



ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ

(ಸಹಭಾಗಿತ್ವದ - ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೋಂದಾಯಿತ ಕಛೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು - 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.

(A Joint Venture of Government of Karnataka & Government of India)

Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar,
Bangalore - 560 027. INDIA

TENDER FOR SELECTION OF LICENSEES FOR OPERATING RETAIL OUTLETS AT TRINITY & BAIYAPPANAHALLI METRO STATIONS

BID No: BMRCL/GMF(T&R)/PD/Retail-X/2016-17 dated 08th November, 2016

Brief Description Of The Tender

Introduction:

1. Bangalore Metro Rail Corporation Limited is a joint venture company constituted by the Government of Karnataka and the Government of India and incorporated under the Companies Act, 1956.
2. BMRCL has been established with the principal objective of planning, designing, developing, constructing, maintaining, operating and financing mass transit and other urban transport systems of all types and description in Bengaluru. In pursuance of this objective, BMRCL is in the process of constructing a metro rail system for Bengaluru and has branded the metro rail for Bengaluru as "Namma Metro".
3. "Namma Metro" is a registered brand owned by BMRCL. The Namma Metro stations are located in prime locations and are recognized by marketing professionals as a consumer draw. BMRCL proposes to leverage on both the brand "Namma Metro" and the stations and properties being located in the vicinity of major commercial hubs of Bengaluru for realizing a potential source of non-fare box revenue. One of the sources of non-fare box revenue is through licensing of spaces for commercial use in and around the metro stations. However, revenue realization through license fee is not the only objective of BMRCL. Due analysis has been made in deciding the choice of the retail outlet at the respective stations so as to serve the commuter's daily needs while in transit to work or on their return journey. The spaces earmarked for the retail outlets are carefully chosen not to affect security concerns, the commuter's circulation and the infrastructure required for the running of the retail outlet.

Metro Station	No. of Retail Spaces
Baiyappanahalli	2 (each 360 sq. ft.)
Trinity	1 (462 sq. ft.)

4. In respect of the location at Trinity Metro Station R1/10/TTY/GL-N/6, the right of first refusal is provided to the existing licensee M/s. Mountain Trail Food Pvt. Ltd. However, the existing licensee shall also participate in the re-tender process and submit the financial offer. In an event if the financial offer quoted by the existing licensee is less than the highest bidder, then

the existing bidder will have the right of first refusal to match the highest acceptable bid received for the licensed space.

Invitation to submit Bids:

5. BMRCL hereby invites interested parties to submit Bids, as per the terms and conditions described in this Bid Document, for selection for award of a license to design, establish and operate a Retail Outlet in accordance with the terms of this Bid Document. The selection of the Licensee(s) shall be undertaken through an open competitive bidding process in accordance with the terms of this Bid Document.

6. Bidders are advised to be completely informed about the process and the terms and conditions for the selection of a Licensee before submitting their Bid, by careful study of the Bid Document, attending the Pre-Bid Meeting and making their own enquiries, as may be required, in accordance with the terms hereof, before submitting their Bid.

Sale of Bid Document:

7. The Bid Document can be purchased from the BMRCL office from **8th November, 2016** to **30th November, 2016** by payment of **Rs. 5,000/-** (Rupees Five Thousand Only), inclusive of KVAT, by demand draft in favour of "**Bangalore Metro Rail Corporation Limited**", payable at Bengaluru, from any nationalized bank or any scheduled commercial bank in India. **For each location separate tender document has to be submitted.**

8. Bidders are advised to carefully review the information provided in the Key Details appearing hereinafter. If any day specified in the Key Details, happens to be a holiday, the specified event shall take place on the next Working Day. Bids must be received in the office of BMRCL not later than the date and time specified in the Key Details. Bids which are received after the appointed time on the Bid Submission Date or are incomplete in any respect are liable to be rejected.

9. Any corrigendum/addendum issued to the Bid document, shall be published on BMRCL's official website and also intimated to the Bidders. It is the Bidder's responsibility to submit its Bid taking into account all addenda/corrigenda issued.

10. BMRCL reserves the right to accept or reject any or all Bids received, at its absolute discretion, without assigning any reason whatsoever.

Brief Terms For Participation In The Tender

Eligibility Criteria:

11. In order to be eligible to participate in the Bid process outlined herein, a Bidder should satisfy the following criteria:

- (a) **Nature of Entity:** The Bidder can be:

- (i) An individual; or
- (ii) Co-operative Societies Registered under Co-operative Society Act 1959;
- (iii) Banking Institutions falling under Banking Institutions Act, 1949;
- (iv) A partnership registered under the Indian Partnership Act, 1932 or the Limited Liability Partnership Act, 2008; or
- (v) A company incorporated under the (Indian) Companies Act, 1956 / 2013.

Financial Capacity:

12. 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 to all statutory laws besides payment of monthly license fee and other charges to BMRCL. Hence, the bidder needs to establish the minimum Net Worth specified in tender terms for the respective categories. Minimum Net worth has been prescribed for the respective categories and bidders shall have to provide certificates as prescribed from statutory auditors specifying the Net Worth of the Bidder.

