



Sports & Youth Services Department
Government of Odisha
Kalinga Stadium, Nayapalli, Bhubaneswar – 751012

SYS-INFRA-INFRA-0003-2023/ 19348 /SYS

Dated: 04/08/2023

RfP for Leasing of World Cup Village for Operation and Management on long term lease model

Response to Pre-Bid Queries

Taking consideration of suggestions received by the Sports and Youth Services Department, Government of Odisha to the queries of the bidders, the responses are annexed herewith for reference.


Joint Secretary to Government
Sports & Youth Services Department

Response to Pre – Bid Queries received for RFP for Leasing of World Cup Village for Operation and Management on long term lease model

Sl. No	RFP Ref No		Original Clause			Query	Response / Modified Clause
	Clause	Sub - clause	Parameter	Page No	Original Content		
1.	4	4.1 Point No 4	Scope of Services	24	The Lessee shall provide rooms to the State government upon prior intimation at a mutually agreed rate for hosting events and managing any exigencies.	Shall there be any restrictions from Government/ Dept of Sports: Govt Requisition by blocking of Rooms, Venues, facilities, etc. for organizing Govt functions/Games/etc.	RFP clause is self-explanatory
2.	4	4.1 Point No 5	Scope of Services	24	Lessee shall maintain the property during the entire lease period subject to industry standards	Whether GYM, Swimming Pool, Indoor Games, etc. allowed for Public other than residential guests.	RFP clause is self-explanatory
3.	4	4.1 Point No 4	Scope of Services	24	The Lessee shall provide rooms to the State government upon prior intimation at a mutually agreed rate for hosting events and managing any exigencies.	During World Cup events, can our residential guests / outside guest's / membership guests/Public avail room facilities, Banquet venues, Restaurants, Swimming Pool &	RFP clause is self-explanatory

						Gymnasium or it shall be restricted during that period.	
4.	4	4.1 Point 1 and 2	Scope of Services	23 and 24	<p>1. Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>2. In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the structural stability and core structure shall be allowed</p>	<p>Can we do develop / carry out construction in the premises/plot by our own such as Restaurants, Banquet halls, lawns for marriages, other facilities as required, and if so approved, how do we deal with the construction value with Govt. if not renewed for another 30 years after the 1st term.</p>	RFP clause is self-explanatory
5.	4	4.1	Scope of Services	23	Lessee shall obtain and	Are the	RFP conditions shall

		Point 1 & 2		and 24	maintain all applicable permits, in conformity with the applicable laws and in compliance therewith.	Licenses/permissions/ approvals from Rourkela Development Authority, State Pollution Control Board, Fire Department, FSSAI obtained. If so, what about the other Licenses, shall there be any assistance from Govt to obtain them.	prevail. List of License available mentioned at Annexure C at Corrigendum -1 All other applicable permits shall be obtained and maintained by the lessee.
6.	4	4.1 Point No 4	Scope of Services	24	The Lessee shall provide rooms to the State government upon prior intimation at a mutually agreed rate for hosting events and managing any exigencies.	Shall there be any allocation of Rooms/Facilities/Venues specially for Govt during the year for the players, for the Govt Officers, etc.	RFP clause is self-explanatory.
7.	14	1	Duration of the contract	16	The period of leasing shall be for a duration of 30 years commencing from the date of the signing of the agreement. Upon completion of the Lease period, the Lessee shall hand over the property in good condition to the Lessor. The lease period can further be extended by another 30	Lease Period: Is the lease period set at 30 years, and are there any options for renewal after the initial term?	RFP clause is self-explanatory

