



SNEHATHEERAM CHILDRENS PARK

Destination Management Council, Snehatheeram, Thalikkulam, Nambikkadavu,
Thrissur, Pin : 680569



NOTIFICATION DATE: 08-12-2022

PRE BID MEETING: 20-12-2022

LAST DATE OF SALE/DOWNLOAD OF TENDER FORM: 27-12-2022

LAST DATE OF SUBMISSION OF TENDER FORMS: 28-12-2022 4 PM

TENDER NOTICE

Snehatheeram Park is located at Thalikkulam within the GramaPanchayath limits of Thrissur. DTPC Thrissur proposes to operate separately Children's Park, Ice Cream and Snacks Bar in an outsourced manner by inviting quotations from prominent players across the industry from the field of tourism, food & beverage and hospitality industry willing to invest and operate the said facility. Quotations are invited by "twin cover" system following the QCBS model (Quality and Cost Based Selection) to ensure we select the most professional partner to associate with us. Process is briefed further in the document along with terms and conditions.

To begin the process a pre bid meet is scheduled for investors cum operators willing to participate in the bidding process. Agenda of the pre bid meet is to invite prominent players and experts from industry to see the facility and brainstorm for how to create a marvellous experience out of box for the visitors and tourists coming to the facility.

The quotation details are available at the office of the DTPC, Thrissur during office hours. The last date of submission of the quote is by 28.12.2022 4 pm and will be evaluated as per the tabulation table by the expert panel comprising officials from DMC and DTPC, Thrissur. After evaluation of the first cover viz. Prequalification cover, in the manner as prescribed in the tender documents, the financial bid (viz. the second cover) of only those bidders who meet the pre-qualification criteria will be opened. Date & time will be communicated sufficiently early regarding the opening of the financial bid.

Important Dates:

Notification Date: 08-12-2022

Pre Bid Meeting: 20-12-2022

Last date of sale/download of Tender form: 27-12-2022

Last date of submission of Tender forms: 28-12-2022 4 pm

Opening of Tender forms: As per committee convenience

The quotation documents can be downloaded from our website www.dtpcthissur.com along with this document. While applying with such downloaded forms, the bidder should attach a DD/through any mode of payment INR 1000 drawn in favour of District Tourism Promotion Council Thrissur towards non-refundable application fee.

Chief Executive Officer

DMC, Snehatheeram

01 Pre Bid Agenda Pre-Qualification Conditions

02 Special Terms & Conditions

03 General Terms & Conditions

04 Annexure 1 Application Form 1

05 Annexure 2 Financial Bid Submission form

06 Tabulation Chart

1. Pre Bid and Pre-Qualification

(I) Pre-Bid Meeting on: 20-12.2022

Conducted prior to the tender process for invitees from industry willing to invest and operate the facility to learn about the facility intended to be outsourced to generate. Their ideas and derive at the most appropriate project that can be proposed for the Facility.

Agenda of the pre bid meet will be as follows:

- Address note with an introduction of the facility.
- Site Inspection.
- Briefing QCBS model & bidding process.
- Brainstorming session.
- Q&A session regarding bidding process

(II) QCBS model & twin cover bid submission:

Quality and cost based evaluation is a process that considers both quality and Financials or cost as a criteria for selection. QCBS ensures that successful bidder will Execute a project that will create a quality experience to travellers in line with vision Of Kerala tourism to promote quality experiences. Cover 1 or technical evaluation Score stands of 50% of the total score and financial bid for balance 50%. This criteria Is in place to ensure that the successful bidder is the one who submits the best Project offering quality experience to visitors and only top scorers in technical bid Need to submit the financial bid.

Cover 1 of Twin cover containing Technical bid will require detailed project report & supporting documents as per annexure III.

A) Criteria for pre-Qualification to refer to before application:

- Bidders with experience in hospitality & restaurant business is desired however beginners/cooperative societies can apply with a detailed project employing professionals from hospitality and restaurant business.
- Proof of funds: In case of cooperative societies audited income expenditure statements/ Beginners or start-ups proof of fundraised for operations & investment/ other firms turnover/ CA certificate stating sufficient fund for operations are accepted.

Qualified staff with professional expertise to handle the project proposed. Give details of qualification criteria that will be followed for staff selection to project.

B) The bidder must submit self-attested copies of below documents to prove his eligibility besides the proposal:

- A brief profile of expertise with details of existing projects operated by if any to prove their expertise in the field.
- Basic qualification and experience of staff that will be employed.
- Proof of funds as stated above in para (A)
- Proof of identity: For Individuals: Identity documents Aadhaar card, Pan Card / for companies registration details/ Cooperative society registration details/ any other documents to prove your background and identity.

C) Besides submit detailed project proposal intended at a location that earns maximum points for qualification in technical bid. The viability of which will be evaluated as per annexure III by the committee constituted by DMC/ DTPC

Cover 2 with financial bid is required to be submitted by top scorers invited to submit the bid post publishing evaluation score of technical bid.

