

# Delhi Police

RFQ No: 5 /L&B Cell (DP)

dated 15.9.08

## REQUEST FOR QUALIFICATION (INTERNATIONAL COMPETITIVE BIDDING)

### FOR DEVELOPMENT OF POLICE RESIDENTIAL COMPLEX THROUGH PUBLIC PRIVATE PARTNERSHIP

#### 1. INTRODUCTION

- 1.1 The Delhi Police have decided to undertake development of their new Residential Complex at Dheerpur in Delhi. The project is to be executed through private sector partnership on the basis of Design, Build, Finance and Operate and Transfer (DBFOT) basis.
- 1.2 It is proposed to carry out the bidding process for selection of the bidder to whom the Project for development of the new Residential Complex may be awarded. The Concessionaire for development of the Residential Complex shall be selected by a competitive bidding process and will have freedom and flexibility to design and construct the Residential Complex. The scope of work will broadly include development of Residential Complex and the maintenance thereof.
- 1.3 A two-stage bidding process has been adopted for selection of the bidders for award of the Project. The first stage, the **Qualification Stage** of the process involves qualification of interested parties/ consortia who make an application in accordance with the provisions of the RFQ. In the Qualification Stage, Applicants would be required to furnish the information specified in the RFQ. The Authority is likely to provide a comparatively short time span for submission of the financial bids for the Project. The Applicants are, therefore, advised to visit the site and familiarise themselves with the Project.
- 1.4 After the evaluation of Applications, the Delhi Police would announce a list of short-listed pre-qualified applicants who will be eligible for participation in the second stage of the Bidding Process comprising **Request for Proposals**. At the same time, the Authority would notify the other Applicants that they have not been short-listed.

- 1.5 In the Bid Stage, the Bidders will be called upon to submit their financial offers in respect of the Project, in accordance with the RFP and other documents to be provided by the Authority, pursuant to the RFP collectively called the Bidding Documents.
- 1.6 As part of the Bidding Documents, the Authority will provide for the Project a draft Concession Agreement and project report/ feasibility report prepared by the Authority/ its consultants and other information pertaining/ relevant to the Project available with it.
- 1.7 Bids will be invited for the Project on the basis of the lowest annual grant or Annuity required by a Bidder for implementing the Project. The concession period shall be pre-determined, and will be indicated in the draft Concession Agreement forming part of the Bidding Documents. The Annuity shall constitute the sole criteria for evaluation of Bids. The Project shall be awarded to the Bidder quoting the lowest Annuity.
- 1.8 To be eligible for pre-qualification and short-listing, an Applicant shall fulfil the technical and financial conditions of eligibility as laid down in the RFQ.
- 1.9 Now, the Commissioner of Police, Delhi Police, Government of India, New Delhi for and on behalf of the President of India, invites applications from competent and reputed firms or consortia of firms for development of the Police Residential Complex through Public Private Partnership. The approximate land area available for development is about 25 ha.

## 2. QUALIFICATION

Detailed requirements are laid down in the RFQ document. However, a brief outline is provided below.

- 2.1 The **Threshold Technical Capability** shall be more than Rs. 500 crore and at least one fourth of the Threshold Technical Capability shall be from the Eligible Projects in Category 1 and/ or Category 3.
- 2.2 The following categories of experience would qualify as Technical Capacity and eligible experience in relation to eligible projects:
- Category 1: Project experience on Eligible Projects in building construction sector
  - Category 2: Project experience on Eligible Projects in core sector
  - Category 3: Construction experience on Eligible Projects in building construction sector
  - Category 4: Construction experience on Eligible Projects in core sector

For the purpose of this RFQ:

- (i) Building construction sector would be deemed to include construction of an urban building complex dedicated for public use (e.g. office complex, sports complex, exhibition complex, convention centre, etc.) or urban projects (such as residential complexes, district centres, shopping malls, educational campus, etc.); and
- (ii) core sector would be deemed to include highways, power, telecom, ports, airports, railways, industrial parks, petroleum and natural gas, pipelines, irrigation, water supply, sewerage and real estate development.

