

Visakhapatnam Port Trust
Engineering Department

Invitation Of

“Expression of Interest (E.O.I) from the interested parties for “Development of modern truck parking in 20.00 Acres of vacant land, at West of VPT’s Solar Power Plant near INS Dega in Exim Park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & maintenance of Truck Parking terminal on Public Private Partnership”

Tender No.IENG/Estate/Truck Parking/2021, Dt. 30.06.2021

VISAKHAPATNAM PORT TRUST
ENGINEERING DEPARTMENT

Invitation of Expression of Interest (E.O.I) from the interested parties for “Development of modern truck parking in 20.00 Acres of vacant land, at West of VPT’s Solar Power Plant near INS Dega in Exim Park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & maintenance of Truck Parking terminal on Public Private Partnership.

Instructions to Bidders & General Conditions

1.0 Background:

- 1.10 At present VPT is having only one truck parking terminal which can accommodate about 300 trucks.
- 1.11 Now, VCTPL is handling 5.0 Lakh TEUs and about 300 to 500 nos., of trailers are coming to the terminal on daily basis. Another 5.0 Lakh TEUs expected to be handled after expansion. About 300-400 additional trucks are expected to move on the roads.
- 1.12 To face the situation, there is a need for development of truck parking. VPT has identified 35 acres of land near INS Dega and out of which 20.00 Acres of land is proposed for development of truck parking on West side of VPTs 10 MW Solar Power Plant near INS Dega in EXIM Park in Zone Z-5.
- 1.13 VPT invites Expression of Interests (EOI) and to make use of the said 20.00 Acres area for Development, providing infrastructure facilities and operation & maintenance of Truck Parking terminal for a period of **30 (Thirty) years on public private partnership basis.**

2.0 Project Brief:

The Port of Visakhapatnam is one of the 12 major ports of the country, under the Ministry of Ports, Shipping and Waterways. It is located on the East Coast, almost midway between Chennai and Kolkata, in the state of Andhra Pradesh, at latitude 17° 41' N and longitude 83° 18' E. It is a Premier Port having glorious record of handling the highest quantum of traffic, among major ports, consistently for four years. The quantum of traffic handled during 2019 – 20 is 72.72 MTPA.

It has 18 berths in the Inner Harbour with a water spread of 100 hectares and 6 berths in the Outer Harbour with a water spread of 200 hectares. The Inner Harbour can accommodate vessels up to 230 m LOA with draft up to 14.5 mts, while the Outer Harbour is capable of handling vessels up to 2,00,000 DWT having draft up to 18.10 m.

Besides the above two harbours, the port has a Fisheries Harbour to accommodate fishing trawlers/boats

The port has a network of roads, railway lines to cater to inter-modal transport for movement of cargo to and from the hinterland.

The Port handles a variety of cargo, which includes, among others, Iron ore, thermal coal, steam coal, coking coal, POL, fertilizers, containerized cargo etc. The port has adequate open and covered storage areas for storage of cargo.

The port has to its credit ISO: 9001 - 2015, ISO:14001 – 2015 and OSHAS:18001 – 2007 international accreditation certificates.

Objective of the Project
<ul style="list-style-type: none"> ➤ To provide centralized truck parking terminal round the clock. ➤ To develop real time Parking management System ➤ To develop and install Gate automation System. ➤ To provide value added services (Repair facilities, Restaurant, ATM, Dormitory, Petty shops) ➤ To ensure hassle-free movement of vehicles
Salient Features of the Project.
<ul style="list-style-type: none"> ➤ Parking area for 450 trucks and 150 trailers ➤ Office buildings/ Boundary Wall with IN and Out gates ➤ Dormitory in two floors - 50 beds in each floor ➤ Canteen/ restaurant ➤ Work shop & Service Station for repairs ➤ Toilet block for bathing/ toilet ➤ ATM and Other petty shops ➤ Fuel station. ➤ Carry out Civil and Electrical maintenance of entire truck terminal ➤ Deploy Security Personnel round the clock in shifts

2.10 It is envisaged that the development of modern truck parking terminal with above mentioned facilities in the land measuring 20.00 Acres in EXIM park in Zone Z 5 near INS Dega. VPT may organize a pre-EOI conference on **09 - 07 - 2021**. Expression of Interest (E.O.I) from the interested parties for development of truck parking in an extent of 20.00 Acres of vacant land, at West of VPTs Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & Maintenance of Truck Parking terminal **on public private partnership basis.**

3.0 Expression of Interest (EOI):

Through this Expression of Interest (EOI), Visakhapatnam Port Trust intends to seek information from interested individuals or entities or group of individuals and/ or entities (the “Application”) and power of attorney holder/s for development of modern truck parking terminal in the land measuring 20.00 Acres in EXIM park on West side of in Zone Z-5 near INS Dega and the identified location enclosed at **Annexure - I. on PPP mode.**

