**The following are the Corrigendum 4, further to Corrigendum 3 uploaded on 25th Nov 2013 in the tender notice No. KMRL/CE/PD/2013-14/1 DATED 24/08/2013 uploaded on KMRL website on 11/10/2013.**

**“RFP for Selection of 'Transaction Advisor' for Property Development of 'Metro City.”**

Further to Corrigendum 1, 2 & 3 uploaded on KMRL website, the following clarifications are further elaborated :

|  |  |
| --- | --- |
| **Clause No.** | **Clarifications by KMRL** |
| Pg 26, Section  3, Clause 3.1.3 of RFP document and  Annexure AA of  Corrigendum-3 | KMRL is keen to assess the Consultant’s overall understanding of the project background, Authority’s objective/ strategy and the proposed approach and methodology to execute the envisaged scope of work.  The outline scheme model is expected to include a preliminary analysis of the data points and existing market conditions. It is also expected to include Consultant’s preliminary suggestion on the indicative product mix and the revenue model.  Such analysis may form part of the actual feasibility report during the course of project execution. It shall be an outcome of a holistic analysis of the site and market conditions further cross-checked with a detailed revenue model for most preferred suitability. |
| Pg 19, Terms of  Reference, Clause 1.3 of RFP document and Reply no 19 of Corrigendum-3 | The timelines and payment schedule for the bid process management of the Property Development at the Metro Stations at Aluva, Kalamassery, Edapally, JLN Stadium, Kaloor, and Petta. are indicated in Annexure-6 (payment schedule for the works assigned in clause 1.1.5 which was modified vide s.no.3 of corrigendum-3. |

**Form 2 of Appendix –II of RFP to be read as follows:**

**APPENDIX-II**

**(See Clause 2.1.3)**

**Form-2**

**Financial Proposal**

|  |  |  |
| --- | --- | --- |
| A | RESIDENT PERSONNEL AND LOCAL COSTS | |
| I  II  III  IV  V | Remuneration for Professional Personnel (inclusive of all personal allowances)  Remuneration for Support Personnel (inclusive of all personal allowances)  Reports and Document Printing  Surveys & Investigations  Miscellaneous Expenses |  |
|  | Sub-total Resident Personnel and Local Costs (A) : |  |
| B. | EXPATRIATE PERSONNEL |  |
| I | Remuneration for Expatriate Personnel (inclusive of all personal allowances) | |
|  | Sub-total Expatriate Personnel (B): |  |
|  | Total Personnel and Local Costs (A+B): |  |
| C. | POST REPORT CONSULTATIONS |  |
| I  II  III  IV | 2 man days each of :  PPP Expert cum Project Manager (Team Leader)  Financial Expert  Real Estate Expert  Legal Expert |  |
|  | Subtotal Post Report Consultations (C): |  |
| CI | Lumpsum rate for six stations (as per works assigned in S.No.3 of Corregundum-3) Payment Schedule given in addendum to Annexure 6 in Corrigendum 4 |  |
| D | SUB TOTAL OF A+B+C+CI |  |
| E | OVERHEAD EXPENSES @ ……………………% OF (D) |  |
| F | SERVICE TAX |  |
| G. | TOTAL (including taxes) (D+E+F) (in Rs.)  In Indian Rupees in figures in words |  |

.

**The following additions to be made to Annexure 6 of RFP (Page 77):**

Annexure AC of Corrigendum 3

**Annexure-6**

Further to Serial No.3 of Corrigendum 3 of RFP the following payment schedule for item CI of the Financial Proposal to be added to the Annexure 6 - Payment Schedule, for the work assigned in clause 1.1.5 (page-6 of RFP)

|  |  |  |  |
| --- | --- | --- | --- |
| Key Date No. | Prescription of Deliverables | Week No. | Payment |
| KD1 | Preparation of EOI | 2 | 25% |
| KD2 | Evaluation of Bid documents | 10 | 25% |
| KD3 | Execution of Agreement with the successful bidder | 15 | 50% |
| Total | | | 100 |

Notes:

1. *Scope of work covers six stations.*
2. *Applicant to quote ‘lumpsum’ rate covering scope of work explained vide item3 of corrigendum-3 for all six stations in form-2 (appendix-II) of financial proposal.*
3. *Revised form-2 (appendix-II) of financial proposal is attach in corrigendum-4*
4. *KMRL reserves the right to increase/decrease total number of stations. Accordingly financial quote for this item shall be increased/decreased.*

**Further to Corrigendum 2, Para 1.8** of **Invitation for Proposal** may be read as follows:

**1.8 Schedule of Selection Process**

The following schedule shall be adhered for the selection process of the consultant.

|  |  |  |
| --- | --- | --- |
|  | Event Description | Date |
| 1 | **Last date for receiving queries/clarifications** | **21st November 2013** |
| 2 | **Pre-Proposal Conference** | **21st November 2013** |
| 3 | **KMRL response to queries** | **25th November 2013** |
| 4 | **Proposal Due Date (PDD)** | **1400h on 13th December 2013** |
| 5 | **Opening of Technical Proposals** | **1500h on 13th December 2013** |
| 6 | Presentation on understanding the scope of work along with suggestion on methodology of implementation giving a base line and project model for the project implementation by the Phase I shortlisted applicants. | Will be intimated |
| 7 | Announcement of short list | Will be intimated |
| 8 | Opening of financial proposal (FPD) | Will be intimated |
| 9 | Letter of Award (LOA) | Within 15 days of FPD |
| 10 | Signing of Agreement | Within 15 days of LOA |
| 11 | **Validity of Applications (180 days from Proposal Due Date (PDD)** | **10th June 2014** |