

Expression of Interest
For
Operation & Management of Sports
Accommodation Facility at Rourkela



Eoi No.13617/SYS, Date. 20.08.2022

Government of Odisha
Sports & Youth Services Department
Kalinga Stadium, Bhubaneswar, PIN-751012

Website: <https://department.sportsodisha.gov.in/>

Email: deptsportsodisha@gmail.com

DISCLAIMER

The information contained in this EoI document or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement or an offer by the Authority to the prospective 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 this EOI. This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Agency. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party 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 and 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.

Information provided in this EOI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given 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 accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority, 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 any way in this Selection Process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EOI. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI.

The issue of this EOI does not imply that the Authority is bound to select an Applicant or to appoint the Selected Applicant, as the case may be, for the Agency and the Authority reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever and cancel the entire bidding process.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the Proposal, regardless of the conduct or outcome of the Selection Process.

Contents

1.	Introduction	5
2.	Property Details.....	5
3	Objective	6
4	Responsibility of Sports & Youth Services Department.....	6
5	Eligibility Criteria:	6
6	Eoi Submission	7
7	Eoi Guidelines:.....	8
8	General.....	9
	Form A – Cover Letter	10
	FORM B – Net Worth and Average Annual Turnover Certificate Format	11

Schedule of Eoi Process

Sports & Youth Services Department invites responses to the “**Expression of interest For Operation & Management of Sports Accommodation Facility at Rourkela**” in accordance with the conditions and manner prescribed in the EOI document.

Interested firms/ parties/ agencies are advised to study the EOI document carefully before submitting their documents in this regard.

Important Dates and Information

Last date and time of submission of Responses	05.09.2022 up to 3:00 PM
Opening of the Expression of Interest	06.09.2022 at 4:00 PM
Issue of RFP to shortlisted bidders	To be intimated

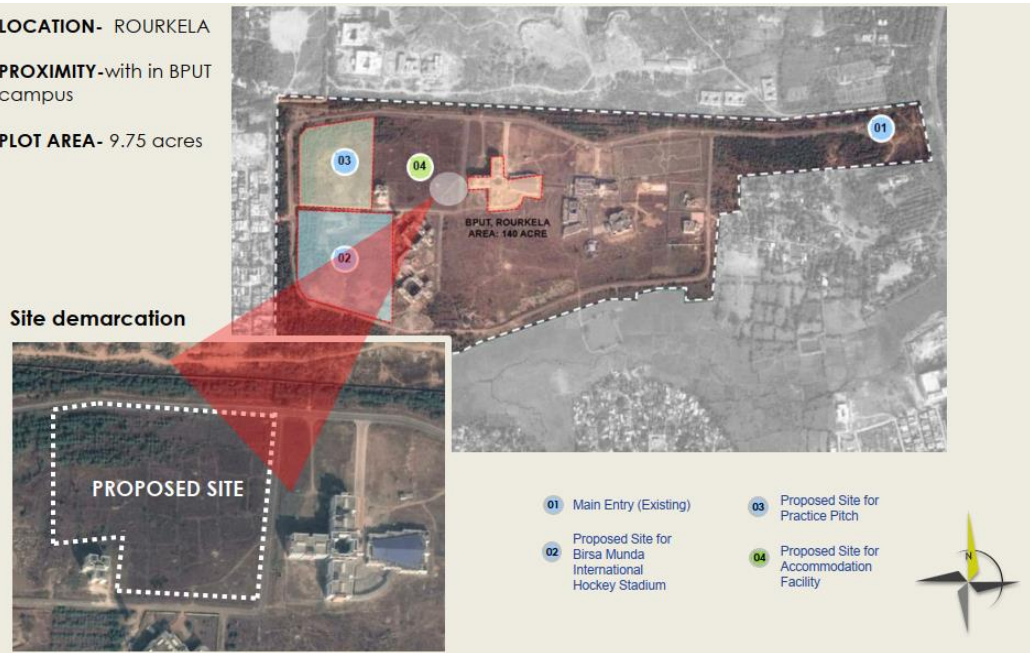
1. Introduction

Odisha intends to become sports capital of India. Sports & Youth Services Department Government of Odisha is the nodal department for promotion of sports in Odisha. In view of the upcoming Hockey World Cup – 2022, Sports & Youth Services Department, Govt. of Odisha intends to upgrade/develop/augment/operate and maintain Sports Accommodation facility, Rourkela through Public Private Partnership.

