

COCHIN PORT TRUST

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Chief Engineer's Office,
Cochin – 682 009.

No.T9/T-1948/2021-C

Dated : 25-08-2021

TENDER NOTICE

1. Electronic Tenders (e-tenders) on lump sum basis are invited for **“Providing Consultancy Services For Preparation Of Master Plan For Transforming Willingdon Island Into A Tourism Hub (Retender-2)”** from the consultants empanelled by Indian Port Association (IPA) from the list of Town Planners [which includes Urban Planners, Architects and Landscape Architects under Categories A, B & C] for providing such consultancy services:

List of IPA empanelled Firms is as follows:

- (i) M/s. C.P. Kukreja Architects, New Delhi.
 - (ii) M/s. LEA Associates South Asia Pvt. Ltd., New Delhi
 - (iii) M/s.DDF Consultant Pvt. Ltd., New Delhi
 - (iv) M/s.AECOM India Private Limited, Gurgaon
 - (v) M/s.Haskoning DHV Consulting Pvt. Ltd, Noida
 - (vi) M/s.Voyant Solution Private Ltd., Gurugram
 - (vii) M/s.Feed Back Infra Private Limited, Gurugram
 - (viii) M/s. Space Ace, Gurugram, Haryana
 - (ix) M/s. Enarch Consultants Private Ltd., Noida
 - (x) M/s. NMP Design Pvt. Ltd., New Delhi
 - (xi) M/s. INI Design Studio Pvt. Ltd., Ahmedabad
 - (xii) M/s. Jain & Associates, Gurgaon, Haryana
2. Details of sale/ submission of Bids are as under

Date of Pre Bid Meeting	Not Applicable
Last date and time of submission of Bid	15.00 hours on 15-09-2021
Date and time of opening the Bid	15.30 hours on 15-09-2021
Earnest Money Deposit	NIL [EMD Declaration to be given by Bidder]
Cost of Bid Document	Rs.2,240 (Rs.2000 + 12% GST) (Non refundable) furnished either through Demand Draft / Pay Order / Banker's Cheque drawn in favour of the FA & CAO, CoPT, payable at Kochi, from any Nationalised Bank/ Scheduled Bank in India or online mode (NEFT/RTGS), being the cost of single copy of the Bid Document.

3. Cochin Port Trust, one among the Major Ports of India, has under its jurisdiction, approx. 881.08 hectares of land at various locations in Kochi including Willingdon Island (356.05ha.), Vallarpadam & Bolghatty (203.266ha.), Puthuvypeen (308.551ha.), Ernakulam (7.325ha.), Fort Kochi (1.926ha.) and Palluruthy (3.962 ha.). At North End of Willingdon Island, facilities/amenities such as residential quarters, hospital, banks, hotels, canteens, restaurants, government and quasi-government administrative buildings etc. are located. In addition to this completely developed land area, the port area at South End of Willingdon Island is largely (about 74 ha.) unutilized, at present. In the recent past, container traffic and POL/ crude oil traffic were shifted out of Willingdon Island to adjacent port areas at Vallarpadam and Puthuvypeen respectively, leading to considerable reduction in the port related activities on Willingdon Island. The available areas have been thereby rendered under/unutilized, opening up the scope for venturing into new horizons/ fields of activity. Cruise Tourism has been identified as an area which provides much opportunity, and steps already taken by the Port in this direction has raised the port to the status of numero uno cruise port in India. Banking on this and other locational, natural/ heritage advantages, it is felt that the old port area including the prime unutilized areas (which is very scarce in the region) in Willingdon Island and other nearby islands dotting the Vembanad lake, can very well be developed/redeveloped as a Tourism Hub, which holds great attractions. To move forward in this direction, CoPT intends to avail the services of a competent, well experienced and reputed firm/group with a team of multi-disciplinary professionals and proven capabilities in this field (Consultant) for “Providing consultancy services for preparation of Master Plan for transforming Willingdon Island into a Tourism Hub (Retender – 2)”. In this context, it is also clarified that the intention of CoPT is not to avail services of traditional real estate developers for the vertical development opportunities.
4. CoPT intends to engage an experienced and reputed firm/group/consultant with proven technical and financial capabilities and a team of multi-disciplinary professionals (PMC) for **“Providing Consultancy Services For Preparation Of Master Plan For Transforming Willingdon Island Into A Tourism Hub (Retender-2)”** (hereafter referred to as the “Assignment”) with the following main objectives:

 - (i) To formulate actionable strategies/action plans categorizing them as Immediate (within 2 years), Short Term (within 5 years) and Long Term (within 20 - 30 years), with an objective of transforming Willingdon Island into a Global Vista for Rest, Rejuvenation & Recreation - a Tourism Hub of the country.
 - (ii) To design a Master Plan for transforming Willingdon Island (Cochin Port) into a new sustainable global tourist destination offering a mosaic of leisure, rejuvenation & recreation experience with focus on

balancing cultural, ecological and economic growth of the region/stakeholders, also taking into consideration the Port owned land areas outside Willingdon Island.

