

**GOVERNMENT OF MEGHALAYA
Directorate of Tourism
Nokrek Building, Shillong.**

CORRIGENDUM-1

File No.: No. M/D Tour/Tech/5/2024/28

Dated: 12th September 2024

Ref. No – M/D Tour/Tech/5/2024/20 Dated 06th September 2024

Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP)

SI No	Ref. Page no.	RFP Ref. Section / Clause no.	Relevant RFP Provision / Clause	Amended / Revised RFP Clause																																																																								
1.	14	Volume I: Instruction to Bidders (ITB) Clause 1.2: Schedule of Bidding Process	<p>Authority shall endeavour to adhere to the following schedule:</p> <table border="1"> <thead> <tr> <th>SI No</th> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Start Date of Download of RFP Document</td> <td>16th August 2024</td> </tr> <tr> <td>2</td> <td>Pre-Bid Conference</td> <td>12:00 Noon 27th August 2024</td> </tr> <tr> <td>3</td> <td>Last date for receiving queries</td> <td>24th August 2024</td> </tr> <tr> <td>4</td> <td>Start Date of Bid Submission</td> <td>16th August 2024</td> </tr> <tr> <td>5</td> <td>End Date of Bid Submission / Bid Due Date</td> <td>3:00 PM: 9th September 2024</td> </tr> <tr> <td>6</td> <td>Opening of Technical Proposal</td> <td>3:00 PM: 10th September 2024</td> </tr> <tr> <td>7</td> <td>Opening of Financial Proposals</td> <td>To be announced</td> </tr> <tr> <td>8</td> <td>Letter of Award (LOA)</td> <td>To be announced</td> </tr> <tr> <td>9</td> <td>Acceptance of LOA</td> <td>Within 7 days of Award</td> </tr> <tr> <td>10</td> <td>Signing of Agreement between Authority & Selected Bidder</td> <td>Within 60 days of issue of LOA</td> </tr> <tr> <td>11</td> <td>Validity of Bids</td> <td>180 Days from the Bid Due Date</td> </tr> </tbody> </table> <p>Bid Due Date Bid should be submitted on the Application Due Date (Clause 1.2), at the address provided in Clause 1.1.7 in the manner and form as detailed in this RFP.</p>	SI No	Event Description	Date	1	Start Date of Download of RFP Document	16 th August 2024	2	Pre-Bid Conference	12:00 Noon 27 th August 2024	3	Last date for receiving queries	24 th August 2024	4	Start Date of Bid Submission	16 th August 2024	5	End Date of Bid Submission / Bid Due Date	3:00 PM: 9th September 2024	6	Opening of Technical Proposal	3:00 PM: 10th September 2024	7	Opening of Financial Proposals	To be announced	8	Letter of Award (LOA)	To be announced	9	Acceptance of LOA	Within 7 days of Award	10	Signing of Agreement between Authority & Selected Bidder	Within 60 days of issue of LOA	11	Validity of Bids	180 Days from the Bid Due Date	<p>Authority shall endeavour to adhere to the following schedule:</p> <table border="1"> <thead> <tr> <th>SI No</th> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Start Date of Download of RFP Document</td> <td>16th August 2024</td> </tr> <tr> <td>2</td> <td>Pre-Bid Conference</td> <td>12:00 Noon 27th August 2024</td> </tr> <tr> <td>3</td> <td>Last date for receiving queries</td> <td>24th August 2024</td> </tr> <tr> <td>4</td> <td>Start Date of Bid Submission</td> <td>3rd September 2024</td> </tr> <tr> <td>5</td> <td>End Date of Bid Submission / Bid Due Date</td> <td>3:00 PM: 01st October 2024</td> </tr> <tr> <td>6</td> <td>Opening of Technical Proposal</td> <td>3:00 PM: 03rd October 2024</td> </tr> <tr> <td>7</td> <td>Opening of Financial Proposals</td> <td>To be announced</td> </tr> <tr> <td>8</td> <td>Letter of Award (LOA)</td> <td>To be announced</td> </tr> <tr> <td>9</td> <td>Acceptance of LOA</td> <td>Within 7 days of Award</td> </tr> <tr> <td>10</td> <td>Signing of Agreement between Authority & Selected Bidder</td> <td>Within 60 days of issue of LOA</td> </tr> <tr> <td>11</td> <td>Validity of Bids</td> <td>180 Days from the Bid Due Date</td> </tr> </tbody> </table> <p>Bid Due Date Bid should be submitted on the Application Due Date (Clause 1.2), at the address provided in Clause 1.1.7 in the manner and form as detailed in this RFP.</p>	SI No	Event Description	Date	1	Start Date of Download of RFP Document	16 th August 2024	2	Pre-Bid Conference	12:00 Noon 27 th August 2024	3	Last date for receiving queries	24 th August 2024	4	Start Date of Bid Submission	3 rd September 2024	5	End Date of Bid Submission / Bid Due Date	3:00 PM: 01st October 2024	6	Opening of Technical Proposal	3:00 PM: 03rd October 2024	7	Opening of Financial Proposals	To be announced	8	Letter of Award (LOA)	To be announced	9	Acceptance of LOA	Within 7 days of Award	10	Signing of Agreement between Authority & Selected Bidder	Within 60 days of issue of LOA	11	Validity of Bids	180 Days from the Bid Due Date
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CORRIGENDUM-1: Annexure-I

