



EXPRESSION OF INTEREST (EOI)

FOR

**Development of Go karting Facility, Food Courts, Event Arena,
play zone, common parking and allied facilities in Lorry Stand
Site, Bhavanipuram on PPP Mode**

EOI NO :- Rc. CE-102996/2020

FEBRUARY 5th, 2020

VIJAYAWADA MUNICIPAL CORPORATION

**Canal Road, Jawaharlal Nehru Buildings, Vijayawada, Andhra Pradesh –
520001**

Tel: +91 98 66514141, +91 98 66514161

Website: - www.ourvmc.org or <https://vmc.ap.gov.in>

Table of Contents

Table of Contents

DISCLAIMER.....	3
SUBMISSION OF EOI.....	5
EOI SCHEDULE.....	5
INTRODUCTION.....	6
DEVELOPMENT OF THE PROJECT	7
EVALUATION PARAMETERS.....	9
FINANCIAL CAPACITY	9
TECHNICAL CAPACITY	9
SHORTLISTING OF THE APPLICANTS & ISSUE OF RFP.....	10
FORMATS FOR SUBMISSION OF EOI	11
Annexure 1	13
Annexure 2	16
Annexure 3	17
Annexure 4	18
Annexure 5	19

DISCLAIMER

The information contained in this Expression of Interest document (the "**EOI**") or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of **Vijayawada Municipal Corporation (VMC)** or any of its employees or advisers (henceforth referred to as VMC / "the Authority" in this document), shall be considered confidential and not to be reproduced / transmitted / adopted / displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of a private vendor for the project Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on PPP Mode.

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that maybe useful to them in the formulation of their Proposals pursuant to a specific Request for Proposal (RFP).

This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority to consider the objectives, technical expertise and particular needs of each Applicant who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority makes no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment or assumption contained in this EOI. The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposals / terminate the process at any time without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the participation in this

process regardless of the conduct or outcome of the process.

SUBMISSION OF EOI

1. The EOI shall include the details as per the checklist given in EOI document.
2. Interested Applicants are requested to download the EOI document from our website <http://www.ourvmc.org/engg/gentenders.asp> or <https://vmc.ap.gov.in>. Any subsequent clarifications, which may be issued by the authority, shall be made available on the above website only and no further press notification will be published.
3. The EOIs shall be submitted including Non-Refundable EOI Application Processing fee of Rs.10,000/- (Rupees Ten Thousand only) in the form of Demand Draft drawn from any Nationalized Bank, drawn in favor of "The Commissioner, VMC", payable at Vijayawada along with a separate demand draft for Rs. 1,800 (Rupees One thousand eight hundred only) drawn in favor of commercial tax officer, Vijayawada.
4. EOI shall be signed by authorized signatory on all the pages including all enclosures. The hard copy of the EOI shall be submitted at the address mentioned below.

The Commissioner,
Vijayawada Municipal Corporation,
Canal Road, Jawaharlal Nehru Buildings,
Vijayawada, Andhra Pradesh – 520001

Contact No - +91 9866514141, +91 9866514161

5. The envelope shall clearly bear the name "EOI for Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on PPP Mode"
6. Submission of EOI by fax, other electronic means will not be accepted. It is the responsibility of the interested party alone to ensure that its EOI is delivered / dropped at prescribed address by the stated deadline. VMC shall not be held responsible for any delay in delivery or lost in transit cases.

EOI SCHEDULE

The Details and Schedule of EOI process is as under.

S.no	Event's Name	Information
1	Name of Work	Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on PPP Mode.
2	EOI Document Downloading StartDate	05/02/2020
3	Last date for sending pre-EOI queries	11/02/2020, 5.00 PM
4	Pre-Bid Meeting	12/02/2020. 1.00 PM

5	Last date of Submission of EOI Applications (Conventional Method)	19/02/2020 till 03.30 PM
6	Date of Opening of EOI Applications	19/02/2020 - 04.30 PM
7	Date of Presentation by the Applicants to the Authority	Will be intimated

INTRODUCTION

1. Project Background

Vijayawada Municipal Corporation, Vijayawada, Andhra Pradesh is desirous to develop Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on Public Private Partnership (PPP) basis. It is felt that such a development shall be complementary to the park and shall provide an alternate attraction to the teeming visitors/ footfalls of the park.