5. **Outsourcing / Subcontracting is not permitted for this Assignment.**
6. The Scope of Work under the proposed Assignment shall mainly include the following but not limited to:
 - a) Conducting the Existing / Situational Analysis which includes Base data collection and site visits; Collection and Review of existing master plans, development plans, land use plans, and other reports on the existing tourism sector scenario, facilities, infrastructure and other related matters, of the port area as well as the region.
 - b) Stakeholders Consultations and Analysis which includes consultation with national and international tourists, government officials, departments and other concerned city, state and central organizations, reputed local planners/developers/architects/populace and such other stakeholders, about issues related to Tourism expectations, offerings, needs and reflection on current conditions, Hospitality conditions in and around tourist area, Connectivity, Affordability, Promotions and awareness.
 - c) Preparation of quantifiable/measurable steps/Action Plans, aligning with the existing Master Plans/ Vision Documents of Port, State & Country, along with cost estimates of Project Proposals, Infrastructure required to achieve the set goals within a stipulated time frame, categorizing it into Immediate, Short Term and Long Term.
 - d) Making presentations to concerned authorities on the above.
7. Bid Documents can also be downloaded from the e-Tendering portal www.tenderwizard.com/COPT on the dates specified in the above table by making online requisition. Bid Document will also be available in Cochin Port website (www.cochinport.gov.in) as well as Central Public Procurement (CPP) Portal which can be downloaded for submission. The cost of Bid Document shall be furnished in the form of Demand Draft/ Pay Order/Banker's Cheque drawn in favour of FA & CAO, CoPT along with the submission of Bid. Bidders are also permitted to pay the cost of Bid Document by online mode (NEFT/RTGS). Bank Account details of Cochin Port Trust is attached at **Annexure-I**.
8. The Bidders need to obtain the one time User ID & password for log-in to **e-Tendering** system from the service provider M/s. **KEONICS** by paying registration amount of **Rs.1124/-** by online payment using Credit/Debit Card/Net banking or DD in favour of "KSEDCL, Bangalore".
9. The intending Bidder must have valid Class-II or III digital signature certificate to submit the Bid. For further details and to obtain the digital signature please contact e-Tender Help Desk No.080-49352000 / 9605557738.

10. Bids shall be submitted “**online**” strictly in accordance with the Instructions to Bidders and Terms & Conditions given in the Bid Document.
11. The Bidder is responsible to download Addenda/ Amendments/ Errata/ Replies to the Queries of Bidders etc., if any, issued by CoPT, from the e-Tendering portal or CoPT website or CPP Portal before submission of the Bid. **Bids with any shortfall in submissions of the said Addenda/ Amendments/Errata/Replies to the queries of Bidder etc. duly signed along with the downloaded Documents while submitting the Bid, are liable for rejection.** Incomplete Bid Documents may be rejected.
12. All Bids are to be submitted **online only** on the website **www.tenderwizard.com/COPT**. No Bids shall be accepted off-line (Hard copy).
13. Cochin Port Trust will not be held responsible for any technical snag or network failure during online Bidding It is the Bidders’ responsibility to comply with the system requirements i.e. hardware, software and internet connectivity at Bidder’s premises to access the e-Tender portal. Under any circumstances, Cochin Port Trust shall not be liable to the Bidders for any direct/indirect loss or damages incurred by them, arising out of incorrect use of the e-Tender system or internet connectivity failures.
14. The complete Bid Document shall be submitted online as tender offer on or before the due date and time of submission. The scanned copy of financial instruments towards cost of Bid Document and EMD Declaration shall be uploaded with the Bid Document while submitting the tender electronically in the e-Tendering Portal. The Bidder shall submit the originals of: (i) DD/ Pay Order/ Banker’s Cheque towards the cost of Bid Document, (ii) EMD Declaration and (iii) Power of Attorney, if applicable, **along with letter of submission** in a sealed cover duly mentioning the Tender No. & Name of Assignment, due date of opening of Bid and Name of the Bidder to the **Chief Engineer, Cochin Port Trust, W/Island, Cochin – 682009, KERALA, upto 15.00 hrs. on 15-09-2021. Non submission of the original financial instruments towards the Cost of Tender Document, EMD Declaration and Power-of-Attorney, if applicable, within the above period leads to disqualification of Bids.** Bids received after the stipulated last date and time for receipt, due to any reasons will not be considered.
15. MSME Bidders who are registered with District Industries Centre (DIC) or Khadi and Village Industries Commission (KVIC) or Khadi and Village Industries Board (KVIB) or Coir Board or National Small Industries Corporation (NSIC) or directorate of Handicrafts and Handlooms or Udyog Aadhaar Memorandum or any other body specified by Ministry of MSME for similar nature of Works shall be eligible for issue of Bid Document free of cost. They are required to submit documentary proof of such registration along with the offer, as detailed in Instructions to Bidders, for claiming the available

exemptions and a scanned copy of Exemption Certificate duly notarized shall be uploaded in the e – Tender Portal. If the Registration Certificate does not pertain to “**Consultancy for Preparation of Master Plan**”, the Bid will be rejected.

16. The undersigned reserves the right to reject/cancel/postpone any one or all Bids at any stage of the Bid, which will be binding on all Bidders.

Sd/

**CHIEF ENGINEER
COCHIN PORT TRUST
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: coptce@gmail.com**