



SMART CITY THIRUVANANTHAPURAM LIMITED

CIN U75302KL2017SGC050273

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11.11.2024

EXPRESSION OF INTEREST

Maintenance and Operation of Multi-Level Car Parks (MLCPs) and Utilization of Open Spaces for Revenue Generation in a Smart City

1. Introduction

Smart City Thiruvananthapuram (hereafter referred to as the "Authority") is inviting Expressions of Interest (EOI) from experienced and capable organizations for the maintenance, operation, and management of Multi-Level Car Parks (MLCPs) constructed by Smart City Thiruvananthapuram. The objective of this initiative is to ensure the efficient operation and upkeep of these MLCPs while leveraging open spaces for advertisements, branding, and other commercial purposes, thereby creating sustainable revenue streams.

2. Project Overview

The MLCPs located in key zones of the smart city.(Details of MLCPs mentioned in detail below) serve as an integral part of urban mobility infrastructure. These facilities have available open spaces that can be utilized for commercial purposes, including but not limited to:

#	Location	Tentative Total Parking Area (In Sqm)	Parking area offered for Parking purpose @ 85% of total area	No. of Four Wheelers	No. of Two Wheelers
1	Multi-Level Car Parking at Thampanoor	5049.32	4291	22	400
		Conventional Parking system with Ground Floor for Four wheeler parking and 3 floors for Two wheeler Parking			
2	Multi-Level Car parking at A Block – Saphalyam Complex	3490.86	8	302	200
		Electromechanical Pit Puzzle Parking System with 300 individual pallets for parking and 200 two wheeler parking at open spaces			

- Advertisement Displays:** Billboards, digital displays, banners, and signage.
- Retail Space:** Pop-up kiosks or leased space for commercial activities.
- Event Hosting:** Temporary use of open spaces for exhibitions, markets, and other public events.

This EOI seeks to establish a partnership with a capable entity to:

- Manage and operate the MLCPs, ensuring their upkeep, security, and efficient operation.



- Develop and implement a commercial strategy for utilizing available open spaces for advertisement and other revenue-generating purposes.
- Share the revenues generated from these activities with the Authority on mutually agreed terms.

3. Key Objectives

The key objectives of the initiative are:

- **Collecting parking charges from the commuters by handheld vending machines supplied by the Authority.**
- **Effective Management & Maintenance:** To ensure the proper maintenance, cleanliness, and security of the MLCPs.
- **Maximized Utilization of Open Spaces:** To create commercial opportunities by utilizing open spaces for advertisements and other activities.
- **Revenue Generation:** To establish a revenue-sharing model that benefits both the Authority and the operator.

4. Scope of Work

The scope of work for the selected operator will include, but is not limited to:

- **Facility Maintenance & Operations:**
 - Daily management, cleaning, and security of MLCPs.
 - Regular inspection and maintenance of parking facilities, ensuring proper functioning of lighting, ventilation, and safety equipment.
- **Utilization of Open Spaces:**
 - Identifying and developing spaces for advertisements (billboards, digital screens, etc.), retail outlets, and pop-up events.
 - Entering into contracts with advertisers, retail operators, and event organizers.
 - Ensuring that all advertisements and activities comply with city regulations, environmental standards, and aesthetic guidelines.
- **Revenue Sharing:**
 - Developing a clear revenue-sharing model with the Authority for all commercial activities.
 - Monthly or quarterly reporting of revenues and payment to the Authority.

5. Eligibility Criteria

Interested parties must meet the following minimum eligibility criteria:

- Proven experience in the operation and maintenance of parking facilities, commercial spaces, or similar infrastructure projects.
- Expertise in managing commercial partnerships, including advertising and retail.
- Financial stability and the capability to invest in infrastructure maintenance and development.
- Compliance with local regulations, including safety and environmental standards.

6. Submission Guidelines

Interested parties are requested to submit their EOI documents, which should include:

- **Company Profile:** Detailing the history, experience, and expertise of the applicant.
- **Approach and Methodology:** A brief proposal outlining the approach for maintaining and operating the MLCPs and utilizing open spaces for revenue generation.
- **Revenue Sharing Model:** A preliminary proposal for the revenue-sharing framework.
- **Financial Standing:** Proof of financial stability and capacity to undertake this project.
- **Relevant Experience:** Case studies or examples of previous similar projects.



7. Evaluation Criteria

Submissions will be evaluated based on the following criteria:

- **Experience and Capability:** Relevant experience in managing parking facilities and commercial spaces.
- **Commercial Viability:** The strength and feasibility of the proposed revenue-sharing model.
- **Operational Plan:** A comprehensive and sustainable plan for managing MLCPs and utilizing the open spaces.
- **Compliance with Regulatory Requirements:** Adherence to legal, environmental, and safety regulations.

8. Submission Deadline

The last date for submission of EOI documents is 18.11.2024. Late submissions will not be considered.

9. Terms and Conditions

- The Authority reserves the right to accept or reject any or all submissions without assigning any reason.
- This EOI is for informational purposes only and does not constitute an offer or a commitment by the Authority.
- All costs associated with the preparation and submission of the EOI will be borne by the applicant.



S/d

Chief Executive Officer
Smart City Thiruvananthapuram Ltd