



NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
PANAMBUR, MANGALORE – 575 010

INVITATION OF EXPRESSION OF INTEREST (EOI)
FOR
“DEVELOPMENT, OPERATION, MANAGEMENT &
MAINTENANCE OF DR. B.R. AMBEDKAR STADIUM
SITUATED AT NEW MANGALORE PORT PREMISES ON
PPP BASIS”

EOI Notice No. CIVIL/CEC/EEC/96/2022-23, Dtd. 24.01.2023

E-Tender Id. No. 2023_NMPT_736651_1

THROUGH E – MODE <https://eprocure.gov.in/eprocure/app>

JANUARY 2023

1. SPECIAL INSTRUCTIONS TO THE APPLICANTS FOR THE E-SUBMISSION OF THE EXPRESSION OF INTEREST (EOI) ONLINE THROUGH THIS E-PROCUREMENT PORTAL

This Expression of Interest (EOI) is an e-procurement event of New Mangalore Port Authority. The e-procurement service provider is <https://www.eprocure.gov.in/eprocure/app> of CPP portal. The Interested Parties are requested to read the terms & conditions of this tender before submitting their online application. The Parties who do not comply with the conditions with documentary proof (wherever required) will not qualify in the EOI.

- i. An Applicant should do Online Enrolment in the Portal using the option Click Here to Enroll available in the Home Page. Then the Digital Signature enrollment has to be done with the e-token, after logging into the portal.
- ii. Applicant then logs into the portal giving user id / password chosen during enrollment.
- iii. The e-token that is registered should be used by the Applicant and should not be misused by others.
- iv. DSC once mapped to an account cannot be remapped to any other account. It can only be inactivated.
- v. The Applicants can update well in advance, the documents such as certificates, purchase order details etc., under My Documents option and these can be selected as per requirements and then attached along with EOI documents during submission. This will ensure lesser upload of EOI documents.
- vi. After downloading / getting the Expression of Interest (EOI) document, the Interested Party should go through them carefully and then submit the documents as per the tender document; otherwise, the EOI will be rejected.
- vii. The templates / Forms 'A' to 'C' must not be modified/replaced by the Applicant and the same should be uploaded after filling the relevant information, else the application is liable to be rejected.
- viii. If there are any clarifications, this may be obtained online through the e-Procurement Portal, or through the contact details given in the tender document. Please refer Section-I, Sl. No. 5, Pre Application Conference. Applicant should take into account of the corrigendum published before submitting the EOI online on the portal or on www.newmangaloreport.gov.in Applicant shall prepare in advance, the information to be submitted as indicated in the EOI document and they should be in PDF formats.
- ix. The Applicant should read the terms and conditions and accepts the same to proceed further to submit the EOI.
- x. The Applicant has to submit the tender document(s) online well in advance before the prescribed time to avoid any delay or problem during the submission process.

- xi. There is no limit on the size of the file uploaded at the server end. However, the upload is decided on the Memory available at the Client System as well as the Network bandwidth available at the client side at that point of time. In order to reduce the file size, Applicants are suggested to scan the documents in 75-100 DPI so that the clarity is maintained and the size of file gets reduced. This will help in quick uploading even at very low bandwidth speeds.
- xii. It is important to note that, the Applicant has to click on the Freeze Bid Button, to ensure that, he/she/they completes the EOI Submission Process. Applications, which are not frozen, are considered as Incomplete/Invalid application and are not considered for evaluation purposes.
- xiii. The Authority (NMPA) will not be held responsible for any sort of delay or the difficulties faced during the submission of bids online by the bidders due to local issues.
- xiv. The Applicant shall submit the bid documents online mode through this portal only. The hard copy to be sent through Speed Post/RPAD/Courier.
- xv. At the time of freezing the bid, the e-Procurement system will give a successful bid updating message after uploading all the bid documents submitted and then a bid summary will be shown with the bid no., date & time of submission of the bid with all other relevant details. The documents submitted by the Applicant will be digitally signed using the e-token of the bidder and then submitted.
- xvi. After the bid submission, the bid summary has to be printed and kept as an acknowledgement as a token of the submission of the bid. The bid summary will act as a proof of bid submission for a tender / EOI floated and will also act as an entry point to participate in the bid opening event.
- xvii. Successful bid submission from the system means, the bids as uploaded by the Applicant is received and stored in the system. System does not certify for its correctness.
- xviii. The Applicant should see that the bid / EOI documents submitted should be free from virus and if the documents could not be opened, due to virus, during tender opening, the application is liable to be rejected.
- xix. The time that is displayed from the server clock at the top of the tender Portal, will be valid for all actions of requesting bid submission, bid opening etc., in the e-Procurement portal. The Time followed in this portal is as per Indian Standard Time (IST) which is GMT+5:30. The Applicants should adhere to this time during bid submission.
- xx. The Applicants are requested to submit the bids through online e-Procurement system to the Tender Inviting Authority (TIA) well before the bid submission end date and time (as per Server System Clock).