4.0 Conditions of Eligibility of Applicants:

4.1 VPT would welcome response to the EOI from:

- Real Estate Developers
- Logistics service provider
- Transport Agencies
- Lorry Operators Associations.
- PPP Operators

4.2 How to Respond:

(a) The response to EOI shall be enclosed in a separate sealed envelope and shall be marked as **“Expression of Interest (E.O.I) from the interested parties for Development of modern truck parking terminal in an extent of 20.00 Acres of vacant land, at West of VPT’s Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & maintenance of Truck Parking terminal on PPP mode.”**

(b) The EOI should be submitted in the format given at **Appendix-I**. The proposal should be accompanied with a statement of relevant financial information pertaining to the audited annual accounts of the respondent for the last three years.

(c) All the pages of the EOI and Annexure should be signed and the authorized signatory should countersign corrections and over writings.

(d) Any item of letter of response, which is not applicable to the respondent, should be written as Not Applicable.

(e) In case the respondent intends to give additional information for which specified space in the given format is not sufficient, it may be furnished in a separate sheet. Such information is to be given only if it is salient and directly pertinent to the EOI.

5.0 Number of Applications

There is no restriction on the number of Applications. An Applicant as individuals or as an associate can submit applications. However, there shall be no overlap in the same Land through different Applications.

6.0 Due diligence by Applicants

Applicants are encouraged to inform themselves fully about **Expression of Interest (E.O.I) from the interested parties for development of modern truck parking terminal in an extent of 20.00 Acres of vacant land, at West of VPT’s Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & maintenance of Truck Parking terminal on PPP mode** before submitting the Application and may download from the VPT website from link <https://vizagport.com/tenders/civil-engineering-department/>

7.0 Sale of EOI Document:

The EOI can be downloaded from VPT website <https://vizagport.com> from **03.07.2021 to 18.07.2021**.

8.0 Pre-proposal Conference:

A pre-proposal meeting shall be held on **09.07.2021** at 11.30 AM in the C.E's Conference Hall, 3rd floor, AOB, Visakhapatnam Port Trust, Visakhapatnam - 530 035, with the intending participants.

9.0 Validity of the Application:

The Application must remain valid for a period of not less than 120 days after the Application Due Date (the "ADD"). The Authority will endeavor to complete the scrutiny and evaluation of the received Applications and select the suitable(s) within this period.

10. Language:

The Application with all accompanying documents (the "Documents") and all communications in relation to or concerning the Selection Process shall be in English or Assamese language and strictly on the forms provided in this EOI Document. No supporting document or printed literature shall be submitted with the Application unless specifically asked for and in case any of these Documents is in another language, it must be accompanied by an accurate translation of all the relevant passages in either Assamese or English, in which case, for all purposes of interpretation of the application, the translation in Assamese or English shall prevail.

11. Brief Description of the Selection Process

This is an expression of interest for demand assessment and not an invitation to bid.

12. The short-listing:

The EOI should be submitted in the format given at **Appendix-I**. The proposal should be accompanied with a statement of relevant financial information pertaining to the audited annual accounts of the respondent for the last three years.

13. Role and responsibility of VPT:

(a) VPT reserves the right to cross check and confirm the information/details furnished by the respondents in response to this EOI.

(b) VPT reserves the right to use information received in the replies to EOI for further development of the project. Mere fact of responding to the EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent bid / development stage.

14. Role and responsibility of participants in the EOI: Fulfilling the eligibility criteria

like Net worth, Turnover for the last 3 financial years.

15. Final Role and responsibility VPT and PPP operator

S.No	Description	Proposal	Role of the Party
1.	Periodicity	30 Years	
2.	Bidding parameters	<ul style="list-style-type: none"> ➤ Revenue share ➤ Annual Cash payment(Land lease rentals) 	
3.	Proposed model PPP	Visakhapatnam Port Trust	<ul style="list-style-type: none"> ➤ VPT concedes land to PPP operator ➤ Receives rentals/ revenue share from PPP operator.
		PPP operator	<ul style="list-style-type: none"> ➤ Receives land from VPT and pays annual lease rentals ➤ Receives revenue for the operation of the facilities and share revenue at certain % ➤ Developing the basic internal infrastructure which includes power and water supply, Roads, Parking, Office Building, Boundary wall, entrance gate, green belt etc., ➤ Operations and maintenance of basic infrastructure.

16. Confidentiality:

Information relating to the examination, clarification, evaluation, and recommendation for the selection of applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional adviser advising the Authority in relation to matters arising out of, or concerning the Selection Process. The Authority shall treat all information, submitted as part of the Application, in confidence and shall require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or to enforce or assert any right or privilege of the statutory entity and/or the Authority or as may be required by law or in connection with any legal process.

