




Expression of Interest

**For Installation, Operation & Maintenance of
HRDA City Sports Complex and HRDA Cricket
Stadium Near Devpura Chowk Haridwar,
Uttarakhand**


अधिशाली अभियन्ता
हरिद्वार-रुड़की विकास प्राधिकरण
हरिद्वार

Abstract

Item	Description
1. Name of work	(i) Operation and Maintenance of the Indoor Sports Complex (ii) Operation and Maintenance of the HRDA Cricket Stadium near Devpura Chowk, Haridwar, India on a non-exclusive basis.
2. Date of Issue of EoI	20.09.2024
3. Last date for receiving queries	27.09.2024 up to 16:00 Hrs. on admin.hda@gmail.com
5. EOI Presentation along with proposal Date	To be held on, 01.10.2024 from 10.00 am onwards in the office of HRDA at Meeting Hall, Near Tulsi Chowk Mayapur, Haridwar- 249401
6. Last date and time for online submission of EoI	01.10.2024 at 12.00 noon
8. Address for communication and clarifications.	EXECUTIVE ENGINEER HRDA Near Tulsi Chowk Mayapur, Haridwar- 249401, Uttarakhand Email: admin.hda@gmail.com Contact Number – 6397924124 (10 a.m. to 5 p.m.)
9. Address for submission of EoI	Office of HRDA Near Tulsi Chowk Mayapur, Haridwar- 249401, Uttarakhand Email: admin.hda@gmail.com

अधिसूचना अधिनियम
हरिद्वार-सड़की विकास प्रधिकरण
हरिद्वार

Key Information

S. No.	Key Information	Details Of Sports Infrastructure
1.	Layout of the Indoor Sports Complex & HRDA Cricket Stadium	1. Sports Complex situated on the Opposite side of HRDA Cricket Stadium admeasuring around 7148.675 Sq.mt.. 2. Cricket stadium situated on the Opp. side of Indoor Sports Complex near Devpura Chowk admeasuring around 32206.76 Sq.mt. *The Layout of the Sports Complexes' and Cricket Stadium are attached.*
2.	HRDA Cricket Stadium	<ul style="list-style-type: none"> . Full Size Cricket Stadium along with stands (Map Attached) . 4 Store Rooms . 3 toilet block (3 for men, 3 for women) with changing room. . 1 Security Cabin Additional Sports Activity may be organized as per mutual agreement of the Concessionaire and the Authority.
3.	Qualification Criteria	Prior experience of the Bidder in providing below mentioned facilities: – <ul style="list-style-type: none"> . Bidder should have at least Rs. 100 Lakhs average turnover any 3 (three) financial years from the last 5 (five) financial years from the Bid Due Date (2021-22 till 2023-24) from Operations and Maintenance of Sports Facility having multiple Sports or providing coaching & training for multiple Sports fit for competitive Sports. . Experience as specified in selection method in operation and maintenance of sports facility having multiple sports or providing coaching & training for multiple sports, fit for sports facilities in the maintained complex in the last five (5) years from the bid due date. . Bidder already must be in possession of Operations and Maintenance of at least one sports facility having multiple sports or providing coaching & training for multiple sports fit for, competitive sports in the complex. Certificate from Statutory Auditor/Registered Chartered Accountant specifying the turnover from these activities only during each of the last three financial years.

Available Facilities

The Sporting Complex comprise the following Facilities:

1. Cricket stadium situated on the Opp. side of Indoor Sports Complex near Devpura Chowk admeasuring around 32207 Sq.m.
2. 3 x Indoor practice Pitches; (50x13)m
3. 5 Badminton Courts with Viewers Gallery (that could be upgraded to multi-purpose sports) (45x22.5)m
4. 2 Lawn Tennis Court with viewers Gallery (42x41)m.
5. 2 Squash Courts (32'x22')mx2
6. Futsal Court At Terrace (35x22.5)m
7. Gym and Yoga Space (550 sqm).
8. Café and merchandising area; (22x26)'m
9. Offices space
10. M & F Toilets/Showers/Change rooms;
11. Staff Kitchen;
12. Meeting Room;

Key Aims and Objectives

1. To maximize community use of the premises in the best interests of a range of sports.
2. To maintain and improve the fabric of the buildings and sports facilities in both the complexes. (New building components are in defect liability period for Eighteen Months)
3. To provide a financial returns to Authority.
4. To ensure that the range of programs and activities conducted at the premises:
 - a) maintain as a minimum, the existing levels of usage and sports activities for the promotion of sports in the city;
 - b) ensure full access by the community for a range on internal sporting activities from various sports such as but not limited to gymnasium, fitness programs, Squash, Lawn Tennis, futsal, badminton, Cricket etc. that currently occur in the venue;
 - c) if new sports are included, provide clear indications of an upward trend over time. Any requests to exclude any current sporting activities must be in writing to Authority giving proper justification; The decision of the Authority will be final and the bidding on both parties.
 - d) be diversified, innovative, creative, flexible and well organized;
 - e) be accessible and equitable and provide value for money;
 - f) be consistent with the approved plan for HRDA City Sports as well as local community needs and meet the anticipated needs of user groups as expressed in community surveys conducted by the Lessee and the Lessor; and
 - g) Be relevant to nominated target user markets and market segments including schools, community recreation and sporting groups, older adults, families, cultural groups, youth, people with special needs and minority sports.

