

Corrigendum No. –IV to the EOI-cum-Financial Bid dated 13.11.2025 for OM&M of Centre of Excellence (CoE) being developed at Wagnaghat, Solan under Asian Development Bank (ADB) assisted HP Skill Development Project (HPSDP) on PPP Mode

Dated 20.12.2025

It is informed that the proposal due date has now been extended from 26.12.2025 to 30.12.2025 upto 4.00 PM

Sl. No.	RFP reference	Existing Provision in the bid document	Revised Provision
1.		<p>The interested Consultant/Bidder should meet the following minimum eligibility criteria:</p> <p>i. The Consultant/Bidder should have at least 10 years of experience in transaction advisory services relating to PPP particularly in Hospitality sector.</p> <p>The Consultant/Bidder should have a team of qualified professional with expertises in financial, technical and legal aspects of PPP transactions and experts in the field of Hospitality sector.</p>	<p>The interested Consultant/Bidder should meet the following minimum eligibility criteria:</p> <p>i. The Consultant / Bidder should be in business of providing PPP consultancy services in India, (Central / State Government Departments, PSU/ Autonomous Bodies) in India from last ten (10) years.</p> <p>ii. The Consultant / Bidder must have an average annual turnover of minimum INR 50 (Fifty) Crores from consulting services during last three (3) financial years in India.</p> <p>iii. The Consultant / Bidder must have successfully completed at least 5 (five) PPP projects of size INR 50 (Fifty) Crores or more in past 10 years with Central / State Government Departments, PSU/ Autonomous Bodies.</p> <p>The Consultant/Bidder should have a team of qualified professional with expertise in financial, technical and legal aspects of PPP transactions.</p> <p>Kindly note: This EOI is open only for participation by firms empaneled under Himachal Pradesh Infrastructure Development Board (HPIDB) and Department of Economic Affairs (DEA), Government of India as per the latest empanelment orders for Transaction Advisory firms. Other terms & conditions shall remain the same.</p>

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2.	Clause no. 7, Page 6	<p>7. General Terms and Conditions:</p> <p>EMD- Consultant/Bidders shall furnish EMD of Rs 2.00 Lacs. EMD for the mentioned amount shall be paid to HPIDB in the shape of DD payable at Shimla. Proposals not accompanied by EMD shall be rejected as non-responsive. EMD of Successful bidder would be returned within one month of signing of the contract. The EMD will not carry any interest.</p>	<p>7. General Terms and Conditions:</p> <p>EMD- Consultant/Bidders shall furnish EMD of Rs 2.00 Lacs. EMD for the mentioned amount shall be paid to HPIDB in the shape of DD <u>or through NEFT / RTGS transfer</u> payable at Shimla. Proposals not accompanied by EMD shall be rejected as non-responsive. EMD of Successful bidder would be returned within one month of signing of the contract. The EMD will not carry any interest. <u>The Bank account details for NEFT / RTGS transfer are provided below:</u></p> <p>Bank Account Number: 0427000106773890 Bank Account Name: HP Infrastructure Development Board Bank Name: PNB, The Mall Shimla IFSC: PUNB0042700</p> <p>Bidders shall submit proof of NEFT / RTGS payment of EMD along with their bids, failing which, the bids shall be considered non-responsive and shall be summarily rejected.</p>
3.	Clause no. 6, Page 6	<p>6. Eligibility Criteria for Consultants/ Bidders</p> <p>Team Leader-cum-Financial Expert- MBA/CA, having at least 10 years of experience in financial modelling and structuring of PPP projects</p>	<p>6. Eligibility Criteria for Consultants/ Bidders</p> <p>Team Leader-cum-Financial Expert- – MBA / CA having at least 10 years of experience in Transaction advisory services / financial modelling and project structuring for PPP projects</p>
4.	Clause no.6, Page 6	<p>6. Eligibility Criteria for Consultants/ Bidders</p> <p>Technical Expert (Infrastructure): Should possess a degree of Bachelors/Masters degree in Civil Engineering and have at least 8 years of experience in PPP related work. The expert should have conducted atleast 5 Hotel transactions. The expert should have in depth knowledge of hotel operations, industry best practices and latest market trends.</p>	<p>6. Eligibility Criteria for Consultants/ Bidders</p> <p>Technical Expert (Infrastructure): – Should possess a Bachelors / Master's degree in Civil engineering and have at least 8 years of experience in undertaking PPP transactions. The expert should have experience of atleast 5 PPP transactions, out of which at least 2 should pertain to hospitality (hotels / resorts) /Educational Institutions / Skill Development Institutions. The expert should have in depth knowledge of hotel operations, industry best practices and latest market trends.</p>

