

Expression of Interest

for

Development of Indoor Sports Facilities in Palika Stadium in
Kanpur under Smart City Mission



issued by

KANPUR SMART CITY LIMITED

Kanpur Nagar Nigam Mukhyalaya, Harsh Nagar

Motijheel, Kanpur – 208002

Phone: 0512-2541258, 2531215

Fax: 0512-2531662

E-mail: ksclkanpur@gmail.com

Development of Indoor Sports Facilities in Palika Stadium

Kanpur Smart City Limited (KSCL), invites online responses to this Expression of Interest (“EOI”) to short list Private entities to bid as ‘Bidders’ for **“Development of Indoor Sports Facilities in Palika Stadium in Kanpur ”**.



KSCL invites applicants through this EOI to propose a suitable model to conceptualize, design, develop, and generate possible revenues through the project. Option of operation and maintenance responsibilities can also be reviewed. Based on the responses of EOIs, KSCL shall finalize the development model and initiate further procedure of inviting the shortlisted private entities to bid on the basis of Notice Inviting Tender (NIT).

Interested Applicants are advised to study this EOI document carefully before submitting their proposals in response to this EOI document. Submission of a proposal in response to this EOI shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications.

1. DISCLAIMER

The information contained in this Expression of Interest (EOI) or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Kanpur Smart City Limited (KSCL) (henceforth referred to as KSCL in this document / “the

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Authority”) or any of its employees or advisers, shall be considered confidential and not to be reproduced / transmitted / adopted / displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of Architects/Consultants/ Bidders for the project **Development of Indoor Sports Facilities in Palika Stadium in Kanpur.**

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to a specific Request for Proposal (RFP).

This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority / Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority/Employer, its employees or advisers to consider the objectives, technical expertise and particular needs of each Applicant who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations, analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority/Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

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The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment or assumption contained in this EOI. The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposals / terminate the process at any time without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the participation in this process regardless of the conduct or outcome of the process.

2. INFORMATION & INSTRUCTIONS

Interested bidders to download the EOI document from our website <https://etender.up.nic.in> under organization name – “Kanpur Smart City Ltd.” Any subsequent clarifications, which will be issuing by the authority made available on the above website only.

For bidders, calendar details are as under.

Sl. No.	Event's Name	Information
1.	Organization	Kanpur Smart City Limited (KSCL)
2.	Project	Smart City Mission
3.	EOI No.	KSCL/PMC/PS/155
4.	Name of Work	Selection of Bidders for Development of Indoor Sports Facilities in Palika Stadium in Kanpur
5.	EOI Document Downloading Start Date	28/02/2020
6.	Last date for sending pre-bid queries	06/03/2020 till 2.00pm
7.	Date of Presentation	20/03/2020 From 03.00 PM
8.	Last date of Online Submission of Proposals	24/03/2020 till 03.30 PM
9.	Last date for Proposal Submission in Hard Copy	25/03/2020 till 04.00 PM
10	Date of Opening of Proposals	25/03/2020 till 04.30 PM

2.1. E-TENDER SUBMISSION GUIDELINES

- The Proposals should be submitted online at website <http://etender.up.nic.in> by the due date and time, as specified in the Expression of Interest Notice. Late/delayed proposals submitted online after the due date and time, for whatsoever reasons will not be considered. The Server Date & Time as appearing on the website. <http://etender.up.nic.in> shall only be considered

