotel, Twin Towers, RBI Building on the Southern Side.



Google Imagery Showing Project Location

Site Analysis:

A reconnaissance survey of the proposed stretch of road (West of Gandhi Maidan Road) carried out by PSCL has revealed that there is an immense potential to develop it as a public placemaking zone. The main objective of this project is to turn the proposed stretch of road into a recreation place, where people can gather and enjoy quality time with family and friends. Several activities and interventions can be proposed to improve this stretch of road fit for place making. The essence is to create a **superior public place making spot** for citizens of Patna where people get attracted and start enjoying the existing Gandhi Maidan, existing landscaped surrounding it and thus enhancing their quality of life. The other objective is to transform this underutilized urban space with efficient and robust landscaping, creation of facilities for different kind of activities along pedestrian promenade which will be lined with gardens, food courts and organized vending spaces, LED screens, lighting and providing adequate seating area.



Existing Site Images

Project Components:

1. The project is proposed to be developed on Design, Build, Operate and Transfer Mode (DBOT) at an estimated expenditure of Rs. 7.00 crores earmarked for this project. The project may have, but not limited to, the following broad components:
 - Beautification of the proposed stretch of road through various interventions which may include lighting, landscaping, streetscaping and other ideas.
 - Improvement of the western periphery of Gandhi Maidan through landscape lighting and refurbishment of boundary wall.
 - Installation of large size LED screens inside Gandhi Maidan along the western periphery with face of the screens towards the road.
 - Dynamic façade lighting of BISCOMAUN Bhawan.
 - Dedicated cycle tracks along one edge of the road for encouraging various pedestrian activities.
 - Designated spaces in the form of footpath with bollards for movement of pedestrians.
 - Beautification of JP Round-about.
 - Designated spaces for food vendors on one side of the road on mobile food vehicles, with allocated spaces for people to enjoy the food items.
 - Other interventions which improves the overall visibility and appeal of the proposed stretch making the street best of its kind.
2. The successful applicant shall be solely and exclusively responsible to Design, Engineer, Construct, Operate, Maintain & Transfer the proposed project and to provide the services which would be defined in the RFP.
3. The maintenance period will be of 3 years after the construction and commissioning of the project.
4. **No CHINA make** / product will be allowed to be installed in this project.



Reference Images for proposed development



Reference Images for Proposed Development

Concept Presentation:

1. For evolving the best techno-economically and financially feasible solution, it is essential to identify all project components, their operational requirements as well as capabilities, functionalities, various aspects, and formulating the minimum essential requirements. PSCL has accordingly planned to invite bidders for an open and interactive participation through concept presentation.
2. The developer / bidder is expected to give a detailed technical presentation to PSCL covering the following:

Sl. No.	Topics
1	Details of similar projects implemented by the developers.
2	Reconnaissance/ understanding of the existing site and surrounding areas & their assessment of future development prospects.
3	Broad Layout Plan & Design of the project: This may include representative conceptual layout plans, 3D views, lighting simulations, proposed project components. Various options of beautification can be proposed by the developer.
4	Appropriate Models for Operation and Maintenance of the various building blocks or project components of the proposed project after its successful commissioning.
5	Cost Estimates of Projects; keeping in view that the fund earmarked for the project is only Rs. 7 crores.

3. PSCL will receive EOIs from Full Solution Providers ('applicant') who will be required to make concept presentation & participate in technical discussions with PSCL, demonstrate their concepts/ capabilities/ functionalities/ features through detailed presentations. This presentation should include representative conceptual layout plans, 3D views of proposed project components, plans to integrate various features and aspects/ functionalities/ applications of the project, as per the objective(s) set/ mentioned earlier.

4. Developer should conform to current Central and State Government Statutes & Policies including Bihar Building Byelaws, while framing the proposal.
5. Based on the learnings from Presentations; Project components and final specifications will be drawn up in form of Request for Proposal (RFP), for implementation.
6. The RFP so finalized will be provided only to those who apply for EOI and are found eligible to take up the work on Design, Build, Operate and Transfer Mode (DBOT) within the estimated cost of Rs. 7 crores earmarked for this project. They will then be invited to submit their technical and financial proposals in response to the RFP document, in the method to be described in the RFP document. After technical and financial evaluations, in the method to be described in the RFP document, PSCL will identify the Most Preferred developer/bidder for implementation of the project.
7. All the information provided by the applicants, like the names of the clients, contract values or any exclusive information etc. will be treated as confidential information.

