

Subject No. 146

Sub:- VUDA – Visakhapatnam – PMU Wing – Development of International Standard School at Rushikonda to Design, Develop, Finance, Built, Operate and Maintain in Plot No.7 of Rushikonda Layout measuring an extent of Ac.6.85 Cts. – on Out Right Sale Basis – Selection Completed in favour of M/s. Chaitanya Educational Society, – Ratification – Reg.

Agenda Note:

The VUDA board in its resolution No.95 dated 31.5.2006 has resolved and approved the proposal of the construction of the International Standard School in an extent of Ac.6.85 Cts in Rushikonda layout on BOT basis or Auction-cum-Sale basis by the reputed Institutional establishments. Accordingly, notification was issued on 9.6.2006 in Hindu, Eenadu, Economic Times and Deccan Chronicle calling EOI from private partners for Design, Develop, Finance, Built, Operate and Maintain on Out Right Sale Basis for the proposed development of International Standard School at Rushikonda Layout.

In response to the notification 18 Nos of EOI applications were received from the reputed firms on payment of Rs.5,000/- each towards cost of the application. Out of the 18 firms, 9 firms have been qualified after scrutiny of the Bid Processing evaluated by Consultants, M/s. APITCO Ltd., Hyderabad, who was appointed as Consultants of the said project. The following are the qualified firms for the project:

Sl. No.	Name of the Institution
1.	Shri Shakthi Schools Pvt. Ltd., (SSSPL) & Chirec Educational Society, Cyberabad (Ranga Reddy District).
2.	M/s. ETASI – Timpany Schools, Visakhapatnam
3.	M/s. Paradigm Education Society, Hyderabad
4.	M/s. Vikas Educational Society, Visakhapatnam
5.	M/s. Koudinya Educational Society, Kakinada
6.	M/s. Ambience Properties Limited, Secunderabad
7.	M/s. Nekkanti Sea Foods Ltd., Hyderabad
8.	M/s. Kennedy High School, Vijayawada
9.	M/s. Nagarjuna Educational Society, Bangalore

Out of the above 9 qualified firms, 7 firms have purchased RFP Documents on payment of Rs.25,000/- each to VUDA towards cost of the RFP Document. The following are the details:

Sl. No.	Name of the Institution
1.	M/s. Paradigm Education Society , Hyderabad
2.	M/s. Vikas Educational Society , Visakhapatnam
3.	M/s. Koudinya Educational Society , Kakinada
4.	M/s. Ambience Properties Limited , Secunderabad
5.	M/s. Nekkanti Sea Foods Ltd. , Hyderabad
6.	M/s. Kennedy High School , Vijayawada
7.	M/s. Nagarjuna Educational Society , Bangalore

The last date for submission of the bids along with Technical Proposals (Cover-I), Business Proposals (Cover-II) and Commercial Offer (Cover-III) is 6.10.2006.

In response to the above, three firms have furnished their proposals along with a DD of Rs. 50,000/- each to VUDA towards Non-Refundable amount. The following are the firms participated in the bids:

Sl. No.	Name of the Institution
1.	M/s. Paradigm Education Society , Hyderabad
2.	M/s. Vikas Educational Society , Visakhapatnam
3.	M/s. Koudinya Educational Society , Kakinada

M/s. Paradigm Education Society, Hyderabad has been disqualified Technical Proposals (Cover-I) stage since the said firms failed in the evaluation.

The following two firms have been selected by the Screening Committee for the Business Proposals (Cover-II) and Power Point Presentation on 7.10.2006

Sl. No.	Name of the Institution
1.	M/s. Vikas Educational Society , Visakhapatnam
2.	M/s. Chaitanya Educational Society , Kakinada

The following firms furnished their Commercial Offer (Cover-III) on 9.10.2006 as per the evaluation report furnished by M/s. APITCO Ltd., Hyderabad dated 17.10.2006

Sl.No.	Name of the firm	Amount Offered per acre
1.	M/s. Vikas Educational Society, Visakhapatnam	Rs.40,11,111/- (Rupees forty lakhs eleven thousand and one hundred and eleven only)
2.	M/s. Chaitanya Educational Society, Kakinada	Rs.2,00,00,000/- (Rupees two Crores only)

Project details

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| a. Nature of the Project | : International Standard School |
| b. Location | : Rushikonda, Visakhapatnam |
| c. Project Cost Proposal | : Rs. 20.00 Crs |
| d. Extent of Land | : Ac.6.85. Cts |
| e. Time Schedule for Completion | : 18 months |
| f. Suggestive Activities | : An International Standard School |

The highest financial quoted offer by M/s. Chaitanya Educational Society, Kakinada has passed the evaluations of Technical, Business and Commercial Proposals (Cover I, II & III) and emerged as highest successful bidder of the for the development of International Standard School at Rushikonda to Design, Develop, Finance, Built, Operate and Maintain in Plot No.7 of Rushikonda Layout measuring an extent of Ac.6.85 Cts. on Out Right Sale Basis on payment of Rs. 2,00,00,000 per acre as members of the Consortium of M/s. Mother Theresa Educational Society and M/s. Koundinya Educational Society of their equity holding as per the submissions in RFP Document.

A non-refundable project development fee of Rs.20,00,000 is payable by the firm at the time of signing of the agreement.

A "Letter Of Award" in favour of M/s. Chaitanya Educational Society, Kakinada has been prepared to issue and to accept the proposals.

Therefore the matter is placed before the VUDA Board for ratification for the letter of award to be issued in favour of M/s. Chaitanya Educational Society, Kakinada for the development of International Standard School at Rushikonda to Design, Develop, Finance, Built, Operate and Maintain in Plot No.7 of Rushikonda Layout measuring an extent of Ac.6.85 Cts. on Out Right Sale Basis @ Rs.2.00 Crores per acre.

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VUDA R.No. 146 dated: 18-12-2006

Resolved to ratify the action for the letter of award to be issued in favour of M/s Chaitanya Educational Society , Kakinada for the development of International Standard School at Rushikonda to design, develop, finance, built, operate and maintain in Plot No.7 of Rushikonda Layout measuring an extent of Ac.6.85 cts on outright sale basis @ Rs.2.00 crores per acre.


Chairman, VUDA