

## Cochin Smart Mission Limited (CSML)

Cochin Smart Mission Limited  
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Kochi - 682 011, India.  
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**TnD No.:** CSML/ TND / 2018 /64 /042

**Dt:** 15/05/2018

**To:**

**All participating Applicants**

Dear Sir,

**Sub:- Minutes of the Pre Bid Meeting & ADDENDUM-I** for the EOI for Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis Reg.

Ref: **(1) Tender ID: 2018\_KMRL\_196900\_1**

**(2) EOI: CSML/Mobility/EOI/002 Dated: 16/03/2018**

Other Ref:- (1) CORRIGENDUM -4 TnD No.: CSML/ TND / 2018 /64 /038 Date:10/05/2018  
(2) CORRIGENDUM -3 TnD No.: CSML/ TND / 2018 /64 /030 Date:19/04/2018  
(3) CORRIGENDUM -2 TnD No.: CSML/ TND / 2018 /64 /008 Date: 21/03/2018  
(4) CORRIGENDUM -1 TnD No.: CSML/ TND / 2018 /64 /006 Date: 14/03/2018  
(5) Notice inviting Tender -NIT No. CSML/Mobility/EOI/002 Date: 03/03/2018

With reference to the above, the **Minutes of the Pre Bid Meeting & ADDENDUM-I** in respect of the above mentioned Expression of Interest (EOI) is herewith enclosed. The Applicants shall make note of the same and submit their EOI proposals accordingly.

**Encl: 1) Minutes of the Pre Bid Meeting  
2) ADDENDUM-I**

**Sd/-  
Managing Director  
Cochin Smart Mission Limited**

## Cochin Smart Mission Limited (CSML)

**Minutes of the Pre-Bid meeting held at 10<sup>th</sup> Floor CSML office, on 10-04-2018 at 3:00 PM  
for the EOI for Development of Multi Level Car Parking cum Commercial Complex at  
Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under  
Smart City Mission.**

### Attendees of the Pre Bid Meeting

Sl. No.	Name	Designation	Organization
<b>Representatives of Authority</b>			
1	Mrs. Raji	General Manager	Cochin Smart Mission Ltd (CSML)
2	Mr. Ajay Kumar	Team Leader	PMC- Smart City Kochi
3	Mrs. Surabhi Kureel	Project Manager	PMC- Smart City Kochi
4	Mr. Vinobha Sunder Singh	Transport Expert	PMC- Smart City Kochi
5	Mr. Setu Divakar	PPP Expert	PMC- Smart City Kochi
6	Mr. M . Ganeshan	Finance Expert	PMC- Smart City Kochi
7	Mrs. Renuka	Construction Manager	PMC- Smart City Kochi
8	Ms. Usha Jyothi G	Procurement Expert	PMC- Smart City Kochi
9	Mr. Arun Savi	Senior Manager	PMC- Smart City Kochi
10	Mr. Jishnu Pillai	Assistant Construction Manager	PMC- Smart City Kochi
<b>Representatives of firm / agency present</b>			
1	Mr. Ervin George	Project Engineers	M/s Kuneel Engineers & Contractors Pvt. Ltd
2	Mr. Nithin Paul	Engineer- Marketing	M/s HE-MAN AUTO ROBOPARK (P) Ltd

The following clarifications are issued to the queries received through email.