VMC proposes to identify a private partner for Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram the details of which are mentioned below. VMC invites Expression of Interest ("EOI") from interested parties to assess the market response and to further undertake the process of selection and appointment of "Developer cum Operator on PPP mode".

The present project is proposed to be implemented on Public Private Partnership (PPP) format. Under this format, the private sector shall be responsible for designing, financing, executing, operating, maintaining and transferring the facility to VMC at the end of concession/authorization/lease period.

2. About Vijayawada

Vijayawada is a city on the banks of the Krishna River, in the Indian state of Andhra Pradesh. It is a municipal corporation and the headquarters of Vijayawada (urban) Mandal in Krishna district of the state. Vijayawada is one of the rapidly growing urban markets of the country. The sectors that contribute to the City economy are construction, education, entertainment, food processing, hospitality, registrations, transport, etc. Based on the recommendations of the Sixth Central Pay Commission, it is classified as one of the Y-grade cities of India. The GDP of Vijayawada in 2010 was \$3 billion and is estimated to touch \$17 billion by 2025.

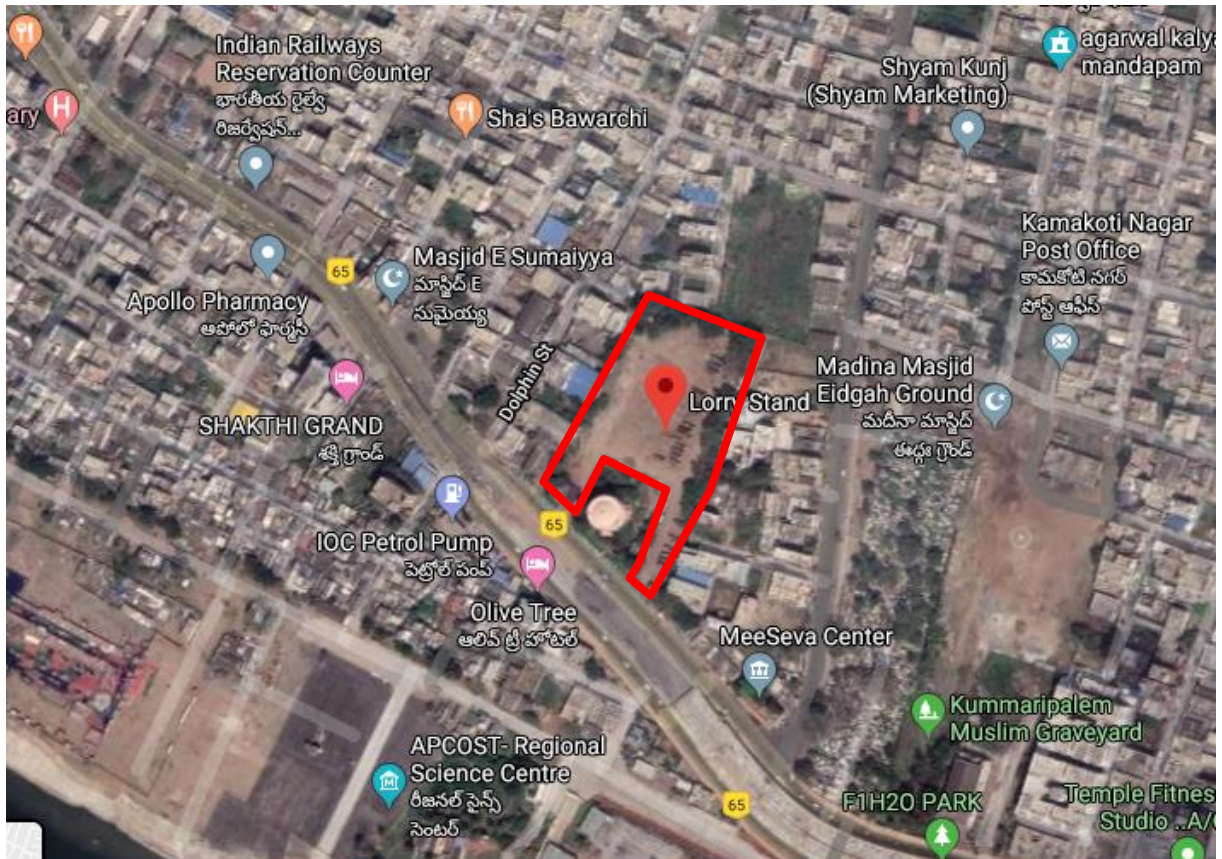
Vijayawada Municipal Corporation is the civic governing body of the city. It was constituted on 1st April 1888 and was upgraded to selection grade municipality in 1960 and finally to corporation in the year 1981. The jurisdictional area of the corporation is spread over an area of 61.8 km² (23.9 sq. mi) with 59 wards.