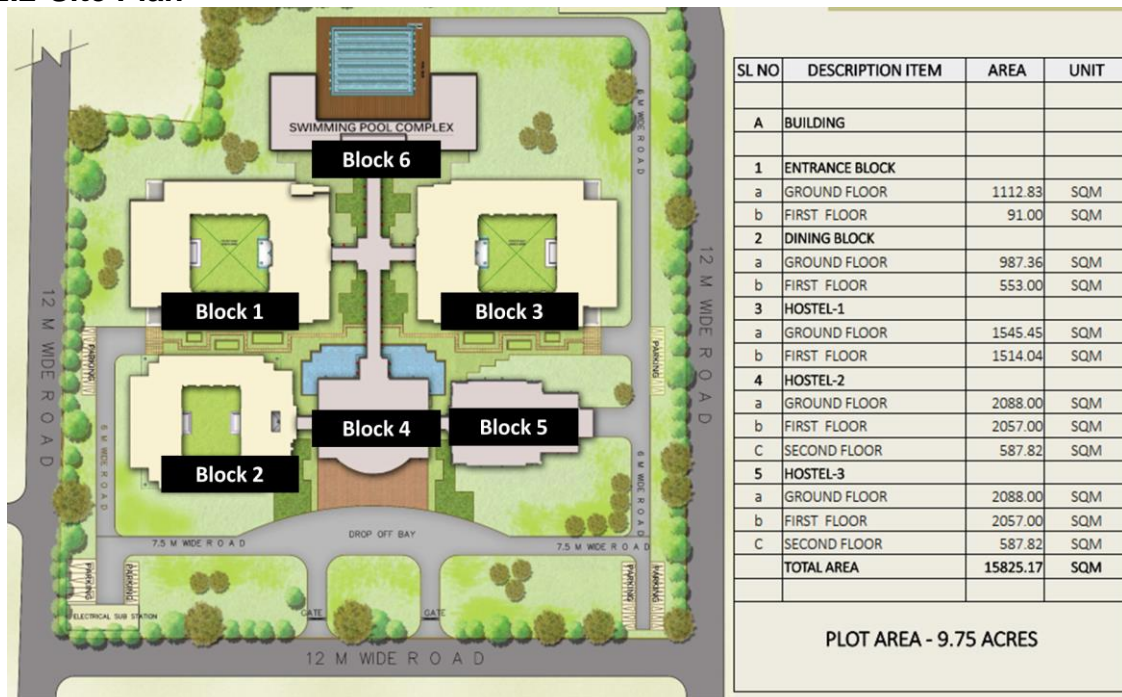
2. Property Details

2.1 Location Plan

- **LOCATION-** ROURKELA
- **PROXIMITY-**with in BPUT campus
- **PLOT AREA-** 9.75 acres



2.2 Site Plan



2.3 Details of accommodation blocks and other facilities

Block Name	Floors	Type of Rooms	No. of Rooms
Block 1	Ground Floor	Twin sharing	31
	First floor	Twin sharing	18
		Suite	8
Block 2	Ground Floor	Twin Sharing	34
	First Floor		38
	Second Floor		12
Block 3	Ground Floor	Twin Sharing	34
	First Floor		38
	Second Floor		12
Block 4	Entrance Block	-	
Block 5	Dining Block	-	
Block 6	Swimming Pool Block	-	

The detailed presentation of the property can be downloaded from the link given below-

<https://drive.google.com/drive/folders/1NCN5Wo6UmJv2sRwKhEFIJ9KVPD12CT-c?usp=sharing>

Note- It is at the discretion of Sports & Youth Services Department fix the number of rooms that shall be leased to the operator for O&M (Approx. 160 rooms and all common facilities).