Pre-Bid Queries

Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP)

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries										
ITC Limited (Hotel Division)														
1	Volume I: Instruction to Bidders (ITB) Point No-7: Term of the Agreement (Concession Period) Page No- 9	Up to Forty-Five (45) Years from the Appointed Date. The Concession Period shall be 45 (Forty Five) Years from the Appointed Date which includes Three Years for construction/development. <i>The Concession Period may be extended subject to satisfactory performance of the Concessionaire and terms and conditions as stipulated in the Concession Agreement and at the sole discretion of the Concessioning Authority.</i>	Term of the Agreement Upto 45 years from the appointed date (Including 3 Years of construction period). 1. Could the concession period be extended from 45 years to 60 years and could it exclude the construction period? 2. Also please advise subsequent extension would be for what period and the performance criteria basis which extension will be granted 3. Construction period of 3 years is too less for 4 star hotel of given size there should be a minimum time period of 5 years with the grace period of 1 year.	RFP conditions shall be prevailed. Please refer the clause 3.2 with regard to the Concession Period in the attached Draft Concession Agreement (DCA) – Vol-II of the RFP.										
2	Volume I: Instruction to Bidders (ITB) Point No-14: Expected CAPEX (Estimated Project Cost) Page No- 10	Expected CAPEX: INR 124 Crore	Estimated Project Cost: As per RFP, Estimated Project Cost is Rs. 124 Cr Please let us know whether it is a mandatory condition to spend a minimum of Rs. 124 Crores for the project by the developer. Please let us know if there is any minimum investment or threshold for minimum number of keys that has to be met by the Developer for the project?	The estimated CAPEX is an indicative in nature. It is responsibility of the selected bidder to ascertain the actual project cost based on their business plan for development of a minimum 4-star category hotel.										
3	Volume I: Instruction to Bidders (ITB) Point No-13: Financial Covenants (Refer Clause 3.21 for details) Page No- 10	Non-Refundable Bid Document Fee (Payable online): INR 1,24,000/- (Rupees One Lakh and Twenty Four Thousand Only) Bid / Proposal Security: INR 1.24 Crore (Rupees One Crore and Twenty Four Lakhs Only) Performance Security: The Successful Bidder has to furnish Performance Securities before signing the contract in the manner as mentioned below: ➤ From the date of execution of the Contract till COD: INR 6.20 Crores with validity of 60 (sixty) days beyond the Construction/Development period ➤ From COD till expiry of Concession Period: INR 6.00 Crore with validity of 60 (sixty) days beyond the Concession Period (equivalent to 3 years of threshold Annual Lease Rental) <i>Note: Performance Security of Concession Period shall be renewed and escalated every 5 years based on WPI of every fifth year.</i>	Can the bid proposal security of 1.24 Crs given in the form of BG. Similarly, can the performance security post successful award be submitted in the form of BG?	Yes. (Please refer relevant clause on this in the Vol -I of the RFP)										
4	Volume-I: Instructions to Bidders (ITB) Clause 2.4.4: Applicable Development Control Regulations Page No-22	As per Meghalaya Building Bylaws 2021, 'Special Projects' – Means those projects / buildings with large scale activities such as Hotels, Public Institutions, Healthcare, Shopping Malls, Multiplexes, ICT / BPO's, Educational Institution having a minimum plot area of 50,000 sq. ft and a minimum single covered area of 40% of the plot area. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Type of Occupancy</th> <th style="width: 10%;">Maximum permissible F.A.R</th> <th style="width: 10%;">Maximum permissible Plot Coverage</th> <th style="width: 10%;">Maximum no. of Permissible Floors (Inclusive of Basement / Lower Ground Floor / Underground)</th> <th style="width: 10%;">Maximum Building Height in metres (Inclusive of Basement / Lower Ground Floor / Underground Floor / Cellar/mezzanine)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Type of Occupancy	Maximum permissible F.A.R	Maximum permissible Plot Coverage	Maximum no. of Permissible Floors (Inclusive of Basement / Lower Ground Floor / Underground)	Maximum Building Height in metres (Inclusive of Basement / Lower Ground Floor / Underground Floor / Cellar/mezzanine)						Given permissible height is of 27m, However, it will not be feasible to utilize the full FAR available, is it possible to get approval for additional height?	Meghalaya Building Bylaws 2021 and its relevant amendments are to be followed for development of hotel. It is responsibility of the selected bidder to make the master/development plan in such way that permissible FAR can fully be utilised in consultation with Meghalaya Urban Development Authority (MUDA) officials.
Type of Occupancy	Maximum permissible F.A.R	Maximum permissible Plot Coverage	Maximum no. of Permissible Floors (Inclusive of Basement / Lower Ground Floor / Underground)	Maximum Building Height in metres (Inclusive of Basement / Lower Ground Floor / Underground Floor / Cellar/mezzanine)										

