

PROJECT INFORMATION MEMORANDUM		
DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM		
SL NO	KEY INFORMATION	DETAILS
PROJECT DETAILS		
1.	Project Title	Development of New Nehru Stadium in Kottayam
2.	Project Development Model	<p>The development of the Stadium shall be carried out by a selected Bidder on annuity based “Design, Build, Operate & Transfer” (DBOT) basis, selected through a Competitive Bid Process. The Bidding may be carried out by a single Bidder or a Consortium of Bidders, who meet the Technical and Financial Criteria. The Selected Bidder shall be required to form a Special Purpose Vehicle (SPV), a Company formed exclusively to manage the Concession awarded by the Authority.</p> <p>The Concession period shall be for a period of fifteen years from the “Commencement Date”, as defined in the Concession Agreement, and shall include the construction period.</p>
3.	Project Authority	National Games Secretariat (NGS)
4.	Project Site	<ul style="list-style-type: none"> • Site Location – Located in Kottayam, the Nehru Stadium is near the Nagampadam Bus Stand and Railway Station • Site Area – The land area available for the Stadium is 4.02 hectares (10.21 acres)
5.	Project Components	<p>The project envisages the construction of a new Stadium in place of the existing Nehru Stadium, in Ngampadam, Kottayam district, in the State of Kerala.</p> <p>The existing structures of the Stadium are to be demolished and a new state-of-the-art Stadium is to be designed and constructed, incorporating the infrastructure components listed below.</p> <ul style="list-style-type: none"> • Football Stadium • Seating Capacity of 20,000 • Synthetic Track

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<ul style="list-style-type: none"> • Outdoor/Indoor Sports facilities for Basketball, Tennis • Swimming Pool • Dormitories • Locker Rooms • Wash Rooms <p>The above listed sporting and allied facilities are to be constructed in the ground level of the Stadium and the upper floors of the stadium can include retail and commercial space.</p>
6.	Estimated Project Cost	INR 107 crores
7.	Market Potential	The Bidder may do an independent assessment of the market potential of the commercial components included in the Project. It is assessed that the Bidder shall factor in his share of the potential revenue from the Commercial Component, while quoting the expected Annuity
8.	Development Controls Regulations	The land will be subjected to the provisions of the Kerala Municipal Building Rules, 1994
9.	Indicative List of Clearances & Approvals (for information only)	Typically the Concessionaire shall be required to obtain a number of Statutory & Other Approvals & Clearances before commencing the construction of the Project. An indicative List of such approvals are given below. This may be taken only for information purpose and the Bidder may undertake independent assessment of these requirements, as and when required.

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

SL NO	KEY INFORMATION	DETAILS		
		SL NO	Clearance/Approval	Agency
		Approvals & Clearances required during before signing Concession Agreement		
		1	Company Incorporation for SPV	Registrar of Companies
		Approvals & Clearances required during Construction & Post Construction Phase		
		2	Environment Clearance	State Level Environment Impact Assessment Authority (SEIAA), Kerala / MoEF, Govt. of India
		3	Permission for Land Use	Town & Country Planning Dept
		4	Approval of Building Plan	Town & Country Planning Dept / TRIDA / Corporation
		5	NOC and Consent under “The Water Act”	Kerala State Pollution Control Board (KSPCB)
		6	NOC and Consent under “The Air Act”	KSPCB
		7	NOC from Fire Department	Fire & Rescue Services Dept
		8	Electrical System Approval	Electrical Inspectorate
		9	Approval of construction activity and building plan	Development Authority / ULB

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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			10	Power Allocation	Kerala State Electricity Board (KSEB)
			11	Water Supply	Kerala Water Authority
10.	Mode of Implementation	Public-Private Partnership (PPP)			
11.	Authorization Format	Design, Build, Operate and Transfer (DBOT)			
12.	Institutional Structure	Special Purpose Vehicle (SPV) has to be formed as per the Companies Act, 1956			
13.	Concession Period	<ul style="list-style-type: none"> • Minimum Annuity period considered is 4 years • Maximum Annuity period considered is 15 years 			
14.	Minimum Development Obligations	<p>The existing structures of the Stadium are to be demolished and a new state-of-the-art Stadium is to be designed and constructed, incorporating the infrastructure components listed below.</p> <ul style="list-style-type: none"> • Football Stadium • Seating Capacity of 20,000 • Synthetic Track • Outdoor/Indoor Sports facilities for Basketball, Tennis • Swimming Pool • Dormitories • Locker Rooms • Wash Rooms 			
15.	Technical Capacity	The Applicant shall, over the past 5 (five) financial years preceding the Application Due Date, have:			

