

Expression of Interest for the preparation of Detailed Project Report (DPR) for Carbon - Neutral Village Coffee Park, Wayanad



14th March 2019

**KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT
CORPORATION**

(A Statutory Body of Government of Kerala)

KINFRA Corporate Head Office, KINFRA House, TC 31/2312, Sasthamangalam P.O,
Thiruvananthapuram, Kerala, India - 695 010

| Tel: 0471-2726585 | Fax: 0471-2724773 | Web: www.kinfra.org |

I. DISCLAIMERS

- a) The EOI document is not an agreement and is not an offer or invitation by KINFRA to any party other than the Bidders.
- b) KINFRA may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in the EOI. The information that KINFRA is in a position to furnish is limited to this EOI and the information available at the contact addresses given herein along with any amendments/clarifications thereon.
- c) The information contained in the EOI or subsequently provided to Bidders, whether verbally or in documentary form by or on behalf of KINFRA /Consultants/any of their employees, is provided to the bidders on the terms and conditions set out in the EOI and any other terms and conditions subject to which such information is provided.
- d) The purpose of the EOI is to provide the bidder(s) with information to assist the formulation of their bids. The EOI does not purport to contain all the information each Bidder may require. The EOI document may not be appropriate for all persons, and it is not possible for KINFRA, their employees or Consultants to consider the investment objectives, financial situation and particular needs of each eligible party who reads or uses the EOI document.
- e) Each Bidder should check the accuracy, reliability and completeness of the information in the EOI and wherever necessary obtain independent advice from appropriate sources. KINFRA and its employees make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the EOI. Each Bidder should conduct its own studies and analysis and is advised to collect and obtain any other information that may be necessary for preparing the Bid, at its own responsibility. The Bidder shall be deemed to have satisfied himself before submitting his Bid, as to the risks, contingencies and all other circumstances, which may influence or affect his Bid.
- f) Mere submission of a responsive Bid does not ensure selection of the Bidder.
- g) Any addendum/corrigendum will be published in KINFRA website only.**

II. ABOUT KINFRA

Kerala Industrial Infrastructure Development Corporation (KINFRA) is a statutory body of Government of Kerala aiming at bringing together all the suitable resources available in the State and developing infrastructure to support the industrial growth of the State. KINFRA has identified about 20 core competency areas and has 22 well-defined industrial parks of which many are functional and some are in the launching phase. Each of these Parks offers comprehensive infrastructure and support services to the

clients. The most important feature of KINFRA is that it offers single window clearance facilities. The Corporate Office of KINFRA is located in Trivandrum - the capital city of the State of Kerala.

III. ABOUT THE PROJECT

KINFRA is an infrastructure service provider for providing industrial infrastructure for the state and attracting investors to the manufacturing sector. The globalization/ liberalization policies of modern governments all over the world have integrated all the national market to one international market.

Entry in to such an international market has become restrictive due to various reasons. Major reasons identified are lack of knowledge about the market trends and modern manufacturing technology. The large quantum of investment required for manufacturing for the global market inhibits the investors/manufactures.

In order to alleviate the inhibitive and restrictive factors which deter entry of new and small entrepreneurs to manufacture for the global market, KINFRA has identified different areas of intervention. Government investment in the food processing sector in the form of common facility will induce small manufacturers to enter in to the international market with a competitive edge.

Common Infrastructure facility for Carbon - Neutral Village Coffee Park

‘Carbon - Neutral Village Coffee Park’, the coffee processing unit coming up under the Carbon Neutral Wayanad project, aims at promoting coffee powder under the Malabar Coffee brand. The proposed park spread out over an area of 100 acres will provide a Common Infrastructure Facility for Carbon - Neutral Village Coffee Park at Kalpetta in Wayanad District. Wayanad region has more than 33% of district’s area under coffee, called a green paradise and coffee county of Kerala with high hilly areas and places of tourist attraction. Coffee is grown in Wayanad as a single crop as well as with pepper.

