



BANGALORE METRO RAIL CORPORATION LIMITED
3rd Floor, BMTC Complex, K.H. Road, Shanthinagar,
Bengaluru – 560 027

**TENDER FOR SELECTION OF LICENSEES FOR PARKING LOTS AT
NAMMA METRO STATIONS OF REACH – 3, 3A & 3B**

Tender No. BMRCL/GMF (T&R)/PD/Parking Tender-R3, 3A & 3B/IV/2015-16 dated 14-12-2015

BRIEF TENDER DETAILS

1. Tenders in the prescribed form duly sealed are hereby invited for granting License for operating parking lots at the Namma Metro Rail Stations at Reach 3, 3A and 3B.
2. The Parking lot is available for a period of **2 (two) years** only from the date of signing the License Agreement.
3. In respect of the parking lot at Mahalakshmi layout, a non-refundable fee of **Rs.12,00,000/-** (Rupees Twelve Lakhs only) shall be paid at the time of entering into License Agreement.
4. Tender documents will be sold from **14-12-2015 to 04-01-2016** on all working days between **11.00 hrs and 17.00 hrs**.
5. The cost of the tender document is **Rs. 2000/-** (Rupees Two thousand only) which is non-refundable. Only one set of tender documents shall be sold to a bidder.
6. Tender document can be purchased from the office of BMRCL located at 3rd Floor, BMTC Complex, KH Road, Shanthinagar, Bengaluru – 560 027.
7. Prospective bidders can visit the respective stations and meet the Customer Relations Officer, who will show the site earmarked for parking.
8. Tender documents duly completed in all respects should be submitted on or before **1500 hrs on 11-01-2016** at the address given in the Key Details.
7. The tenders will be opened at **1530 hrs on 11-01-2016** in the presence of the interested tenderers or their authorized representatives.
8. Any tender received after the date & time stated above shall not be considered under any circumstance.
9. BMRCL reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any detail or information from any of the tenderer(s).

10. On award of the contract, the Parking Contractor, at his cost, should demarcate the area, fix automatic parking systems, if any, install ticket counter with facility to issue computerized parking ticket indicating time, date and amount etc for smooth functioning.
11. The parking lot is made available on as is where is condition. Any improvement like fencing, paving, entry and exit gates etc shall be made by the Parking Contractor and no compensation shall be paid by BMRCL for undertaking this additional work, even if the contract is terminated for any default of the Parking Contractor.

Package No.	Location of parking lot	Area (Approximate in Square meters) provided for parking of vehicles	Annual License Fee (in Rs.)	Approximate Number of parking slots		
				Two Wheelers	Four Wheelers	LCV/Bus
1	Srirampura Station	128	2,00,000/-	35	Nil	Nil
2	Mahalakshmi Layout (pocket track)	3899	12,00,000/-	284	113	09
3	Soap Factory Station Location 1,2&3	2018	9,00,000/-	311	98	Nil
4	Yeshwantpur	2566	10,00,000/-	150	50	6
5	Peenya Station	1655	2,50,000/-	545	45	4
6	Jalahalli	1300	3,00,000/-	115	52	Nil
7	Nagasandra	4250	6,00,000/-	161	98	15

- a. Bidders are informed that they have to bid separately for each of the location that they want to bid for and their offer should be written in **Annexure III (A) to Annexure III (G)**, available in the Bid Document, giving their highest offer for location/package bid for. If they do not want to bid for a particular location/package, they may mention "Not Applied" on the relevant Financial Bid format.
- b. It is mandatory for the parking contractor to issue computerized ticketing showing the entry time and the exit time. The successful parking contractor shall charge the parking fee only at the approved rates for the class of vehicles parked at the parking lot.
- c. On award of the contract, the Parking Contractor should demarcate the area, provided for two wheelers and four wheelers and shall fix appropriate signage for vehicular directional movement.

- d. If the parking area increases or decreases as against the indicated area mentioned in the Table in clause 2, then the License fee shall increase or decrease on pro-rata basis.
- e. Within the parking area provided, the licensee shall make provision for parking for a minimum of 10 (ten) bicycles at each of the stations.

1. PARKING FEE:

The Parking Contractor shall charge parking fee as per the rates fixed herein under by BMRCL.

Class of Vehicles	PARKING FEE		
	For the First Four hours or part thereof.	For every subsequent hour or part thereof	Parking charges for the day
Cars/Jeep	Rs. 30/-	Rs. 10/-	Rs.50/-
Motor Cycles/ Two wheelers	Rs. 10/-	Rs.5/-	Rs. 25/-
LCVs/HCV	Rs.50/-	Rs.20/-	Rs.100/-
Bicycles	Re. 1 per hour subject to a maximum of Rs.10/- per day.		

Note:

- a. Day means the starting to closing hours of the Metro Service each day
- b. The bidders are informed that the parking facility is meant for the genuine Metro Rail commuters. However, depending upon the availability of space the parking lot can be given to the general public as well.