NEW MANGALORE PORT AUTHORITY

CIVIL ENGINEERING DEPARTMENT

EOI Notice No. CIVIL/CEC/EEC/96/2022-23, Dtd. 24.01.2023

E-Tender Id. No. 2023_NMPT_736651_1

INVITATION OF EXPRESSION OF INTEREST (EOI) FOR

“DEVELOPMENT, OPERATION, MANAGEMENT & MAINTENANCE OF DR. B.R. AMBEDKAR STADIUM SITUATED AT NEW MANGALORE PORT PREMISES ON PPP BASIS”

(This notice is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from New Mangalore Port Authority to proceed with the Project or invite any or all the Parties in the subsequent bidding process.)

SECTION - I

1. BACKGROUND

The Dr. B.R. Ambedkar stadium is located at Panambur, Mangalore on NH 66. The Stadium spans over 21,100 Sq. Mtrs of land that includes a main stadium arena with a seating capacity of appx. 25,000 spectators. The stadium is currently maintained & operated by New Mangalore Port Authority.

The stadium is used by NMPA Employees, their family members on regular basis, for tournaments conducted by Major Ports Sports Control Board. It is also used by non-NMPA users such as nearby institutions, corporate houses on day hire basis for their tournaments.

2. SCOPE OF THE PROJECT

The scope of the project is to “Develop, Operate, Manage and Maintain the Dr. B.R. Ambedkar Stadium at New Mangalore Port premises on Public Private Partnership (PPP) basis”.

3. OBJECTIVE OF EOI PROCESS

New Mangalore Port Authority (NMPA) invites prospective parties (single entity or a group of entities) having technical expertise, financial capability and experience in development, operations and maintenance of Sports related facility under Public Private Partnership (PPP) model / any other model of private sector participation. The objective of inviting this EOI, is to elicit the feedback from potential parties based on which the Port can formulate the development model and qualification criteria. Based on the responses received, Request for Qualification, Request for Proposal and Draft Concession Agreement document will be prepared and tenders will be invited. The documents will also be circulated among the interested applicants who have submitted their Expression of Interest.

4. QUALIFYING REQUIREMENTS

The interested firm shall submit details pertaining to past business experience in running sports facility during the last 07 (seven) years, financial status indicating turnover of the party for the past 03 (three) years and other details given in FORM-A.

5. PRE APPLICATION CONFERENCE

An Investor / Pre-Application Conference has also been envisaged by the New Mangalore Port Authority (NMPA) for showcasing the project and providing an open forum for the Investors / Developers / Operators to air their views, before the EOIs are submitted. The interested applicants may attend the pre-application conference through Video conference (VC), necessary link will be sent to the interested parties.

Note:- Interested investors may kindly confirm participation to Pre-application conference by providing details of participant with their e-mail address and contact no., atleast one day before the scheduled date of conference. The confirmation may be sent to chiefengineer@nmpt.gov.in.

6. PROPOSAL

The interested firms are hereby invited to submit their "Expression of Interest" (EOI) for, "**Development, Operation, Management & Maintenance of Dr. B. R. Ambedkar stadium situated at New Mangalore Port premises on PPP basis**" through e-procurement portal <http://eprocure.gov.in/eprocure/app>. The information submitted will be treated as confidential.

7. EOI TIMELINES

Sl. No.	Particulars	Date
1.	Publication of EOI on CPP portal	24.01.2023 after 15:00Hrs.
2.	Date of pre-application conference	06.02.2023 at 16:00Hrs.
3.	Last date and Time for Submission of EOI on CPP portal	20.02.2023 at 15:00 Hrs.
4.	Date & Time of Opening of EOI	21.02.2023 at 15:00 Hrs.

NOTE: This notice is issued only to elicit Expression of Interest from the parties interested in the project and does not constitute any binding commitment from the New Mangalore Port Authority to proceed with the project or invite any or all the parties in the subsequent bidding process.

