

PROJECT INFORMATION MEMORANDUM		
DEVELOPMENT OF NEW CENTRAL STADIUM IN THIRUVANANTHAPURAM		
SL NO	KEY INFORMATION	DETAILS
PROJECT DETAILS		
1.	Project Title	Development of New Central Stadium in Thiruvananthapuram
2.	Project Development Model	<p>The development of the Stadium shall be carried out by a selected Bidder on annuity based “Build, Operate & Transfer” (BOT) basis, selected through a Competitive Bid Process. The Bidding may be carried out by a single Bidder or a Consortium of Bidders, who meet the Technical and Financial Criteria. The Selected Bidder shall be required to form a Special Purpose Vehicle (SPV), a Company formed exclusively to manage the Concession awarded by the Authority.</p> <p>The Concession period shall be for a period of fifteen years from the “Commencement Date”, as defined in the Concession Agreement, and shall include the construction period.</p>
3.	Project Authority	Kerala State Sports Council (KSSC) is the Authority and KSSC shall be assisted by the National Games Secretariat (NGS) in the Bid Process Management and overall project monitoring during the Concession Period
4.	Project Site	<ul style="list-style-type: none"> • Site Location – Located in a prime location in Thiruvananthapuram City, State of Kerala; the Central Stadium is situated on the eastern side of the Government Secretariat • Site Area – The land area available for the Stadium is 2.56 hectares (6.50 acres)
5.	Project Components	<p>The project envisages the construction of a new Stadium in place of the existing Central Stadium, which abuts the Government Secretariat in the heart of the Capital city of Thiruvananthapuram, in the State of Kerala.</p> <p>The existing structures of the Stadium are to be demolished and a new state-of-the-art Stadium is to be constructed, incorporating the infrastructure components listed below. NGS has prepared the Detailed Designs, Drawings and Project Cost Estimates of the Stadium and shall be sharing “good for construction” drawings with the selected Bidder.</p>

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		<p>Apart from the sporting components, the Stadium Project shall also contain a commercial component, comprising of 2,000 sq. metres Shopping Space and Car Parking space for nearly 430 cars. Of the 430 Car Parking slots, 130 Parking Slots will be reserved for free use by Officials of the Government Secretariat & KSSC. The revenues from the remaining commercial facilities can be shared between the selected Concessionaire and the Authority in the ratio 90:10.</p> <p>Along with the main Stadium Structure, there shall be a separate Ground, plus six storied structure in the Complex, which will be occupied by the Authority. Broadly the development shall comprise of the following Project Components.</p> <p>Basement Floor</p> <ul style="list-style-type: none">• Parking for 430 cars• Conference Hall for 250• Indoor Playing Area for Fencing, Weightlifting, Boxing, Taekwondo, Table Tennis• 2,000 sq. metre Shopping Facility facing the peripheral road around the Stadium <p>Ground Floor</p> <ul style="list-style-type: none">• Sports Council Office• Gym/Spa• Indoor Playing Area for Basketball, Badminton, Volleyball,• Dormitory• Gallery for 6,000 spectators• 8 lane Track & Football Field

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		<ul style="list-style-type: none">• Dining Hall• Administration Area• Caretaker's Area <p>Intermediate Floor</p> <ul style="list-style-type: none">• VIP Gallery• Sports Library• Cafeteria• 5 Entry Points for Spectators <p>First and Second Floor</p> <ul style="list-style-type: none">• Air Conditioned VIP Gallery• VIP Lounge• Dormitory for 70 people• Reading Room• Games Room <p>Third & Fourth Floor</p> <ul style="list-style-type: none">• Dormitory for 70 people• Mini Dormitory for 30 people <p>Fifth Floor</p> <ul style="list-style-type: none">• 5 VIP Rooms