Smart City  
MISSION TRANSFORMATION

## Cochin Smart Mission Limited (CSML)

Sl. No.	Pre-Bid Queries				Clarifications
	EOI Document Reference (Clause No.)	EOI Document Reference (Page No.)	Content of the EOI requiring clarification	Change Requested/ Clarification required	
<b>General Queries</b>					
1	-	-	-	The available land allotted for the Automated MLCP in length & width?	Extent of land for MLCP Cum Commercial Complex is approximately 72.07 Cents. The surveyed drawing of the site is enclosed.
2	-	-	-	The permissible height for the construction of commercial space & Automated MLCP?	This will be based on KMBR 99 regulations and its subsequent amendments, Structure plan of the Kochi city, Fire regulations and other relevant regulations like Airport vicinity height restrictions.
3	-	-	-	Will the execution of Commercial Space & Automated MLCP be done simultaneously or one after the other?	Ideally, MLCP and Commercial complex construction shall be done simultaneously. However, the applicants to suggest the requirements and planning schedule for successful implementation in their EOI proposal submissions.
4	-	-	-	The permission from the local authorities & fire department for the project will be at CSML scope or the successful bidder?	The activity of obtaining permission from the local authorities & fire department for the project will be Scope of the successful bidder. However CSML will provide the necessary support for the same. However, the applicants to suggest the requirements for successful implementation in their EOI proposal submissions.



