

TERMS OF REFERENCE FOR PROVIDING CONSULTANCY  
SERVICES FOR THE PROJECT” DEVELOPMENT OF THEME  
PARKS AT IDENTIFIED LOCATIONS IN KURNOOL

May, 2021

ANDHRA PRADESH URBAN INFRASTRUCTURE ASSET MANAGEMENT LIMITED, VIJAYAWADA

**Terms of Reference for**  
**Proposals for Development of Theme Parks at Identified Locations in**  
**Kurnool**

**I. Introduction**

Kurnool Smart City Corporation Limited (KSCCL) envisaged to develop various “Theme Parks” at identified locations in Kurnool. In this context, Director, Kurnool Smart City Corporation Limited (KSCCL) has requested Andhra Pradesh Urban Infrastructure Assessment Management Ltd (APUIAML) to prepare Strategic Project Report (SPR), Detailed Project Report (DPR), Tender documents and Selection of contractor. Currently 6 locations have been identified for the development of parks (site area ranging from approx.0.4 ac to 2.5 ac) with a total estimation of Rs. 10 Cr for all the six locations. The no. of locations and project cost may vary based on site conditions, expectations of KSCCL and during the TS Process.

In this regard, a Draft SPR was prepared by APUIAML and was presented to Director, KSCCL. Upon acceptance of the same by Director, APUIAML is in the process of preparation of Detailed SPR, Draft DPR, Final DPR and Tender Documents.. Accordingly, APUIAML is inviting price quotations from the desired consultants for the scope of work, deliverables for various milestones as mentioned below

- A. Draft Strategic Project Report (SPR)
- B. Final Strategic Project Report (SPR)
- C. Draft Detailed Project Report (DPR)
- D. Final Detailed Project Report (DPR)
- E. RFP / Tender Document

**Scope of Work & Deliverables**

**A. Draft Strategic Project Report**

The scope of services of the consultant under this section includes but not limited to the following:

- a. Area assessment and identification of project influence area, innovative ideas and consultation with relevant departments.
- b. Collect all available data such as availability of land, reports from concerned departments, interact with the departments and review the proposals if proposed any.
- c. Confirmation of existing data by doing site visits and arrive at the proposed facilities
- d. Interact with the department and identify various ground related problems or suggestions with respect to the existing system which can be resolved in our proposals.

- e. Review of ongoing / proposed basic infrastructure facilities (water supply, sewerage etc.) for the parks such that in future the works shall not affect the proposed facilities.
- f. Review of Standards, norms and best practices for the proposed facilities (if any) as per the guidelines, policies of GoAP & GoI.
- g. Finalisation of project components based on various themes finalised by the client
- h. Finalisation of proposals and Design Criteria along with ICT interventions if any
- i. Submission of master plan with layouts, 3D views, walk throughs etc as approved by client, block cost estimates have to be submitted.

## **B. Final Strategic Project Report**

- a. Preparation of Final SPR for finalised proposals

## **C. Draft Detailed Project Report (DPR)**

The scope of services of the consultant under this section includes but not limited to the following:

- a. Finalisation of proposals for identified parks and Design Criteria. All the architectural, engineering & structural, MEP (Mechanical, electrical and Plumbing) detailing shall be provided where ever applicable.
- b. Consultants have to work on the final selected option by client for detailed designs & engineering
- c. Preparation of detailed costing for the same which includes rate analysis and cost estimates based on SOR and market rates.
- d. Interact with various vendors and obtain quotations
- e. Preparation of Good for Construction (GFC) drawings for finalised project components
- f. Shall prepare various 3D images and walkthroughs using widely used software for each identified project
- g. Preparation of reports as per the deliverables, presentations to various stakeholders till Technical sanction is obtained
- h. To share all the soft and hard copies in editable formats including drawings & 3D images, SketchUp files in original formats.
- i. Discussion with Concerned Department and Obtain Technical Sanction.

#### **D. Final Detailed Project Report (DPR)**

- a. Preparation of Final DPR for finalised project components in TS

#### **E. RFP / Tender Document**

- a. Preparation of technical specifications for each finalised project components
- b. Preparation of tender documents finalised project components

#### **F. Finalization of Agency / Contractor**

- a. Handholding APUIAML in the selection of contractor/agency.

