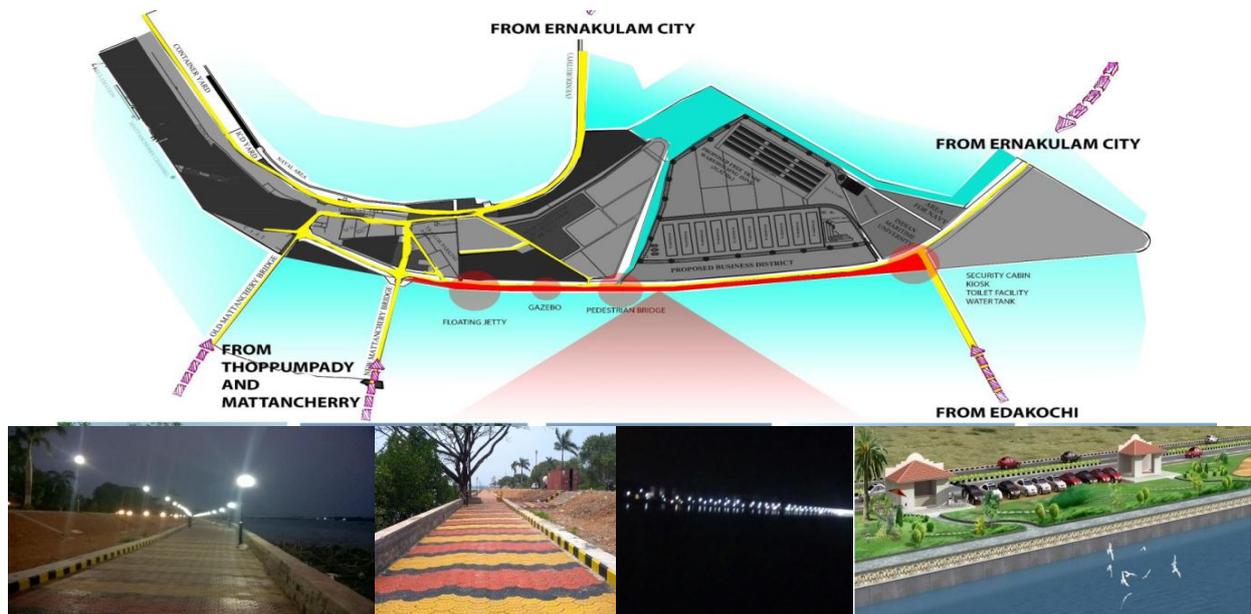




# COCHIN PORT TRUST

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**NOTICE INVITING  
EXPRESSION OF INTEREST  
FOR  
OPERATION AND MAINTENANCE OF VARIOUS  
FACILITIES AT COPT AVENUE WALKWAY  
ALONG SIDE NH-966B AT W/ISLAND**



# COCHIN PORT TRUST

## NOTICE INVITING EXPRESSION OF INTEREST FOR

### OPERATION AND MAINTENANCE OF VARIOUS FACILITIES AT COPT AVENUE WALK WAY ALONGSIDE NH-966 B AT W/ISLAND

*(This Notice is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from Cochin Port Trust to proceed with the Project or invite any or all the Parties in the subsequent bidding process.)*

#### SECTION-I

#### 1. BACKGROUND

1.1 Cochin Port Trust (CoPT) has developed a Walkway of 2.1 km length, between Mattancherry BOT Bridge and Kannanghat Bridge by the side of NH-966B at South End Reclamation Area of W/Island. The works related to this Walkway are nearing completion and are expected to be completed in all respects by March 2020. This “CoPT Avenue Walkway” has been developed as a promenade facing backwaters, where the public may take leisurely walks and strolls for pleasure. CoPT would like to develop it as a full fledged and popular relaxation spot, a jogging track, a park and also as a water sports launch point benefitting the public/tourists and maintain it, with private participation. A Layout of the CoPT Avenue Walkway is at *Annexure-I*.