SECTION - II
INFORMATION & INSTRUCTION TO APPLICANTS

1. GENERAL:

- 1.1. Letter of Intent and forms "A", "B" & "C" seeking information/documents are given in Section-III.
- 1.2. All information called for in the Forms A, B & C shall be furnished against the relevant columns.
- 1.3. The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project.
- 1.4. The EOI has to be submitted through e-procurement portal at <http://eprocure.gov.in/eprocure/app> and hard copy to be sent through Speed Post/RPAD/Courier only; hand-delivered applications shall not be accepted in any case. The sealed cover super scribed "Expression of Interest for Development, Operation, Management & Maintenance of Dr. B.R. Ambedkar stadium situated at New Mangalore Port premises on PPP basis." shall be delivered to "The Chief Engineer, New Mangalore Port Authority, Civil Engineering Department, Administrative Bldg., Panambur, Mangalore - 575010 on or before 15:00 Hrs on 13.02.2023. Documents submitted in connection with EOI will be the property of New Mangalore Port Authority.
- 1.5. For further details, please contact, The Chief Engineer, New Mangalore Port Authority, Panambur, Mangalore - 575010, Telephone: 0824-2887301, Email: chiefengineer@nmpt.gov.in.

2. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:

Applicant should furnish the following:

- A. ORGANISATION INFORMATION (Form-A) Applicant is required to submit the comprehensive information in respect of his organization in the Form - "A" attached.
- B. LIST OF PROJECTS (Form-B) Applicant is required to submit the list of similar assignments/projects successfully completed/ongoing during the last Ten years in Form "B".
- C. SUGGESTIONS (Form-C) The Firms are requested to submit their proposals/views/suggestions that can be considered for the Project formulation, in Form-"C". Additional sheets can be used.

3. LETTER OF INTENT:

The applicant should submit the Letter of Intent (Section III) attached with the "EOI" document.

4. DISCLAIMER

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that:

- It does not constitute an invitation to offer or an offer in relation to the transaction.
- This document does not constitute any contract or agreement of any kind whatsoever.
- This document does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
- Neither New Mangalore Port Authority nor their employees / advisors shall be liable to any interested party or any Entity under law including the law of contract, Tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of New Mangalore Port Authority or their employees or advisors or otherwise arising in any way from the selection process ahead.
- It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither New Mangalore Port Authority nor any of their respective officers/ employees / advisors / agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions herefrom.
- No payment will be done to any of the applicants towards the cost incurred in the preparation and submission of subject EOI.

5. After assessing the response to this EOI from the Applicants, further process for defining the tender will be initiated by New Mangalore Port Authority.

SECTION - III
LETTER OF INTENT
(To be typed on Firm's Letterhead)

To,
The Chief Engineer,
New Mangalore Port Authority,
Civil Engineering Department,
Panambur, Mangalore - 575010

Sir,

Sub: Submission of Expression of Interest (EOI) for, "Development, Operation, Management & Maintenance of Dr. B.R. Ambedkar stadium situated at New Mangalore Port premises on PPP basis."

Having examined the details given in EOI Notice No. CIVIL/CEC/EEC/96/2022-23, dtd. 24.01.2023; E-Tender Id. No. 2023_NMPT_736651_1 for the above project, I/we hereby submit our Expression of Interest and the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms "A", "B"&"C" and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize New Mangalore Port Authority or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.

I/We submit the following certificates/documents in support of our suitability, technical knowhow and capability for successful, "Development, Operation, Management & Maintenance of Dr. B.R. Ambedkar stadium situated at New Mangalore Port premises on PPP basis".

(i)..... (Copy enclosed)

(ii).....(Copy enclosed)

Signature(s) of Applicant(s)

Enclosures

Seal of Applicant

Date of Submission:

FORM - 'A'

Organizational Structure of Applicant

1.	Name & Address of the applicant with Telephone No./ email	
2.	a) Year of Establishment b) Date of commencement of Sports related business	
3.	Legal status of the applicant (attach copies of original document defining the legal status) a) Proprietorship firm b) Partnership firm c) limited company or Corporation/ Joint venture/ Consortia d) Others (Please specify)	
4.	Names of Directors/Key Officials involved in this project with designation and contact information.	
5.	Applicant's annual turnover in the last three financial years.	2021-22: 2020-21: 2019-20:
6.	Brief write up about Applicants business during last three financial years	
7.	Any other information considered necessary but not included above	

Signature(s) of Applicant(s)

Seal of Applicant

FORM - 'B'

Details of similar facilities operated by Applicant in the last Seven years

Name of Project	
Role and Responsibility in the project	
Location	
Description	
Indicative project cost	
Any other information considered necessary but not included above	

Signature(s) of Applicant(s)

Seal of Applicant

Note: Please use separate sheet for each Project.

