



DELHI METRO RAIL CORPORATION LIMITED

**DESIGN AND CONSTRUCTION OF “NATIONAL METRO RAIL
KNOWLEDGE CENTRE (NMRKC)” ON PPP MODEL AT
VISHWAVIDYALAYA METRO STATION**

REQUEST FOR PROPOSAL (RFP) DOCUMENT

AUGUST, 2021

DELHI METRO RAIL CORPORATION LIMITED
METRO BHAWAN, FIRE BRIGADE LANE, BARAKHAMBHA ROAD,
NEW DELHI-110001



DELHI METRO RAIL CORPORATION LIMITED

DESIGN AND CONSTRUCTION OF “NATIONAL METRO RAIL KNOWLEDGE CENTRE (NMRKC)” ON PPP MODEL AT VISHWAVIDYALAYA METRO STATION

REQUEST FOR PROPOSAL (RFP) DOCUMENT

AUGUST, 2021

DELHI METRO RAIL CORPORATION LIMITED
METRO BHAWAN, FIRE BRIGADE LANE, BARAKHAMBHA ROAD,
NEW DELHI-110001

DISCLAIMER

This request for proposal (“**RFP Document**”) for “National Metro Rail Knowledge Centre (NMRKC) in a land pocket of area 3000 sqm at Vishwavidyalaya Metro Station” contains brief information about the Project, qualification requirements and the selection process for the successful Bidder. The purpose of this RFP Document is to provide interested parties (“**Bidder(s)**”) with information in order to assist them in formulation of their bid application (the “**Bid**”).

This RFP document is not an agreement and is not an offer or invitation by DMRC to any other party. The terms on which the Project is to be developed and the rights of the Selected Bidder shall be as set out in separate agreement contained herein.

This RFP document does not purport to contain all the information each Bidder may require. This RFP Document has been prepared with a view to provide the relevant information about the Project available with DMRC and may not be appropriate for all persons, and it is not possible for DMRC, their employees or advisors to consider the investment objectives, financial situation and particular needs of each Bidder who reads or uses this RFP Document. Certain Bidders may have a better knowledge of the proposed Project than others. The assumptions, assessments, statements and information contained in the RFP Document, may not be complete, accurate, adequate or correct. Therefore, each Bidder should conduct his own investigation and analysis and should check the accuracy, reliability and completeness of the Information in this RFP document and obtain independent advice from appropriate sources. DMRC, its employees and advisors make no representation or warranty and shall incur no liability in any manner whatsoever under any law, statute, rules, regulations or otherwise as to the accuracy, reliability or completeness of the assumptions, assessments, statements and Information contained in this RFP Document and the same is provided hereunder as to the best of the knowledge of DMRC.

Information provided in this RFP Document to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The Information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DMRC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

Intimation of discrepancies in the RFP document, if any, should be given to the office of the DMRC, immediately by the Bidders. If DMRC receives no written communication, it shall be deemed that the Bidders are satisfied that the RFP Document and the Information provided hereunder is complete in all respects. In particular, DMRC shall not be responsible /liable for any latent or evident defect in character of the Project land/ Project including but not limiting to the following:

1. Soil testing/investigations;
2. Water availability of ground water;
3. Electricity availability and provisions;
4. Site Drainage;
5. Site approach;

6. All statutory permissions from various authorities including approvals from town planning or other authorities as per the Central / State Government norms;
7. All applicable rent, rates, duties, cess and taxes, if any;
8. All applicable statutory laws and provisions; and
9. Technical and financial feasibility of the project.

Any character or requirement of the Project, which may be deemed to be necessary by the Bidder should be independently established and verified by the Bidder.

This RFP Document is not an agreement and is not an offer or invitation by DMRC to any other party. The terms on which the Project is to be developed and the right of the successful Bidder, shall be as set out in separate agreements executed between DMRC and the successful Bidder in the format broadly set out herein. DMRC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP Document.

DMRC, its employees and advisors makes no representation or warranty and shall have no liability to any person, including any Applicant or Bidder 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 RFP Document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP Document and any assessment, assumption, statement or Information contained therein or deemed to form part of this RFP Document or arising in any way for participation in this Bid Stage.

DMRC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP Document.

DMRC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP Document.

DMRC reserves the right to accept or reject any or all Applications without giving any reasons thereof. DMRC will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the documents to be submitted in terms of this RFP Document.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by DMRC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and DMRC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

The word "Bid" and "Tender" is used interchangeably in the document.

Contents of the RFP Document

SECTION- I

- Project Background,
- Technical Qualification
- Tendering Procedure including Annexure.