#### 2. FACILITIES AT COPT AVENUE WALKWAY

2.1 The CoPT Avenue Walkway has been developed by providing a paved walkway with interlocking blocks, cement concrete drain and related facilities. On completion of the ongoing works, the following facilities would be available at the CoPT Avenue Walkway:

- Paved Walkway- 2,000 m long, 3m/5m wide
- Landscaped Area with Bermuda/Doob grass with watering facility-13,200 sqm.
- Planted trees including 65 nos. Nerium Oleander (Kaner), 98 nos. Chembakam / Palapoo, 45 nos. Poomarathu, 57 nos. bottle palm, 98 nos. grafted mango trees, 300 nos. AllamandaCathartica, 160 nos. Heliconia, 160 nos. Bougainvilla, 160 nos. Canna Indica, 130 nos. Tabernaemontana Divaricata (Chandini double).
- Parking area of about 3,000 sq.m, for parking of about 200 cars at various locations along western side of NH-966B.

- Steel Pedestrian Bridge about 18m long across the canal, within the premises.
- Children's Play Area-2,000 sq.m with:
  - 1 No. Combination Set of play equipment consisting of:
    - (i) Swings (ii) Climber and (iii) Wave slide-
  - Double swing with leg support
  - S' bridge Ladder Scrambler
  - FRP Wave Slide
  - Standard See-Saw and
  - Merry Go Round
- Seating arrangements with 30 Nos. concrete benches and 16 nos. stainless steel benches spread along the 2 km long Walkway .
- Gazeboes (Resting Place for Senior Citizen) - 3 Nos.
- E-Toilets - One each for Ladies, Gents and Differently Abled, on either ends of the Walkway.
- Dust Bins (Pole Mounted)- 15 Nos.
- Security Cabin- 1 No.
- Electric Motor Pump set with all plumbing accessories - 8 Nos.
- Electronic water meter - 2 Nos.
- Children's Play equipment - 6 Nos.
- FRP UG Water tanks 10 KL and 50 KL - 2 Nos. Each.
- Fresh water pipe line - 1,300m.
- Irrigation water pipe line (with 142 nos. valves) - 2000m.
- RCC Bollards - 1,300 Nos.
- SS hand rails - 300 m.
- Covered RCC drain 2 nos.--2,000 m Each
- 3m/5m Lamp Posts with 40w/70w LED- 150 Nos.
- 12m High Masts with 8 Nos. 200w LED Lamps - 1 No.

2.2 In addition to the above, CoPT envisages setting up of the following facilities also at the Walkway (please see *Annexure -I*), with private participation:

- (i) Food Court with Kiosks in the areas earmarked at either ends, adjacent to Kannanghat Bridge and BoT Bridge.
- (ii) 3 Nos. Floating Restaurants and a Floating Jetty in the adjoining backwaters.
- (iii) 10 Nos. Bunks at various locations in the area between the Walkway and NH-966B.
- (iv) Advertisement Boards at the edge of NH-966B for a length of about 2000m adjacent to the existing drain.

2.3 CoPT also proposes to provide an Open Air Theatre (OAT) to accommodate about 100 people at the open area adjacent to Kannanghat Bridge for conducting events.

