

Tender ID: 2025_KMB_776281_1**Tender Title: Development of Lakefront Leisure & Entertainment Hub**Corrigendum 1

The Kerala Maritime Board invited a tender as referred above for the development of Lakefront Leisure & Entertainment Hub: Pre-Bid Meeting. Based on the queries/requests received, the following amendments have been made (wherever applicable).

Document Name	Page No. & Clause No.	Existing Clause	Amended Clause
CA	Page 74, Article 15, Clause 15.1. (a) (iv)	Delay in payment of Revenue Share for 2 (two) consecutive quarters or more than (five) 5 times in the aggregate during the Concession Period;	Delay in payment of Revenue Share for 3 (three) consecutive months or more than (five) 5 times in the aggregate during the Concession Period; Delay in payment of License Fee for 3 (three) months from the respective due date;
CA	Page 51, Article 9, Clause 9.1	(c)	The License Fee amounts remaining unpaid on respective due dates would carry interest at rate equal to 3% above the Bank Rate per annum from the due date till the date of payment or realization thereof
RFP	Page 6, SL No. 7 (Data Sheet)	Up to 30 (Thirty) Years from the Date of Award of Concession	Up to 30 (Thirty) Years from the Date of Award of Concession, extendable for a further period of 15 (fifteen) years with prior approval of the Government of Kerala

RFP	Page 6, SL No. 14 (Data Sheet)	The Concessionaire shall pay a License Fee with increments in three years of 10% and the fee for the 01st (first) year is Rs. 01 Crore (One Crore).	<p>The Concessionaire shall pay a License Fee of INR 70 Lakhs (Rupees Seventy Lakhs Only).</p> <p>For the 1st and 2nd year (which is the Construction Phase), INR 35 Lakhs (Rupees Thirty-Five Lakhs Only) should be paid. For the 3rd and 4th year a License Fee of INR 1.05 Crores (Rupees One crore Five Lakhs) should be paid. From the 5th year onwards, the Concessionaire must pay a License Fee of INR 70 Lakhs (Rupees Seventy Lakhs Only).</p> <p>An annual increment of 5% is applicable from the 3rd year onwards or when COD is achieved, whichever is earlier.</p>
RFP	Page 7, Project Revenues (Glossary)	As defined in Clause 2.10.1	As defined in Clause 2.11
RFP	Page 29, Clause 2.11. (A),	The Concessionaire shall pay a License Fee of INR 70 Lakhs (Rupees Seventy Lakhs Only) for the 1st (first) year with an annual increment of 5%.	<p>The Concessionaire shall pay a License Fee of INR 35 Lakhs (Rupees Thirty-Five Lakhs Only) for the 1st and 2nd year. For the 4th and 5th year a License Fee of INR 1.05 Crores (Rupees One crore Five Lakhs) should be paid. From the 6th year onwards, the Concessionaire must pay a License Fee of INR 70 Lakhs (Rupees Seventy Lakhs Only). An</p>

			annual increment of 5% is applicable every year.
RFP	Page 29, Clause 2.11. (B),	The Concessionaire shall pay a percentage of all the gross revenues attributable to the Project including the total revenue/receipts received/accrued (As quoted in Financial Bid); whichever is higher	The Concessionaire shall pay a percentage of all the Project Revenue (the "Project Revenue" shall mean all Gross Revenues excluding taxes earned/collected by the Concessionaire) attributable to the Project including the total revenue/receipts received/accrued (As quoted in Financial Bid); whichever is higher
RFP	Page 14, Clause 1.3.7	The Selected Bidder shall be entitled to Design Build Finance Operate and Transfer the project site and follow the payment terms mentioned in Clause 2.11 by paying the License Fee with increments in three years and a Variable Fee (Revenue Share) that must be quoted by the bidder	The Selected Bidder shall be entitled to Design Build Finance Operate and Transfer the project site and follow the payment terms mentioned in Clause 2.11 by paying the License Fee with and annual increment of 5% and a Variable Fee (Revenue Share) that must be quoted by the bidder
RFP	Page 81, (Appendix 13: Site Details)	Existing Table	New Addition: Survey No: 160/8
RFP	Page 37, Clause 3.1.3	The evaluation and award shall be done in 3 (three) steps as explained below: The bidders are required to meet the Threshold Technical Capacity and Financial	The evaluation and award shall be done in 2 (two) steps as explained below: The bidders are required to meet the Threshold Technical Capacity and Financial Capacity as a part

