

Expression of Interest
for
Sub-leasing of various built-up areas in Shaheed
Vijay Singh Pathik Sports Complex



Issued by:

Greater Noida Industrial Development Authority (GNIDA)

169, Chitvan Estate, Sector Gamma II, Greater Noida

District Gautam Budh Nagar – 201308,

Uttar Pradesh

DISCLAIMER

This Expression of Interest (EOI) for “Sub-leasing of various built-up areas in Shaheed Vijay Singh Pathik Sports Complex” (‘the Project’) contains brief information about the Project and scope of work for the prospective Bidder. The purpose of EOI is to provide the Bidder with information to assist the formulation of their response.

While all efforts have been made to ensure the accuracy of information contained in this EOI document, this document does not contain all the information required by the Bidder. The Bidder are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response. Greater Noida Industrial Development Authority (GNIDA or the Authority) and any of its employees or advisors shall incur no liability under any law, statute, rules or regulations as to the accuracy or completeness of the EOI document.

GNIDA reserves the right to change any or all conditions/ information set in this EOI document by way of revision, deletion, updating or annulment through issuance of appropriate addendum as GNIDA may deem fit without assigning any reason thereof.

GNIDA reserves the right to accept or reject any or all applications without giving any reasons thereof. GNIDA will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the applications to be submitted in terms of this EOI Document.

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1 Invitation for Expression of Interest

Greater Noida Industrial Development Authority (“GNIDA” or “the Authority”) invites Expression of Interest (Eoi) for “Sub-leasing of various built-up areas in Shaheed Vijay Singh Pathik Sports Complex” (“the Project”). Interested Bidders can download the document from the website www.greaternoidaauthority.in, and submit their “Expression of Interest” in the formats duly filled and signed with required enclosures, in a sealed envelope superscribed “Eoi for the Sub-leasing of various built-up areas in Shaheed Vijay Singh Pathik Sports Complex” at the address given in table below.

2 Key Instructions

Interested Bidders should make note of the following key points:

- This Eoi invitation document is not a Tender or Request for Proposal in any form and would not be binding on GNIDA in any manner whatsoever.
- GNIDA reserves the right to cancel the Eoi invitation as a whole or in part without assigning any reasons.
- The Bidders are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response.
- GNIDA reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses.
- Bidders should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.
- The key dates and information for the Project are as below:

Procuring the Eoi document	Available on the Authority’s website www.greaternoidaauthority.in from 05-07-2016
Address for submission of Eoi	ACEO (K), Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma –II, Gautam Budh Nagar, Greater NOIDA, Uttar Pradesh 201308
Date & time for receipt of Eoi	Latest by 1:00 pm of 15-07-2016
Pre submission discussion	11-07-2016 at 11:30 am
Venue	Office of Additional Chief Executive Officer (K)

3 Introduction

The Greater Noida Industrial Development Authority (“GNIDA” or “the Authority”) intends to develop and operate various facilities in the premises of Shaheed Vijay Singh Pathik Sports complex. The sports complex is a multi-crore international standard sports facility developed by GNIDA in Greater Noida. The complex was made operational in 2013. The cricket stadium in the complex is the home ground for under-19 Afghanistan team. Ranji Trophy matches are being held in the stadium on regular basis and the recent match between Afghanistan and Zimbabwe was also held here. The complex shall have all indoor and outdoor games facilities, and the Authority is also signing various contracts for operations and maintenance of these sports facilities. One such contract is being signed with Pullela Gopichand for operating the Badminton Academy for 10 years.

Authority invites interested bidders to operate and maintain multifunctional activities in the premises on a sub-lease contract.

GNIDA has identified the following facilities which shall be developed, operated and maintained in the sports complex by the selected Bidder:

- i. Food court with take away facility
- ii. Multi cuisine restaurant and bar
- iii. Pro shop for sports gear

The Authority may also give outdoor advertisement rights to the bidder along with the permission of operations against payment of Lease rent. The bidder may express interest to take up the facilities individually or collectively. The bidder can also form a consortium for the same.

