



EXPRESSION OF INTEREST (EOI)

Expression of Interest for Operation and
maintenance of Sports center at Shiv Nagar &
Shakti Nagar Jabalpur, M.P., India

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1. BIDDING TERMS

- A. Jabalpur Smart City Limited (JSCL) (the “Authority”) is the nodal agency for the implementation of the Smart City Mission in Jabalpur. JSCL invite a “Expression of Interest” for the operation and maintenance of Sports centers at Shiv nagar & shakti nagar, Jabalpur, M.P., India. The EOI document & other details can be downloaded from the website: www.jscljabalpur.org and www.smartnet.niua.org.
- B. The Project will be Operate and maintained by the selected bidder (The “concessionaire”). The Project implementation period shall be 3 (Three) months and operate and Maintain for a period of 10 Years (the “concession period”) after completion of implementation/installation. The period of O&M can be renewed for another 10 years by the authority depending upon the performance of concessionaire.
- C. The Concessionaire need to give a detailed technical presentation to JSCL covering the following.
 - a. Details on technical solution envisaged in the project,
 - b. Indicative approach to be adopted.
 - c. Suggest with proper justification, the various revenue modes which can be part of the EOI.
- D. JSCL will receive EOIs from applicants, who will further participate in technical discussions with JSCL, demonstrate their solutions / capabilities / functionalities / features through detailed presentations. This presentation should provide a representative solution to integrate various features / aspects / functionalities / applications of the project as per the objective(s).
- E. The applicants shall also provide their inputs for identification and quantification of revenue streams, making their own assessments of revenue potential. Details, as necessary, may be shared with JSCL.

2. Purpose of This EOI

The Sports center at Shiv Nagar & Shakti Nagar is to encourage the young and talented sportspersons of the city and to provide modern and international level sports facilities.

This project includes basketball ball, volleyball, jogging track, swimming pool, children's playground, development of green areas etc. the project also includes Indoor facilities of badminton court, place of gymnasium, administrative rooms, open gym and public utilities. The building is constructed using pre-fabrication technology.

To sustain the development and provide the developed facilities Jabalpur Smart City Limited are willing to appoint an eligible, qualified & capable agency for operation and maintenance of Sports center at shiv nagar & Shakti Nagar. The concessionaire will install the required equipment of sports like basketball, Swimming pool, volleyball, Gymnasium machines, and operate & maintain the sports center for next 10 years and pay the annual premium to Jabalpur Smart City Ltd.

Jabalpur Smart City Ltd may invite the concessionaires for a meeting/presentation after the submission of this EOI. the appropriate received suggestions will be incorporated in the further bidding process to select the concessionaire.

3. Responsibilities of JSCL

- A. JSCL will Complete the Development of Sports center at Shiv Nagar & Shakti Nagar and handover the premises to the Concessionaire.
- B. All the developed and installed assets will be handover with the site to the concessionaire and further the O&M of all the assets is the responsibility of concessionaire.
- C. JSCL will provide the water supply for irrigation purpose. Further the O&M will be the responsibility of the concessionaire.
- D. The indoor and outdoor lighting fixture will be provided by JSCL. The electricity supply for the same will be provided by JSCL. Further the Operation & Maintenance will be the responsibility of the concessionaire. The payment of electricity bill will be the responsibility of the concessionaire.