2. Special Terms & Conditions

- This tender will be in two cover systems as stated above. Cover-1 should contain the document proofs of pre-qualification and detailed project proposal. Cover2 should contain the Annual license fee quoted to DMC(Required to submit by top scorers of technical bid only). Cover-1 super scribed "Tender for Children's Park , Ice Cream & snacks bar at Snehatheeram " and addressed to the Chief Executive Officer, DMC, Snehatheeram Park, DTPC, Palace Road, Thrissur-680020 should be delivered to above address before the closing date and time i.e., 28.12.2022 4:00 pm. Cover 2 financial tenders need to be submitted only by successful bidders who score high on technical bid. Tenders will be opened as per availability of the committee for technical evaluation. The details provided in Cover-1 will be scrutinized and tabulated as per the data sheet enclosed (Annexure-3) by expert panel and list published with scores awarded by the panel at suitable day as per availability of panel members.
- Marks will be awarded to each bidder on the basis of the project submitted, qualifications, experience and financial status etc. as per the attached format (See Annexure-3). Five bidders who score maximum marks will be shortlisted and the financial bid submitted by those shortlisted bidders will only be opened. Date for which will be announced subsequently and bids will be opened in presence of the successful bidders who scored maximum in the technical & project evaluation (cover 1).
- Those tenders who do not satisfy the pre-qualification criteria specified will be rejected.

- The bidder should enclose a Demand Draft for Rs.25, 000/- (Twenty Five Thousand) drawn in favour of Chief Executive Officer, DMC, Snehatheeram Park, DTPC, Palace Road, Thrissur-680020 as EMD. EMD will not carry any interest and will forfeit if the bidder steps back from the process. EMD waiver allowed to firms allowed by Government order.
- Once the qualified bidders are selected EMD submitted by those bidders who have not met the pre-qualification criteria will be returned.
- Chief Executive Officer, DMC, Snehatheeram Park, DTPC, Palace Road, Thrissur-680020 reserves the right to accept or reject any or all bids without assigning any reason whatsoever.

3 .General Terms & Conditions

- The bidder is expected to examine all the instructions, guidelines, terms and conditions. Failure to furnish all the necessary information as required by the tender document or submission of a proposal not substantially responsive to all the aspects of the tender conditions shall be at bidder's own risk and may be liable for rejection.
- Initially, the lease/contract will be for a period of 11 Month commencing from the date of signing of agreement. The successful bidder is expected to complete work on facility building within 3 months of awarding bid. Any extension of this date will be allowed on sufficient grounds for larger investment projects to execute. Such a period will not attract license fee/lease rent. The contract period will start from the 1st day of operation viz. signing of agreement.
- There will be an annual inspection of the leased space or whatever components covered in the project by the secretary or an authority appointed by the secretary as per directions of the District collector or Chairman, DTPC or by officials of department of Tourism. Upon satisfactory report of proper maintenance of property and operations the contracts stand renewed meeting other conditions of contract and on a negative report the DMC/ DTPC shall cancel the contract with a notice to the agency stating the reason and cancelling agreement shall be at its sole discretion.
- After the 11 Month period, the contract can be continued for a period for another 11 Month considering larger investment projects and satisfactory operations of the successful bidder. This renewal is not a right of the operator; however, such renewal is on a satisfactory completion of the previous 11 Month period. Such renewal is up to a maximum period of 5 years. After that, the contract will not be continued, unless otherwise decided by the DMC/ DTPC Thrissur on an exemplary performance by the successful bidder combine with audited report of investments done by the successful

bidder which might be considered for extension subject to approvals from Chairman of DMC/DTPC, Executive committee of DMC/DTPC and permission from Department of Tourism.

- The lease amount will be hiked annually between 5% - 10% subject to an assessment of the business by DMC/DTPC by its means and decision will be at its discretion.
- The contract will be awarded to the agency who presents the best project and the highest lease rent on a ratio of 50:50 where 50% of score is as per evaluation of bid cover 1 covering qualifications, financial status and the project report and the balance 50% goes to the financial bid. DMC/DTPC, Thrissur reserves the right to negotiate with the successful bidder (highest annual quote). Successful bidders may be called for negotiation for improvement of terms and reference, project proposed, scope of work and commercial terms.
- On acceptance of the bid the qualified bidder and DMC shall promptly and in no event later than 7 days from the date of acknowledgement of the letter of acceptance the bidder should execute an agreement, register the same at his cost and has to remit an amount equivalent to six months lease amount as security deposit. This security deposit will be returned after a three months period from the date of termination of the contract after clearing all the liabilities due to DMC/DTPC Thrissur. Security deposit remitted will not carry any interest.
- The Licensee will have to give three months' notice to DMC/DTPC Thrissur if they want to terminate the contract. Any loss incurred by District Tourism Promotion Council; Thrissur will be taken from the Security Deposit. The bidder will have the combined responsibility to maintain entire premises in most hygienic standards and operate the services, for which the same is provided.
- In the event of delay in starting the facilities, irregular conduct/not furnishing all deliverables, the bidder shall be liable for a penalty at the rate of 2% of the annual contract value due for that week and up-to a maximum of 10% depending on the nature of the irregularity and after which DMC/DTPC Thrissur shall be at liberty to cancel the award. For this purpose, part of a week shall be considered as a full week.
- Facilities to be provided at the cost of the operator other than existing infra handed over by DMC Snehatheeram . Building the infrastructure for the new activities as per project report submitted and subject to approvals of DMC Snehatheeram in regard to any construction or change in existing structure.