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- for the critical date and time of tenders. Offers sent through post, telegram, fax, telex, e-mail, courier will not be considered
2. Partially completed/incomplete proposals shall not be considered.
 3. All communication shall be done online through website <http://etender.up.nic.in>
 4. Concessionaires shall be required to arrange all resources, including Digital Signature Certificates and Internet Connections at their own cost, for participating in online proposals at <http://etender.up.nic.in>.
 5. M/s Kanpur Smart City Limited (KSCL) shall not be responsible for any delays what so ever in receiving as well as submitting offers, including connectivity issues. M/s. Kanpur Smart City Limited (KSCL) shall not be responsible for any other delays in submitting any documents wherever applicable.
 6. M/s. Kanpur Smart City Limited (KSCL) will not be responsible for the cost incurred in preparation and submission of proposals including the cost of digital certificate, regardless of the conduct of outcome of the bidding process.
 7. Please note that queries related to enquiry specifications, terms & conditions etc., can be had before the clarification end date/time specified in the EOI Notice, from:
The CEO,
Kanpur Smart City,
Email: ksclkanpur@gmail.com
Phone: 7081802663
 8. Opening of Proposals will be done online at the time and dates specified in EOI Notice.
 9. The Concessionaires are requested to go through the instruction to the bidders in the website <http://etender.up.nic.in>. The Concessionaires who submit their proposals for this after digitally signing using their Digital Signature Certificate (DSC), accept that they have clearly understood and agreed the terms and conditions in the website including the terms and conditions of this EOI.
 10. M/s. Kanpur Smart City Limited (KSCL) reserves the right to accept any proposals in whole or in part or reject any or all proposals without assigning any reason M/s Kanpur Smart City Limited (KSCL) reserves right to accept any or more offers in part. Decision of M/s. Kanpur Smart City Limited (KSCL) in this regard shall be final and binding on the Concessionaire.
 11. M/s. Kanpur Smart City Limited (KSCL) reserves the right to cancel any tender process at any stage without assigning any reason.
 12. Corrigendum / addendum, which form part of the EOI, shall be published in the company website and e-tender website (<http://etender.up.nic.in>) only and Concessionaires are advised to check the websites regularly for the updates related to the EOI before submitting the proposals.

3. INTRODUCTION

The proposed “**Development of Indoor Sports Facilities in Palika Stadium in Kanpur**” is part of Smart City Mission under Smart proposal for ‘SWASTH’.

The site area of Palika Stadium is around 8.82 acres which will be utilized for development of sport activities and related facilities. This project is funded by Kanpur Smart City Ltd under Smart City Mission of MoHUA. The Project proposal, but not limited to, will cover the following:

- a) Outdoor Cricket field including pitch, Football field.
- b) Media & Pavilion
- c) Multi-functional, multi-purpose Indoor sport hall with seating and other allied sporting facilities
- d) Commercial complex cum exhibition centre.
- e) Indoor Cricket practise complex with mechanised bowling facility.
- f) Hostel facility of at least 100 Beds.
- g) Canteen with sitting facility
- h) Including all MEP & HVAC works, Roads, Parking, Drainage, Sewer.
- i) Any other suitable component.

4. PROJECT BACKGROUND

Indian Sports Business is in a very interesting stage of evolvement. It is currently at approximately USD 2 billion in earnings is expected to grow at 8% against a worldwide average of 3.7%. With the rapidly growing economy, rise of middle class with disposable income and leisure time, the interest in sports has been witnessing an unprecedented revival. Over the last decade, many public and private sports academies have mushroomed across cities to cater to the aspiring young generation.

The success of IPL and ISL has catalysed the formation of new sports leagues like in Tennis (CTL), Badminton (PBL), Kabaddi (PKL), etc. These are fast gaining popularity and providing motivation to young generation to pursue sports, thus, attracting increased focus of government and private sector. The project is envisioned to provide a platform for this growing interest in sports.

Development of Indoor Sports Facilities in Palika Stadium, the project proposal is to create a complete destination package catering to different age groups that creates routine footfall while generating revenue. The project proposal is to create a multi-functional, multi-purpose facilities with different components that include sports and recreation, art and entertainment, and commercial and retail.

5. OBJECTIVE FOR THE PROJECT

Kanpur being a hub of youth sports activities, it is essential to create a set-up which will be a world class sports infrastructure, providing the highest level of sporting facilities and will support for the development of talent pools involved in sports.