The common infrastructure facilities shall include the following:

- ✓ Coffee production plant and machinery with low Carbon footprint
- ✓ Built up space
- ✓ Common Utility Centre
- ✓ Godowns and Transportation Zone
- ✓ QC lab
- ✓ Power Supply
- ✓ Water Supply
- ✓ Effluent treatment facility

- ✓ Street lighting
- ✓ Rain water harvesting
- ✓ Internal road and parking spaces
- ✓ Entrance gate, Boundary wall & Fencing

IV. EXPRESSION OF INTEREST (EOI)

KINFRA invites Eoi's from reputed consultants and technical experts for the preparation of Detailed Project Report (DPR) for setting up of Carbon - Neutral Village Coffee Park at Kalpetta in Wayanad District. Indicative components in the DPR should be prepared in line with the guidelines of KIIFB.

SCOPE OF WORK

The consultant shall study and provide the details about the following:-

- The Consultant should prepare legible layout of the proposed site.
- The Consultant is responsible for entire architectural component of the project work. The Consultant should also provide the details regarding the common facilities and common technical infrastructure required with estimated investments therein. This would include the developing of the Master Plan along with sectional drawings and building plan giving clear picture /title of drawings and other relevant details.
- Identify latest technology in the field of cultivation & processing of Coffee and recommend relevant Product and Process flow.
- Most modern machineries available in the world to be used in line with emerging trends in the industry.
- The consultant shall also recommend KINFRA about the vendors who supply the machineries. (List of vendors shall also be included in the DPR with the estimated cost of machineries).
- The Consultant shall work out the implementation schedule with milestones for the project.
- The Consultant shall prepare all relevant documents related to statutory approvals for the project.
- Sufficient soft copies and hard copies (10 copies) of all the deliverables are to be submitted as and when required by KINFRA.
- Consultant should include Market/ Demand Analysis and Cost Benefit analysis of the proposed project.
- Financial Planning Report for the project in accordance with requirements.

- DPR should include financial analysis like internal rate of return, break-even point, debt-service coverage ratio, sensitivity analysis etc., using basic templates such as projected profit and loss account, projected balance sheet etc.
- SWOT Analysis should to be undertaken.

V. ELIGIBILITY CRITERIA

1. The firm/team members should have adequate experience in consultancy service in the areas such as cultivation & processing of organic/eco friendly Coffee/Agro products. Experience relating to the ecological profile of Wayanad is required.
2. Applicants must be Limited Companies or LLP or a registered partnership firm.
3. If bid is submitted by a consortium, full details of the same with the particulars of each member along with the credentials and the reason for selection (maximum three members) to be provided.
4. The applicant should have personnel with proven expertise and resume of team members shall also be submitted.

Eol to be submitted in the following Format duly signed by the authorized representative of the applicant with copy of resolution or power of attorney:

Sl. No.	Description	Details
1	Name of the applicant and address with e mail, phone etc. (If consortium full particulars of all members and proposed share and indicating the lead member)	
2	Main area of Business	
3	Proof for Expertise in the concerned sector.	
4	Major Products being Manufactured at present or activities / services.	
5	Location of Corporate Office /registered Office	

Following Documents to be submitted along with the Eol (certified copy):

1. Brief write up about the Company/ Promoters/LLP Profile/ Firm.
2. Copy of latest GST Return.
3. PAN Card Copy.
4. Self-Certification stating that the Company/ LLP/Firm or its Subsidiaries / Associates are not Debarred / Blacklisted by any Central / State Governments, Government Departments, Government Bodies or PSUs.

5. Copy of MOA and AOA/ Partnership deed and certificate of incorporation/ registration.
6. Any other detail which the Applicant Company/ Firms feels relevant in this regard.

VI. BIDDING PROCESS:

Bidding process will consist of two separate bids viz. Technical bid and Financial bid through a two cover system. EOI for the project should contain

- a) Technical Bid (Documents mentioned in Section IV - Eligibility Criteria) and
- b) Financial bid (The total cost as per the format mentioned in the **Annexure 2**). Two separate covers containing technical and financial bids need to be placed in a single large envelope mentioning the project name.