3 Objective

- 3.1 The purpose of this EoI is to obtain response from interested operators for O&M of the Sports accommodation facility
- 3.2 Additionally, interested operators may propose suggestions for modifications/ augmentation/ alteration of the property with minimum structural changes to the proposed development as the property is currently under construction

4 Responsibility of Sports & Youth Services Department

- 4.1 Sports & Youth Services Department shall facilitate the selected party for securing permissions and licenses required for carrying out the operations and management.
- 4.2 Provide the Lease Property, free from encumbrances, to the Lessee for the Lease period on as-is-where-is basis.

5 Eligibility Criteria:

5.1 Technical Eligibility

- a) The bidder must be a company/ firm registered under the Companies Act, 2013 or under the Indian Partnership Act, 1932 or a Limited Liability Partnership registered under the LLP Act, 2008 or a Sole Proprietorship

firm or a Consortium. The bidder must submit a Proof of Registration of the legal entity (Certificate of Incorporation, GSTIN, Udyog Aadhar, etc.)

- b) The Bidder must meet either Eligibility Condition A (bidders with prior experience in hospitality industry) OR Eligibility Condition B (bidders without any prior experience in hospitality industry):
- c) The bidder should be in existence for at least 5 years before proposal submission due date as given in this EoI.
- d) Minimum experience of 5 years in Operations & Management of a Hotel with minimum 50 lettable rooms (in case of consortium, the lettable rooms will be added for both the consortium members).

5.2 Financial Eligibility

- a) Minimum net-worth of INR 20.00 Cr (not before 31 March 2022). CA Certificate must be furnished

6 EoI Submission

6.1 Applications are invited from potential hotelier(s)/ developer(s)/ agency(s)/ operator(s) clearly specifying operational mechanism, proposed activities to be carried out, support expected from the Sports & Youth Services Department, Government of Odisha for O&M of the property.

6.2 Consortium of maximum 2 agencies is allowed (as per Clause 7).

6.3 The agencies will be shortlisted based on the following based on documented proof.

- a) Organizational credentials (As per Clause 5)
- b) Prior experience in O&M of hotels / similar projects (As per Clause 5)

6.4 Interested applicant (s) may submit their applications with all relevant details and supporting documents as per the enclosed Forms – A, B and C. Hard copies of the completed applications shall be addressed and submitted to the following address before the due date for submission of applications as specified in Schedule of Submission of EoI-:

6.5 Only hard copies of the applications submitted through post/ courier/ hand delivery to the above-mentioned address shall be accepted. Applications submitted through email or any other means shall be rejected.

6.6 Documents to be submitted

- a) Last 3 Years Audited Balance sheets (2018-19, 2019-20, 2020-21)

- b) CA certified Net Worth Certificate (As on 31 March 2022) as per **Form B**
- c) CA Certified Average Annual Financial Turnover for the last 3 Financial Years (2018-19, 2019-20, 2020-21) as per **Form B**
- d) Details & Documents substantiating credentials of previous experience in O&M of Hotel projects in **Form C**
- e) Suggestions, if any, for the existing property without proposing any major structural modifications / alteration / additions in **Form D**
- f) In case of consortium, Details of Consortium partner to be submitted

7 EoI Guidelines:

- 7.1 Consortium between One Financial partner and One Technical partner is allowed
- 7.2 Two financial partners are not allowed
- 7.3 Sports & Youth Services Department will hold Selected party responsible for any causality or accident arising from O&M of Rourkela Sports Hostel, therefore selected party need to submit an undertaking to Sports & Youth Services Department.
- 7.4 Sports & Youth Services Department will be not responsible for any liability and legality arising from the O&M and will hold Selected bidder for all liability and legality arising.
- 7.5 The agency should possess / arrange all requisite valid permits/ licenses issued by the designated authority for O&M. Sports & Youth Services Department shall only facilitate the agency in obtaining necessary approvals / permissions.
- 7.6 The agency shall maintain all valid standard / certificates of safety, quality, and basic standards for food, hospitality etc.
- 7.7 The Agency will be responsible for financial viability of the O&M by adopting appropriate operational and demand risk mitigation factors.
- 7.8 All recurring costs for operating the sports hostel must be borne by the O&M Agency.
- 7.9 The agency will be given concession rights to set up and operate the project for a period 5 years (extendable for another 5 years, subject to performance review and mutual consent to DoSYS and the Operator).
- 7.10 All the equipment (lift, fridge, AC, fixtures and furniture etc.) shall be maintained by the O&M Agency in excellent running condition throughout the operational period
- 7.11 The waste materials so generated out of the O&M of the sports hostel and related activities must be handled by the agency as per statutory requirement.
- 7.12 The O&M Agency shall be responsible to maintain the above conditions and penalty will be imposed for any deviation including termination of the agreement.