The key objective of the project is:

1. To develop an integrated sports complex to 'Pay & Play' that will encourage different sports and promote healthy lifestyle for the citizens of Kanpur
2. To provide an established platform to train athletes and sportspersons
3. To create commercial viability through sports, wellness and leisure based activities.
4. To provide world class training facilities in various sports by renowned personalities and sports clubs, also for talents of any class by providing scholarships by government.

6. PROJECT INFORMATION

6.1. SITE LOCATION

- City: Kanpur
- Locality: Arya Nagar / Benajhabar
- Project Location: Palika Stadium



Site Location Map of the Project

Sports Complex project is aimed at developing the under-utilized open area of Palika Stadium and enhancing the sport infrastructure of existing Palika stadium; developing of a revenue model to sustain itself financially.

1.1. PROJECT COMPONENTS

The Proposed Sports Complex project shall have the following possible, but not limited to, proposed project components to be developed:

1. Outdoor Cricket field including pitch, Football field.
2. Media & Pavilion
3. Multi-functional, multi-purpose Indoor stadium with seating and allied sporting facilities of national standards (as specified by Sports Authority of India [SAI])
 - i. Sports facilities: Convertible multi-purpose indoor arena with basketball courts, lawn tennis courts, badminton courts, gymnastics hall, wrestling arena, kabaddi court, boxing rings, aerobics, Judo and taekwondo hall, squash courts, table tennis rooms and Etc.

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- ii. Allied sports facilities like team dressing rooms, locker rooms, fitness centre, medical rooms, warm up areas, staff lounge, etc.
- iii. Other facilities: Admin offices, media centre, café, sponsors area, audio-video halls, VIP lounge, etc.
4. Commercial complex cum exhibition centre.
 - i. Street plaza with retail shops, restaurant, banquet hall, seminar hall, incubation centre, kid's knowledge centre, etc.
 - ii. Multi-purpose exhibition hall
5. Club complex
 - i. Luxury rooms, Coffee house, Gym, yoga hall, dance hall, party hall, adventure/entertainment zone, reading room/library, club sports arena for billiards, table tennis, caroms/chess, etc.
6. Hostel facility with rooms and dormitories.
7. Including all MEP & HVAC works, Roads, Parking, Drainage, Sewer
8. Any other suitable proposals.

Sl. No.	Project Components	Suggested broad Built-up Areas
1.	Indoor Stadium	To be Suggested by bidder
2.	Commercial Complex	To be Suggested by bidder
	Exhibition centre	To be Suggested by bidder
3.	Club Complex	To be Suggested by bidder
4.	Hostel	To be Suggested by bidder
5.	Other suitable proposals	

The project proposal shall comprise of following features:

- 1 The design is to create a state-of-art facility, functionally and aesthetically.
- 2 The proposal for Multi-Purpose Stadium is to develop the site with various sport facilities and supporting infrastructure in the complex as per the criteria set up by Sports Authority of India taking into considerations the existing building By-Laws of State Government
- 3 Building should be constructed on the specifications of High Performance Building
- 4 Site development (covering landscape, roadways, pathways, etc.)
- 5 Smart features like Solar Roof Top, etc.
- 6 Rain water harvesting and waste water recycling for water management and conservation.
- 7 Fully automated Wi-Fi campus
- 8 Digital Signage & Advertisement Panels

- 9 Dynamic Façade Lighting
- 10 Solid waste treatment plant
- 11 Any other suitable.

1.2. SCOPE OF WORK:

The bidder shall be responsible for:

- 1 Complete Designing, developing and building the project.
 - i. Prepare architectural, structural, service drawings, BOQs, etc.
 - ii. Possible revenue generation model.
 - iii. Obtain relevant approved by KSCL and the concerned statutory bodies for building plans, fire safety plans, preparing of models and estimation
 - iv. Quality control
- 2 Financing of the project
 - i. The KSCL under Smart City Mission (SCM) shall finance the project completely.
 - ii. The bidder is responsible for commissioning from the activities proposed in the project for revenue generation.
- 3 Execution planning and project implementation
- 4 Operating, maintaining and managing of all facilities
 - i. Manage annual maintenance for all installed equipment
 - ii. Routine repair & maintenance of all the courts/halls and infrastructure facilities
 - iii. Regular housekeeping and cleaning services
 - iv. Manage sports academies
 - v. Invite additional sports academies to impart sports training

2. PROCESS:

The document can be downloaded from **<https://etender.up.nic.in>**.

For involving the best techno-economically feasible solution allowing non-proprietary functionalities / features / equipment / technology; it is essential to identify all system components, their operational requirements as well as capabilities, their mutual compatibility / interoperability, and formulating the minimum essential specifications.

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To address this, KSCL through this EoI invites an open and interactive participation from all Bidders. It is envisaged that consortium of businesses entities are allowed in development of such large Infrastructure projects to meet the long-term objectives of this project.

All the applicants that qualify the required Technical and Financial parameters, shall put forth their Proposals for the project.

These short-listed private entities need to give a presentation to KSCL covering the following:

- 1 Technical solutions envisioned in the project
- 2 Proposed activity mix
- 3 Estimated broad item wise project cost
- 4 Proposed revenue generation strategy and options

During the presentation, as per 'Key Events and Tentative Dates, each applicant shall discuss their recommendation of solution(s) for Smart City – Kanpur and also exhibit their technical approach, methodology and work plan for the implementation of the proposed project.

KSCL will receive EOIs from the Bidders ("applicant") who will participate in technical discussions with KSCL, demonstrate their capabilities / functionalities / features through detailed presentations. This presentation should provide a representative solution to integrate various features / aspects / functionalities / applications of the project as per the objective(s) set above. It is pertinent to mention that the applicant should have experience in large infrastructure projects in India or abroad. KSCL may visit these locations at its discretion of existing implementation by the applicant.

Only lead applicants of the EOI will be invited to submit their technical and financial proposals in response to the RFP document to be published later on. After technical and financial evaluations, KSCL will identify the Bidder for implementation of the project.

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3. ELIGIBILITY CRITERIA FOR BID EVALUATION

1. EOI of each Applicant shall be evaluated based on the following Eligibility Criteria:

No.	Criteria	Specific Requirements	Documents Required
1	Applicant Entity	Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous. Entities registered under equivalent law / act in foreign countries may participate. However, they will need to be registered in India, if selected for this project's implementation.	Certificate(s) of incorporations
2	Development Experience	Provided consultancy/ Constructed / Developed successfully during the last 10 (ten) years in Category mentioned below: <ol style="list-style-type: none"> Three works each costing not less than Rs 30 Crs as cost of project (or) Two works each costing not less than Rs 40 Crs as cost of project (or) One work more than Rs 50 Crs as cost of the project. Category shall include Similar Works - stadiums , sports complexes, amusement parks, water sports and other related sports and entertainments projects, and real estate development.	Self-attested certificates / registrations / copy of documents to establish the past experience to be enclosed. MoU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.
Financial Criteria			
4	Net Worth	The net worth of the entity shall be a minimum of Rs 30 crores in any of the last three years	Certificate(s) from statutory auditors of the Applicant; Annual Audit Reports
4	Turnover	The applicant / lead partner in case of consortium shall have Average Annual turnover of at least Rs 25 Crores during the last three FYs (2016-17,2017-18, 2018-19).	
5	No Barring Certificate	Any entity which has been barred, by any public / semi-public agency / Central / State / Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or as member of a Consortium.	Undertaking by the authorized signatory as well as all members of consortium

2. In case of Consortium, Consortium agreement to be submitted with percentage share of each member, Lead member should have a minimum of 51% share in the Consortium.
Consortium member should be jointly and severally responsible.