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<p>(a) Paid for, or received payments for construction of Eligible Project in Category 3 and / or Category 4 (as specified in Sl. No. 17); and /or</p> <p>(b) Paid for development of Eligible Project(s) in Category 1 and / or Category 2 (as specified in Sl. No. 17); and / or</p> <p>(c) Collected and appropriated revenues from Eligible Project(s) in Category 1 and / or Category 2 (as specified in Sl. No. 17)</p> <p>Such that the sum total of the above is more than Rs. 214 Crores (Indian Rupees Two Hundred and Fourteen Crores) (the “Threshold Technical Capacity”).</p>
16.	Financial Capacity	The Applicant shall have a minimum Net Worth (the “ Financial Capacity ”) of Rs. 26.75 crore (Indian Rupees Twenty Six Crores and Seventy Five Lakhs) as at the close of preceding financial year
17.	Eligible Projects	<p>I. To define the Categories</p> <p>(a) Category 1: Project development experience on Eligible Projects in development of Stadiums / Sports Infrastructure and/or sector that qualify as specified in Sl. No. 17 - III - (d)</p> <p>(b) Category 2: Project development experience on Eligible Projects in the Core Sector that qualify as specified in Sl. No. 17 - III - (d)</p> <p>(c) Category 3: Construction experience on Eligible Projects in development Stadiums / Sports Infrastructure and/or sector that qualify as specified in Sl. No. 17 - IV</p>

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<p>(d) Category 4: Construction experience on Eligible Projects in the Core Sector that qualify as specified in Sl. No. 17 - IV</p> <p>II. For the purpose of this document,</p> <p>(a) Core Sector would be deemed to include highways and bridges, power, telecom, ports, airports, railways, metro rail, industrial parks/ estates, logistics parks, pipelines, irrigation, water supply, sewerage and real estate development.</p> <p>III. For a project to qualify as an Eligible Project under Categories 1 and 2:</p> <p>(a) It should have been undertaken either as own Project or as a PPP Project on Built Operate Transfer, Built Operate Lease Transfer, Built Operate Own, Built Operate Own Transfer or other similar basis for providing its output or services to a public sector entity or for providing non-discriminatory access to users in pursuance of its charter, concession or contract, as the case may be; For the avoidance of doubt, a project which constitutes a natural monopoly such as an airport or port should normally be included in this category even if it is not based on a long-term agreement with a public entity;</p> <p>(b) the entity claiming experience should have held, in the company owing the Eligible Project, a minimum of 26% (twenty six per cent) equity during the entire year for which Eligible Experience is being claimed;</p> <p>(c) the capital cost of each project should be more than Rs. 21.4 crore (Indian Rupees Twenty One Crores and Forty Lakhs); and</p>

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<p>(d) the entity claiming experience shall, during the last 5 (five) financial years preceding the Application Due Date, have (i) paid for development of the project (excluding the cost of land), and / or (ii) collected and appropriated the revenues from users availing of non-discriminatory access to or use of fixed project assets, such as revenues from commercial establishments/recreational zones for tourism and or private sector but shall not include revenues from sale or provision of goods or services such as electricity, gas, telecommunications or fare/freight revenues and other incomes of the company owning the Project.</p> <p>IV. For a project to qualify as an Eligible Project under Categories 3 and 4,</p> <p>(a) the Applicant should have paid for execution of its construction works or received payments from its client(s) for construction works executed, fully or partially, during the 5 (five) financial years immediately preceding the Application Due Date, and only the payments (gross) actually made or received, as the case may be, during such 5 (five) financial years shall qualify for purposes of computing the Experience Score. However, payments/receipts of less than Rs. 21.4 crore (Indian Rupees Twenty One Crores and Forty Lakhs) shall not be reckoned as payments/receipts for the Eligible Projects. For the avoidance of doubt, construction works shall not include supply of goods or equipment except when such goods or equipment form part of a turn-key construction contract / EPC contract for the project. Further, the cost of land shall not be included hereunder.</p> <p>V. Factors for Experience across Categories</p> <table border="1" data-bbox="1137 1209 1570 1361"> <thead> <tr> <th>Categories</th> <th>Factor</th> </tr> </thead> <tbody> <tr> <td>Category 1</td> <td>1.25</td> </tr> <tr> <td>Category 2</td> <td>1.00</td> </tr> </tbody> </table>	Categories	Factor	Category 1	1.25	Category 2	1.00
Categories	Factor							
Category 1	1.25							
Category 2	1.00							