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The EOI for the lease is intended to encompass a range of management, operational and maintenance services and optional facility upgrades and improvements for use as a sport and recreation centre and associated activities, including if appropriate, operation of kiosk facilities and/or retail outlet. The facility or a part of it other than cafe cannot be used as an entertainment/function venue.

Lease agreement options available include HRDA City Sports Complex with or without facility capital development.

Proponents are required to mention whether they propose an agreement with or without Facility Development. Proposals should also be in accordance with the uses and terms of Authority's Generic Sports grounds Plans of Management. Authority will periodically review the use of the premises to ensure compliance with the plans of management.

The café/kiosk, gymnasium and group program space have opportunities for improvement to maximize the venues potential. Redevelopment of the café/kiosk is an opportunity to extend the lounge area to the front of the building to attract surrounding park, with the prior permission of the Authority.

For gymnasium and café the lessee will have to install the required machines and other suitable equipment.

a) **Agreement Term:** Term 5 years. (Sub leasing of whole or a part is not allowable unless approved by Authority)

The business & operational plan must include the following:

1. Income and expenditure projections clearly separated income streams;
2. Asset Life-Cycle Costing – capital cost, operations, cost of finance, maintenance and depreciation.

Minimum requirements in either lease will include, but not be limited to:

1. The lessee must maintain the Premises in proper order (including plants and equipment and any property associated with the Premises) and improvements on the site (including any upgrading works done by the lessee) and hand over them to Authority on termination of the lease in the same condition as at the commencement of the lease (or completion of the upgrading works), fair wear and tear excepted.
2. The lease rent will be reviewed annually in accordance with CPI movements or on some other basis accepted by Authority.
3. A Bank Guarantee or surety for payment of lease rent.
4. The grass of the stadium is to be maintained with proper care by the lessee.
5. The lessee will be required to pay all usage charges for electricity, gas, telephone, water, gas as supplied to the Premises.
6. The lessee will be required to pay legal costs and out of pocket expenses, stamp duty and registration fees (if appropriate) in relation to the lease and its preparation.
7. The lessee will be required to carry public liability insurance of not less than 10 Crores noting Authority's interest and worker's compensation insurance.

8. The need to ensure maintenance of appropriate climate control (including heating and ventilation) at a standard to be determined by Authority the lessee will ensure proper maintenance of the already installed equipment's by Authority.
9. The need to ensure maintenance of appropriate lighting levels (illumination) at a standard to be determined by Authority and appropriate to the requirements of different sporting codes.
10. The requirement to provide use of the Premises as a shelter for people affected by major emergencies and that the lessee may not make a claim against the Lessor if the Premises are used for emergency accommodation as per the decision of the Authority.
11. The venue cannot be used as a function center.

That significant potential future trends are being constantly identified through a process of extensive consultation and that the following performance and reporting schedules are consistent with these consultations and identified trends:

i. Preparation of a Strategic Plan which shall include:

- a) Marketing, promotional and sponsorship activities including competitive positioning strategies;
- b) Strategies designed to develop strong working relationships with Authority and other relevant local organizations and or business partners;
- c) Capital Improvements if proposed by the Proponent; and
- d) Sporting, recreational, educational, social and cultural activities proposed by the Proponent.
- e) Any suggestions by the proponent/bidder for the better use of the facility will be welcomed by the Authority.