		<p>Capacity as a part of the pre-qualification criteria. The bids of the pre-qualified bidders are considered for Technical Capacity evaluation which consists of the calculation of the Experience Score and the Project Proposal Score. The composite technical score is calculated by taking 70% of the Experience Score and 30% of the Project Proposal Score. Only Bidders who score a minimum of 50 marks in the Technical Score shall qualify for opening the Financial Bid. In the Financial Bid, the Bidder who submits the highest Financial Bid shall be declared as the Selected Bidder / Successful Bidder.</p>	<p>of the pre-qualification criteria. The bids of the pre-qualified bidders are considered for Technical Capacity evaluation which consists of the calculation of the Experience Score. Only Bidders who score a minimum of 50 marks in the Technical Score shall qualify for opening the Financial Bid. In the Financial Bid, the Bidder who submits the highest Financial Bid shall be declared as the Selected Bidder / Successful Bidder.</p>
RFP	Page 37, Clause 3.2	<p>The Technical Capacity Evaluation will be carried out only be for pre-qualified bidders. A composite Technical Score (Ts) will be assigned to each such Bidder based on two components: (1) Experience Score (Es) and (2) Project Proposal Score (Ps) having a weightage of 70% and 30% respectively. The Technical Score (Ts) will be calculated using the following formula</p>	<p>The Technical Capacity Evaluation will be carried out only be for pre-qualified bidders. A composite Technical Score (Ts) will be assigned to each such Bidder based on their Experience Score (Es)</p>

		$Ts = Es \times 70\% + Ps \times 30\%$	
RFP	Page 40	Clause 3.2.9	This Clause has been deleted and will not be considered for evaluation.
RFP	Page 44, Illustration 2	<p>Three hypothetical Bidders – P, Q and R are considered for this example. Step 1: All three Bidders were responsive and meet the Threshold Technical Capacity and Financial Capacity. Step 2: Each Bidder submits documentary evidence of experience across the defined categories. Step 2 A: Based on their submissions: • Bidder P scores an Experience score of 50 • Bidder Q scores an Experience score of 85 • Bidder R scores an Experience score of 72 As per this RFP, the highest Experience score is normalised to 100, and others are scaled accordingly using the formula: Experience Score of a Bidder = $100 \times \frac{Es}{\text{Highest Es}}$ of the respective Bidder/Highest Es quoted Thus: Es of Bidder Q = $100 \times \frac{85}{85} = 100$ Es of Bidder P = $(50/85)100 = 58.82 \sim 59$ Es of Bidder R = $(72/85)100 = 84.7 \sim 85$ Step 2 B: Project Proposal Score Based on evaluating their submissions, Ps of Bidder P =</p>	<p><i>Three hypothetical Bidders – P, Q and R are considered for this example.</i></p> <p><i>Step 1: All three Bidders were responsive and meet the Threshold Technical Capacity and Financial Capacity.</i></p> <p><i>Step 2: Each Bidder submits documentary evidence of experience across the defined categories.</i></p> <p><i>Step 2 A: Based on their submissions:</i></p> <ul style="list-style-type: none"> • Bidder P scores an Experience score of 50 • Bidder Q scores an Experience score of 85 • Bidder R scores an Experience score of 72 <p>As per this RFP, the technical score for the Bidder with the highest Experience score is normalized to 100, and the technical score for the others are scaled accordingly using the formula:</p>

		<p>66 Ps of Bidder Q = 92 Ps of Bidder R = 76 Therefore, Technical Score of the Bidders will be calculated using the formula: $Ts = (Es \times 70\%) + (Ps \times 30\%)$</p> <p>Tsp [Technical Score of Bidder A] = $(59 \times 0.7) + (66 \times 0.3) = 41.3 + 19.8 = 61.1 \sim 61$</p> <p>Tsq [Technical Score of Bidder B] = $(100 \times 0.7) + (92 \times 0.3) = 70 + 27.6 = 97.6 \sim 98$</p> <p>Tsr [Technical Score of Bidder C] = $(85 \times 0.7) + (76 \times 0.3) = 59.5 + 22.8 = 82.3 \sim 82$</p> <p>Since all of them scored above 50, all their financial bids will be opened.</p>	<p>Technical Score of a Bidder = 100 * Es of the respective Bidder/Highest Es quoted</p> <p>Thus:</p> <p>Ts of Bidder Q = 100</p> <p>Ts of Bidder P = $(50/85)100 = 58.82 \sim 59$</p> <p>Ts of Bidder R = $(72/85)100 = 84.7 \sim 85$</p> <p>Since all of them scored above 50, all their financial bids will be opened.</p>
RFP	Page 59, Appendix 5, Table	Does the project include any of the following? a. A hotel project with a minimum 3-star category? b. Waterfront or water-based tourism infrastructure? c. Adventure tourism facilities, recreational tourism or public-leisure spaces?	This question has been deleted.
RFP	Page 59, Appendix 5, Proof of Experience	<ol style="list-style-type: none"> 1. If the project has a hotel with at least a 3 star, attach proof of star category from the concerned tourism department. 2. If the project has waterfront or water-based tourism infrastructure, 	This has been deleted.

		<p>attach licence/permit from concerned local body or government authority and provide brochures/ catalogue/ photos of the infrastructure.</p> <p>3. If the project has adventure tourism facilities, recreational tourism or public-leisure spaces, attach license/permit from concerned local body or government authority and provide brochures/ catalogue/ photos of the infrastructure.</p>	
RFP	Page 64 and Page 65	Annex 1 and Annex 2	This has been deleted and will not be considered for evaluation