SECTION-II

- Draft Lease Agreement

TABLE OF CONTENTS**SECTION-I**

Description	P. No.
1.0	PROJECT BACKGROUND
1.1	The Proposal
1.2	Introduction
1.3	Details of Site and Related Terms and Conditions
1.4	Scope of Work
1.5	Payments to DMRC
1.6	Escrow Account
1.7	Incentive to the Concessionaire
2.0	Regulation of Bids and Lease Agreement
2.1	General Instructions
2.2	Downloaded RFP Documents
2.3	QUERIES IN RFP AND AMENDMENTS
2.4	Pre-bid meeting
2.5	Eligibility Criteria
2.6	Bid by a Consortium of Firms
2.7	Change in Composition and Equity Participation of the Consortium/ JV
2.8	Conflict Of Interest
2.9	Language and Currency
2.10	Tender Fee/Earnest Money Deposit
2.11	Performance Security Deposit
2.12	Proposal Preparation Cost
2.13	Validity of Offer
2.14	Site visit
2.15	Preparation and submission of Proposal
2.16	Submission of Bids
2.17	Bidder's Responsibility
2.18	Modification and Withdrawal of proposal
2.19	Opening of bids
2.20	Responsiveness of Bids
2.21	Evaluation of Bids
2.22	Right to Reject Bids
2.23	Misrepresentation/Fraud/Breach
2.24	Disputes
2.25	Confidentiality
2.26	Acceptance of offer
2.27	Execution of Lease Agreement
3.0	General Conditions of Lease Agreement
3.1	Leased Site
3.2	Moratorium Period
3.3	Right to Sub-Lease
3.4	End of the Lease Period
3.5	Approval from DMRC
3.6	Statutory Clearance
3.7	Assignability and Encumbrances

3.8	Payments to DMRC	47
3.9	Evaluation of Proposals	48
3.10	Extension of Date of Commencement	50
3.11	Maintenance of Project as per RERA provisions	53
3.12	Payment Security & Escrow Accounts	53
3.13	Safety Precautions	54
4.0	ANNEXURES (Formats for Submission)	
Annexure 1	Letter of Application and Interest	55
Annexure 2	General Information of the Bidder	59
Annexure 3	Summary of Financial Details	62
Annexure 3A	Affidavit for Unaudited Balance Sheet	63
Annexure 4	Format for Financial Proposal	64
Annexure 5	Affidavit	66
Annexure 6	Site Plan	67
Annexure 7	Draft Consortium Agreement/Memorandum of Agreement	68
Annexure 8	Format for power of attorney for signing of application	72
Annexure 9	Deleted	73
Annexure 10	Deleted	74
Annexure 11	Undertaking for not banning	75
Annexure 12	Undertaking for downloaded tender document	76
Annexure 13	Undertaking for non-due/pending payment	77
Annexure 13B	Undertaking for current lease agreement	78
Annexure 14	Deleted	79
Annexure 15	Undertaking for Tender Security	80
Annexure-16	Conditions of Agreement on Safety and Health	81
Annexure-17	Outline Design Specifications	82
Annexure-18	Outline Construction Specifications	83
Annexure-19	General terms and condition of Advertisement/Semi-naming	84
Annexure-20	Parking Policy of DMRC	85
Annexure-21	Geotechnical Investigation Report	86

1.0 PROJECT BACKGROUND

1.1 THE PROPOSAL

Delhi Metro Rail Corporation Ltd. (DMRC) hereby invites online bids from eligible bidders, as per the terms and conditions described elsewhere in this RFP document, with requisite financial, managerial and technical expertise and experience to design, develop, finance and construct 'National Metro Rail Knowledge Centre (NMRKC) ' with Integrated Property Development at Vishwavidyalaya Metro Station on Badli- Huda City centre corridor of Delhi Metro on the basis of a Concession Agreement for a period of 31 years 06 months (30 years for lease & 18 months for construction) from the date of Issue of LOA.

Salient features of Bidding procedure are as under:-

The tender schedule for “Establishment of National Metro Rail Knowledge centre at vishwavidyalaya metro station, New Delhi” is given below:

Start of sale of RFP Document to Bidders	From 19.08.2021 to 13.10.2021 (upto 15:00 hrs.) on e-tendering website https://eproure.gov.in/eprocure/app
Tender Security amount (Earnest Money Deposit)	Bidder shall upload scanned copy of Undertaking for Tender Security Declaration as per Annexure-15 of RFP at the time of online bid submission. If Undertaking for Tender Security Declaration is not submitted or is not in prescribed format then such bids shall be considered ineligible and summarily rejected.
Cost of RFP Bid Document (Non-refundable)	INR 23,600/- (inclusive of 18% GST) Non-Refundable Payment of tender fee/ tender document cost is to be done only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The detail of Bank account of DMRC to facilitate the payment is mentioned below this table. The bidders will be required to upload scanned copies of transaction of payment of tender fee/tender document cost including e-receipt (clearly indicating UTR No. and tender reference i.e. NMRKC-01 must be entered in remarks at the time of online transaction of payment, failing which