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MISSION TRANSFORMATION

## Cochin Smart Mission Limited (CSML)

Sl. No.	Pre-Bid Queries				Clarifications
	EOI Document Reference (Clause No.)	EOI Document Reference (Page No.)	Content of the EOI requiring clarification	Change Requested/ Clarification required	
5	-	-	-	Will it be enough to provide SUV cars space only at the ground floor, since there is a good number of SUV & MUV cars are available on the roads?	<p>All parking spaces should accommodate SUV and MUV cars.</p> <p>Minimum parking requirements as per KMBR 99 and structure plan for Kochi shall be fulfilled. Rest of the things can be decided by the concessionaire considering market conditions/requirements Subject to Concessionaire providing minimum ECS as determined in the Concession Agreement.</p> <p>The system shall be designed to accommodate cars of size up to 5000 mm length, width 2000 mm and height 2100 mm (SUV) in at-least 40% of the total proposed MLCP ECS. The remaining cars space should accommodate cars of size up to 5000 mm length, width 2000 mm and height 1600 mm. The retrieval time for a single car should not be more than 120 seconds &amp; average parking/ retrieval capacity per hour of the mechanized parking system should not be less than 30 cars / hour. The above details should be demonstrated by the successful bidder during the time of commissioning &amp; hand over.</p>



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MISSION TRANSFORMATION

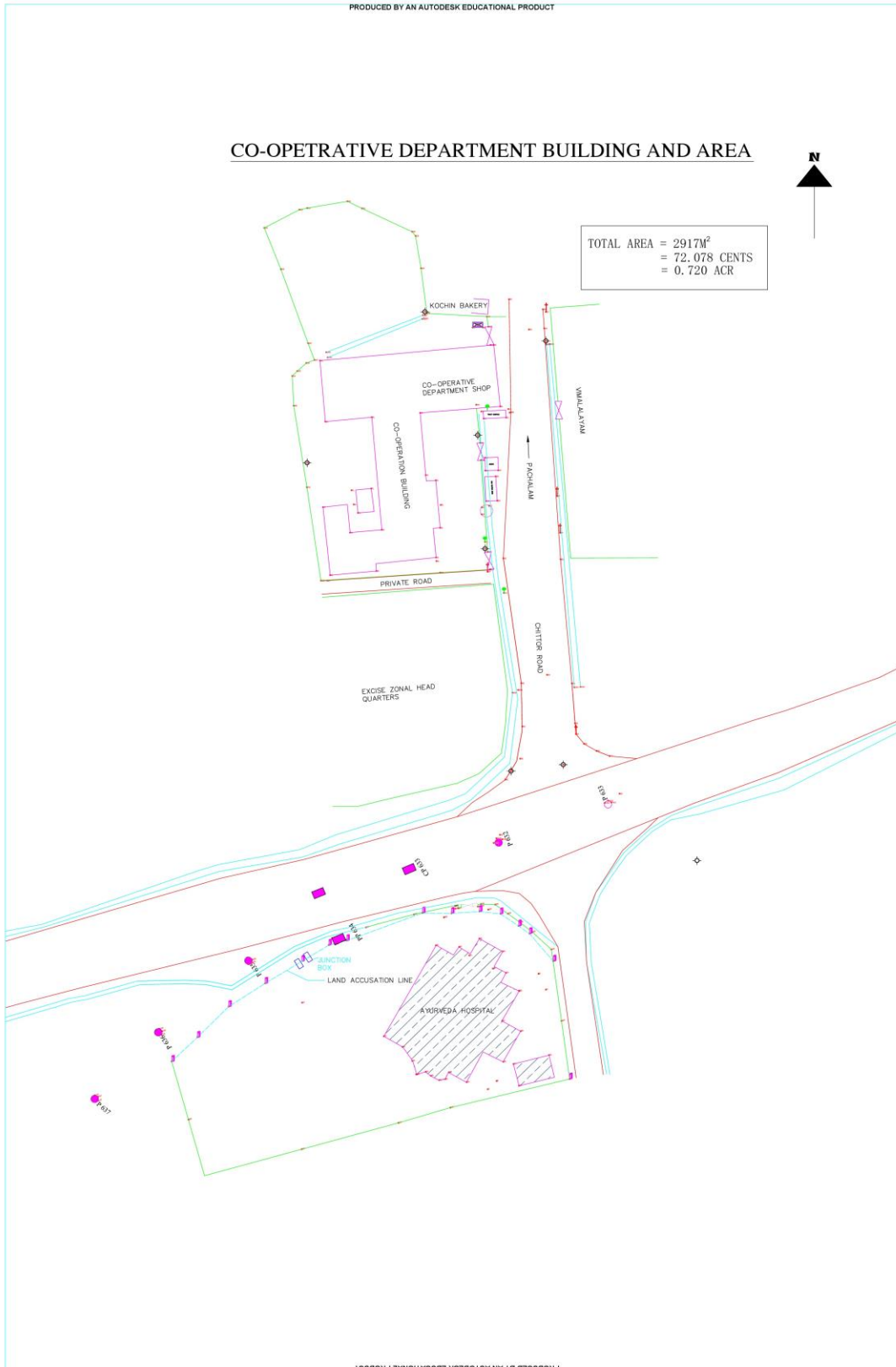
## Cochin Smart Mission Limited (CSML)