The Authority is desirous of shortlisting bidders for the operation and maintenance of the above facilities under a sub-lease contract. GNIDA will shortlist the Bidder on the basis of evaluation criteria mentioned in this EoI document.

No claim whatsoever shall be entertained by GNIDA in respect of any proprietary rights of any other party relating to the designs and drawings. The Bidder shall always keep GNIDA or any of its employees or advisors indemnified against any claim concerning any other parties in connection with the discharge of the responsibilities for this work.

4 Scope of Work

Greater Noida is expected to attract a large number of resident population in near future and there will be need of many facilities in the city of which sports being one of them. Currently the residents have to travel to Noida or even Delhi to avail sporting facilities. Although Greater Noida boasts of a world class sporting complex with stadium, the footfall remains scanty. In order to attract more of its residents to their very own sports complex, the Authority has identified different spaces of the same to sub lease to the bidders for various activities. The different facilities intended by the Authority are development of:

- i. Food court with take away facility in the complex. For the food court the bidder shall provide following services:
 - ▶ Prepare plans and get them approved from the Authority.
 - ▶ Engage an equal mix of food brands (local, national & International) and allocate spaces as per plan.
 - ▶ Establish the facilities for serving different variety of Vegetarian, Non-vegetarian foods, Coffee Shop, confectionary, snacks etc.
 - ▶ Design the interior without any structural change to the built up area, and complete with all movable and fixed assets.
 - ▶ Provision for services including (but not limited to) electrical, plumbing, HVAC etc.
 - ▶ Apply for IGL gas pipe line.
 - ▶ Deploy adequate manpower, materials, consumables etc. to run the food court.
 - ▶ Equip himself with all the permits, Licenses etc. required for the operation of the Food Court.
 - ▶ Adhere to all the safety guidelines while developing the space for running the facilities.
 - ▶ Be responsible for cleaning and regular upkeep of the premises.

- ii. For the Multi-cuisine restaurant the bidder will provide the following services:
 - ▶ Interior works and furnishing without any structural change.
 - ▶ Provision for services e.g. electrical, plumbing, HVAC etc.
 - ▶ Hire and manage staff for the operation of the restaurant.
 - ▶ Procure necessary permits, licenses for liquor, music etc.
 - ▶ List, procure and maintain all the fittings, furniture, equipments, crockeries, linen, consumables etc. for the restaurant
 - ▶ Replenish any loss or damage of property or equipment with immediate effect
 - ▶ Maintain a sufficient stock of consumable, linen etc. for smooth functioning of the restaurant
 - ▶ Adhere to all safety guidelines while developing and operating the facilities
 - ▶ Be responsible for cleaning, garbage disposal and regular upkeep of the premises.
 - ▶ Maintenance of the Party lawn for corporate functions and small gatherings.
 - ▶ On expiry of lease term, the bidder shall take back all the inventories listed before from the premises and vacate the same within stipulated time period.

- iii. One Pro shop for the sale of multi brand sports gear within the premises of the complex. The bidder shall provide following services for the pro shop:
 - ▶ Empanel famous brands for the retail of sporting goods
 - ▶ Interior works and furnishing without any structural change

- ▶ Provision for services e.g. electrical, plumbing, HVAC etc
- ▶ Hiring and management of trained support and sales staff
- ▶ The pro shop operation will be limited to the retail sales of sporting goods and other ancillary services and goods
- ▶ Procure all the permits, Licenses etc. required for the operation of the pro shop
- ▶ Responsible for cleaning and regular upkeep of the premises
- ▶ Adhere to all safety guidelines while developing and operating the facility
- ▶ Provide all the furniture and necessary equipment required for operation of the pro shop and has to be taken back by the bidder in case of expiring of the lease period.