- Staffing as per requirement and qualified to handle the facility. All such expenses related to operations shall be of the successful bidder.
- All other applicable rules and regulations of the State with respect to operation of such facilities (such as maintenance of facility, hygienic standards, safety measures, etc.) have to be complied fully.
- Since the land is a State Property and for any unforeseen reasons, if the State notifies this area for any developmental purposes, which may propel the DMC/DTPC Thrissur to cancel the agreement, the same will be affected with three months' notice and the Licensee will not have any right for claiming compensation or any charges for early termination of contract.
- DMC Snehatheeram would like to have the workers medically certified from approved Registered Medical Practitioner recognized by Indian Medical Council, to be free from communicable and contagious diseases in addition to general fitness. Polite and respectable manners should be maintained by all employees engaged by the bidder and as specified by DMC Snehatheeram from time to time.
- All the staff in the leased facility should wear very clean uniforms, face masks, gloves, caps and proper identity cards throughout the working hours.
- Every dispute, differences or question which may at any time arise between the parties here to or any person claiming under them, touching or arising out of or in respect of the agreement or subject matter shall be referred to the Chief Executive Officer whose decision shall be final and binding on all concerned.
- The facilities should open and work on all days. The operation time as per permissions from local authority.
- The operator should ensure that hazardous or inflammable items or any other intoxicating materials are not stored in the building and its premises. Proper fire fighting equipment should be installed in the premises besides normal safety measures.
- The operator shall not sublet the contract to anybody. They shall not use the space provided for stocking or keeping goods/articles other than those needed for the activities to operate or building nor shall they do any structural additions & alterations to the premises without written sanction of the DMC/DTPC Thrissur management.

- The bidder/operator shall comply with all the provisions as required under the appropriate acts of Government and also statutory requirements as applicable.
- The lease rent for every year should be remitted in one instalment at the time of agreement. This system should be continued throughout the contract period.
- All operational expenses such as payments of respective license fee to respective authorities, insurance, electricity bill, water bill etc. should be borne by the operator and shall indemnify the DMC/DTPC Thrissur from any dues after the expiry of the lease period.
- The Unit will be known as (A unit of Snehatheeram Beach Park, Thrissur Operated by DTPC Thrissur)
- The interested bidder(s) is/are advised to have a prior visit to the place before quoting and the details about the premises can be had from the Chief Executive Officer, DMC Snehatheeram/ DTPC Palace Road, Thrissur, 680020.
- The quotation should be submitted in the prescribed form attached hereto.

Chief Executive Officer

4. Annexure 1

Tender for investing & operating Snehatheeram Park & Ice cream, snacks bar at Thalikulam

Form-1

1. Details of the Bidder

1.1 Name :

1.2 Permanent Address :

1.3 Phone No :

1.4 Email id :

4. Details of EMD :

4.1 Amount: Rs.25, 000/- (Rupees Twenty-five thousand only)

4.2 DD No :

4.3 Date :

4.4 Name of Bank :

4.5 Name of the bidder :

4.6 Signature of the bidder :

4.7 Date :

4.8 Place :

Signature of the Applicant

5. Annexure 2

Financial Bid Submission Form

Name of the bidder :

Full Address :

Telephone Number :

Email id :

Annual license fee quoted : Amount/- (Rupees
.....)

Name of Owner/Proprietor/authorized person with Aadhaar card no.

Signature of Owner/Proprietor/authorized person

Date:

Place:

5. Annexure 3

PRE QUALIFICATION POINTERS	Marks
• 3 years of expertise and experience(Desirable as per T&C of bid document but contribute to score)	10
• Project Idea & Uniqueness (Larger projects with practical vision will be given priority)	60
	10
• Quality Management (Needed - Qualification of operating staff, accreditation, existing licenses etc.)	20
• Financial Capability (Needed - Proof of working capital to fund the operations of activity)	100
• Total	50%

%contribution to score

FINANCIAL BID	% contribution
Highest Annual lease amount	100
% contribution to score	50%

Final Bid Selection (Top 5 qualifiers from technical evaluation with added score of financial bid)