### **3. THE PROJECT**

- 3.1 CoPT is proposing to entrust the work of setting up the additional facilities listed in para 2.2 above, along with the operation, maintenance and proper upkeep of all facilities including the existing ones, to a competent agency(ies) experienced in the field, so that the Walkway becomes a popular public spot, as envisioned.
- 3.2 Before firming up the contract conditions in this respect, CoPT would like to have the views of the expert players in this field so that their new/innovative ideas regarding the proposed facilities and modes of contract, could be incorporated to create a win-win situation for all concerned. The interested parties are also free to propose/develop additional or different facilities at the Walkway, with the approval of CoPT.
- 3.3 The Project includes three components, as detailed below.
- 3.3.1 PART-A: SETTING UP OF FOOD KIOSKS, STALLS, FLOATING RESTAURANTS AND FLOATING JETTYFOR A PERIOD OF 5 YEARS**
- 3.3.1.1 CoPT have earmarked a total area of about 2,200 sq. m area for setting up of Food Court with Kiosks (sufficient for 7 Kiosks) in the CoPT Avenue Walkway near Kannanghat Bridge and BoT Bridge.
- 3.3.1.2 10 Nos. Bunks can also be set up at various locations in the area between the Walkway and NH-966B.
- 3.3.1.3 CoPT also intends to give permission/licence for setting up 3 Floating Restaurants serving various cuisines including seafoods and also a Floating Jetty to serve a water sports/cruise launch point, in the adjoining backwaters.
- 3.3.2 PART-B: COLLECTION OF REVENUE FROM PARKING AND ADVERTISEMENT FOR A PERIOD OF 5 YEARS**
- 3.3.2.1 CoPT intend to outsource the collection of revenue from: (i) the Parking Area of about 3,000 sq.m developed for parking about 200 cars at various locations along the NH-966B; and (ii) allotting of advertisement space/boards at the edge of NH-966B adjacent to the existing drain at CoPT Avenue Walkway, for a length of about 2 Km.
- 3.3.3 PART C: MAINTENANCE OF COPT AVENUE WALKWAY FOR A PERIOD OF 5 YEARS**
- 3.3.3.1 The maintenance activities to be carried out by the Successful Tenderer/Contractor **at his own cost** (cross subsidizing from the revenue earned from Parts A & B - para nos. 3.3.1. & 3.3.2 above) are given below.
- Proper maintenance of Horticultural/Civil/Electrical/Mechanical facilities at the Walkway
  - Replacement of LED bulbs/fittings of Lamp Posts/High Masts and routine electrical maintenance

- Any other activity which is found required for the proper maintenance and upkeep of the CoPT Avenue Walkway.

**4. OBJECTIVE OF THE EOI PROCESS**

- 4.1 CoPT intend to entrust all the 3 components of the Project as detailed under para. No. 3, to a single competent agency; however, the prospective bidder may indicate his preference for any or all components of the Project, in his Proposal. The selection of suitable interested party(ies) would be done through a transparent bid process.
- 4.2 CoPT expect the Successful Bidder/Contractor to set up additional facilities, operate and maintain all the facilities at Walkway including Civil & Electrical works and also share the revenue earned from various activities included in the Project, with CoPT.
- 4.3 The objective of inviting this EOI, is to elicit feedback /views/suggestions/ ideas/information on the market potential/ preferred type/mode of contract etc. from potential Bidders so as to decide upon and firm up the Contract Conditions. After assessing the response to this Notice inviting EOIs, CoPT would initiate appropriate steps for selecting a Contractor through a transparent bid process
- 4.4 The Applicant shall give his organization details in **Form -A**, experience details in **Form - B** and his Proposal for the Project including all relevant details in **Form - C**. A drawing showing the proposed facilities/Conceptual Plan shall also be included.
- 4.5 The detailed Terms of Reference and Contract Conditions will be finalized after evaluation of the EOI responses received.

**5. PROPOSAL**

- 5.1 Interested firms are hereby invited to submit their “**Expression of Interest**” (EOI) for “Operation and Maintenance of Various Facilities at CoPT Avenue Walkway alongside NH-966B at W/Island” as per the instructions given in Section-II. The information submitted will be treated as Confidential.
- 5.2 The Bidder shall submit his Proposal for the Comprehensive Project including Parts-A, B & C or he can submit his Proposal for individual Parts or a combination thereof, as per his choice, experience and capability.

