



Gujarat University

Tender No: GU/ESTATE/SPSC/2023-24/01

**INVITATION FOR EXPRESSION OF INTEREST FOR
OPERATION, MANAGEMENT AND DEVELOPMENT OF
A SPORTS FACILITY LOCATED AT
GUJARAT UNIVERSITY**

LETTER FROM TENDERER

To,
The Registrar,
Gujarat University,
Ahmedabad – 380009

SUBJECT: INVITATION FOR EXPRESSION OF INTEREST FOR OPERATION, MANAGEMENT AND DEVELOPMENT OF A SPORTS FACILITY LOCATED AT GUJARAT UNIVERSITY

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.

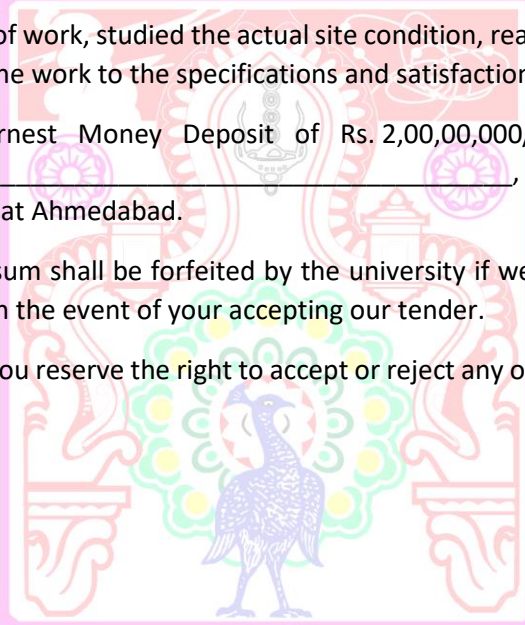
We enclose herewith Earnest Money Deposit of Rs. 2,00,00,000/-by Demand Draft/FDR No: _____ drawn on _____, in favors of "The Registrar, Gujarat University" payable at Ahmedabad.

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 A SPORTS FACILITY LOCATED AT GUJARAT UNIVERSITY.

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 A SPORTS FACILITY LOCATED AT GUJARAT UNIVERSITY.	2,00,00,000/-	5,00,000/- (Non refundable)

Milestone Dates for EOI		
1.	EOI Downloading Date	FROM 27/09/2023 12:00 PM
2.	EOI Online submission	On or Before 18:00 Hrs 16/10/2023
3.	Submission of EOI in physical form at room no. 38, Gujarat University, Ahmedabad.	On or Before 18:00 Hrs 17/10/2023
4.	Pre-Bid Meeting	On 06/10/2023 at 15:00 Hrs
5.	Opening of EOI Bid	On or Before 04:00PM, 18/10/2023
6.	Opening of EOI 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
A Sports Facility located at
Gujarat University**

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.

Sports infrastructure of SPSC:

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

The bidder is expected to study the existing sports infrastructure available at the location before bidding. The premises shall be handed over to the bidder on as-is bases and the bidder shall be expected to operationalize the entire facility within **ONE YEAR** of handover of the premises.

SPSC has following sports facilities:

1. 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

2. Tennis stadium facility with:

Synthetic Courts: 7 nos.
Clay Courts: 3 nos.
(Centre court with pavilion with 1000 seating capacity)

3. Indoor sports facility capable of hosting international level events of:
 - Badminton
 - Basketball
 - Table tennis
 - Volleyball
 - Boxing
 - Judo, Taekwondo
 - Wrestling freestyle and Greco-Roman
 - (There are six arenas and ONE multi-court facility with viewing galleries)
4. Olympic size 50 x 25 meter swimming pool with viewing gallery
5. Shooting facility capable of hosting International level events of:
 - 50 meter shooting range of 90 lanes,
 - 25 meter shooting range of 60 lanes,
 - 10 meter indoor shooting range of 120 lanes
 - Final Hall setup

Vision:

Gujarat University hopes to utilize the facility of SPSC for development of sports persons that can earn the nation much needed sporting glory in International events, and hence hopes to offer its management to a highly professional agency of repute through a mutually workable operational model to ensure that SPSC turns into a world class facility and a preferred destination for national and international events.

In addition to the sporting excellence aspired therein, SPSC is also envisaged as a sports catalyst for the citizens of Ahmedabad that offers a venue with best possible sports and recreation facilities to the city.

Scope of this invitation:

Gujarat University is interested in identifying an agency 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 experience of having managed at least one sports infrastructure facility worth not less than **50 crores of capital investment** or certified valuation (with supporting documents) or have a joint venture agreement with any such agency.
2. The agency must have personal net worth of not less than **50 crores**(clarification: in case of proprietary model, proprietor must be worth **50 crores** in individual capacity, in case of partnership or LLP, collective net worth of both partners must be more than **50 crores**, in case of Pvt Ltd or Ltd, collective net worth of all directors must be more than **50 crores**, 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 stakeholder 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
4. 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.5,00,000/- (Rupees Five Lakh Only) of NON-REFUNDABLE fees.**
2. The bid submission must be accompanied by a Security Deposit (SD) in form of a **Demand Draft/FDR** in favour of Gujarat University amounting to **Rs. 2,00,00,000/- (Rupees Two Crore 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 favourable 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 honoured 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 of Rs. 1 crore 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:

- Proposal for operation, management and development of a world-class sports facility.
- Proposal of the modalities and processes that the agency proposes to use to achieve the objective along with the financial model justifying the same.
- Proposal of all the additional infrastructure it proposes to construct on the site to enhance the value and utilization of the facility along with the investment budget.
- Operational model with approximate budget.
- 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.
- The bidder must specify the minimum and maximum duration of occupation anticipated by him for successful fulfilment of his offer.

- NO FINANCIAL OFFER SHALL BE MADE BY THE BIDDER AT THIS STAGE

Conditions of utilization of the facility:

- a. 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 advice 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.

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.
- c. Based on the ideas received from various bidders, a minimum requirement document shall be generated to make it a level playing field.
- d. Based on the strength of the presentations and ideas, a list of bidder shall be drawn by the committee, and these bidders will be invited to make their financial offer on the minimum requirement model to ensure that evaluation can be made on equal footing.
- e. The financial bids from the qualified bidders shall be listed as H1, H2 and so on, from the highest bid (in terms of amount payable to Gujarat University) to the lowest bid.
- f. After opening of the financial bids and preparation of H1, H2 and so on list, and if the Q1 bidder (ranked highest in terms of quality) is not the H1 (highest bidder in terms of amount payable to Gujarat University), the Q1 bidder shall be invited to match the H1 offer. 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.
- g. 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. Gujarat University shall have the final right to accept or reject recommendations made by the empowered committee or withdraw the facility from the bidding process at any stage.
- h. 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.