

Punjab Infrastructure Development Board (PIDB)

Terms of Reference (ToR) for selection of Transaction Advisor (TA) for Up-gradation, Operation and Maintenance of 'Malikpur Sunderchak Kathlour' Road on DBFOT basis in the state of Punjab.

Schedule for Bid

1.	Date of Issue of ToR	12.06.2018
2.	Date of Pre-bid meeting	19.06.2018 at 1500 hours
2.	Last Date/Time for Receipt of Bids	27.06.2018 upto 1500 hours
3.	Date/Time for Opening of Bids	27.06.2018 at 1530 hours
4.	Place of Opening of Bids	Office of PIDB SCO No. 33-34-35, Sector 34-A, Chandigarh.

I. Background

Government of Punjab through the Department of Punjab PWD (B & R), the Administrative Department, intends to upgrade, operate and maintain 'Malikpur Sunderchak Kathlour' road in District Pathankot on DBFOT basis in the State of Punjab. PIDB intends to engage a Transaction Advisor (TA) from amongst the existing panel of Transaction Advisors for carrying out the project development activities etc.

II. Brief note concerning the project

Govt. of Punjab has already successfully implemented many BOT roads under various road development packages. The Govt. of Punjab in the department of PWD (B & R) has identified 'Malikpur Sunderchak Kathlour' PODR-7 with approximate length of 18.65 kms for upgradation on DBFOT basis. The length of the road is indicative and may vary as per actual at site.

III Scope of Work:

Selected Transaction Advisor has to carry out the work in consultation with Department of Punjab PWD (B & R); PIDB; and the Technical Consultant. Scope of Work for the Transaction Advisor for the project would entail, but not limited to, project structuring, procurement option study, project modality, coordination among various development agencies & Technical Consultant and bid process management for the project.

At least one (1) full time qualified resource having adequate qualification, expertise/experience in setting up the similar projects to the satisfaction of PIDB shall be deployed by the Consultant in Chandigarh/ Mohali/ Panchkula who shall be required to

attend all discussions, meetings, presentations etc. which are to be made to PIDB/Board/ Department/ Govt. as & when required.

Transaction Advisor would undertake all required activities for project development, including but not limited to the following for the project, as per the approved work plan:

S. No.	Project Activities
1.	Collection & review of data pertaining to the project.
2.	Pre-feasibility, Project viability on PPP including Procurement option study. TA shall assist in identification of project risks and in allocation of the same in an efficient and economic manner.
3.	Preparation of RFP/tender document including the ToR, Scope of Works and carrying out the bid process management for engaging the Technical Consultant. Further, all documentation & bid process management for engaging Independent Engineers as per requirement of the project.
4.	Review of Project Feasibility and Detailed Project Reports provided by Technical Consultant.
5.	Preparation of Project Structuring Report including Financial Analysis based on feasibility report and Re-structuring of the project, if required along with financial analysis in consultation with the final DPR.
6.	TA shall assist in reviewing existing models of PPP financing and recommend the appropriate model. TA shall assist in seeking Viability Gap Funding (VGF) from Govt. of India or availing funds under other schemes of Govt. of India or state govt funding as applicable
7.	Preparation of RFP document(s) and Concession Agreement along with its Schedules.
8.	<p>Bid-Process Management: It shall include, but not limited to:-</p> <ul style="list-style-type: none"> i. Issuance of the final(approved) RFP document(s) to the prospective bidders upon approval of RFP document(s) ii. Conduct of project briefing / pre-bid meeting (s) and preparation of clarifications in response to pre-bid queries & issuance of final approved clarifications to the prospective bidders. iii. Carrying out technical evaluation/short listing of the bidders along with recommendations iv. Evaluation of financial proposal of qualified bidders along with recommendations. v. Submission of draft Notice of Award and Concession Agreement to be signed with the selected bidder(s).
9.	The transaction advisor shall also be responsible to give comments/opinion on the various Technical, Financial and Legal issues that may arise during the initiation of the bidding process and up to the last mandated activity as defined in the scope of work concerning the project.
10.	TA shall assist the AD/PIA upto completion of Conditions Precedents

Note:

- a) In case project require PIRA clearance, then TA will assist PIDB /PWD in seeking the PIRA clearance.
- b) Data collected from various agencies should be formed as part of the respective reports for which it has been collected.