2. ELIGIBILITY

- (i) The bidder shall either be:
- An individual; or
 - A partnership registered under the Indian Partnership Act, 1882 or the Limited Liability Partnership Act, 2008, or
 - A company incorporated under the (Indian) Companies Act, 1956/2013;
 - Registered Non-governmental Organization
 - Registered Self-Help Group

3. EARNEST MONEY DEPOSIT (EMD)

- (i) The Technical bid should be accompanied by separate **EMD of Rs. 10,000/- (Rupees Ten thousand Only)** for each package applied for, in the form of Pay Order/Demand Draft issued by any Nationalized Bank or any Scheduled Bank in

India in favor of the “**Bangalore Metro Rail Corporation Limited**” payable at Bengaluru. Earnest money in any other form will not be accepted.

- (ii) Tenders not accompanied by valid earnest money deposit (EMD) are liable to be summarily rejected.

4. FINANCIAL CAPACITY

This tender is intended to encourage both new entrants and also those in business for several years. Hence under this RFP, the previous experience is not counted except that the bidder should have financial capacity and capability to commence and successfully run business activities by discharging all statutory obligations to statutory authority, payments for utility charges, compliance of all statutory laws besides payment of annual License fee and other charges to BMRCL. Hence, the **bidder, including bidders bidding as an individual entity, needs to establish the minimum Net Worth requirement of Rs. 25,00,000/- (Rupees Twenty five Lakhs only), which will be applicable for each parking lot applied for.** In case the Bidder applies for more than 1 (one) parking lots in the metro stations listed in the table I, then such Bidder will have to fulfill the minimum Net Worth Criteria which will be the multiple of the number of parking lots by Rs. 25,00,000/- (Rupees Twenty five Lakhs only). In other words, by way of an illustration, if a bidder wishes to apply for all the 7 (Seven) parking lots, then the bidder must demonstrate Net Worth of **Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) i.e. Rs. 25,00,000/- x 7** and the Net Worth statement must be duly certified by a Chartered Accountant or Statutory Auditors as at Annexure II in the Bid Document. For the purposes of this Bid Document, Net Worth (the “**Net Worth**”) shall mean “the sum of subscribed and paid up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity shareholders”. The Bidders shall provide details as per the format at Annexure II in the form of certificate(s) from Chartered Account or Statutory Auditors specifying the Net Worth of the Bidder.

5. USE OF PREMISES

- (i) That, the Parking Contractor shall occupy and use the premises for the purpose of Parking of vehicles of commuters and staff/officers of BMRCL at the respective parking lots.
- (ii) The Licensor may permit the Licensee to temporarily place a portable cabin/shelter for operational use of the parking site after approval by the BMRCL. The same will be removed immediately on termination of contract or completion of the contract period.
- (iii) The tenderer/licensee shall not object to any construction in or around the site that is considered essential by BMRCL.
- (iv) On award of the contract, the Parking Contractor should demarcate the area, install ticket counter to issue computerized parking ticket indicating time, date and amount etc for smooth functioning at his/their cost. The Parking Contractor

may use technology to provide the parking lot through online booking services or other technological modes for commuter's convenience

- (v) It shall be obligatory on the part of the Parking Contractor to issue computerized parking tickets which shall automatically print the time of entry of vehicle and the exit time. The Parking Contractor shall charge only the rates approved by BMRCL.
- (vi) The Parking Contractor shall not charge any additional charges for operating this online facility other than the parking charges approved by BMRCL. Parking Contractor shall exhibit the approved charges at a conspicuous place inside the licensed premises.
- (vii) That the Parking Contractor would ensure that the licensed premises are operational for all the seven(7) days in a week and that adequate and suitable manpower is available from 5 AM to 11 PM on all days. BMRCL may alter this timing depending on the opening and closing hours of the Metro Train Services.
- (viii) That the Parking Contractor shall not be entitled to allow any other person to occupy the premises or to use any part thereof without the written permission of the BMRCL.
- (ix) The Parking Contractor shall ensure that the manpower deployed are well trained on First Aid and other Fire rescue training etc for safety.