					years subject to mutual agreement between DSYS and Lessee. Six months prior to the end of the lease period (30 years), the Lessee and DSYS may mutually agree to extend the lease period by another 30 years.		
8.	2	NA	Objective	23	The objective of this RFP is to select a bidder for operation and management of World Cup Village on a long-term lease agreement. DSYS intends to lease out the property on a long-term lease to industry leaders in the field of hospitality for managing and operating the World Cup Village accommodation blocks as a world class hotel.	Room Lease: Can the 225 rooms be leased out either in parts or must all rooms be leased together?	RFP condition shall prevail. The entire property of Hockey World Cup Village shall be put to lease together.
9.	4	4.1 Point No 4	Scope of Service s	24	The Lessee shall provide rooms to the State government upon prior intimation at a mutually agreed rate for hosting events and managing any exigencies.	We believe all facilities, rooms, Food & Beverage shall be chargeable to Govt as per the negotiated rates tariff/rates.	RFP condition shall prevail. Yes, the facilities, rooms, Food & Beverage shall be chargeable to Govt as per the negotiated rates.
10.	4	4.1	Scope of	23 &	Lessee shall obtain and maintain all applicable	Bar Permission: Are lessees allowed to	RFP clause is self-explanatory

		Point 1 and 2	Services	24	permits, in conformity with the applicable laws and in compliance therewith.	obtain permission for operating a bar within the premises?	
11.	4	4.1 Point No 5	Scope of Services	24	Lessee shall maintain the property during the entire lease period subject to industry standards	Lawn Usage: Can the lawn be utilized for hosting social and marriage functions? Are there any specific guidelines or restrictions associated with this?	RFP clause is self-explanatory
12.	15	15 Point No 1	Upfront Payment & Annual Lease Rental	17	Highest Upfront Payment to the Lessor shall be the financial bid parameter for Award of the Rights of Upgradation, Operation & Maintenance of the Project. Upfront Fee shall be payable to the Lessor by the Lessee. GST shall be paid extra on Upfront Payment by Lessee at applicable rate.	Department/Government Rate: Is there a fixed rate set by the government or relevant department for the lease, and can you provide the details?	RFP clause is self-explanatory
13.	4	4.1 Point No 5	Scope of Services	24	Lessee shall maintain the property during the entire lease period subject to industry standards	Gym & Swimming Pool Membership: Are lessees allowed to offer membership access to the gym and swimming pool? If so, are there any conditions associated	RFP clause is self-explanatory

						with this?	
14.	4	4.1 Point 1 and 2	Scope of Service s	23 & 24	<p>Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the structural stability and core structure shall be allowed</p>	<p>First Floor Restaurant Conversion: Is it permissible to convert the first-floor restaurant area into a banquet facility? Are there any specific requirements or approvals needed for this?</p>	RFP clause is self-explanatory
15.	4	4.1 Point No 5	Scope of Service s	24	<p>Lessee shall maintain the property during the entire lease period subject to industry standards</p>	<p>Rooftop Usage: Is the rooftop area allowed to be used for hosting social functions? Are there any restrictions or guidelines regarding its usage?</p>	RFP clause is self-explanatory

16.	NA	NA	NA	NA	NA	Dedicated Main Gate: Is there a designated main gate allocated exclusively for the hotel's use, and if so, please provide details?	Gate No 1 is the dedicated gate exclusively for the hotel use
17.	4	4.1	Scope of Services		Lessee shall employ qualified personnel to efficiently operate and manage the Project. Lessee shall make available all necessary financial, managerial, technical, and other resources for effective execution of the Project.	Security: Could you kindly outline the security arrangements provided by the management within the premises?	RFP clause is self-explanatory
18.	4	4.1 Point No 5	Scope of Services	24	Lessee shall maintain the property during the entire lease period subject to industry standards	Equipment & Lift Maintenance: Will the maintenance of equipment and lifts be the responsibility of the lessee? If not, please specify the arrangements.	RFP clause is self-explanatory
19.	4	4.1 Point No 5	Scope of Services	24	Lessee shall maintain the property during the entire lease period subject to industry standards	Laundry Facilities: Are laundry facilities provided on-site, and is there any plan to shift the equipment? If so, please provide details.	The lessee shall be provided with a space to operate laundry. No equipment for laundry shall be provided.