17. Schedule of Selection Process:

Sale of EOI Document	Start Date 03 .07.2021
Last Date for Receiving Queries/Clarifications	12.07.2021
Pre-Application Conference	09.07.2021 at 11.30 hrs. at the C.E's Conference Hall, 3 rd floor, AOB, Visakhapatnam Port Trust, Visakhapatnam-530 035
Last Date of submission	18.07.2021 till 14.00 hrs.
Validity of Applications	120 days

18. Communications:

Interested parties should send the proposal to:

Chief Engineer
AOB 3rd Floor,
Visakhapatnam Port Trust
Visakhapatnam – 530 035
e-mail: cevizaqport@gmail.com
or estatevpt@gmail.com

19. Amendment:

VPT may modify the EOI by issuing an addendum before last date of submission of the Application. Any addendum thus issued shall be part of EOI and shall be posted on the website. Participants desirous of getting notified of such corrigendum/addendum through email may send such request through email to cevizaqport@gmail.com or estatevpt@gmail.com.

To give respondents reasonable time in which to take addendum into account in preparing their Applications, VPT may extend the last date of submission of response.

20. Governing Law:

The governing law for the purpose of the process is the laws of India and courts of Visakhapatnam shall have full jurisdiction considering any matter arising out of this EOI and the process.

21. Interested parties are urged to visit the VPT's web site on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.

22. Not with standing anything contained above, VPT reserves the right to reject any or all EOI offers and give consideration to properties other than those offered in response to this advertisement.

Chief Engineer
AOB 3rd Floor,
Visakhapatnam Port Trust
Visakhapatnam – 530 035.

LETTER OF RESPONSE

Appendix - I

Chief Engineer,
AOB, 3rd Floor,
Visakhapatnam Port Trust,
Visakhapatnam - 530 035
(India)

(Respondent to provide date and reference)

Dear Sir,

RESPONSE TO – “Expression of Interest (E.O.I) from the interested parties for Development of modern truck parking terminal in 20.00 Acres of vacant land, at West of VPT’s Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Trust including providing infrastructure facilities and operation & maintenance of Truck Parking terminal on Public Private Partnership.”

”

We, the undersigned, offer the following information in response to the Expression of Interest sought by you vide your Notification No. _____, dated __.

- (a) We are duly authorized to represent and act on behalf of _____(hereinafter the “respondent”)
- (b) We have examined and have no reservations to the EOI Document including Addenda No(s) ____.
- (c) We are attaching with this letter, the copies of original documents defining: -
 - i) the Respondent’s legal status.
 - ii) its principal place of business.
 - iii) its place of incorporation (if respondents are corporations); or its place of registration (if respondents are cooperative institutions, partnerships or individually owned firms).
 - iv) Self certified financial statements of Last three years (2017-18, 2018-19, 2019-20), clearly indicating the financial turn over and net worth..
 - v) A brief statement on the broad strategic intent and anticipated transport/logistics requirements. (Annexure-1)
 - vi) Copies of any market research, business studies, feasibility reports and the like sponsored by the respondent, relevant to the project under consideration.
- (d) We shall assist VPT and/or its authorized representatives to obtain further clarification from us, if needed.
- (e) VPT and/or its authorized representatives may contact the following nodal

persons for further information on any aspects of the Response:

Contact 1	Name Address	Telephone 1	E Mail
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(f) This application is made in the full understanding that:

- i) Information furnished in response to EOI shall be used confidentially by VPT for the purpose of Development, operation and maintenance of modern truck parking terminal on PPP mode.
- ii) VPT reserves the right to reject or accept any or all applications, cancel the EOI and subsequent bidding process without any obligation to inform the respondent about the grounds of same, and
- iii) We confirm that we are interested in participating in development and operation of truck parking terminal as per the locations wise details provided in the Statement annexed with this form as Annexure-I.

(g) We certify that our turnover and net worth is as under:

Financial Year	Turn over	Net worth
2018-19		
2019-20		
2020-21		

(h) The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail. We also understand that in the event of any information furnished by us being found later on to be incorrect or any material information having been suppressed, VPT may delete our name from the list of Respondents. We further understand that VPT will give first preference to the Investors considered relevant for the purpose. Our response is valid till (date in figures and words).

NAME.....

In the Capacity of.....**Signed**

..... **Duly**

authorized to sign the response for and on behalf of

Date

1. Details of proposal of the applicant:

S. No.	Location	Purpose / intended
1.	Expression of Interest (E.O.I) from the interested parties for Development of modern truck parking terminal in 20.00 Acres of vacant land, at West of VPT's Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Trust including providing infrastructure facilities and operation and maintenance of Truck Parking terminal on public private partnership.	

2. **Brief statement of Strategic Intent:**