8 General

- a. Sports and Youth Services Dept. may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI.

Form A – Cover Letter

(To be submitted on letter head of the applicant duly signed by authorized signatory)

To

Commissioner-cum-Secretary,
Sports & Youth Services Department,
Govt. of Odisha, Bhubaneswar.

Subject: Expression of interest for Operation & Management of Sports Accommodation Facility at Rourkela

Sir,

We have examined in detail and have understood the terms and conditions stipulated for eligibility of the Applicant in the Document issued by Sports & Youth Services Department. We agree and undertake to abide by all these terms and conditions. We hereby submit all the necessary information and relevant documents. We undertake, if our Proposal is accepted, to deliver services as specified in the document.

We acknowledge that we have not, during the last three years, failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitrator or judicial authority or a judicial pronouncement or arbitration award against us, nor been expelled from any project or agreement nor have had any agreement terminated for breach of contract.

We understand that Sports & Youth Services Department reserves the right to reject any application without assigning any reason thereof.

Thanking you,

Yours faithfully,

Signature of Authorized Person and seal

Name and Designation

Name of the Entity/ Firm

FORM B – Net Worth and Average Annual Turnover Certificate Format

In case of sole bidder)

Financial Year	Amount (INR)
Net Worth as on 31 March 2022	
Average Annual Turnover (FY 2020-21, FY 2019-20 and FY 2018-19)	

(in case of Consortium)

Financial Year	Lead Partner (INR)	Consortium Member-1 (INR)	Total(INR)
Net Worth as on 31March 2022			
Average Annual Turnover (FY 2020-21, FY 2019-20 and FY 2018-19)			

Calculation of Net Worth

The Bidder shall provide an Auditors certificate specifying the Net Worth of the Bidder. The Net Worth shall be calculated either as per Method 1 or Method 2 as prescribed below. Only one of the methods shall be used for the purposes of calculation of Net Worth.

1. Method 1- for corporate entity

The Net Worth shall mean (Subscribed and Paid-up Equity +Reserves) less (Revaluation Reserves + miscellaneous expenditure not written off).

2. Method 2- for a partnership firm

The methodology for calculation of Net Worth is given in the following table.

Sl.	Particulars	In INR
1.	Listed (quoted) investments at market value (detailed list to be closed)	
2.	Less: 30% margin on the above	
3	Net Value of Listed Shares (1-2)	
4.	<i>Investment in unlisted companies *</i>	
	Other investments at cost (PPF, NSC, NBFC, bank fixed deposits, deposits with exchanges	

Sl.	Particulars	In INR
5.	etc.)	
6.	Total Net Investment (3+4+5)	
7.	Market value of land and building	
8.	Debtors not exceeding 3 months	
9.	Cash and Bank balance	
10.	Other liquid assets, if any, (need to be specified) which are used for the purposes of business	
11.	Total Assets (6+7+8+9+10)	
12.	Current liabilities	
13.	Long term liabilities	
14.	Total Liabilities (12+13)	
15.	Net Worth (11-14)	

** This should be either book value or based on an independent valuation of the investment with supporting valuation reports.*

The market value of land and building shall be certified by a government approved valuer for which the valuation carried out should not be more than 2 years before Bid Due Date. Only those items of land and building that are in the name of the Bidder as well as in the possession of the Bidder shall be considered. The details provided should also include survey number, location, address, extent of land and building.