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		<ul style="list-style-type: none"> • Reading Room • Balcony <p>Sixth Floor</p> <ul style="list-style-type: none"> • 5 VIP Rooms • Mini Conference Room • Balcony 						
6.	Estimated Project Cost	INR 70.91 crores						
7.	Market Potential	The Bidder may do an independent assessment of the market potential of the commercial components – 2,000 sq.metre Shopping Facility & Leasable Car Parking Slots numbering to 300 – included in the Project. It is assessed that the Bidder shall factor in his share of the potential revenue from the Commercial Component, while quoting the expected Annuity						
8.	Development Controls Regulations	The land will be subjected to the provisions of the Kerala Municipal Building Rules, 1994						
9.	Indicative List of Clearances & Approvals (for information only)	<p>Typically the Concessionaire shall be required to obtain a number of Statutory & Other Approvals & Clearances before commencing the construction of the Project. An indicative List of such approvals are given below. This may be taken only for information purpose and the Bidder may undertake independent assessment of these requirements, as and when required.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th align="center">SL NO</th> <th align="center">Clearance/Approval</th> <th align="center">Agency</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td>Company Incorporation of SPV</td> <td>Registrar of Companies</td> </tr> </tbody> </table> <p align="center">Indicative List of Approvals / Clearances required before, during and after Construction</p>	SL NO	Clearance/Approval	Agency	1	Company Incorporation of SPV	Registrar of Companies
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			Phase	
		2	Environment Clearance	State Level Environment Impact Assessment Authority (SEIAA), Kerala / MoEF, Govt. of India
		3	Permission for Land Use	Town & Country Planning Dept
		4	Approval of Building Plan	Town & Country Planning Dept / TRIDA / Corporation
		5	NOC and Consent under “The Water Act”	Kerala State Pollution Control Board (KSPCB)
		6	NOC and Consent under “The Air Act”	KSPCB
		7	NOC from Fire Department	Fire & Rescue Services Dept
		8	Electrical System Approval	Electrical Inspectorate
		9	Approval of construction activity and building plan	Development Authority / ULB
		10	Power Allocation	Kerala State Electricity Board (KSEB)
		11	Water Supply	Kerala Water Authority

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10.	Mode of Implementation	Public-Private Partnership (PPP)
11.	Authorization Format	Build, Operate and Transfer (BOT)
12.	Institutional Structure	Special Purpose Vehicle (SPV) has to be formed as per the Companies Act, 1956
13.	Concession Period	<ul style="list-style-type: none"> • Minimum Annuity period considered is 4 years • Maximum Annuity period considered is 15 years
14.	Minimum Development Obligations	<p>I. The project includes construction of various components like:</p> <ul style="list-style-type: none"> • Stadium with adjacent gallery building • Office building • Development of Field of play • General site development • Multipurpose Court • Allied internal and external water supply works <p>II. <u>Structures</u></p> <p>(a) Stadium comprises of car parking and commercial space in the basement level, the Field of Play (FOP) and Gallery in the ground floor level. A building with G+2 floors and gallery is also considered adjacent to the stadium. Brick masonry has been proposed for the superstructure. The foundation for the stadium portion is designed as footing and for the adjacent gallery building, pile foundation is considered.</p> <p>(b) The proposed Office building on the south west portion of the stadium has G+6 floors.</p>

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		<p>(c) A football ground of 105x65 m with natural turf is considered. Also, an 8 lane synthetic track is proposed in the estimate. A multipurpose court of size 55 x 25 m is proposed towards the North West side of the stadium.</p> <p>(d) General site development includes construction of 180m road driveway on the west side of the stadium. It also includes filling upto a depth of 1.45 m throughout the length for which road is proposed to be constructed.</p> <p>(e) Construction of two subways, one on the north side and other on the west side of the stadium are proposed.</p> <p>III. <u>Finishing Schedule</u></p> <p>(a) The exterior walls are proposed to be finished with exterior emulsion paint & interior walls with interior emulsion paint. All steel work is painted with synthetic enamel paint. Vitrified tile flooring is proposed for the public areas, kota stone flooring for staircase and corridor spaces, Granite flooring for entrance space, cement flooring for store, gallery steps, and service areas acrylic sports flooring in indoor gymnasium and play areas of the stadium and building. Basement parking area, driveways and ramps are proposed to be given Retro plated cement flooring.</p> <p>(b) UPVC doors, windows and ventilators are recommended for the joinery works. PD partitions are considered in toilets.</p> <p>(c) The other services included in the budgetary estimate are RCC drain, cable trench, DG foundation, sump tank of 2,50,000 litre capacity, 2 nos of 100 user capacity septic tank ,2 nos. of 50 user septic tank and 6 nos. of 25 user septic tank.</p> <p>(d) The office building is provided with 2 nos. RCC overhead water tanks of 25 cum capacity each over</p>