### **II. Milestones & Timelines:**

<b>#</b>	<b>Activity</b>	<b>Time frame</b>
1	Submission of Draft Strategic Project Report	T+7 days
2	Submission of Final Strategic Project Report	T+10 days
3	Submission of Draft Detailed Project Report	T+30 days
4	Submission of Final Detailed Project Report	T + 36 days
5	Submission of Tender document	T + 42 days
6	Upon finalisation of Agency/ Contractor	T+64 days

### **III. Payment terms:**

<b>#</b>	<b>Activity / Milestones</b>	<b>% of Project Cost<sup>1</sup></b>
1	Submission of Draft Strategic Project Report	10%
2	Submission of Final Strategic Project Report	10%
3	Submission of Draft Detailed Project Report	30%
4	Submission of Final Detailed Project Report	10%
5	Submission of Tender document	15%

6	Upon finalisation of Agency/ Contractor	25%
<p><sup>1</sup>Project cost (base cost) is defined as the amount (Schedule A of the approved technical sanction) for which the technical sanction is obtained for the particular project exclusion of all applicable taxes.</p> <p>For milestones from 1 to 3, payment to consultants will be based on initial estimated cost of reports submitted at the Draft SPR stage or 10 Cr whichever is less. Subsequent milestone payments are based on Schedule ‘A’ of TS amount.</p> <p>Note – All payments to the consultants shall be made on back-to-back basis.</p>		

#### **IV. General terms & conditions:**

1. Consultant shall quote the price in percentage (%) to the total project cost as per the format provided in Annexure – I.
2. The last date for submission of price quote through physical submission or through courier as per the prescribed format is 08.06.2021 by 17:00 HRS to the APUIAML office address as mentioned below.

Division Head – Smart Cities

Andhra Pradesh Urban Infrastructure Asset Management Limited (APUIAML)

4<sup>th</sup> Floor, NTR Administrative Block, Pandit Nehru Bus Stand,

Vijayawada – 520013.

3. The financial quotes shall be opened in the presence of bidders in the date which shall be communicated in due course of time.
4. The L1 bidder will be selected who shall quote less percentage or cost.
5. All payments made to consultants / agencies will be subject to 5% retention money of the total money from the invoices of the Consultant which will be released on successful completion of the Assignment. This shall be applicable only for a minimum contract value of Rs.25 lakhs
6. All works completed, data collected etc shall be the property of APUIAML and shall be handed over. The same data shall remain confidential and shall be used elsewhere only with our consent.
7. The required staffing for the project such as urban planner, urban design expert, architect, engineering team etc. shall be made available on demand basis to our office meetings regularly and also for our client meetings if desired by APUIAML.

8. Only upon duly satisfaction and approval of APUIAML at each milestone deliverable submitted by the selected consultant, the work for the next milestone shall commence and payment shall be made accordingly.
9. For issuing the work order to the selected consultant, APUIAML may negotiate for the revised price quote based on the submitted financial quote.
10. APUIAML at any time may cancel the project or components / add similar project components of the mentioned package as per the instructions of client or due to any other externalities, in that case, such projects shall be cancelled / added from the scope of work of the consultant and payment shall be made to the work carried out only till due date.

**Annexure -1**

**FORMAT FOR FINANCIAL PROPOSAL**

*[On the Letter head of the Firm]*

**Date:**

To

The Division Head (Smart Cities),  
Andhra Pradesh Urban Infrastructure Asset Management Limited (APUIAML),  
4thFloor, NTR Administrative Block, Pandit Nehru Bus Station,  
Vijayawada-520013, Andhra Pradesh

**Sub: FINANCIAL PROPOSAL FOR PROVIDING CONSULTANCY SERVICES FOR  
“Development of Theme Parks at identified locations in Kurnool”**

*Sir:*

For providing consultancy services for the subject assignment, we hereby submit the following Professional Fee quotation to the APUIAML.

We quote our proposal in terms of percentage (%) of the total project cost as:

In figures: \_\_\_\_\_%

In words: \_\_\_\_\_%

And this is inclusive of transport, printing and stationery and all other expenses except applicable taxes towards our Professional fee for the subject assignment to be paid as per payment schedule specified in this TOR.

We shall abide by the above quote, terms and conditions of this TOR, if APUIAML selects us as the Consultant for this particular assignment. We also understand that, in case any difference between the quoted amount in words and figures, the quote in words will be taken as final.

We agree that this offer shall remain valid for a period of one hundred and eighty (180 days) from the Proposal Due Date or such further period as may be mutually agreed upon.

*Yours faithfully,*

\_\_\_\_\_

*(Signature of Authorised Signatory)*

*(Name, Title, Address, Date)*

***Note: The financial proposal to be submitted strictly as per the above format. Noncompliance to the above format shall disqualify the firm’s proposal***