FORM - 'C'

Suggestions and views of Applicant

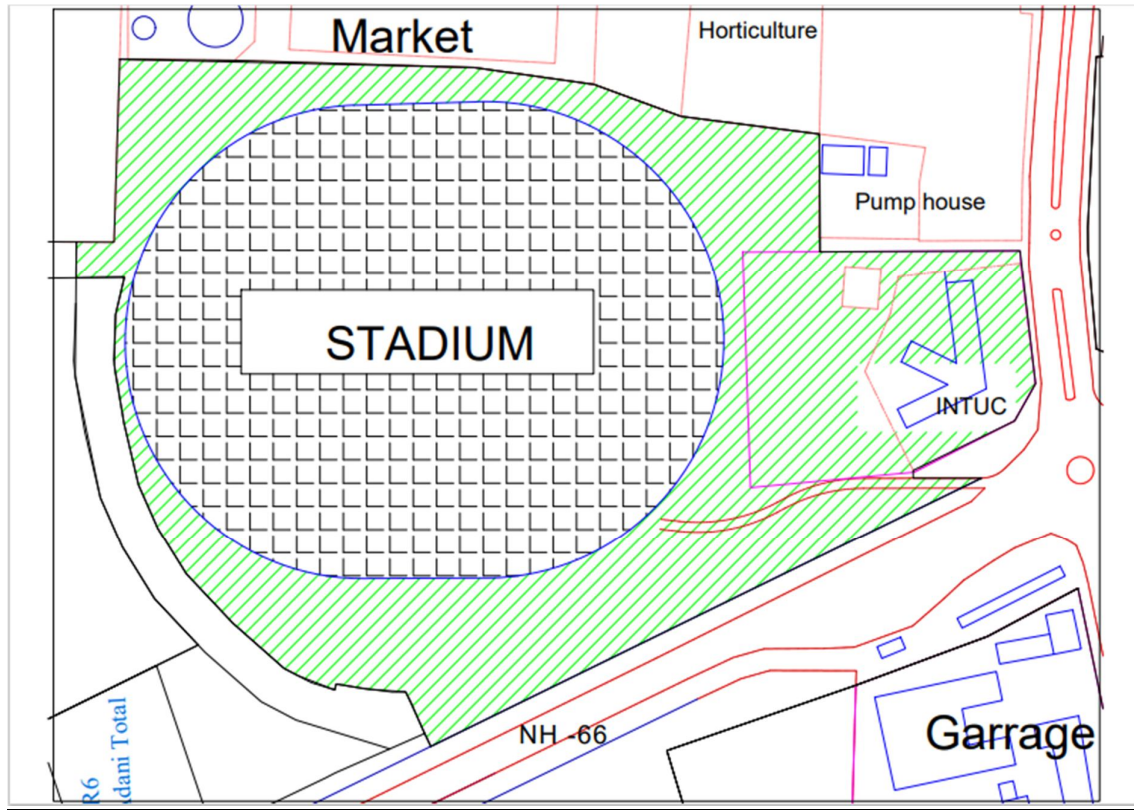
1.	Approximate timeframe required to commence operation	
2.	Approximate investment	
3.	Assistance required from New Mangalore Port Authority	
4.	Suggestions or views (Please attach additional sheet, if required)	

Applicant may add any other detail considered to be important.

Signature(s) of Applicant(s)

Seal of Applicant

LAYOUT OF NMPA STADIUM COMPLEX





New Mangalore Port

Investment Opportunities await !!



**PPP
Mode**

STADIUM LOCATION

Total area
21,100 sq m
Seating capacity
25,000 (approx)

DEVELOPMENT OF A STATE-OF-THE-ART STADIUM

Developing the stadium on PPP mode:

- Improving the pitch and the field
- Providing covered seating
- Operationalizing a restaurant for healthy refreshments

Facilities Proposed in the Stadium

- Covered Seating
- Restaurant
- Swimming Pool
- Flood lights
- Gym
- Modern Pavillion
- Changing rooms