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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			Category 3	0.75
			Category 4	0.50
18.	Bid Submission	<p>(a) The Bidder shall provide all the information sought as specified the Request for Proposal (RFP). The Authority will evaluate only those Bids that are received in the required formats and complete in all respects.</p> <p>(b) The Bid shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page, in blue ink. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialled by the person(s) signing the Bid.</p> <p>(c) The Bidder shall submit the Bid in the format specified in RFP, and seal in two different envelopes and mark as ‘Technical Proposal’ and ‘Financial Proposal’. The envelope marked “Financial Proposal” should contain separate financial proposal for each of the stadiums for which the Bidder is bidding. The name of the stadium for which the bid is submitted, should be clearly written on each of the form(s).</p> <p>(d) The documents accompanying the Bid, including the following, shall be placed in an outer envelope:</p> <ul style="list-style-type: none"> i. Covering letter as prescribed in the RFP. ii. Bid Security as prescribed in the RFP. iii. A copy of the Concession Agreement as prescribed in the RFP. with each page initialled by the person signing the Bid. <p>(e) The Technical Proposal should be in spiral or hard bound form and all pages shall be numbered serially</p>		

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<p>and indexed.</p> <p>(f) The two envelopes specified shall be placed in an outer envelope, which shall be sealed and clearly bear the following identification:</p> <p>“Bid for the Development of New Stadiums in Kerala”</p> <p>and shall clearly indicate the name and address of the Bidder.</p> <p>(g) Each of the envelopes shall be addressed to: Chief Executive Officer & Secretary National Games Secretariat, Chandrashekharan Nair Stadium, Palayam, Thiruvananthapuram, Kerala, India Pin - 695033 Tel no: (+91) 471 2302287 E-mail: 35thngskerala@gmail.com</p> <p>(h) If the envelopes are not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Bid submitted.</p> <p>(i) Bids shall be submitted in hard copy and bids submitted by fax, telex, telegram or e-mail shall not be entertained and shall be rejected.</p>

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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19.	Bid Parameter	Annuity Quoted
20.	Bid Evaluation	<p>I. Opening and Evaluation of Bids</p> <p>(a) The Authority shall open the Bids (outer envelope only) on the Bid Due Date, at the place specified in the RFP and in the presence of the Bidders who choose to attend.</p> <p>(b) The Authority will subsequently examine and evaluate the Bids in accordance with provisions set out in the RFP</p> <p>(c) To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications writing from any Bidder regarding its Bid.</p> <p>II. Tests of responsiveness</p> <p>Prior to evaluation of Bids, the Authority shall determine whether each Bid is responsive to the requirements of the RFP. A Bid shall be considered responsive only if:\</p> <p>(a) It is received as per the format of RFP</p> <p>(b) It is received by the Bid Due Date</p> <p>(c) It is signed, sealed, hard bound and marked as stipulated in</p>

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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		<p>(d) It is accompanied by the Bid Security</p> <p>(e) It is accompanied by the Power(s) of Attorney</p> <p>(f) It contains all the information (complete in all respects) as requested in RFP and/or Bidding Documents</p> <p>(g) It does not contain any condition or qualification; and</p> <p>(h) It is not non-responsive in terms hereof.</p> <p>III. Technical Evaluation</p> <p>(a) All criteria mentioned below need to be complied by the Bidder in order to qualify for their Financial Proposal to be evaluated.</p> <p>(b) The Applicant's competence and capability is proposed to be established by the following parameters:</p> <ul style="list-style-type: none">i. Technical Capacity as specified in Sl. No.15ii. Financial Capacity as specified in Sl. No.16
21.	Bid Validity	The Bids shall be valid for a period of not less than 120 days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.
22.	Bid Security	(a) INR 107.00 Lakhs in the form of a bank guarantee issued by a nationalised bank, or a Scheduled Bank in India, in favour of the Authority in the format specified in the RFP and having a validity period as specified in Sl. No. 21

PROJECT INFORMATION MEMORANDUM**DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM**

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		<p>(b) Bid Security for INR 107.00 Lakhs can also be in the form of a demand draft issued by a Scheduled Bank in India, drawn in favour of Chief Executive Officer & Secretary, NGS and payable at Thiruvananthapuram, Kerala.</p> <p>(c) The Authority shall not be liable to pay any interest on the Bid Security deposit so made and the same shall be interest free.</p> <p>(d) The Bid Security of unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority</p> <p>(e) The Selected Bidder's Bid Security will be returned, without any interest, upon the Bidder signing the Concession Agreement and furnishing the Performance Security in accordance with the provisions thereof.</p>
23.	Validity of Bid Security	The Bid Security shall be valid for 120 days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.
24.	Signing of Concession Agreement	Within 30 days of issue of LoI
25.	Issue of RFP	March 3, 2013
26.	Pre-Bid Meeting	11:00 am, March 31, 2014
27.	Due date for Receipt of Bid	03:00 pm on June 23, 2014
28.	Opening of Bids	03.30 pm on June 25, 2014

PROJECT INFORMATION MEMORANDUM

DEVELOPMENT OF NEW NEHRU STADIUM IN KOTTAYAM

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29.	Letter of Awards (LOA)	Within 30 days of Bid Due Date
30.	Signing of Concession Agreement	Within 30 days of award of LOA