Technical Capacity:

13. The Bidder shall satisfy the following technical criteria:
- (a) The Bidder will also be required to submit, **FOR THE RELEVANT LOCATION**, a **CONCEPT NOTE AND DESIGN PROPOSAL**, including images/perspective, which shall include the details specified in respect of such Location Code mentioned for them in the tender document. Bidders shall ensure that the Concept and Design Proposal is world class in terms of excellence in design, performance, quality, safety, customer satisfaction and value when compared with all similar items from anywhere in the world. This should be submitted in hard copies duly signed by the Bidder.
 - (b) BMRCL at its discretion may invite the bidder to make a presentation to the Technical Scrutiny Committee to understand the concept design and proposal.
 - (c) Though the concept note and design proposal will not be considered for the purpose of evaluation of the bid submissions, the successful bidder shall by and large adhere to the concept and design proposal submitted in the fit out of the kiosk/interiors. If the Kiosk is not substantially adhered to the design finalized, BMRCL can refuse to issue the commencement certificate, until such time the design is modified substantially to meet the approved design.

CONCEPT AND DESIGN PROPOSAL

Details to be furnished	
(i)	Kiosk design with image.
(ii)	Power requirement (in Kw)
(iii)	Materials used-Fire retardant materials to be used, combustible materials not acceptable.



(iv) Signage rendering location, size and material used, type (i.e. backlit/ front lit) Signage shall be within the shop front. Moving or blinking signs are not permitted. Horizontal signs may be acceptable if it is within the shop/kiosk frontage.
(v) Kiosk/Shop design, including securing arrangements during non-business hours.
(vi) Water/Sanitary requirement.
(vii) Hygiene Standards in case of eateries/takeaways – including counter-cleaning, garbage control, pest control etc.

14. If the Bidder is declared as the Selected Bidder, the Retail Outlet to be set up shall be by and large as per the Concept and Design Proposal submitted by the Bidder. BMRCL may suggest some design changes to improve upon the concept design, for which nothing extra will be paid or license charges reduced. However, the responsibility of detailing the design and ensuring its workability including costs is the sole responsibility of the bidder. Any subsequent change of the design after its final approval shall require the written approval of BMRCL. If the kiosk is not up to the standards as per the final design, BMRCL can stop the work and direct the construction/fabrication to be as per the approved design. If the licensee fails to execute as per the approved design, the license can be terminated and security deposit forfeited.

Permitted Activities: Bidders are advised to take note of the following permitted activities in respect of the Categories listed below:

- (i) **Handicrafts:** The Licensee is permitted to sell variety of types of decorative handicraft objects like carpets, wood works, carved crafts, glass crafts, jewellery/metal ware, pottery/terracotta/papier mache, textile, glassware, stained glass etc.
- (ii) **Coffee/Tea Cafe:** The Licensee shall use the outlets for selling tea, coffee and other hot beverages, snacks and savouries.
- (iii) **Banking Service:** set up by Reserve Bank of India as a banking institution.
- (iv) **Pharmacy:** The Licensee will be required to sell over the counter drugs and prescription drugs and any other essential products normally stocked by pharmacies. The Licensee can operate the outlet on a 24/7 basis.
- (v) **Mobile, Watch/Clock & Accessories:** Sale of watches, clocks, mobile phones, mobile phone equipment; accessories, repairs and mobile recharges services.
- (vi) **Baby & Kids Shop:** Licensee is permitted to sell products children's products and baby care products, clothing, shoes, toys, ornaments etc.
- (vii) **Repair Shop:** The Licensee shall use the outlet for the purpose of repairing shoes, bags, watches, umbrellas and other similar items of commuter's daily need. Repair of Home appliances and equipment are not permitted.
- (viii) **Periodicals, Books and Stationeries:** Selling of newspapers, periodicals, magazines, newsletters, journals, yearbooks, books, writing materials and stationeries etc.
- (ix) **Apparels, shoes and bags:** As the category suggests, they can sell all variety of apparels, shoes, luggage & bags.
- (x) **Health & Personal Care:** Bath, body, body wash, cologne, cotton, deodorant, eye care, eyeglasses, feminine hygiene, foot care, fragrance, hair care, lotion, nail care, oral care, perfume, shaving cream, skin care and soap.

Sl. No	KEY DETAILS	
1.	Date of Issue of Bid Document	8th November, 2016
2.	Cost of Bid Document	Rs.5,000.00 (Rupees Five Thousand Only) inclusive of KVAT.
3.	Address, dates and mode for purchase of Bid document	At BMRCL Corporate Office at, 3rd Floor, BMTC Complex, Kengal Hanumanthaiah Road, Shanthinagara, Bengaluru-560027. On all Working Days between 11.00 a.m. and 5.00 p.m. (IST) from 8th November, 2016 to 30th November, 2016 , in the form of a demand draft issued by any nationalised bank, or a Scheduled Bank in India, in favour of the " <u>Bangalore Metro Rail Corporation Limited</u> " payable at Bengaluru.
4.	Refundable Earnest Money Deposit	As per Table S (II) 2.3.1: Retail Area Column 11 & Clause 2.8.1 of the Bid Document
5.	Site Visit	10th November, 2016 to 30th November, 2016 from 11 AM to 5 PM at the respective stations. The Customer Relation Officers at the Stations will show the spaces earmarked for the retail outlets.
6.	Last date for receipt of bid queries	At least 3 (three) Working Days prior to the date of the Pre-Bid Meeting.
7.	Pre-Bid Meeting	30th November, 2016 at 3.00 pm at the Conference Hall, BMRCL, 3rd Floor, BMTC Building, KH Road, Shantinagar, Bengaluru - 560027
8.	Bid Submission Date	8th December, 2016 before 3:00 PM
9.	Opening of Outer Envelope and Opening of Envelope 1 - Qualification and Technical Documents	8th December, 2016 by 3:30 PM
10.	Opening of Financial Bid - Envelope 2	Will be intimated to Bidders who have been shortlisted based on evaluation of the Qualification and Technical Documents



(U A Vasanth Rao)
General Manager Finance (T&R)