Sl. No.	Pre-Bid Queries				Clarifications
	EOI Document Reference (Clause No.)	EOI Document Reference (Page No.)	Content of the EOI requiring clarification	Change Requested/ Clarification required	
6	-	-	-	Allotted time period for the completion of the project?	The applicants to suggest the work schedule / time frame requirements for successful implementation in their EOI proposal submissions. The committee shall evaluate the submissions / proposals received and include the best suitable work schedule / time frame in the RFP based on best practices as deemed fit by the Committee. However, Authority reserves the exclusive right of selection and adoption of suitable work schedule / time frame as decided by Committee not only based on EOI proposals but also on best practices available, at its discretion.
7	-	-	-	Extension of time for EOI submission	<b>Refer latest Corrigendum</b> Published on website. <a href="http://www.csml.co.in">www.csml.co.in</a> , <a href="http://www.kochimetro.org">www.kochimetro.org</a> and <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a> , -under organization name – “Kochi Metro Rail Ltd”.

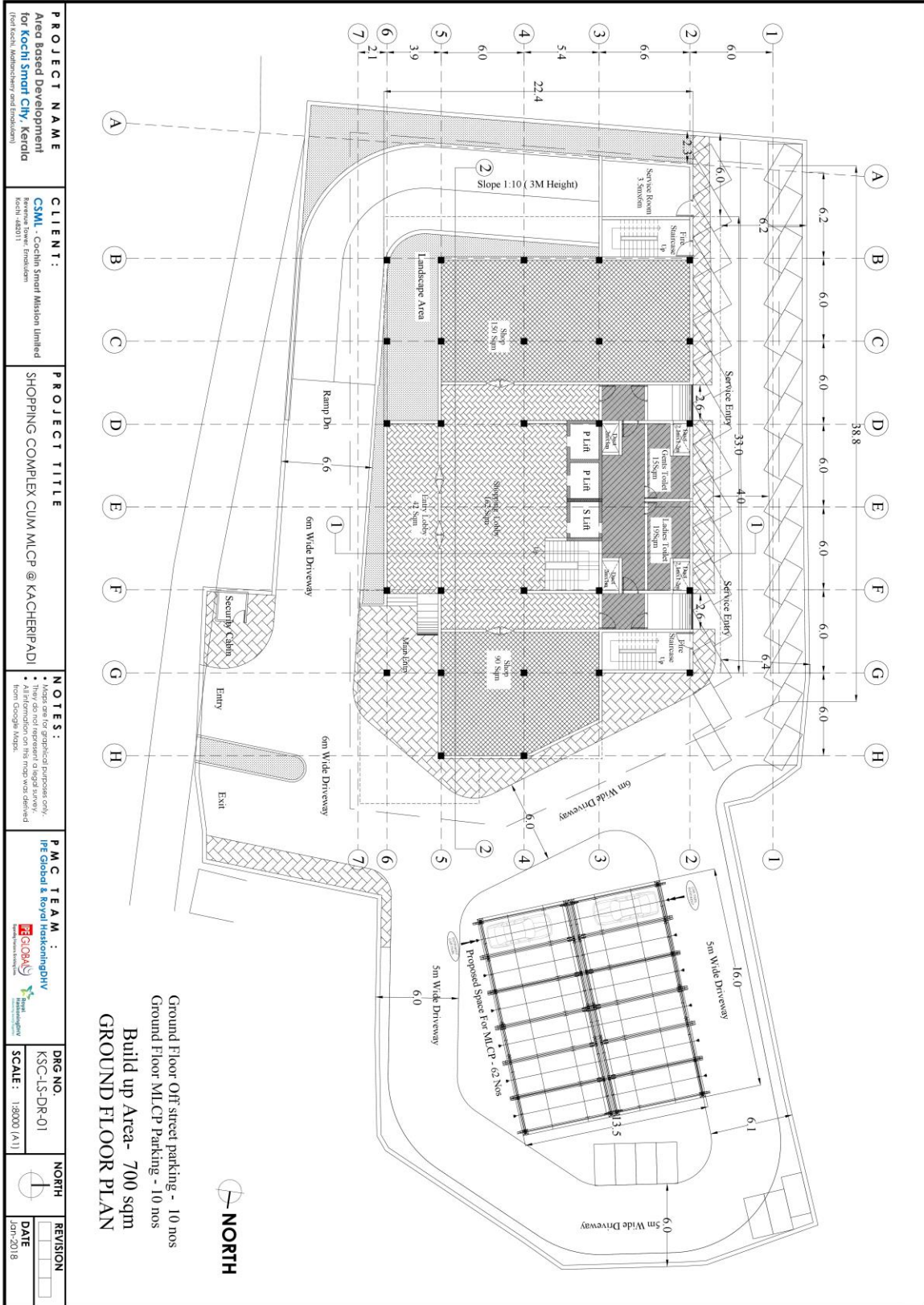
Applicants are hereby once again reminded that, EOI proposals shall be submitted keeping in mind the clarifications & addendum issued.

Sd/-  
Managing Director  
Cochin Smart Mission Limited

# Cochin Smart Mission Limited (CSML)



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Cochin Smart Mission Limited (CSML)

**ADDENDUM-I**

For

**EOI of Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Smart City Mission.**

(Tender ID: 2018\_KMRL\_196900\_1)

(EOI: CSML/Mobility/EOI/002 Dated: 16/03/2018)

Pursuant to **para 3 of 'NOTICE INVITING EXPRESSION OF INTEREST'** of EOI, following addenda is issued and it shall form part of the EOI proposal.