The Authority may also grant the right of advertisement to the bidder, along with the rights of operation, to generate revenue. The display of advertisement will strictly be inside the premises of the complex and they shall be in accordance to the outdoor advertisement policy of GNIDA.

The sub-lease contract given to the bidder shall be for a period of 5 years, extendable by another 5 years on mutually agreeable terms.

The given 3 projects can be treated as separate packages and the bidder can apply for all of them separately or in combination.

Details of the sites

5 Desired Experience

The main purpose of the project is to provide world class facilities in the hospitality and sporting sector to the residents in the city. Hence GNIDA expects the bidder or a consortium to demonstrate legible and relevant experience in similar projects.

The Authority expects the Bidder to have prior experience in the hospitality and/or sporting industry. The experience should also be relevant to operation and maintenance of facilities of similar kind. Prior experience of similar kind in a government contract will be an advantage depending on the scale/value of the project and the location.

- ▶ The bidder should have been operating in the Hospitality sector for a minimum of 5 years (*Hospitality would include experience in the service industry that includes lodging, dining/ Restaurant, event management, theme parks, hotel management and catering, transportation and additional fields within tourism industry*).
- ▶ Should have been operating and managing a project of similar size and scale for the last 2 years
- ▶ The bidder should have an average annual turnover of INR 72 lakhs for past two financial years
- ▶ The bidder should have demonstrable marketing abilities
- ▶ Prior experience of the sports sector shall be advantageous.
- ▶ Bidder handling project catering to at least 2000 guests per month will be given preference.
- ▶ Should have had past experience of catering to international sportsmen.
- ▶ The bidder should have prior experience of catering at state/ national level sports event

At this stage, the Bidder may or may not declare the complete nature of the consortium but at the proposal stage preference would be given to Bidder that can collectively demonstrate experience in building, operating and maintaining projects of such nature and size comparable to that of the proposed facilities.

The Bidder applying for the project will be assessed on the technical knowhow and the financial aspects of the project.

6 Formats for Submission

NOTE: In case of consortium the information is to be provided for each participating entity

Form T1: Information about the Bidder

A: GENERAL INFORMATION

i. Details of the Bidder

- ▶ Name of Bidder: _____
- ▶ Address: _____
- ▶ Tel No. (with code): _____
- ▶ Contact person: _____
- ▶ Name and Designation: _____
- ▶ Address, Telephone No. and Email address:

ii. Type of Company: [with supporting]

iii. Date of incorporation with documentary evidence (or equivalent certificate):

iv. Registration detail of firm with documentary evidence (or equivalent certificate):

v. Brief description of the entity, organization structure and business.

B: FINANCIAL INFORMATION

Please provide with financial details about the Bidder along with necessary supporting documents. Annuals reports for the last 2 years must be attached to the response. Along with that please provide financial information in the following format:

Year	Total Turnover	Net Worth*	Net Profit

* Net worth is the total assets minus total outside liabilities of an individual or a company.

On Behalf of (Name of the Bidder)

Signature of the Authorized Person

Name:

Designation:

Form T2: List of Projects

Please provide a list of similar projects undertaken by the firm in the following format.

Sl. No	Name of the Project <i>(Projects to be identified in specific categories as demonstrated below)</i>	Name of the firm/s (mention all firms in case of consortium)	Value of the Project (in Cr)	Role in the Project and activities undertaken
1				
2				
3				
4				
5				
6				
7				

Form T3: Detailed Project description

Please select key Projects (maximum 10) and provide detailed description in the following format

[Using the format below, provide information on each assignment for which your firm, and each associate for this assignment, was legally contracted either individually as a corporate entity or as one of the major companies within an association, for carrying out consulting services similar to the ones requested under this assignment. Use maximum 20 pages.]

Project name:	Country: Location within country:
Name of Client:	Name of prime bidder
Address:	Name of other member firms <i>(in case of consortium)</i>
Start date (month/year): Completion date (month/year):	Project Cost
Narrative description of Project:	