3. Site Features

3.1. Location

EOI for Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on PPP Mode

- Important city parks in Vijayawada, Located in prime locations of Vijayawada with convenient accessibility through Public Transport.
- The site is located at ~3.2 km from Vijayawada Municipal Corporation office & ~24 km from the Vijayawada Airport, ~4 km from Vijayawada Main Bus Stand, ~4.9 km from Vijayawada Railway Station.
- Area – Approximately 3 Acres



DEVELOPMENT OF THE PROJECT

The scope includes Design, construct, supply, installation, commissioning and operation and maintenance for about **5 years** (*this period may vary at the time of RFP*) of proposed Project with allied facilities at Lorry Stand, Bhavanipuram, Vijayawada under Design, Build, Finance, Operate and Transfer (DBFOT) mode.

In accordance with the ensuing RFP, the selected Developer cum Operator/ Concessionaire shall be responsible for making the facility developed for the intended purpose while performing all its obligations covered under the Concession Agreement in its entirety.

Scope also includes, but not limited to, developing required specifications, and

construct/ develop in accordance with the same, quality assurance & quality control and required corrective actions.

Project Components, under Essential Facilities, to be developed include:

(a) Go karting Facilities

- i. Go Karting track – minimum length of 400 mts, width 7m
- ii. Ticket Counter with centralized ticketing system
- iii. Parking for Visitors
- iv. Toilet Block
- v. Paddock (Parking) for Go karts

(b) Food Courts minimum 8 units inclusive of sitting/dining space

(c) Flea Market

(d) Play Zone

- i. Cricket Court
- ii. Sand Volley ball etc.

(e) Convention Hall

(f) Guest Rooms

(g) Common Infrastructure – Parking (2-wheeler & 4-wheeler) & Roads

(h) Admin Office

Other Obligations:-

- o All the Project Facilities shall adhere to the Environmental / Eco Friendly Guidelines or other relevant guidelines.
- o Develop the projects to the maximum extent using the existing contour levels
- o Retain the natural drainage characteristics;
- o Incorporate Energy and resource efficient designs;
- o Maintain Plastic Free Zone;
- o The Project shall be user friendly and provide eased access to differently abled persons to all the project facilities in accordance with “Persons with Disabilities Act, 1995” with subsequent amendments and ‘UN Convention for Rights of Persons with Disabilities (UNCPRD);

EVALUATION PARAMETERS

- a) The Applicants' competence and capability is proposed to be evaluated by the following parameters
 - Financial Capability in terms of Net-Worth & Annual Turnover and
 - Technical Capability of the Applicant.
- b) On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section.
- c) The Applicant fulfilling the following conditions will be eligible to apply for this EOI

FINANCIAL CAPACITY

- The Applicant should have average annual turnover of Rs. 10 crores in the last three financial years (FY 2016 – 2017, 2017 – 2018, 2018 – 2019) and;
- The Applicant should have minimum net-worth of Rs. 2.5 crores in the last financial year (FY 2018 – 2019).