S. No.	RFP Clause & Page Number	RFP Clause Description					Queries/Suggestions/Clarifications sought by bidders	Response to Queries
					Floor / Cellar)	floor / Service Floor)		
		Special Project	3	40%	7	27		
5	NA	NA					<ol style="list-style-type: none"> 1. Hope the site will be provided with basic amenities that is supply of electricity, water (for construction as well as drinking) safety and security etc. by the authority. 2. Will all the approvals/permits be provided through a single window clearance system? Hope the authority will facilitate in getting necessary approvals. 3. Please advise how and when the site visit can be scheduled? 4. What is the compensation mechanism upon termination/expiry of the lease term towards the infrastructure at site? 5. Please provide clarity on whether we can demolish all the existing structures (MTDC office, Hotel Orchid, Hotel management Institute) and entire area can be used to build new hotel building? 6. The bidding timeline is too short considering that we need to do site visit, thorough evaluation of the Project, review and seek internal board approval to be able to submit the bid. Hence request that the same to be extended by at least another 30 days? 7. As per Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 Industrial Units making a minimum investment of Rs 100 crore or more will be eligible for customized incentives. Request you to please advise what kind of customization is possible and please provide the procedure for the same. 	<ol style="list-style-type: none"> 1. Site is already well developed with availability of basic amenities such as supply of electricity, water (for construction as well as drinking) safety and security etc. 2. It will be responsibility of the selected bidder to obtain statutory approvals from various line departments prior to start the project. The Tourism Department, Govt. of Meghalaya shall make effort to facilitate to the selected bidder to obtain all required statutory approvals for the project on a fast-track mode. 3. Perspective bidders are requested to reach out to the office of the Directorate of Tourism, Govt. of Meghalaya for site visit, and upon receipt of request, office of Directorate of Tourism, Govt. of Meghalaya shall co-ordinate with respective Tourist Officers who shall facilitate bidder for site visit 4. Requesting to refer the relevant clauses such as 32.3, 32.4 on termination payment in the Draft Concession Agreement – Vol-2 of the RFP. 5. The selected bidder shall have the right to demolish the existing structure such as MTDC office, Hotel Orchid, Hotel management Institute, and entire land area can be used for development of a new hotel. 6. Please refer the Correigendum-1 7. The selected bidder shall be entitled to avail the capital subsidies and incentives as per the policy and operational guideline under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024/Uttar Poorva transformative Industrialisation Scheme (UNNATI) - 2024. There is no customised incentive as such.
6	<p>Draft Concession Agreement:</p> <p>Clause 5.15: Website of the Hotel</p> <p>Page No 33:</p>	<p>The Concessionaire shall also commission, operate and maintain a comprehensive website exclusively for the Hotel (the "Hotel Website"). The following information shall be provided on the website and updated on a real-time basis, among others:</p> <p>(a). availability of the number of Keys in each category;</p> <p>(b). Hospitality Services available at the Hotel;</p> <p>(c). tariff for the Keys of each category;</p> <p>(d). availability of conference rooms and rooms for hosting events and the procedure to book them;</p> <p>(e). facility for providing feedback, registering complaints etc.;</p> <p>(f). address and contact information with email ID and contact number; and</p> <p>(g). information for tourists and activities.</p>	<p>The clause states to maintain a separate website exclusively for the proposed hotel. Please note it may not be feasible for owner and operator of multiple hotels to maintain a dedicated website exclusively for one hotel Hence would request to have this clause appropriately amended.</p>	<p>To be modified as per the suitability while executing the concession agreement with the selected bidder</p>				

Director of Tourism
Govt. of Meghalaya, Shillong