VII. HOW TO APPLY

- a) The proposer must submit Technical Proposal and Financial Proposal in two separate 'sealed envelopes' (duly super-scribed "Technical Proposal" and "Financial Proposal" on each envelope). Both these sealed covers should be enclosed in an outer cover and submitted to KINFRA. All covers must have the full address of the applicant.
- b) Technical Bid should include **Earnest Money Deposit (EMD) amounting to Rs 5,000/-** (Rupees Five Thousand Only Inclusive of GST) to be remitted through Demand Draft in favour of Managing Director, KINFRA, KINFRA house, 31/2312, Sasthamangalam, Thiruvananthapuram- 695010, Tel: 0471 2726585 , Email:mail@kinfra.org. Hard copies of all relevant documents (as mentioned in the Eligibility Criteria) should be submitted in the Technical Bid.
- c) The proposals should be submitted in the prescribed format. Deviation from the prescribed format will result in rejection of the bid.
- d) The time and date of opening of Financial Bid shall be intimated only to the qualified and technically acceptable bidders at a later date.

VIII. TIMELINE

Sl. No.	Activity	Date
1	Release of EOI Notification	14-03-2019
2	Submission of EOI	26-03-2019
3	Evaluation of Bid	27-03-2019
4	Issue of Work order	30-03-2019
5	Submission of Preliminary Report	25-04-2019
6	Submission of DPR	45 days after the approval of Preliminary report by KINFRA

IX. PAYMENT TERMS

The payment shall be made on the basis of the delivery milestones as specified in the following table.

Sl. No.	Work Component	Payment
1	Submission of Master plan	20%
2	Submission of Preliminary Report	30%
3	Submission of Draft Report	30%
4	Submission of DPR and approval by KINFRA	20%

X. SUBMISSION OF EOI

The applicant shall submit the EOI for the above project according to their expertise in the relevant sector. The EOI should be enclosed in a sealed envelope superscribed "EOI for DPR preparation of Carbon-Neutral Village Coffee Park" should reach in the address given below on or before 26-03-2019, 5PM. Submission of EOI through email will not be accepted.

The Managing Director,
Kerala Industrial Infrastructure Development Corporation (KINFRA),
KINFRA House, 31/2312,
Sasthamangalam,
Trivandrum - 695010
Kerala, India
Telephone: - +91 471 2727281 / 2727282
Fax: - +91 471 2727241
E mail: mail@kinfra.org

Annexure-1

DETAILED PROJECT REPORT FOR THE DEVELOPMENT OF _____ PARK AT _____

TABLE OF CONTENTS

Executive Summary:

- This section shall contain brief of all relevant details discussed in the following chapters.

1. INTRODUCTION

- This section must provide a general introduction of the project being submitted.
- General introduction shall include write up on: location of the industrial park, general description and historical background of the project, need for the project, etc.
- Aims and objectives of the project shall also be briefed in the section.

2. STATUS FEASIBILITY STUDIES

- Description of any feasibility study conducted earlier and their outcome shall be discussed in this section.

3. REQUIREMENT/ DEMAND ANALYSIS

- This section should present the specific problem(s) or issue(s) faced by stakeholders like citizens, businesses or governments that would be addressed by means of provision of improved services through the proposed project.
- In this section, the rationale behind the project proposed shall be described with clear focus on the existing condition and how it will help in improving the situation and bring benefits to the stakeholders.
- The rationale could be broad based and supplemented with facts and figures. Information based on objective research, not subjective impressions, should be provided to justify the need or problem. The rationale should be written in a way that would lead to objectives.
- Need of industrial park in the identified area should be explained in this section. Detailed market study to accompany the demand analysis and potential to attract customers to be evaluated in proper.

4. FINANCIAL ESTIMATES & COST PROJECTIONS

- This section should focus on the cost estimates, budget for the project, means of financing and phasing of expenditure.
- Lump sum provisions for land acquisition etc. shall be explained in detail and justified.

5. REVENUE STREAMS

- Options for cost recovery, if any, should be explored
- Innovative ideas for additional revenue generation may be indicated.
- Sensitivity analysis from the revenue streams to be incorporated

6. COST BENEFIT ANALYSIS & INVESTMENT CRITERIA

- Cost Benefit Analysis (CBA) is a technique whereby the costs of and benefits from a scheme are quantified over a selected time horizon and evaluated by a common yardstick.
- Financial and economic cost benefit analysis of the project should be undertaken wherever such returns are quantifiable.
- Cost Benefit Ratio (CBR - benefit to cost ratio), EIRR (Economic Internal Rate of Return) etc. shall be worked out in detail with all supporting primary and secondary data.
- The project cash flow projections for the life cycle along with underlying assumptions have to be presented.