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		<p>staircabin head rooms. Likewise, in the adjacent gallery building of the stadium, 2 nos. RCC overhead water tanks of 15 cum capacity each are proposed over staircabin headrooms</p> <p>IV. <u>Electrical Design parameters</u></p> <p>The budgetary estimate is prepared on the assumption of considering stadium building and dormitory building as a separate unit. Hence two different 11 KV connections are proposed. Two numbers 11 KV RMU for tapping off main supply is considered in this estimate; one for dormitory building and one for office building adjacent to the stadium.</p> <p><u>Office Building Adjacent to Stadium</u></p> <p>(a) Three panel HT VCB is considered for the purpose of separating the load of commercial area and non commercial area. 11KV armoured HT power cable will be taken to a 3panel VCB (1 incoming, 2 outgoing) in the HT receiving station. One outgoing will be fed one 800KVA Transformer to cater the loads in the office building adjacent to the stadium and basement area ventilation loads. Second outgoing will be fed to the 630 KVA transformer for providing power supply to shops. The HT panel and transformers are located in the service area of the basement floor of the building.</p> <p>(b) DG synchronization panels for connecting thee DG's are (Two no.s-500 KVA and one-320 KVA) are considered in the estimate. For the present condition two No.s 500 KVA is considered in the estimate. A provision for connecting one number 320 KVA is considered in this panel for providing additional load at the time of event. The DG's are located on the outside area.</p> <p>(c) A 630 KVA transformer has been considered for providing power supply to the shops (commercial area.) .LT metering is considered for shops. DG backup has been provided for shops from the DG synchronization panel. In shops point wiring for nominal lighting is considered. Fittings have not been</p>

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		<p>considered in estimate.</p> <p>(d) The total connected load for the office building and basemet area of the stadium is approximately 539 KW .A transformer of capacity 800 KVA has been considered for this area. Transformer for this building is designed on the assumption that at the time of event, maximum demand will be equal to full load.</p> <p>(e) A capacitor bank of 230 kVAR has been included in the estimate for power factor correction.</p> <p>(f) Ventilation and air conditioning loads have been considered in the estimate and a separate panel with fire retardant cabling has been considered for ventilation fans in basement floor.</p> <p><u>Dormitory Building</u></p> <p>(a) The total connected load for the Dormitory building is 110 KW. A transformer of capacity 200 KVA is proposed for this building considering the future increase in load.</p> <p>(b) A DG set of capacity 160 KVA is considered for providing entire back up to these loads.</p> <p>(c) The DG and transformer for these loads are located outside the dormitory building.</p> <p><u>Emergency Lighting</u></p> <p>During Electricity Board power supply failure it will take 15-30 seconds to change over to Generator power supply and vice verse, considering the above it is proposed to provide UPS back up for 10% lighting load in all the areas</p> <p><u>Outdoor Lighting</u></p>

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		<p>(a) Metal halides are proposed for outdoor lighting. The lux level considered for outdoor lighting design is 20 lux</p> <p>(b) The lighting design proposed for each area is based on the lux level as per National Building code.</p> <p>(c) Earthing as per IS: 3043 is proposed for earthing. Copper wires are proposed for MCB DB and motor earthing. Lightning protection has been considered in the estimate.</p> <p>(d) Estimate is based on revised KPWD 2012 schedule of rates and for items not having CPWD-2012 data, Market rates based on lowest quotation are considered</p>
15.	Technical Capacity of the Applicant	<p>The Applicant, over the past 5 (five) financial years, preceding the Application Due Date, shall have:</p> <p>(a) Paid for, or received payments for construction of Eligible Project in Category 3 and / or Category 4 (as specified in Sl. No. 17); and /or</p> <p>(b) Paid for development of Eligible Project(s) in Category 1 and / or Category 2 (as specified in Sl. No. 17); and / or</p> <p>(c) Collected and appropriated revenues from Eligible Project(s) in Category 1 and / or Category 2 (as specified in Sl. No. 17)</p> <p>Such that the sum total of the above is more than Rs. 141.82 crore (Indian Rupees One Hundred and Forty One Crore and Eighty Two Lakhs) (the “Threshold Technical Capacity”).</p>
16.	Financial Capacity of	The Applicant shall have a minimum Net Worth (the “ Financial Capacity ”) of Rs. 17.73 crore (Indian