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5.	-	-				<p>New clause added: Clause no.6 (ii), Page 6</p> <p>Finance Expert: – MBA (Finance) / CA having at least 8 years of total work experience in undertaking PPP transactions. The expert should have experience in conducting financial assessments, feasibility study and developing financial models for atleast 5 PPP engagements out of which at least 2 engagements should pertain to the hospitality (hotels / resorts) / Educational Institutions / Skill Development Institutions</p>																																																		
6.	Clause no.5, Page 5	<table><tr><th>Sr. No.</th><th>Deliverables/Milestones</th><th>Time for Consultant to</th><th>Deliverables/Milestones</th></tr><tr><td>1.</td><td>Inception Report (Further work on assignment shall depend upon the outcome of Inception Report acceptable to the HPIDB/ Secy. (TE)).</td><td>Two weeks from signing of the Agreement</td><td rowspan="2">10%</td></tr><tr><td>2.</td><td>Financial Feasibility Report. Structuring/ Financial modelling of the Proposal etc</td><td>Draft documents within Three weeks form acceptance of first deliverable.</td></tr><tr><td></td><td></td><td>Final documents within one week after acceptance of draft report.</td><td>20%</td></tr><tr><td>3.</td><td>Preparation of Bid Documents (RFP/ Concession Agreement /other documents as may be required. (Legally Vetted)</td><td>Two weeks from acceptance of second deliverable.</td><td>20%</td></tr><tr><td>4.</td><td>Selection of bidder/ issue of award letter.</td><td>As per RFP</td><td>20%</td></tr><tr><td>5.</td><td>Signing of the Operation, Management and Maintenance contract</td><td>As per RFP</td><td>20%</td></tr></table>	Sr. No.	Deliverables/Milestones	Time for Consultant to	Deliverables/Milestones	1.	Inception Report (Further work on assignment shall depend upon the outcome of Inception Report acceptable to the HPIDB/ Secy. (TE)).	Two weeks from signing of the Agreement	10%	2.	Financial Feasibility Report. Structuring/ Financial modelling of the Proposal etc	Draft documents within Three weeks form acceptance of first deliverable.			Final documents within one week after acceptance of draft report.	20%	3.	Preparation of Bid Documents (RFP/ Concession Agreement /other documents as may be required. (Legally Vetted)	Two weeks from acceptance of second deliverable.	20%	4.	Selection of bidder/ issue of award letter.	As per RFP	20%	5.	Signing of the Operation, Management and Maintenance contract	As per RFP	20%	<table><tr><th>Sr. No.</th><th>Deliverables/Milestones</th><th>Time for Consultant to</th><th>Deliverables/Milestones*</th></tr><tr><td>1.</td><td>Inception Report</td><td>Two weeks from signing of the Agreement</td><td>10%</td></tr><tr><td rowspan="2">2.</td><td rowspan="2">Financial Feasibility Report. Structuring/ Financial modelling of the Proposal etc (Further work on assignment shall depend upon the outcome of Financial Feasibility Report acceptable to the HPIDB/Secy. (TE)).</td><td>Draft documents within Three weeks form acceptance of first deliverable.</td><td>5%</td></tr><tr><td>Final documents within one week after acceptance of draft report.</td><td>10%</td></tr><tr><td>3.</td><td>Preparation of Draft Bid Documents (RFP/ Concession Agreement /other documents as may be required)</td><td>Two weeks from acceptance of second deliverable.</td><td>10%</td></tr><tr><td>4.</td><td>Preparation of Final Bid Documents (RFP/ Concession Agreement /other documents as may be required. (Legally Vetted)</td><td>One week from acceptance of Draft Bid Documents.</td><td>10%</td></tr><tr><td>5.</td><td>Selection of</td><td>As per RFP</td><td>20%</td></tr></table>	Sr. No.	Deliverables/Milestones	Time for Consultant to	Deliverables/Milestones*	1.	Inception Report	Two weeks from signing of the Agreement	10%	2.	Financial Feasibility Report. Structuring/ Financial modelling of the Proposal etc (Further work on assignment shall depend upon the outcome of Financial Feasibility Report acceptable to the HPIDB/Secy. (TE)).	Draft documents within Three weeks form acceptance of first deliverable.	5%	Final documents within one week after acceptance of draft report.	10%	3.	Preparation of Draft Bid Documents (RFP/ Concession Agreement /other documents as may be required)	Two weeks from acceptance of second deliverable.	10%	4.	Preparation of Final Bid Documents (RFP/ Concession Agreement /other documents as may be required. (Legally Vetted)	One week from acceptance of Draft Bid Documents.	10%	5.	Selection of	As per RFP	20%
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			with the selected bidder & submission of performance security by the selected Bidder.					bidder/issue of award letter.			
		6.	COD	As per CA	10%		6.	Signing of the Operation, Management and Maintenance contract with the selected bidder & submission of performance security by the selected Bidder.	As per RFP	20%	
							7	COD	As per CA	10%	
							8.	Post Contract handholding & advisory support	6 months	5% (payable in 6 equal monthly instalment)	
							*Payment to consultant for each of the milestones shall be subject to approval of the HPIDB / Authority on deliverables submitted by the consultant.				
7.	11. Instructions for Bid Submission (vii) Page no. 7	There will be a penalty of 2% per week or part thereof (only working days), of the instalment due, for delay on the part of the Consultant, if any, in submission of deliverables subject to maximum 5% of the contract value.					There will be a penalty of 2% per week or part thereof (only working days), of the instalment due, for delay on the part of the Consultant, if any, in submission of deliverables subject to maximum 5% of the contract value. In the event of administrative delays in approvals on deliverables by the Authority, appropriate extension of timelines may be granted by the Authority without penalty.				
8.	-	Evaluation Criteria:					Revised evaluation criteria: Quality cum Cost Based Selection (QCBS). Please refer Annexure A to this Corrigendum				