**6. EOI TIMELINES**

SL. NO.	PARTICULARS	DATE
1	Publication of EOI	23-01-2020
2	Last Date and Time for Submission of EOI	10-02-2020,1500 hrs
3	Date & Time of Opening of EOI	10-02-2020,1530 hrs

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## SECTION-II

### INSTRUCTIONS TO THE APPLICANTS

**1. GENERAL:**

- 1.1 The interested parties may visit the Project Site and conduct independent studies to assess the market potential of the Project, before submitting the Proposal. Formats of Letter of Interest and Forms 'A', 'B' & 'C' seeking required information/ documents are given in Section-III.
- 1.2 All information called for in Forms A, B & C shall be furnished by the Applicant against the relevant columns. Additional sheets may be attached, as required.
- 1.3 The Applicant shall furnish any additional information, which is deemed necessary/relevant to establish his capability to successfully carry out the Project.
- 1.4 The EOI document in the prescribed form duly completed and signed along with Corrigendum, if any, shall be submitted (hard copy) in a sealed cover. The sealed cover superscribed "Operation and Maintenance of Various Facilities at CoPT Avenue Walkway Alongside NH-966B at W/Island" shall be delivered to "**The Chief Engineer, Cochin Port Trust, Willingdon Island, Kochi - 682009**" on or before **10-02-2020 at 1500 hrs.** A soft copy, MS-Word compatible, shall also be submitted in the same sealed cover. Documents submitted in connection with EOI will be the property of Cochin Port Trust.
- 1.5 For further details including site visit, etc., please contact the Chief Engineer, Cochin Port Trust Cochin, India-682009. Tele Fax: 0091484 2666414, Email: [coptce@gmail.com](mailto:coptce@gmail.com)/ [ce@cochinport.gov.in](mailto:ce@cochinport.gov.in).

**2. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:**

- 2.1 The Applicant shall furnish his Proposal for the Project in the following formats:
  - A) ORGANISATION INFORMATION (Form-A)**

The Applicant is required to submit comprehensive information in respect of his Organization including Annual Turnover from Similar Projects/operations, in the Form - 'A' attached.
  - B) EXPERIENCE (Form-B)**

The Applicant is required to submit details of his experience in Similar Projects/Assignments which were successfully completed/ are ongoing, during the last five years in Form-'B'.
  - C) SUGGESTIONS (Form-C)**

The Applicant is required to submit his Proposal including the details indicated in Form-'C'.
- 2.2 The Applicant shall give a detailed description of his understanding of the Project and his Proposal for the same including all relevant details like proposed activities, area utilization, proposed structures and its type, mode of operation

(directly or through sub contracts), processing activities, if any included, , waste disposal arrangements, security arrangements, mode of revenue collection, expected revenue from operations, maintenance activities and their indicative costs, preferred type of contract and revenue share/payments to CoPT, control measures that can be undertaken by CoPT to ensure that the Project is executed satisfactorily, special features of his Proposal, if any, in **Form - C**. A drawing showing the proposed facilities/Conceptual Plan shall also be included.

- 2.3 In case, the Applicant proposes to do any kind of processing outside the Walkway premises, for which additional land area would be required, they shall also furnish the indicative details of proposed processing and details of land area to be made available by the CoPT (if possible) for such processing and storage, list of permissions required for such processing etc. in **Form - C**.
- 2.4 The Applicant may also furnish his feedback/views/suggestions/ innovative ideas/information on the market potential/ preferred type or mode of Contract etc. in Form -C. These inputs from potential Bidders will be duly taken into consideration while deciding upon and firming up the Project formulation /Bid Conditions.
- 2.5 Additional sheets, as required, can be attached to the various Forms.

### **3. DISCLAIMER**

- 3.1 The particulars of the Project given in this document, are only indicative and subject to change and may be considered only as advance information to assist the Applicant in preparing a non-binding EOI for the Project.
- 3.2 Further, the following clarifications may also be taken note of:
  - It does not constitute an invitation to offer or an offer in relation to the transaction.
  - This document does not constitute any contract or agreement of any kind whatsoever.
  - This document does not, and does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
  - Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
  - Neither Cochin Port Trust nor their employees or advisors shall be liable to any interested party or any Entity under law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in

connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of Cochin Port Trust or their employees or advisors or otherwise arising in any way from the selection process ahead.

- It shall **not** be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither Cochin Port Trust nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from.