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	the Applicant	Rupees Seventeen Crore and Seventy Three Lakhs) as at the close of preceding financial year
17.	Eligible Projects	<p>I. To define the Categories</p> <p>(a) Category 1: Project development experience on Eligible Projects in development of Stadiums / Sports Infrastructure and/or sector that qualify as specified in Sl. No. 17 - III - (d)</p> <p>(b) Category 2: Project development experience on Eligible Projects in the Core Sector that qualify as specified in Sl. No. 17 - III - (d)</p> <p>(c) Category 3: Construction experience on Eligible Projects in development Stadiums / Sports Infrastructure and/or sector that qualify as specified in Sl. No. 17 - IV</p> <p>(d) Category 4: Construction experience on Eligible Projects in the Core Sector that qualify as specified in Sl. No. 17 - IV</p> <p>II. For the purpose of this document,</p> <p>(a) Core Sector would be deemed to include highways and bridges, power, telecom, ports, airports, railways, metro rail, industrial parks/ estates, logistics parks, pipelines, irrigation, water supply, sewerage and real estate development.</p> <p>III. For a project to qualify as an Eligible Project under Categories 1 and 2:</p> <p>(a) It should have been undertaken either as own Project or as a PPP Project on Built Operate Transfer, Built Operate Lease Transfer, Built Operate Own, Built Operate Own Transfer or other similar basis for</p>

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		<p>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; For the avoidance of doubt, a project which constitutes a natural monopoly such as an airport or port should normally be included in this category even if it is not based on a long-term agreement with a public entity;</p> <p>(b) the entity claiming experience should have held, in the company owning the Eligible Project, a minimum of 26% (twenty six per cent) equity during the entire year for which Eligible Experience is being claimed;</p> <p>(c) the capital cost of each project should be more than Rs. 14.18 crore (Indian Rupees Fourteen Crore and Eighteen Lakhs); and</p> <p>(d) the entity claiming experience shall, during the last 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 commercial establishments/recreational zones for tourism and or private sector 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.</p> <p>IV. For a project to qualify as an Eligible Project under Categories 3 and 4,</p> <p>(a) 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</p>

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		<p>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. 14.18 crore (Indian Rupees Fourteen Crore and Eighteen Lakhs) shall not be reckoned as payments/receipts for the 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 hereunder.</p> <p>V. Factors for Experience across Categories</p> <table border="1" data-bbox="1142 699 1572 957"> <thead> <tr> <th>Categories</th> <th>Factor</th> </tr> </thead> <tbody> <tr> <td>Category 1</td> <td>1.25</td> </tr> <tr> <td>Category 2</td> <td>1.00</td> </tr> <tr> <td>Category 3</td> <td>0.75</td> </tr> <tr> <td>Category 4</td> <td>0.50</td> </tr> </tbody> </table>	Categories	Factor	Category 1	1.25	Category 2	1.00	Category 3	0.75	Category 4	0.50
Categories	Factor											
Category 1	1.25											
Category 2	1.00											
Category 3	0.75											
Category 4	0.50											
18.	Bid Submission	<p>(a) The Bidder shall provide all the information sought as specified the Request for Proposal (RFP). The Authority will evaluate only those Bids that are received in the required formats and complete in all respects.</p> <p>(b) The Bid shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page, in blue ink. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialled by the person(s) signing the Bid.</p> <p>(c) The Bidder shall submit the Bid in the format specified in RFP, and seal in two different envelopes and mark as 'Technical Proposal' and 'Financial Proposal'. The envelope marked "Financial Proposal" should</p>										