	<p>payment may not be considered) to be uploaded in online bid submission. No copies of transaction of payment are required to be sent to the office of Sr. General Manager/Contract.</p> <p>Note: The payment of the tender cost is acceptable from any account. However, tenderer shall submit such transaction details along with their tender submission on e-portal. If the same transaction reference number has been submitted for more than one bids. All such bids shall be considered ineligible and summarily rejected.</p> <p>GST registration number also be provided along with tender cost.</p>
Last date of receiving queries	<p>31.08.2021 upto 1700 Hrs</p> <p>Bidders to note that seeking clarification on the tender shall be done by sending it either on registered official email id of DMRC i.e. gmcontracts@dmrc.org or on e-tendering portal only.</p> <p>Seeking clarification by fax or post will not be considered.</p> <p><i>Queries from bidders after due date shall not be acknowledged.</i></p>
Pre-Bid Meeting	<p>01.09.2021 at 1100 Hrs</p> <p>The Pre-bid meeting shall be conducted through video conferencing by software apps such as Cisco Webex/ Microsoft Teams, etc. All perspectives bidders shall provide the detail of the person(s) (maximum upto to two) who will be participating in such virtual meeting at least one day before the meeting (latest by 1100 Hrs on 31.08.2021) to the registered official email of DMRC i.e. gmcontracts@dmrc.org, so that links having details such as software, meeting ID, password etc. can be mailed to these person at least 12 hours before the scheduled pre-bid meeting. Further, bidders are requested to send Pre-bid clarifications on the registered official email of DMRC i.e. gmcontracts@dmrc.org latest by 1700 hrs</p>

	on 31.08.2021 . Queries received after 1700 hrs on 31.08.2021 shall not be entertained.			
DMRC's response to queries by	08.09.2021.			
Tender Submission Start Date & Time	06.10.2021 from 09:00 Hrs			
Tender Submission End Date & Time	13.10.2021 at 15:00 Hrs.			
Date & time of opening of Tender (Technical Bid)	14.10.2021 at 15:00 Hrs.			
Authority and place for Pre Bid meeting	Sr. General Manager / Contracts, Delhi Metro Rail Corporation, 5 th floor, A-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi –110 001			
To facilitate payment of tender fee and tender Security through RTGS, NEFT & IMPS, the details of bank account of DMRC is mentioned below:				
Name of Bank	Bank's Address	Account Name & no.	Account Type	IFSC code
ICICI Bank	9A, Phelps Building, Connaught Place, New Delhi-110001	DMRC Ltd, Tender Cell A/c, 000705045337	Current	ICIC0000007

The bidders are advised to keep in touch with e-tendering portal <https://eprocure.gov.in/eprocure/app> for updates. The Letter of Acceptance to the successful bidder shall be uploaded on procurement portal which can be downloaded by the successful bidder.

For any complaints tenderers may contact
CVO DMRC at 1st floor
A-Wing, Metro Bhawan,
Fire Brigade Lane,
Barakhamba Road,
New Delhi –110001,
Tel: 011-23418406, Email: cvodmrc@gmail.com

Instructions for Online Bid Submission:

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>.

REGISTRATION

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link “**Online bidder Enrolment**” on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC's to others which may lead to misuse.
- 6) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

SEARCHING FOR TENDER DOCUMENTS

- 1) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- 2) Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 3) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

PREPARATION OF BIDS

- 1) Bidder should take into account any corrigendum published on the tender document before submitting their bids.
- 2) Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- 3) Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document. Bidder has to ensure that size of each file should not exceed 40MB before uploading
- 4) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use "My Space" or "Other Important Documents" area available to them to upload such documents. These documents may be directly submitted from the "My Space" area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

SUBMISSION OF BIDS

- a) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- b) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- c) Tender fee / Tender document cost : The instrument type for payment of tender cost / tender fee/ is to be done only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The Bidders will be required to upload scanned copies of transaction of payment of tender cost / tender fee at the time of bid submission.
- d) Tender Security/ EMD : Bidder should upload the scanned copy of Undertaking for Tender Security Declaration as per the instructions specified in the tender documents. Otherwise the uploaded bid will be rejected.
- e) Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BoQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BoQ file, open it and complete the Blue coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.

- f) The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
- g) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid openers public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- h) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- i) Upon the successful and timely submission of bids (ie after Clicking "Freeze Bid Submission" in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
- j) The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

ASSISTANCE TO BIDDERS

- 1) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.
- 2) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk.
- 3) For any Technical queries please call at 24 x 7 Help Desk Number: 0120-4001062, 0120-001002, 0120-4001005, 0120-6277787. International Bidders are requested to prefix 91 as country code.

E-Mail: **Technical - support-eproc(at)nic(dot)in**