6. COMPLIANCE

- (i) That the Parking Contractor shall abide by all rules & regulations, bye-laws and guidelines that BMRCL may, from time to time, make or adopt or amend for the care, protection and administration of the Metro Stations; the general welfare and comfort of its commuters and employees.
- (ii) The Parking Contractor and its employees and agents shall be bound to comply with any instructions issued by the BMRCL from time to time.
- (iii) That the Parking Contractor shall equip himself with all necessary permits, License and such other permissions as may be required under the law in force at any time with regard to the operation of the Parking Lot. If for the want of any license or permissions by any authorities, the licensee contractor is not able to operate the parking lot, BMRCL will not offer any rebate or waiver in the license fee payable by the Licensee Contractor, to it.
- (iv) The Parking Contractor shall, during the continuance of the contract/license insure at its costs, against any claim for workmen's compensation or otherwise of all persons employed by him/them in connection with his/their business being carried on as aforesaid with such insurance company as BMRCL shall approve of and shall produce for inspection on demand by BMRCL all policies in respect thereof and the receipts from time to time for current premium paid. The Contractor shall also obtain at their cost a suitable Insurance Policy from the Insurance Company to protect against any kind of claims including claims on account of loss or damage to the vehicles parked in

the Parking lot for an amount of up to Rs. 2 lakhs. The Parking Contractor shall also provide all such assistance as may be sought by BMRCL in respect of any insurance claims that may be preferred by BMRCL on its Insurers, arising out of or on account of the Parking lot licensed to the Contractor,

- (v) The Parking Contractor shall be responsible to comply with the provisions of the Motor Vehicles Act, 1939 and any other law or rule for the time being in force relating to custody and parking of vehicles.
- (vi) The premises of the parking lot will be made available to the contractor from the date of allotment letter and it will be obligatory on the part of contractor to take over the premises, immediately on completion of signing the license agreement, which shall be the effective date. No dispute in any circumstances about the effective date of allotment of parking lot to the contractor would be entertained.

7. Contract Labour (Regulation & Abolition) Act, 1970

The Parking Contractor shall comply with the provisions of the Contract Labour (Regulation and Abolition) Act, 1970 and the Parking Contract Labour (Regulation and Abolition) Central Rules, 1971, as modified from time to time, wherever applicable and shall also indemnify the BMRCL from and against any claims under the aforesaid Act and the Rules.

The Parking Contractor shall obtain a valid License under the aforesaid Act as modified from time to time before the commencement of the License and continue to have a valid License until the completion of the License under this Agreement. Any failure to fulfill this requirement shall attract the penal provisions of the License arising out of the resultant non-execution of the license.

The Parking Contractor shall pay to the labour employed by him/them directly or through Sub-Parking Contractors, the wages as per provisions of the aforesaid Act and the Rules wherever applicable. The Parking Contractor shall notwithstanding the provisions of the License to the contrary, cause to be paid the wages to labour indirectly engaged by the licensee including those engaged by his/their Sub-Parking Contractors in connection with the said license, as if the labour had been directly employed by him/them.

In respect of all labour directly or indirectly employed in the License for performance of the obligations of the Parking Contractor's under the license, the Parking Contractor shall comply with or cause to be complied with, the provisions of the aforesaid Act and the Rules wherever applicable.

8. WAGES TO LABOUR

The Parking Contractor shall comply with the provisions of the Minimum Wages Act, 1948 and the Rules made there under in respect of any employees employed or engaged by him for carrying out the duties and obligations under the License.

Those who wish to participate in the tender are requested to purchase the tender document at the office of BMRCL, Shantinagar, Bengaluru and read the detail terms and conditions and submit the tender on the due date and time in the manner prescribed.

KEY DETAILS

Sl. No.	Description of activity	Date/Details
1.	Cost of Bid document (Non-refundable)	Rs. 2,000/- (Rupees two thousands only) in the form of demand draft from a Scheduled Commercial Bank in India drawn in favour of "Bangalore Metro Rail Corporation Limited", payable at Bengaluru.
2.	Dates for Purchase of Bid document	From 14-12-2015 to 04-01-2016 on all working days between 11.00 hrs and 17.00 hrs
3.	Pre-bid meeting	04 th January 2016 at 1600 hours
4.	Address for purchase of Bid document and for submission of the sealed bid documents.	The Managing Director, Bangalore Metro Rail Corporation Ltd, 3 rd Floor, BMTC Complex, K H Road, Shanthinagar, Bengaluru-560027
5.	Bid Security Amount (Refundable)	The Bid Security deposit is Rs.10,000/- (Rupees Ten Thousands Only) for each Location. The following conditions may please be noted:- Bidders opting to bid for more than one Location shall submit separate EMDs for each Location. EMD shall be submitted in the form of a demand draft issued by any Nationalized Bank or any Scheduled Bank in India in favour of " Bangalore Metro Rail Corporation Limited " and payable at Bengaluru.
6.	Site visit Contact Person:	For the site visit, prospective bidders may visit the respective stations between 10:30 AM to 4 PM, and contact the Customer Relations Officer (CRO), who will assist in showing the area earmarked for Parking
7.	Last date and time for submission of Bids	Up to 1500 hrs on 11-01-2016
8.	Opening of Tenders	At 1530 hrs on 11-01-2016


H. A. SANTHOSH
 General Manager Finance (T&R)
 Bangalore Metro Rail Corporation Ltd.
 (Taxation & Resources)
 Bangalore Metro Rail Corporation
 3rd Floor, BMTC Complex, K.H. Road,
 Shanthinagar, Bangalore - 560 027