4. Scope of Work & Terms of Reference

- A. The scope of work will broadly include Sports center at Shiv Nagar & Shakti Nagar and operation and maintenance thereof till the period of 10 (ten) years in accordance with the terms and conditions. The Concessionaire can collect appropriate user charges from the users.
- B. The concessionaire will be responsible to run the assets operations at the site with their own qualified employees.
- C. The concessionaire shall run the basketball facilities, volleyball facilities, Swimming pool, gymnasium, Badminton facilities, and other related activities.
- D. All the necessary equipment shall be installed and maintained by the selected concessionaire in excellent running condition throughout the contract period of 10 years.
- E. The concessionaire can charge the user fees for basketball, volleyball, swimming pool, gymnasium, Badminton & other sports events.
- F. The concessionaire will depute the coaches for different sports along the trainers for gymnasium.
- G. The concessionaire can conduct the competitions, Sports events, state and national championships in the premises.
- H. This concessionaire can earn the revenue by collecting user charges and conducting sports events.
- I. The essentials requirements like Dust bins, drinking water facilities, etc. will be established by Concessionaire.
- J. During the operations, the assets are the responsibility of the concessionaire and in case of any maintenance in plumbing, electrical work, will be the responsibility of the concessionaire.
- K. The concessionaire will seek the permission of the authority before any maintenance/alteration/addition.
- L. No sub-agency/ sub-leasing / sub-renting will be allowed under any circumstances whatsoever.
- M. All the operational expenditure and tax compliances will be the responsibility of concessionaire like electricity bill, water Charges, solid waste Charges, etc.
- N. The assets shall be transferred to the authority post the concession period in well maintained and running condition.
- O. The entire premises will be taken care, maintained, and operated by the concessionaire.

- P. Term and conditions regarding security deposit etc will be publish in the RFP document.

5. Qualification Criteria for Concessionaires:

- A. The Agency/Firm should have an experience of at least 03 (three) years of running sports academy/sports center/sports coaching/gymnasium etc.
- B. The firm should have requisite establishment registration Certificate for doing the existing activities.
- C. The Concessionaire will be selected through open competitive bidding process and would be required to carry out the following activities or as mentioned in the document but not limited to same.
 - I. Site investigation and inception
 - II. Prepare detailed techno-commercial plan for the operations and complete necessary compliances to undertake approval from necessary authority(s)/departments.
- D. The Applicant has to submit the general information about the individual firm/ partnership firm along with the Expression of Interest.
- E. The Expression of Interest must be delivered at the following address on or **before 1730 hours local time on 25.09.2021.** Applications received after the prescribed date will not be considered.

6. How to Apply:

- A. Interested Legal Entities may submit Expression of Interest with all the necessary documents as prescribed herein in a sealed envelope written the name of project and easily identifiable name and address of the submitting company along with the covering letter duly signed by an authorized signatory by submission date.
- B. The concessionaires are requested to also share the experience and suggestions for operations of such project. the appropriate suggestions will be incorporated in the further bidding process.
- C. It is also requested to suggest the financial modelling and feasible options to operate such project.

The request for Expression of Interest has to be sent to the following address:

**Executive director
Jabalpur Smart City Limited (JSCL),
Manas Bhavan, Near Wright Town stadium,
Jabalpur (M.P.)**

For any Query please contact.

Mob – 7611136807, 7611136800

Email – ceojiscl@mpurban.gov.in,

7. Brief description of bidding Process

- A. After the Completion of EOI process, Jabalpur smart city ltd will publish the RFP document to select the concessionaire.
- B. In the bidding process, the above-mentioned terms of reference, responsibilities and scope may change or update according to the suggestion and outcomes of EOI process.

- C. As per the bidding process terms, any eligible agency/firm can apply in the tender.
- D. The Bids will be invited for the Project on the basis of the highest annual premium to be quoted in the Financial Bid (the “Upfront Premium”).
- E. The highest annual Premium shall constitute the sole criteria for evaluation of Bids.

8. Disclaimer

- A. The assets developed are the sole property of JSCL and in any conditions such as conflict/fraud/violations of terms and conditions, JSCL has the right to overtake the property from the concessionaire.
- B. No financial loans should be taken by the concessionaire on behalf of this property.
- C. This EOI document is neither an agreement nor an offer by Jabalpur Smart city ltd (JSCL) to the prospective applicants or any other person. The purpose of this EOI is to provide information to the interested parties that may be useful to them in the formulation of their Bid pursuant to this EOI.
- D. JSCL will not be responsible for any delay in receiving the Proposals. The issue of this EOI does not imply that JSCL is bound to select an Applicant or to appoint the successful applicant, as the case may be, for development and operation of Sports Complex with other infrastructure. JSCL reserves the right to accept/ reject any or all proposals submitted in response to this EOI document at any stage without assigning any reasons whatsoever. JSCL also reserves the right to withhold or withdraw the process at any stage with intimation to all who submitted the EOI application.
- E. JSCL reserves the right to change/ modify/ amend any or all provisions of this EOI documents. Such revisions to the EOI/ amended EOI will be made available on the website of www.jscljabalpur.org.
- F. This is not an invitation to tender. Full tendering procedure will be published Separately.
- G. Nothing in the advertisement shall be construed to be a commitment on the part of JSCL. JSCL does not guarantee to proceed further than the EOI, this invitation for EOI being neither an agreement nor an offer for award of work.
- H. The Applicants at their own cost are advised to conduct site reconnaissance and give presentation to Authority about the previous experiences, best use of premises, use of materials, and other details as well as statutory details relevant for successful project implementation.