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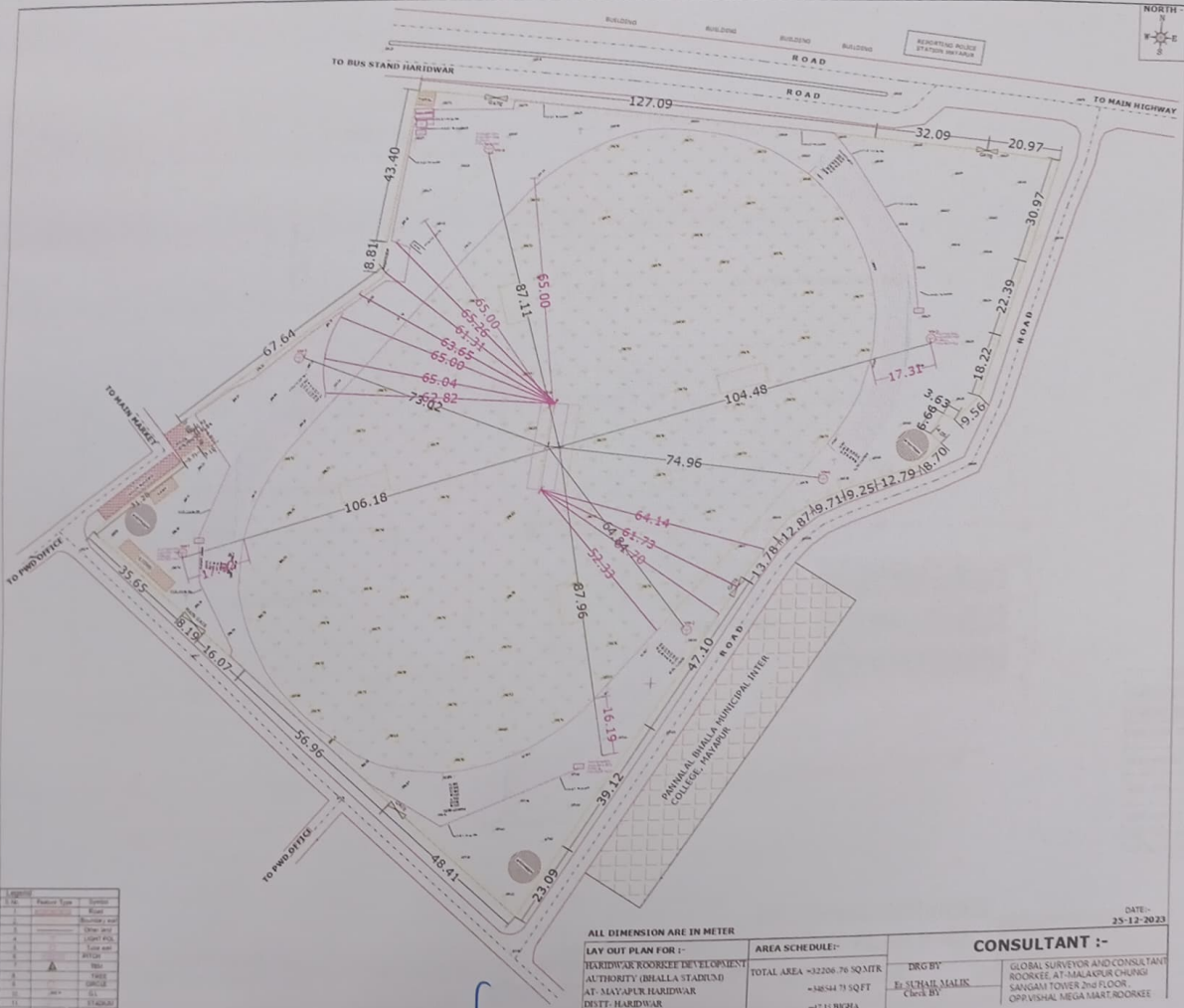
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- ii. Preparation of Annual Business and Operational Plans which shall include:
- a) Annual financial budget with budget assumptions including projected Proponent's Revenue for the next year with a clear outline of areas of revenue generation, cost structures and target profit margins; and
 - b) A documented quality assurance program and details of continuous improvement strategies relating to all aspects of the Proponent's business conducted at the premises including customer relations, cleaning, maintenance, health and safety, security, risk and contingency management and where relevant, evidence of being energy efficient and environmentally friendly.

That the premises are seen as safe, comfortable, enjoyable and aesthetically appealing, where:

- i. Cleanliness and appearance are of the highest standard;
- ii. Car parking is considered suitable, safe and secure;
- iii. Equipment is of a high quality, well maintained and capable of meeting current and future trends; and
- iv. Customer complaints are dealt with in an appropriate and timely manner consistent with requirements of Authority.
- v. The lessee shall allow the state and national level players to use the premises on priority basis free of cost. All such users shall give the lessee a prior approval of HRDA in this regard.
- vi. The project proponents are advised to visit the site thoroughly and examine all the project scope components, term and conditions before submitting any proposal.