1	<p>In 'NOTICE INVITING EXPRESSION OF INTEREST' para2– <b>'Sentence published as'</b></p> <p>"Submission of a <u>proposal</u> in response to this EOI"</p> <p><b>'to be read as'</b></p> <p>"Submission of <u>interest</u> in response to this EOI"</p>													
2	<p>In Clause 2 'Key Events and Tentative Dates: at page 7– <b>'Sentence published as'</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th style="text-align: center;">Sl. No.</th> <th style="text-align: center;">Stage</th> <th style="text-align: center;">Date / Time</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4</td> <td>Date(s) for Presentation of design, implementation, operation, maintenance and business model</td> <td><u>23<sup>rd</sup> April 2018 to 26<sup>th</sup> April 2018.</u></td> </tr> </tbody> </table> <p><b>'to be read as'</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th style="text-align: center;">Sl. No.</th> <th style="text-align: center;">Stage</th> <th style="text-align: center;">Date / Time</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4</td> <td>Date(s) for Presentation of design, implementation, operation, maintenance and business model</td> <td><u>To be notified</u></td> </tr> </tbody> </table>		Sl. No.	Stage	Date / Time	4	Date(s) for Presentation of design, implementation, operation, maintenance and business model	<u>23<sup>rd</sup> April 2018 to 26<sup>th</sup> April 2018.</u>	Sl. No.	Stage	Date / Time	4	Date(s) for Presentation of design, implementation, operation, maintenance and business model	<u>To be notified</u>
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	<b>'Deleted'</b>
4	<p><b>Clause No.4 Sl. No. 13 Under the heading "4. Project Information", Page 12– 'Paragraph published as'</b></p> <p><u>"The Concessionaire can form a Consortium. The Consortium may consist of multiple members (not more than 3 parties) with one lead member and other Consortium members. The Concessionaire need to provide the details of firm wise activities that will be performed by the Consortium".</u></p> <p><b>'to be read as'</b></p> <p><u>"A single Applicant or the Consortium Members, at the RFP stage, if selected as a Preferred Bidder, shall form a special purpose vehicle (the "Concessionaire"), which will sign the Concession Agreement with the Authority. The Consortium may consist of multiple members, not exceeding more than 3, with one Consortium Member to be acting as a Lead Member. The Consortium Members need to provide their details in a format provided in <b>Form 6 given in Annexure</b>".</u></p>
5	<p><b>Clause No.7, Sl. No. 4 Under the heading "7. Eligibility Criteria", Page 18– 'Paragraph published as'</b></p> <p><u>"Only the applicants who have submitted EOI will be allowed to respond to the RFP as lead bidders and submit their proposal for participation in the implementation of the project. The lead bidder may add new consortium partners as required during the bidding stage".</u></p> <p><b>'Deleted'</b></p>
6	<p><b>In Clause No. 8 Forms the Words under FORM 4: at Page 22 &amp; FORM 5: at Page 24 – 'Published as'</b></p> <p><u>"RFP" and "Request for Proposal"</u></p> <p><b>'to be read as'</b></p> <p><u>"EOI" and "Expression of Interest"</u></p> <p>respectively</p>

Applicants shall make note of the same & submit their Proposals accordingly.

**Sd/-**  
**Managing Director**  
**Cochin Smart Mission Limited**

**Annexure**  
**FORM 6: DETAILS OF APPLICANT**

**Details of Applicant<sup>1</sup>**

**1. The Applicant**

(a) Name:

(b) Country of incorporation:

(c) Address of the corporate headquarters and its branch office(s), if any, in India:

(a) Date of incorporation and/ or commencement of business:

**2. Brief description of the Applicant including details of its main lines of business and proposed role and responsibilities in this Project(s):**

**3. Details of individual(s) who will serve as the point of contact/ communication:**

(a) Name:

(b) Designation:

(c) Company:

(d) Address:

(e) Telephone Number:

(f) E-Mail Address:

(g) Fax Number:

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<sup>1</sup> In case of Consortium, provide these details for all Consortium Members

## Cochin Smart Mission Limited (CSML)

### 4. Particulars of the Authorized Signatory of the Applicant:

(a) Name:

(b) Designation:

(c) Address:

(d) Phone Number:

(e) Fax Number:

### 5. In case of a Consortium,

- a) The information above (1-4) should be provided for all the Members of the Consortium.
- b) Information regarding role of each Consortium Member should be provided as per table below:

Sl. No	Name of Consortium Member	Role of Consortium Member	Percentage of equity in the Consortium
1.			
2.			
3.			