7. ENVIRONMENTAL & SUSTAINABILITY ASPECTS

- An Environmental Management Plan (EMP) is to be developed explaining the possible environmental issues which may arise during the construction and operation of the infrastructure and associated facilities depending upon the size of the project.
- Environmental impact assessment study if mandatory and measures identified to mitigate the adverse impact, if any shall be conducted and documented in detail.
- Issues relating to land acquisition, diversion of forest land, wildlife clearances, rehabilitation and resettlement should be addressed in this section.
- Inclusion of international best practices in sustainable infrastructure management including green building concept, potential low carbon, low energy, zero pollution etc. are desirable.

8. IMPLEMENTATION SCHEDULE & WBS

- The time bound work schedule is an important part of every project because it helps in better handling of projects in planning, implementation etc.
- This section should indicate the proposed zero date of commencement and also provide a Bar chart / Project Schedule, wherever relevant.
- Phasing of project activities, proposed contract packages and schedule of implementation for each phase.
- Identify critical dependencies in the project and expected timelines for completion of key milestones and associated process indicators for the same.

- The DPR should provide a time-bound action plan including tendering, appointment of contractors, construction schedule, quality assurance & quality control and post-construction activities, including project delivery

9. STATUTORY CLEARANCES

- This section should elaborate the statutory clearances to be obtained from the various authorities.
- Statutory approvals as per bye laws, master plan, fire safety norms, environmental clearance etc. as applicable for the project are to be taken.

10. QUALITY MANAGEMENT PLAN

- The DPR shall include information relating to the institution to be engaged in the quality assurance & quality control of the project execution.
- Methodology to be adopted to ensure the quality of construction should be clearly mentioned in the report.
- Quality management plan including the internal inspection and testing procedure shall be documented.
- If third party quality control mechanism is adopted, the structure of the same shall be specified in detail.

11. OPERATIONS & MAINTENANCE PLAN

- The DPR shall incorporate/include information relating to the institution to be engaged in the O&M of the created infrastructure asset/enhanced infrastructure assets.
- Brief description/analysis of the key issues and obstacles in regard to O&M (including billing/collection issues) and proposed countermeasures to overcome them for the project should be contained.
- Requirement of funds for operation and maintenance of assets should also be included in the report.

ANNEXURES

- I. MARKET STUDY DOCUMENT
- II. ARCHITECTURAL MASTER PLAN
- III. TOPOGRAPHY DRAWINGS & GEOTECHNICAL INVESTIGATION REPORTS
- IV. DETAILED LAYOUT OF INDUSTRIAL PARK
- V. DESIGN FOR SDFs and DETAILED ESTIMATE
- VI. COPIES OF STATUTORY APPROVALS OBTAINED

SALIENT FEATURES

1.	Title of the project	
2.	Details of project location	
	i. District	
	ii. Taluk	
	iii. Corporation/Municipality/Panchayath	
	iv. Assembly Constituency	
3.	Implementing agency/SPV	
4.	DPR prepared by	
5.	Project outlay	
6.	Budget provision	
7.	Budget speech reference	
8.	Administrative sanction	
9.	Present status of existing parks, if any in project location	
10.	Need for the project	
11.	Details of industrial park	
	i. Area of land required	
	ii. Infrastructures proposed	
	iii. Other details	
12.	Details of investigations/surveys conducted	
13.	Total estimated cost and item wise cost break up and details of Schedule of Rates	

	Whether detailed estimate attached?	
14.	Details of revenue streams	
15.	Details of Cost Benefit Analysis (CBR value)	
16.	Details of Project Implementation Schedule (PIS) & Work Breakdown Schedule (WBS) - Proposed duration to complete the project	
17.	Details of statutory clearances	
18.	Quality control infrastructure and mechanism	
19.	Operations & Maintenance (O&M) arrangements of the project after completion	
20.	Details of attached drawings	
21.	Other attachments	

Annexure-2

Financial Bid Format

The Financial Bid shall be submitted in the below mentioned format

SL NO	Details of work	Rate (Inclusive of GST)
1	Preparation of Detailed Project Report for Carbon Neutral Village Coffee Park, Wayanad	
Total	(In Figures)	
	(In words)	

*Signature and seal of
Authorised Signatory*

Date: