



Gujarat University

Tender No: GU/ESTATE/SPSC/2023-24/07

Invitation for Expression of Interest for
Operation, management and development of
Sardar Patel Sports City at
Gujarat University
(Package A)

LETTER FROM TENDERER

To,
The Registrar,
Gujarat University,
Ahmedabad – 380009

SUBJECT: Invitation for Expression of Interest for Operation, management and development of Sardar Patel Sports City at Gujarat University (Package A)

Dear Sir,

With reference to the tender invited by you for the above works, we are pleased to offer our best rates mentioned in the Schedule.

We have inspected the site of work, studied the actual site condition, read the Conditions of Contract, and we agree to complete the work to the specifications and satisfaction of the Employer.

We enclose herewith Earnest Money Deposit of Rs. 10,00,000/-by Demand Draft/FDR No: _____ drawn on _____, in favors of "The Registrar, Gujarat University" payable at Ahmedabad.

We hereby agree that this sum shall be forfeited by the university if we fail to execute the contract when called upon to do so in the event of your accepting our tender.

We hereby also agree that you reserve the right to accept or reject any or all tender without assigning any reasons.

Yours truly,

Sing & Stamp of the Bidder

GUJARAT UNIVERSITY

PROJECT: - Invitation for Expression of Interest for Operation, management and development of Sardar Patel Sports City at Gujarat University (Package A).

The Registrar, Gujarat University invites bids with two bid system for the providing of Expansion Work- detailed in the table below from the bidders having experience for similar type of works and meeting the qualifying criteria specified.

Sr. No.	Name of Work	Bid Security (EMD) (Rs.)	Tender Fee(Rs.)
1	2	3	4
1	Invitation for Expression of Interest for Operation, management and development of Sardar Patel Sports City at Gujarat University (Package A).	10,00,000/-	25,000/- (Non refundable)

Milestone Dates for EOI		
1.	EOI Downloading Date	FROM 07/12/2023
2.	EOI Online submission	On or Before 18:00 Hrs 27/12/2023
3.	Submission of EOI in physical form at room no. 38, Gujarat University, Ahmedabad.	On or Before 14:00 Hrs 28/12/2023
4.	Pre-Bid Meeting	On 19/12/2023 at 15:30 Hrs
5.	Opening of EOI Bid	On or Before 16:00 Hrs, 28/12/2023
6.	Opening of Financial Bid	Will be intimated to the bidders online
7.	Bid Validity	120 Days from last date of submission of the bid

1. **EOI** shall be submitted physically in person at the office of Gujarat University, General department (Inward section), Room No: 38, Gujarat University Tower, Gujarat University, Navrangpura, Ahmedabad, Gujarat: 380 009. Part-2 financial bid/Price bid shall be submitted by online only.

2. **EOI shall not be accepted by any other means such as RPAD/speed-post/courier.**

Invitation for Expression of Interest for Operation, management and development of Sardar Patel Sports City at Gujarat University (Package A)

Introduction:

Gujarat University Sardar Patel Sport City is an ambitious endeavour of Gujarat University. As sports and sporting culture are now recognized by our beloved Prime Minister Narendrabhai Modi as core to creation of successful and confident individuals who can rise to build a strong modern India, Gujarat University has decided to take the onus of transforming education through sports.

As Gujarat University enjoys availability of land critical to sporting activities in the center of the city that can be easy to access for youth of the city of Ahmedabad, it has embarked on a highly ambitious project of Sardar Patel Sports City (SPSC) on the campus that is expected to provide world class facilities to sportspersons to train and develop into international level sportsmen.

Terms & Conditions:

Sardar Patel Sports City (SPSC) is master-planned on **a land area indicated in the attached map** with international class infrastructural facilities and ambiance.

SPSC has following sports facilities that are offered through the bidding process to be leased out in form of package A as listed below.

The approximate land area covered under the given lease packages is ear-marked in the attached drawing. (Note: The map attached herewith is INDICATIVE ONLY. The final earmarking of the land area on offer shall be subjected to the discretion of the Gujarat University authorities).

The offer to be made must consider the existing state, condition and situation of the facilities as the premises shall be handed over to the successful bidder as-is and the bidder shall be expected to make facilities completely operational for the intended sports within SIX months from the hand over date.

This six month period shall be considered as fitment period, rent for which shall not be charged. If the facility is not ready and operational after six months, the agency shall be charged double the rent for the period till the facility is available to use.

In case of the package A, the final list of the sports to be assigned to each of the hall will be allowed to change subject to the approval of the Gujarat University Authorities.

In case of different agencies taking over different packages, each agency must support the overall vision of SPSC and work in coordinated manner with Gujarat University authorities.

Each sports facility shall be made available to Gujarat University with all functionality and manpower for Fourteen Days for holding training/sports events of the choice and discretion of the Gujarat University.

The dates of the same may be provided three months in advance for smoother operation of the facility.

The bidder shall offer as per following terms and conditions:

Amount payable every THREE MONTH for a FIVE year lease period (to be quoted ON-LINE Only).

The agency offering the highest amount for each of the package shall be considered as H1 for the given package. Being H1 does not mean that the agency shall be awarded to project. Gujarat University shall hold absolute right to accept or reject or negotiate on any/all bids.

All applicable taxes (current as well as future) shall be paid by the agency separately in addition to the quote made with this bid. The agency shall submit a No-Dues-Pending certificate for each quarter with details of the tax paid and to which government agency.

If any statutory dues or tax is found to be applicable and not mentioned in the above certificate, same shall be payable on demand by the agency to Gujarat University and the delay shall be charged @12% compounding interest for each day of the delay.

The bidder may purchase one, two or three bid documents as desired by the bidder and bid separately for the same.

In case of a bid is received by one agency for each of the three packages, the said agency may be given priority and invited to accept the H1 offer for each package based on the discretion of Gujarat University. If there are more than one agency who have opted for bidding for all three agencies, they may be given the opportunity in turn with the agency who has offered cumulative maximum amount given first priority. The agencies bidding shall submit an affidavit accepting the same with the bid.

If any violation of any of the terms and conditions is identified by the Gujarat University Authority, a notice shall be issued to the agency to take remedial measures and submit the proof of the same within a week of the date of the issue. If no corrective measures are made within this period, Gujarat University shall has a right to take over the possession of the premises with no additional notice being issued to the agency. The agency shall submit an affidavit confirming the agreement to this clause on a notarised document with the bid.

The details of each package are as under:

Package A:

1. Indoor sports facility capable of hosting international level events of:

There are six arenas earmarked for:

Badminton
Basketball
Table tennis
Volleyball
Boxing
Judo, Taekwondo
Wrestling freestyle and Greco-Roman

In addition to the above:

ONE multi-court facility with viewing galleries
Olympic size 50 x 25 meter swimming pool with viewing gallery

2. Synthetic athletic track venue capable of hosting International level events of:

Running: 100M, 110M HURDLES, 1500M, 200M, 3000M STEEPLECHASE, 400M HURDLES, 400M 4X100M RELAY, 4X400M RELAY and 800M
Throwing: DISCUS, HAMMER, JAVELIN and SHOT PUT
Jump: HIGH JUMP, LONG JUMP, TRIPLE JUMP and POLE VAULT

Scope of this invitation:

Gujarat University is interested in identifying an agency or agencies that are currently engaged in similar activities linked with sports infrastructure management and has matching financial strength to develop SPSC into a vibrant sports destination and an ecosystem where Indian sportsmen and women can be nurtured towards sporting excellence.

This Expression of Interest is part of a two-stage process floated to seek and identify agencies of repute to propose an operational model and scheme that can:

- Turn SPSC into a world class sporting facility with best-in-class sports infrastructure
- Attract, arrange and host national and international sports event across the year
- Have sports training manpower and allied infrastructure matching to the level of the facility
- Develop the venue into a full-fledge sports destination for the sports viewers and sports enthusiasts of the city, state and the nation
- Provide, fund and develop additional infrastructure at the site that can enhance the utility of the facility and earn revenue for the university
- Yield best possible financial returns to Gujarat University

Minimum Pre-qualifications for participation:

1. The agency must have been in business since at least FIVE year and have experience of having managed at least one sports infrastructure facility for a state or private sector player or have a joint venture agreement with any such agency.
2. The agency must have personal net worth of not less than 5 crores

(clarification: in case of proprietary model, proprietor must match the same amount in individual capacity, in case of partnership or LLP, collective net worth of both partners must match the same amount, in case of Pvt Ltd or Ltd, collective net worth of all directors must match the same amount, and in each case, a personal confirmation of CA certified net worth must be submitted by all stake-holders along with a confirmation that each stake-holder shall bear any liability resulting from the award in personal capacity and jointly and severally).

3. JV with a national and international sports infrastructure management player shall be permitted, but in case of a JV with an international agency, the local partner must be the lead player and must qualify for the prequalification criteria mentioned in point 2.

Bidding process:

1. The pro-forma bid for Expression of Interest (EOI) can be purchased for the estate department of Gujarat University by paying Rs.25,000/- (Rupees Twenty-five Thousand Only) of NON-REFUNDABLE fees for EACH package that it wants to bid for.
2. The bidding shall be in two parts.
 - a. Technical bid to be submitted in physical and on-line form to the office of the Estate Engineer, Gujarat University (All physical documents submitted also must be scanned and uploaded on the on-line portal).
 - b. Financial bid shall be submitted on-line ONLY.

The document purchase for each package shall be SEPARATE even for those bidders opting to bid for more than one package. All the charges mentioned here, such as tender fees, Bid Security amount and any other amount payable shall be paid separately for each of the package.

The documents to be submitted shall also be submitted SEPARATELY for each package.

Each bid submission must be accompanied by a Bid Security Deposit (SD) in form of a **Bank Guarantee** in favour of Gujarat University amounting to **Rs.10,00,000/- (Rupees Ten lakhs only)**.

This amount shall be refundable in case of the agency not taken forward into the next stage of the bidding, but shall be seized if, during the process of bid evaluation it is discovered that the agency has submitted misleading or incorrect information with malafide intentions to mislead the university or is found to be engaged in any fraudulent malpractice (such as approaching any member of Gujarat University for favorable outcome) to impact the outcome of the bidding process.

3. The bidder shall be expected to visit the premises and make a detail study of all existing ground realities connected with the project, including all due diligence it may want to conduct. The same shall be done by the agency at its own cost and risk. Gujarat University may be approached for any additional information, but Gujarat University shall not be held responsible for any lacuna in information sought by the agency at any stage of the bidding process. The agency shall be solely and wholly responsible for getting all necessary information it requires for the bidding. No claims regarding incomplete information shall be entertained and any agency attempting to leave the bidding process on such a ground shall invite blacklisting from participation in any bidding of any nature in future with Gujarat University and its entire bid security amount shall be seized by the university.

4. The bidder shall be expected to engage all necessary experts and must have all necessary technical skills to generate an offer based on its own studies of the premises and the market conditions. Once an offer is submitted by a bidder, same shall be honored by the agency, and any refusal at an interim stage of bidding on such a ground shall invite blacklisting from participation in any bidding of any nature in future with Gujarat University and its bid security shall be seized by the university.

5. As the deliverable at the first stage of evaluation, each bidder shall submit a detailed presentation FREE OF COST that must include:

- The company profile of the bidder along with turnover certificate, balance sheets, net worth certificates and P&L accounts of the financial years of 2018-19, 19-20, 20-21, 21-22, 22-23 (duly certified by a CA with UDIN number).
- Proposal for operation, management and development of a world-class sports facility
- Proposed model through which the bidder will engage with Gujarat University to avail the use of the facility for university students
- Proposed model through which the bidder will engage in training sportsmen and women of the state and nation
- The bidder must provide clear ideas that can enhance the utility of the sports facility for Gujarat University in the academic context
- NO FINANCIAL OFFER SHALL BE MADE BY THE BIDDER WITH THE TECHNICAL BID. The financial bid shall only be submitted on-line.

6. Conditions of utilization of the facility:

The bidder must take in account that the offer is invited for as-is bases, with no further investment coming from the university during the entire tenure of the duration of occupation proposed by the bidder. Hence the bidder is advised to do all necessary information gathering at his cost before participating in the bid.

b. All the Operations and Maintenance cost for the entire tenure of occupation proposed by the bidder shall be borne by the bidder.

7. Award Mechanism:

- a. An empowered committee at Gujarat University will invite all the prequalified bidders to make an idea presentation and each bidder will be given an opportunity to explain his idea and proposal.
- b. The committee shall rank the bidders on quality grounds and bidders shall be listed as Q1, Q2 and so on based on the qualitative criteria for each package.
- c. A list of qualifying bidder shall be drawn by the committee, and financial offer of only these agencies shall be considered.
- d. The highest financial bids from the qualified bidders for each of the package shall be identified through opening of the financial bids.
- e. Each package shall have its own Q1, Q2, Q3 and so on.

- f. After opening of the financial bids and identifying of the highest financial bids for each of the three packages, it will be first checked if there is a qualified bidder who has made an offer for all three packages. If such a bidder is available, he shall be offered to take up all three packages at the rates offered by the highest bid in each package.
- g. If such bidder who has offered for all three packages is not available, and if the Q1 bidder (ranked highest in terms of quality) of the given package is not the H1 (highest bidder in terms of amount payable to Gujarat University), the Q1 bidder of each package shall be invited to match the H1 offer of the given package. If he agrees, he shall be proposed to Gujarat University authorities for the award. If Q1 bidder refuses to accept the H1 offer, same shall be offered to each bidder as per his quality rank till the H1 bid is accepted by a prequalified bidder or the process reaches the bidder who has made the H1 offer in the due course.
- h. It must be noted that successful completion of the bidding process and recommendation by the empowered committee for the award SHALL NOT mean that the bidder shall be awarded the contract. No bidder shall be allowed to claim having any right on the aforementioned asset of Gujarat University under any circumstance. Gujarat University shall have the final right to accept or reject recommendations made by the empowered committee or withdraw the facility from the process at any stage.
- i. Gujarat University authorities shall have a right to negotiate with the bidder in any manner deemed fit by the authorities to ensure that the bidding process yields the best possible outcome for the university.