RESPONSE FORMATS

A. LETTER OF SUBMISSION

(To be submitted and signed by the Concessionaire’s Authorized Signatory)

To,
The Executive director,
Jabalpur Smart City Limited (JSCL).

Sub: Expression of Interest for Operation and maintenance of Sports center at Shiv Nagar & Shakti Nagar Jabalpur, M.P., India

Sir,

1. Being duly authorized to represent and act for and on behalf of. (Hereinafter referred to as “the Concessionaire”) and having studied and fully understood all the information provided in the EOI document, the undersigned hereby apply as a Concessionaire for the subject mentioned project.
2. Our EOI Document is as per the requisite formats along with the supporting documents, duly filled and signed on each page.
3. JSCL and its authorized representatives are hereby authorized to conduct any inquiries / investigation to verify the statements, documents and information submitted in connection with the application and to seek clarification from our banker regarding any financial and technical aspects. This letter of application will also serve as authorization to any individual or authorized representative of any institution referred to the supporting information, to provide such information deemed necessary and requested by yourselves to verify statements and information provided in the application or with regard to the resources, experience and competence of the applicant.
4. JSCL and its authorized representatives may contact the following persons for any further information:

Name of the person (s):

Address:

Phone:

Fax:

5. This application is made with full understanding that: (a) JSCL reserves the right to reject or accept any bid, cancel the bidding process, and / or reject all bids. (b) JSCL shall not be liable for any of the above actions and shall be under no obligation to inform the applicant of the same.

6. We, the undersigned declare the statements made and the information provided in the duly completed application forms enclosed, as complete, true and correct in every detail.
7. We hereby confirm that we have read, understood and accepted all the detailed terms and conditions of this EOI, and Project related information as required for the Proposal. We have also visited the Site of the Project in Jabalpur for the assessment and have made our own due diligence and assessment regarding the Project.
8. We agree to keep our proposal valid for one hundred eighty (180) days from the date of submission of Proposal thereof, and not to make any modifications in the terms and conditions, not acceptable to the JSCL. Should this Proposal be accepted, we hereby agree to abide by and fulfil all the terms, conditions, and provisions of the aforesaid documents.

Authorized signatory:

Name and seal of Concessionaire:

Place:

Date:

B. GENERAL INFORMATION OF THE CONCESSIONAIRE

Name of Firm	
Country & Year of incorporation	
Address of corporate headquarters and its branch office(s) in India	
Details of individual(s) who will serve as the point of contact	(a) Name : (b) Designation : (c) Company : (d) Address : (e) Telephone Number : (f) Fax Number : (g) E-Mail Address :
Enclosures	1. Documents certifying Concessionaire's legal status 2. Certificate of incorporation / registration 3. Financial Summary from Statutory Auditor 4. Latest brochures/ organization profiles etc.

C. FORMAT FOR ESTABLISHING EXPERIENCE OF THE CONCESSIONAIRE

#	Description	Detail
1	Project Name	
2	Project Location	
3	Project Start & End Date	
4	Cost of the Project (in INR Crores)	
4	Project Description	
5	Project Drawing Samples	

The above table should be submitted for each of the showcased project along with relevant supporting documents (like Work Order/ Contract Agreement/ performance certificate / completion certificate/ commercial operation commencement certificate from relevant authorities)

-: End of Document :-