IV Payment Terms :

Sr No	Activity Proposed	%age of fee Quoted	Timelines (submission only)
1.	Approval of Work Plan and Issue of Advertisement Notice for the selection of Technical Consultant	1%	Z+7 days
2.	Documentation, bid process management and selection of Technical Consultant	10%	Z+35 days
3.	Review of Project Feasibility Report provided by Technical Consultant and upon submission of comments/recommendations and PIRA approval (if required)	10%	Z+75 days
4.	Review, submission of comments and on approval of: Draft DPR = 7% Final DPR = 7%	14%	Z+90 days
5.	Submission and approval of RFP, including Concession Agreement and Schedules thereof	10%	Z+110 days
6.	Upon achievement of bidding process (including submission of draft advertisement) , reply to pre-bid queries and bid submission	10%	Z+155 days
7.	Approval of Technical Evaluation and Reports thereof	10%	Z+170 days
8.	Approval of Financial Evaluation and recommendation for selection of Bidder and issuance of Letter of Award	10%	Z+185 days
9.	Upon signing of Concession Agreement	15%	Z+215 days
10.	For assistance upto compliance of Conditions Precedent	10%	Z+305 days
	Total	100%	

- Z indicates the date of confirmation of receipt of Letter of Award.

- Note:**
- (i) For any reduction/ increase in scope of work, the payment shall be reduced/ increased on pro-rata basis.
 - (ii) Copies of the reports, both in hard (3 number copies) & soft form, will be provided by the Transaction Advisor to AD/ PIDB/SSC and as requested from time to time.
 - (iii) All the reports to be submitted should be duly vetted by the Transaction Advisor. All the documents (draft and final) such as RFP document, Notice of Award, Concession Agreement etc. should be legally vetted by the Transaction Advisor.

V. General

- (i) Authority reserves to the right to annul the bidding process without citing any reasons thereof.
- (ii) All the costs pertaining to evaluation of the ToR and Submission of proposals shall be borne by Consultant themselves.
- (iii) The Authority reserves the right to reject the offer in case:
 - non-responsiveness i.e. not meeting with the submission criterion or
 - on being incomplete or
 - in case of any conflict of interest of Consultant or
- (iv) Consultant being unable to meet out its financial liabilities and becomes insolvent / bankrupt.

VI Success Fee

No Success fee is payable.

VII Pre Bid meeting:

Prebid meeting will be held on **19.06.2018 at 1500 hrs** The prebid queries, if any should be given at the time of prebid meeting, in writing. No queries shall be entertained after the said meeting.

VIII Submission of Bids

Transaction Advisors are requested to submit their total financial bid (exclusive of taxes) for the project in a sealed envelope on **27.06.2018 by 1500 Hrs** in favour of Managing Director, PIDB. Taxes as applicable will be paid extra. The format of Financial Bid is enclosed as Annexure A.

IX Termination Clause

The State Government/Administrative Department/Public Infrastructure Agency/PIDB reserves the right to terminate the services of the selected Transaction Advisor at any stage. Upon termination of the services with the Transaction Advisor, remuneration for services, satisfactorily performed prior to the termination of the services shall be paid as per the payment schedule.

Format of Financial Bid

Date:

To

Managing Director,
Punjab Infrastructure Development Board (PIDB),
SCO 33-34-35, Sector 34-A,
CHANDIGARH

Subject: Financial Bid for services of Transaction Advisor for work of Up-gradation, Operation and Maintenance of 'Malikpur Sunderchak Kathlour' Road on DBFOT basis in the state of Punjab.

Sir,

In terms of the provisions of the Terms of Reference, our financial bid for the subject cited assignment is as follows:

S.No.	Name of work	Fee (INR) (without GST/ applicable taxes) In figures & in words	GST / taxes as applicable presently In figures & in words	Total Fee (INR) with GST / applicable taxes In figures & in words

2. We undertake our financial bid as unconditional.

Dated this..... Day of..... 2018

Name of the Consultant

Signature of the Authorized Person

Name of the Authorized Person