2.3 Eligible Experience in respect of each category shall be measured only for Eligible Projects.

2.4 For a project to qualify as an Eligible Project under Categories 1 and 2:

- (a) It should have been undertaken on BOT, BOLT, BOO, BOOT or other similar basis for providing its output or services to a public sector entity or for providing non-discriminatory access to users in pursuance of its charter, concession or contract, as the case may be;
- (b) the entity claiming experience should have held, in the company owning the Eligible Project, a minimum of 26% equity during the period for which Eligible Experience is being claimed;
- (c) the capital cost of the project should be more than Rs. 50 crore (Rupees fifty crore); and
- (d) the entity claiming experience shall, during the past 5 (five) financial years preceding the Application Due Date, have (i) paid for development of the project (excluding the cost of land), and/ or (ii) collected and appropriated the revenues from users availing of non-discriminatory access to or use of fixed project assets, such as revenues from highways, airports, ports and railway infrastructure, but shall not include revenues from sale or provision of goods or services such as electricity, gas, telecommunications or fare/freight revenues and other incomes of the company owning the Project.

2.5 For a project to qualify as an Eligible Project under Categories 3 and 4, the Applicant should have paid for execution of its construction works or received payments from its client(s) for construction works executed, fully or partially, during the 5 (five) financial years immediately preceding the Application Due Date, and only the payments (gross) actually made or received, as the case may be, during such 5 (five) financial years shall qualify for purposes of computing the Experience Score. However, payments/receipts of less than Rs. 50 crore (Rupees fifty crore) shall not be reckoned as payments/receipts for Eligible Projects. For the avoidance of doubt, construction works shall not include supply of goods or equipment except when

such goods or equipment form part of a turn-key construction contract/ EPC contract for the project. Further, the cost of land shall not be included in works.

- 2.6 The Applicant shall have a minimum Net Worth of Rs. 190 crore as at the close of the preceding financial year

### 3. HOW TO OBTAIN BID DOCUMENTS

'Request for Qualification (RFQ) document' can be obtained between 1100 hrs and 1600 hrs on all working days from 15.09.2008 to 21.11.2008 at the address for communication mentioned below on payment of Non- refundable document fee of Rs. 10,000 (Rupees Ten Thousand only) in the form of Demand Draft favouring **"the Deputy Commissioner of Police, Headquarters, Delhi Police" and payable at New Delhi.** The document can also be downloaded from the official website of Delhi police <http://www.delhipolice.nic.in> on and after 15<sup>th</sup> September 2008. In case of downloaded form, the firm need not deposit the aforesaid fee for the document.

### 4. SUBMISSION OF DOCUMENTS

Proposals should reach the Additional Commissioner of Police, Land & Building Cell, Delhi Police in sealed packets at the address for communication not later than 1100 hrs on 24<sup>th</sup> November, 2008.

The Condition regarding award of work are stipulated in the RFQ document. The proposals can be submitted on photocopies of the RFQ document provided it is accompanied by a demand draft of Rs. 10,000/- payable to Deputy Commissioner of Police, Headquarters, Delhi Police, New Delhi towards cost of documents prescribed in RFP.

**The last date for submission of bids is 24.11.2008.**

**Delhi Police will not be responsible for any delay in receiving the proposals and reserves the right to accept/reject any or all proposals without assigning any reason thereon.**

### 5. ADDRESS FOR COMMUNICATION

Additional Commissioner of Police,  
(Land & Building) Police Headquarters,  
Indraprastha Estate,  
New Delhi. 110002, India

Phone: 011-23490213, 011-23490010 Extn: 4213 Fax: 011 – 23490213

Email: [adlcp-lb-dl@nic.in](mailto:adlcp-lb-dl@nic.in) Website: <http://www.delhipolice.nic.in>