Legend	Symbol	Color
1
2
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11

ALL DIMENSION ARE IN METER

LAY OUT PLAN FOR :-
 HARDWAR ROORKEE DEVELOPMENT
 AUTHORITY (BHALLA STADIUM)
 AT-MAYAPUR, HARDWAR
 DISTT- HARDWAR

AREA SCHEDULE:-
TOTAL AREA =32206.76 SQ.MTR
=38844.75 SQ.FT
=7.15 BKREA

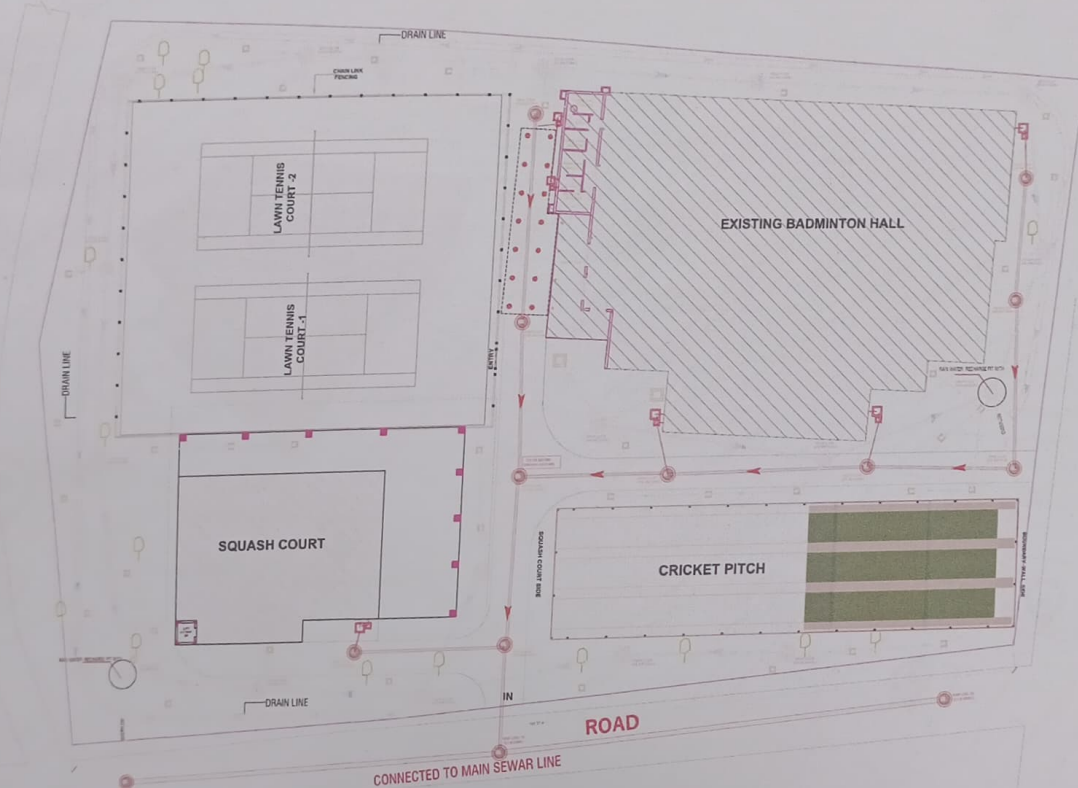
DRG BY
 E. S. CHAIL MALIK
 Check BY

CONSULTANT :-

GLOBAL SURVEYOR AND CONSULTANT
 ROORKEE, AT-MALAPUR CHUNGI
 SANGAM TOWER 2nd FLOOR,
 OPP VISHAL MEGA MART, ROORKEE

DATE:-
 25-12-2023

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DESCRIPTION	Pictogram
SEWER LINE 200MM DMC PIPE	
SEWER LINE 150MM DMC PIPE	
STORM WATER LINE 200MM ID PVC PIPE	
SEWER MANHOLE	
STORM WATER MANHOLE	
SEWER MANHOLE 750X750	
GULLY TRAPE 300X300	
RAIN WATER CATCH PIT 300X300	

TOTAL LAND AREA(in meter) = 7148.675 SQ.MT
 TOTAL LAND AREA(in feet) = 76947.697 SQ.FT

GENERAL NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF IS AND BS STANDARDS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CONCERNED AUTHORITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONCERNED AUTHORITIES.

PROJECT TITLE:
 PROPOSED EXPANSION OF CITY SPORTS COMPLEX (2 LAWN TENNIS-COURTS, 2 SQUASH COURTS AND UPGRADATION OF 4 BADMINTON COURTS), BEFORE HRDA HARIDWAR.

DRAWING TITLE:
 PROPOSED SITE PLAN

SCALE: NTS
DATE: 13-02-2024 R-01
SHEET NO.:

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 हरिद्वार-रुड़की विकास प्राधिकरण
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**EXTERNAL SERVICES
 LAYOUT PLAN R-02**
 (23-02-2024)

ADVANCE COPY

EXISTING TREES



REGISTERED
 ARCHT. & CIVIL
 ENGRG. & SURV.
 PUNJAB, INDIA
 NO. 100/100/100/100
 PHONE: 0182-274100/100/100
 WWW.HRDAHARIDWAR.COM



KEY PLAN OF SITE

अधिवासी अभियन्ता
 हरिद्वार-रूड़की विकास प्राधिकरण
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