Annexure-A

Evaluation Criteria (QCBS)

S. No.	Criteria		Marks
1.	Bidder's Financial Capability (10 Marks)		
	Average annual turnover from consultancy services during last three (3) financial years.		10 marks
	<ul style="list-style-type: none"> • Turnover of INR 50 Cr. - 5 marks • Turnover of INR 50 Cr. to INR 100 Cr. – 7 marks • Turnover more than INR 100 Cr. – 10 marks 		
2.	Bidder's Technical Experience (40 Marks)		
	i.Experience of successful PPP Transaction Advisory assignments in hospitality (hotels / resorts) / Educational Institutions / Skill Development Institutions <ul style="list-style-type: none"> – 1 assignment - 10 Marks – 2 assignments - 20 marks – 3 or more assignments - 25 Marks <i>*Each project shall be supported with (i) LOA or Work order and (ii) Completion Certificate or Substantial Completion Certificate (completed 80% or more) issued by the client must be provided.</i>		25marks
	ii.Experience of preparation of Pre-feasibility / Feasibility Report including PPP structuring, preparation of bid documents and assisting client in Bid Process Management for selection of Developer / Concessionaire for an infrastructure project (all activities undertaken in a single project), with a minimum project cost of INR 50 Crores in last 10 years. <ul style="list-style-type: none"> – Each eligible assignment would carry 3 marks each. <i>* Each project shall be supported with (i) LOA or Work order and (ii) Completion Certificate or Substantial Completion Certificate (completed 80% or more) issued by the client must be provided.</i>		15 marks
3.	Qualification and experience of Key Expert (30 Marks)		
	S. No.	Key Expert	Qualification and experience
	1.	Team Leader cum PPP Expert (1 Nos.)	–MBA / CA having at least 10 years of experience in Transaction advisory services / financial modelling and project structuring for PPP projects– Should have undertaken atleast 3 PPP engagements as a Team Leader. Each project shall carry 3 marks. Any additional experience in PPP assignments shall carry 1 mark for each assignment upto a maximum of 3 marks
	2.	Finance Expert (1 Nos.)	– MBA (Finance) / CA having at least 8 years of total work experience in undertaking PPP transactions. – Should have experience in conducting financial assessments, feasibility study and developing financial models for atleast 5 PPP engagements out of which at least 2 engagements should pertain to the hospitality (hotels / resorts) / Educational Institutions / Skill Development Institutions
	3.	Technical Expert Infrastructure Specialist (1 Nos.)	– Should possess a Bachelors / Master's degree in Civil engineering and have at least 8 years of experience in undertaking PPP transactions. – Should have experience of atleast 5 PPP transactions, out of which at least 2 should pertain to hospitality (hotels / resorts) / Educational Institutions / Skill Development Institutions
	4.	Legal Expert (1 Nos.)	– Should possess LLB as minimum educational qualification – The Legal expert must have atleast 8 years of experience contracts / agreements for PPP projects
	Approach & Methodology (20 marks) <ul style="list-style-type: none"> – Understanding of the project, its purpose, scope, key challenges and learnings from past implementations along with consultant's relevant skill sets, pertinent capabilities – Comprehensive and robust project approach including methodology, implementation strategy, management and governance mechanisms from related project experience including relevant works. – Applicant's capability, understanding, approach, appreciation of tender requirements, suggestions 		

The Financial Proposals of only technically qualified bidders with minimum marks of 70 (seventy), will be opened and will be ranked in terms of their total evaluated score using Quality cum Cost-based Selection (QCBS) process with Technical Score having weightage of 80% and Financial Score having weightage of 20%.

Based on the criteria and the total score, the Technical Score will have a weightage of 80%.

The Financial bids will be allotted a weightage of 20%.

- i. $S_f = 100 \times F_m / F$, where S_f is the Financial Score, F_m is the lowest price and F the price of the proposal under consideration.
- ii. The total score shall be obtained by weighing the quality and cost scores and adding them up.
- iii. On the basis of combined weighted score for quality and cost, the consultant shall be ranked in terms of total score obtained. The bid obtaining the highest total Combined score in evaluation of quality and cost will be ranked as H-1 followed by the proposals securing lesser marks as H2, H3, etc. The firm securing the highest combined marks will be considered for award of the contract.

Consolidated Score = Technical Score * 0.80 + Financial Score * 0.20

Basis the above Consolidated score, H1 will be declared as the preferred bidder. If due to any reason, the preferred bidder fails to sign the contract, then the Authority may invite the bidder with second highest Consolidated Score for negotiation.