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“Operation and Maintenance of Various Facilities at CoPT Avenue  
Walkway Alongside NH-966B at W/Island”

**FORM - 'A'**

**Organizational Details of the Applicant**

1.	a) Name & Address of the Applicant/Firm with Telephone No./ email ID b) Contact person Name & Mobile No.	
2.	c) Year of Establishment d) Date of commencement of operations	
3.	Legal status of the Applicant (attach copies of original document defining the legal status) a) Proprietorship firm b) Partnership firm c) Limited company or Corporation/ Joint venture/ Consortia d) Others (Please specify)	
4.	Applicant's Annual Turnover in the last three financial years in Indian Rupees.	2016-17 : 2017-18 : 2018-19 :
5.	Any other information considered necessary but not included above	

Signature

Designation

“Operation and Maintenance of Various Facilities at CoPT Avenue  
Walkway Alongside NH-966B at W/Island”

**FORM - 'B'**

**EXPERIENCE - Details of Similar Projects undertaken by the  
Applicant during the last five years**

1. Name	
2. Role and Responsibility in the Project	
3. Location	
4. Description indicating whether it is completed/ongoing	
5. Time for which the Project has been successfully in operation.	
6. Indicative Project Cost in Indian Rupees & Payment to the employees.	
7. Revenue shared with Client	
8. Details of relevant certificate/ documentary proof	
9. Any other information considered necessary but not included above	

Signature

Designation

**Note: Please use separate sheet for each Project.**

“Operation and Maintenance of Various Facilities at CoPT Avenue  
Walkway Alongside NH-966B at W/Island”

**FORM - 'C'**

**Proposal, Suggestions/Views of the Applicant**

- I) The Applicant shall explain his understanding of the Project in his own words:
- II) Indicate whether the Applicant wishes to undertake the Project as a whole, or individual components (viz., Part A/B/C or any combination):
- III) Details of the Applicant's Proposal:

**PART A:SETTING UP OF FOOD COURTS &KIOSKS, BUNKS, FLOATING RESTAURANTS AND FLOATING JETTY AND THEIR OPERATION AND MAINTENANCE FOR A PERIOD OF 5 YEARS**

1. Description of the Applicant's Proposal for Part A, indicating all relevant details as detailed in para. Nos. 2.2 and 2.3 under Section -II (attach additional sheets, if required) A drawing showing the proposed facilities/ Conceptual Plan also to be attached.	
2. Indicative Investment for the scheme proposed above in Indian Rupees, including suggestions, if any.	
3. Indicative Revenue from each of the above facilities along with anticipated Expenditure for O&M	
4. Preferred type/mode of Contract	
5. Indicative Revenue Sharing with/ Payments to CoPT (in Rupees)	

**PART B:COLLECTION OF REVENUE FROM PARKINGAREA AND BY ALLOTING ADVERTISEMENT SPACE, FOR A PERIOD OF 5 YEARS**

1. Description of the Applicant's Proposal for Part B, indicating all relevant details as detailed in para. Nos. 2.2 and 2.3 under Section -II (attach additional sheets, if required).	
2. Indicative Cost for the proposed Revenue Collection in Indian Rupees and Expected Revenue, item wise	

3. Suggestions or views on collection of revenue from Parking Area including further requirements, if any.	
4. Suggestions or views on collection of revenue from allotting advertisement space including further requirements, if any.	
5. Indicative Revenue Sharing with/Payments to CoPT (in Indian Rupees)	

**PART C: MAINTENANCE AND PROPER UPKEEP OF COPT AVENUE WALKWAY FACILITIES, FOR A PERIOD OF 5 YEARS**

1. Description of the Applicant's Proposal indicating the nature and periodicity of various maintenance works / activities to be taken up by the Contractor, as indicated in para. no. 4.4 under Section-I, Manpower proposed to be deployed, proposed garbage disposal/security arrangements, (attach separate sheets, if required), including suggestions, if any.	
2. Indicative Expenditure for/Revenue from the various operations and maintenance activities and required payments, if any, in Indian Rupees	

IV) Any other suggestions/views on packaging of components /Project Formulation:

V) Any other information/ detail considered to be relevant:

Signature

Designation

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