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		<p>contain separate financial proposal for each of the stadiums for which the Bidder is bidding. The name of the stadium for which the bid is submitted, should be clearly written on each of the form(s).</p> <p>(d) The documents accompanying the Bid, including the following, shall be placed in an outer envelope:</p> <ul style="list-style-type: none">i. Covering letter as prescribed in the RFP.ii. Bid Security as prescribed in the RFP.iii. A copy of the Concession Agreement as prescribed in the RFP. with each page initialled by the person signing the Bid. <p>(e) The Technical Proposal should be in spiral or hard bound form and all pages shall be numbered serially and indexed.</p> <p>(f) The two envelopes specified shall be placed in an outer envelope, which shall be sealed and clearly bear the following identification:</p> <p style="text-align: center;">“Bid for the Development of New Stadiums in Kerala”</p> <p>and shall clearly indicate the name and address of the Bidder.</p> <p>(g) Each of the envelopes shall be addressed to: Chief Executive Officer & Secretary National Games Secretariat, Chandrashekharan Nair Stadium,</p>

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		<p>Palayam, Thiruvananthapuram, Kerala, India Pin - 695033 Tel no: (+91) 471 2302287 E-mail: 35thngskerala@gmail.com</p> <p>(h) If the envelopes are not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Bid submitted.</p> <p>(i) Bids shall be submitted in hard copy and bids submitted by fax, telex, telegram or e-mail shall not be entertained and shall be rejected.</p>
19.	Bid Parameter	Annuity Quoted
20.	Bid Evaluation	<p>I. Opening and Evaluation of Bids</p> <p>(a) The Authority shall open the Bids (outer envelope only) on the Bid Due Date, at the place specified in the RFP and in the presence of the Bidders who choose to attend.</p> <p>(b) The Authority will subsequently examine and evaluate the Bids in accordance with provisions set out in the RFP</p> <p>(c) To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications writing from any Bidder regarding its Bid.</p>

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		<p>II. Tests of responsiveness</p> <p>Prior to evaluation of Bids, the Authority shall determine whether each Bid is responsive to the requirements of the RFP. A Bid shall be considered responsive only if:\</p> <ul style="list-style-type: none">(a) It is received as per the format of RFP(b) It is received by the Bid Due Date(c) It is signed, sealed, hard bound and marked as stipulated in(d) It is accompanied by the Bid Security(e) It is accompanied by the Power(s) of Attorney(f) It contains all the information (complete in all respects) as requested in RFP and/or Bidding Documents(g) It does not contain any condition or qualification; and(h) It is not non-responsive in terms hereof. <p>III. Technical Evaluation</p> <ul style="list-style-type: none">(a) All criteria mentioned below need to be complied by the Bidder in order to qualify for their Financial

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		<p>Proposal to be evaluated.</p> <p>(b) The Applicant's competence and capability is proposed to be established by the following parameters:</p> <ul style="list-style-type: none">i. Technical Capacity as specified in Sl. No.15ii. Financial Capacity as specified in Sl. No.16
21.	Bid Validity	<p>The Bids shall be valid for a period of not less than 120 days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.</p>
22.	Bid Security	<p>(a) INR 70.91 Lakhs in the form of a bank guarantee issued by a nationalised bank, or a Scheduled Bank in India, in favour of the Authority in the format specified in the RFP and having a validity period as specified in Sl. No. 21</p> <p>(b) Bid Security for INR 70.91 Lakhs can also be in the form of a demand draft issued by a Scheduled Bank in India, drawn in favour of Chief Executive Officer & Secretary, NGS and payable at Thiruvananthapuram, Kerala.</p> <p>(c) The Authority shall not be liable to pay any interest on the Bid Security deposit so made and the same shall be interest free.</p> <p>(d) The Bid Security of unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority</p> <p>(e) The Selected Bidder's Bid Security will be returned, without any interest, upon the Bidder signing the Concession Agreement and furnishing the Performance Security in accordance with the provisions thereof.</p>

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23.	Validity of Bid Security	The Bid Security shall be valid for 120 days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.
24.	Signing of Concession Agreement	Within 30 days of issue of LoI
25.	Issue of RFP	March 3, 2013
26.	Pre-Bid Meeting	11:00 am, March 31, 2014
27.	Due date for Receipt of Bid	03:00 pm on June 23, 2014
28.	Opening of Bids	03.30 pm on June 25, 2014
29.	Letter of Awards (LOA)	Within 30 days of Bid Due Date
30.	Signing of Concession Agreement	Within 30 days of award of LOA