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Forms

Form 0.1 TECHNICAL CAPABILITY OF THE APPLICANT

Sl. No.	Information	Response (with supporting documents to be attached)
1	Name and address of the Applicant	
2	Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI	
3	Legal Status	
4	Product(s) / Service(s) Offered	
5	Years in business.	
6	Number of similar projects executed	
7	Project Information – Name, Client, Scope, Technology used, Value, Start / End Dates, etc.	(repeat for each project as per information under (4))
8	Requirement to form any joint venture for providing any product / feature / service etc. under this project (Yes / No)	
9	If Yes for (8) above, define the product / feature / service etc.	
10	MoU with other agency(ies), if making a joint application	Attach

Form 0.2 FINANCIAL CAPABILITY OF THE APPLICANT

(Supporting documents to be attached)

Sl. No.	Audited Balance sheet for following Financial Years	Annual Turn Over (in INR Crore.)
1	2016-17	
2	2017-18	
3	2018-19	

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Form 0.3 FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING BLACKLISTED/DEBARRED

(To be submitted on the Letterhead of the Bidder)

Date: / /

To

CEO

Kanpur Smart City Limited (KSCL)

Municipal Corporation, Motijheel, Kanpur - India.

Subject: Declaration for not being debarred / black-listed by Central / any State Government department in India as on the date of submission of the bid

RFP Reference No:

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the Company _____ is not debarred / black-listed by any Central/State Government/ PSU entity in India or similar agencies globally for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal. In the event of any deviation from the factual information/ declaration, KSCL reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,

Yours faithfully,

Signature of Authorized Signatory
(with official seal)

Date:

Name:

Designation:

Address:

Telephone & Fax:

E-mail address:

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***Form 0.4* FORMAT FOR POWER OF ATTORNEY**

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____ (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms. _____ (name and residential address of Power of attorney holder) who is presently employed with us and holding the position of _____ as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the **“EOI for Development of Indoor Sports Facilities in Palika Stadium”**, including signing and submission of all documents and providing information / responses to the KSCL, representing us in all matters before KSCL, and generally dealing with the KSCL in all matters in connection with our Proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For _____

Name:

Designation:

Date:

Seal:

Time:

Business Address:

Accepted,

(Signature) (Name, Title and Address of the Attorney)

NOTE:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
2. The Power of Attorney shall be provided on Rs.200/- stamp paper.
3. The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Bidder authorizing the person who is issuing this power of attorney on behalf of the Bidder.

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Lead Member has to submit the Power of Attorney in favour of Authorized signatory in below given format in case of Consortium.

POWER OF ATTORNEY FOR LEAD MEMBER BY CONSORTIUM MEMBER

KSCL has invited proposal from interested companies for “**Development of Indoor Sports Facilities in Palika Stadium in Kanpur**” ("Project"). Whereas,

_____ and _____s(collectively the "Consortium") being members of the Consortium are interested in offering for the services in accordance with the terms and conditions of the Request for Proposal document (RFP) and other connected documents in respect of the Project, and; Whereas, it is necessary under the RFP document for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project.

Whereas, we have decided that M/s _____ shall be Lead Member of this Consortium.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, _____ having our registered office at _____ (hereinafter referred to as the "Member") do hereby designate, nominate, constitute, appoint and authorize _____ having its registered office at _____ being one of the members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney"). We hereby irrevocably authorize the Attorney (with power to sub- delegate) to conduct all business for and on behalf the Consortium and any one of us during the Bid process and, in the event the Consortium is awarded the Contract, during the execution of the project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the selection of the Consortium, including but not limited to signing and submission of all Applications, Proposals and other Documents and writings, participate in pre-proposal and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of Bid of the Consortium and generally to represent the Consortium in all its dealings with the KSCL and/or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's proposal for the above Project and/or upon award thereof till the Contract Agreement is entered into with the KSCL. And

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hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/Consortium.

IN WITNESS WHEREOF WE THE MEMBER ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____ 2020

For _____

(Name & Title)

Witnesses:

1. _____

2. _____

(To be executed by the Member of the Consortium)

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.