20.	4	4.1 Point 1 and 2	Scope of Service s	23 and 24	<p>Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the structural stability and core structure shall be allowed</p>	<p>TV & Minibar Installation: Are lessees allowed to install TVs and minibars in the rooms as per their requirements?</p>	<p>RFP clause is self-explanatory</p>
21.	4	4.1 Point 1 and 2	Scope of Service s	23 & 24	<p>Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP,</p>	<p>Bed Modifications: Can the beds in the rooms be modified from twin beds to king-size beds or as desired by the lessee?</p>	<p>RFP clause is self-explanatory</p>

					<p>standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the structural stability and core structure shall be allowed.</p>		
22.	5	15	Upfront Payment ("Upfront Fee") and Annual Lease Rental	17	The Annual Lease Rental Fee will be 10% of the Upfront Payment, which shall be increased by 10% on compounded basis after every two years	Annual Rental Fee: Is the annual rental fee fixed at 10% of the upfront payment, with a biennial increase? Please confirm the exact terms.	RFP clause is self-explanatory
23.	4	4.1 Point No 4	Scope of Services	24	The Lessee shall provide rooms to the State government upon prior intimation at a mutually agreed rate for hosting events and managing any exigencies.	Department Room Commitment: How many rooms are committed from the department's side on a yearly basis?	There shall be no underwriting of rooms. Any requirement of rooms shall be intimated by the state government.

24.	General	General	General			Brand Name Usage: Are lessees allowed to operate the property under their own brand name?	The lessee shall be allowed to operate the property under their own brand name. The bidder shall inform DSYS, and the name can be decided based on mutual discussion.
25.	4	4.1 Point 1 and 2	Scope of Service s	23 & 24	<p>Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the</p>	Renovation and Construction: Is there permission for restructuring and new construction within the property? Are there any specific guidelines for such activities?	RFP clause is self-explanatory

					structural stability and core structure shall be allowed		
26.	4	4.1 Point 1 and 2	Scope of Service s	23 & 24	<p>1. Highest Upfront Payment to the Lessor shall be the financial bid parameter for Award of the Rights of Upgradation, Operation & Maintenance of the Project. Upfront Fee shall be payable to the Lessor by the Lessee. GST shall be paid extra on Upfront Payment by Lessee at applicable rate.</p> <p>2. The Annual Lease Rental Fee will be 10% of the Upfront Payment, which shall be increased by 10% on compounded basis after every two years</p> <p>3. The annual lease rental shall be paid as below:</p> <p>a. For the first year: The lease rental shall be paid at the time of signing of the agreement.</p> <p>b. For subsequent years: The lease rental shall be paid within 7 days from the starting date (DD/MM) of the corresponding year of the Agreement.</p> <p>c. GST shall be paid extra by Lessee at applicable rate</p>	Payment Terms & Conditions: Could you please provide the specific payment terms and conditions for the lease?	RFP clause is self-explanatory

27.	4	4.1 Point 1 and 2	Scope of Service s	23 & 24	<p>Lessee shall upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.</p> <p>In case of any upgradation or augmentation of the property, the design shall be required to be approved from DSYS. In no case, any changes in design, layout or structure shall be made without the approval of DSYS. No changes to design, layout or structure impacting the structural stability and core structure shall be allowed</p>	Repayment of Investments: Will there be any repayment of new investments made by the lessee after the lease is closed?	RFP clause is self-explanatory
28.	6	Experience	Eligibility Criteria for Experience	20	The agency should have a track record of providing relevant services related to owning / Managing on release for a minimum of 5 years as on 1st April 2023	Running Project Work for House Keeping, Maintenance & Operation Cost	RFP condition shall prevail.
29.	6	Bidder	Eligibility	20	The Bidder should have a	Running Project Work	RFP condition shall

		Experience	y Criteria for Experie nce		minimum experience of owning/ managing a 3-star property having at least 100 keys	for House Keeping and maintenance and operation contract	prevail.
30.	6	Bidder Experience	Eligibilit y Criteria for Experie nce	20	The Bidder should have a minimum experience of owning / managing a 3-star property having atleast 100 keys	Average Annual turnover of construction works	RFP condition shall prevail.
31.	7	Experience of owning/ operating Hotel	Evaluatio n Criteria	22	Experience of Owning / Operating Hotel Experience of One Minimum 3-star rating property/hotel with 100 rooms: 25 marks Each additional 3-star rating property/hotel – 5 marks Each additional 4 – rating and above rating property / hotel: 10 marks	Experience of Construction works	RFP condition shall prevail.