Eligibility Criteria:

1. The Applicant's competence and capability, besides others, shall be evaluated on following parameters:
 - a Financial Capability in terms of Annual Turnover and Net-Worth and
 - b Technical Experience
2. The Applicant who apply for this EOI, shall need to fulfill the following eligibility criteria (*Evaluation shall be carried out in terms of Pass/ Fail for tabulated parameters separately*):

Sl. No.	Parameters	Criteria	Documents Required to be furnished
1.	Applicant Entity	The Bidder(s) shall be a Company, Firm or LLP incorporated in India under the (Indian) Companies Act 1956/ 2013 or a Company incorporated under equivalent law abroad.	Certificate(s) of Incorporation.
2.	Technical Requirement	<p>The Applicant shall have experience of completing construction work of similar nature in Central/State Government/ PSU/ Local Body entity in India, in the last 3 years prior to the last date of submission of EOI in any of the categories mentioned below:</p> <p>i) One project, of value not less than 90% of Project cost say 6.30 crore,</p> <p>ii) Two projects, each of value not less than 70% of Project cost say 4.90 crore and</p> <p>iii) Three projects each of value not less than 50% of Project cost say 3.50 crore</p> <p><i>Similar works shall include but not limited to roadworks with smart features, landscaping and lighting, parks & ponds (new or renovation works), public place making infrastructure works, etc.</i></p>	Work order and work completion certificates issued from the Client.

Sl. No.	Parameters	Criteria	Documents Required to be furnished
3.	Financial Capacity-Turnover and Net-worth	The applicant shall have Average Annual turnover of at least Rs. 5.00 Crores during the FYs 2016-17, 2017-18, 2018-19. Also, applicant shall have positive Net-Worth during the FYs 2016-17, 2017-18, 2018-19.	Certificate(s) from statutory auditors of the Applicant; Annual Audit Reports.
4.	Declaration of Non-Blacklisting/ Debar/ Termination	Any entity which has been debarred / black-listed/ terminated by any Central/State Government/ PSU/ Local Body entity in India or similar agencies globally for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal, and the same subsists as on the date of Application, shall not be eligible for applying.	Undertaking by the authorized signatory

- Only those applicants who have submitted EOI and fulfill the eligibility criteria shall be allowed to bid in response to the RFP and submit their proposal for implementation of the project.

Forms:**FORM 1: TECHNICAL CAPABILITY OF THE APPLICANT**

Sl. No.	Information	Response (attach supporting documents)
1	Name and address of the Applicant	
2	Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI	
3	Legal Status	
4	Product(s) / Service(s) Offered	
5	Years in business.	
6	Number of similar projects executed (details for each project to be provided in Form 3)	
7	Project Information – Name, Client, Scope, Activity mix, Value, Start / End Dates, etc.	(repeat for each project as per information under (4))
8	Requirement to form any joint venture for providing any component / feature / service etc. under this project (Yes / No)	
9	If Yes for Sl. No. 8 above, define the component / feature / service etc.	

FORM 2: FINANCIAL CAPABILITY OF THE APPLICANT
(Supporting documents to be attached)

Sl. No.	Audited Balance sheet for following Financial Years	Annual Turn over Details of Bidder (Rs. in Crore)	Annual Net Worth Details of Bidder (Rs. in Crore)
1	2016-17		
2	2017-18		
3	2018-19		

FORM 3: PROJECT CREDENTIALS

(Separate form shall be furnished in respect of each project whose experience is being claimed)

1. Project Name:	
2. Location:	
3. Name of Client:	
4. Brief Description of Project:	
5. Status of the Project (completed / ongoing / operational)	
6. Name of associated Firm(s), if any:	
7. Date of – a. Date of award of the Project b. Project Completion Date:	
8. Project cost:	

**FORM 4: FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT
BEING BLACKLISTED / DEBARRED/ TERMINATED**

(To be submitted on the Letterhead of the Agency/Bidder)

Date: dd/mm/yyyy

To

**The Managing Director,
Patna Smart City Limited
5th Floor, BISCOMAUN Towers
Patna- 800 001**

Subject: Declaration for not being debarred / black-listed by Central / any State Government department in India as on the date of submission of the bid

EOI Reference No: XX

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the Company _____ is not debarred / black-listed/ terminated by any Central/State Government/ PSU entity in India or similar agencies globally for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal. In the event of any deviation from the factual information/ declaration, PSCL reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,

Yours faithfully,

Signature of Authorized Signatory (with official seal)

Date :

Name :

Designation:

Address:

Telephone & Fax:

E-mail Address:

FORM 5: FORMAT FOR POWER OF ATTORNEY

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____ (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms. (name and residential address of Power of attorney holder) who is presently employed with us and holding the position of _____

as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the **‘EOI for Development of 325 m Road (RoW: 26-30 m) between Maurya Hotel and Children Park (adjacent to DM’s residence) in Patna as Happy Street for placemaking’**, including signing and submission of all documents and providing information / responses to the PSCL, representing us in all matters before PSCL, and generally dealing with the PSCL in all matters in connection with our Proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For _____

Name:

Designation:

Date:

Time:

Seal:

Business Address:

Accepted,

(Signature)

(Name, Title and Address of the Attorney)

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- The Power of Attorney shall be provided on stamp paper.
- The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Bidder authorizing the person who is issuing this Power of Attorney on behalf of the Bidder.