

4.3 Though allocation of weightage to different sub-criteria were indicated in RFP, weightage to different sub-factors were not indicated but was assigned later by EC based on IMG directions. EC has not confirmed explicitly whether these weightages were assigned before or after opening of bids. Certain anomalies have been observed in the allocation of the weightages. While equal weightage has been allocated to most of the sub-factors, un-equal allocation has been done in two cases (1.2.2/1.2.3 & 3.1.1/3.1.2). The justification given by EC that these sub-factors are of different importance is not considered satisfactory and convincing because such a logic can apply to many other sub-factors as well. Since weightages of these sub-factors were not mentioned in RFP and allocation of equal weightage has been done in majority of sub-factors, we feel the same concept of equal weightage should have been adopted for these two sub-factors also. By assigning different weightages there is room to suspect that some of the bidders have been favoured.

4.4 In sub-factor 1.1.6, the assessment of performance of commercial operations of major airports covering retail property and other commercial operations was to be done focusing on Airports having non-aeronautical revenue of 40% or more of total revenue. Though non-aeronautical earnings of bidder 'E' is only 37%, but they have been given 75% marks. This is considered to be in non-conformity to RFP. The explanation of EC that wording of the Clause did not make the 40% mandatory is not convincing. In any case, since the non-aeronautical earnings of 'E' was less than the threshold limit of 40%, assigning a high score of 75% was not justified. This should have been of the order of 40% to 50%.

4.5 In sub-factor 1.1.8, the assessment of operating in non-OECD countries was to be done as per the RFP. Bidder 'E' operating in Mexico, which is an OECD country, has been awarded 75% marks, which is not in conformity to RFP. The explanation given by EC to IMG that the bidder has Airport development experience in other developing countries like Ecuador, Uruguay and Guatemala, is not considered convincing. Our considered opinion is