Document Proof – Audited Balance Sheet to be provided

TECHNICAL CAPACITY

The Applicant / Consortium (with members in Consortium limited to two firms) should have following minimum experience mentioned below

- Project experience of operating / developing at least one Go carting/ Amusement Park/Entertainment facility/ Sports facility/ Recreational facility for a minimum period of 12 (twelve) months in the last 3 (three) financial years.
- As part of Technical Capacity, applicants are expected to make a presentation to the authority on the following aspects of project development.
 - Concept Details of Project type to be taken up in the site.
 - Conceptual Plan
 - Proposed Activity Mix
 - The estimated project cost (Broad Costs)
 - Detailed Financial Feasibility Study
 - The proposed revenue generation strategy for the project.
 - Project Portfolio of the applicant

SHORTLISTING OF THE APPLICANTS & ISSUE OF RFP

- o The applicants meeting the Technical & financial capacities as detailed above, including the presentation made to the satisfaction of the authority shall be shortlisted for further selection process.
- o Only the shortlisted applicants will be provided with the Request for Proposal document for submission of their bids.
- o VMC reserves the right to reject any or all EOIs received without assigning any reasons thereof.

FORMATS FOR SUBMISSION OF EOI

CHECKLIST OF SUBMISSIONS

S.No.	Enclosures to the EOI	Status Submitted/Not Submitted	Remarks
1.	Demand Drafts for Rs. 10,000 & Rs 1,800		
2.	Signed EOI Document		
3.	Covering Letter (Annexure 1)		
4.	Particulars of The Applicant (Annexure 2)		
5.	Experience Details (Annexure 3)		
6.	Consortium Details (Annexure 4) <i>in case of consortium</i>		
7.	Financial Information (Annexure 5)		

Annexure 1

COVERING LETTER FOR EXPRESSION OF INTEREST

(on Applicant's letter head)

To
**The Commissioner,
Vijayawada Municipal Corporation,
Canal Road, Jawaharlal Nehru
Buildings,
Vijayawada
Andhra Pradesh-520001.**

Date:

Sub: Expression of Interest (EOI) for Development of Go karting Facility, Food Courts, Event Arena, play zone, common parking and allied facilities in Lorry Stand Site, Bhavanipuram on PPP Mode

With reference to your EOI Document dated....., I / We, having examined all relevant documents and understood their contents, here by submit our EOI for selection as for the subject project. The EOI is unconditional and unqualified.

1. I/We acknowledge that the VMC will be relying on the information provided in the EOI and the documents accompanying the EOI, and we certify that all information provided in the EOI and in the Appendices are true and correct nothing has been omitted which renders such information misleading; and all documents accompanying such EOI are true copies of their respective originals.

2. I / We shall make available to the VMC any additional information it may deem necessary or require for supplementing or authenticating the EOI.

3. I/We acknowledge the right of the VMC to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

4. I/We certify that in the last seven years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.

5. I/We declare that:

a) We have examined and have no reservations to the EOI Document,

including any amendment issued by VMC.

- b) I / We do not have any conflict of interest as mentioned in the EOI Document;
- c) I / We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in respect of any tender or 'Request for Proposal' issued by or any agreement entered into with the VMC or any other public sector enterprise or any government, Central or State; and
- d) I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of this EOI, no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.

6. I/We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any EOI that you may receive nor to select the "Developer", without incurring any liability to the Applicants in accordance with the EOI document.

7. I/We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory VMC which would cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

8. I / We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.

9. I /We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the VMC (and/ or the Government of India) in connection with the selection of "Developer" or in connection with the Selection Process itself in respect of the above-mentioned Project.

10. I / We agree and understand that the EOI is subject to the provisions of the EOI

document. In no case shall / we have any claim or right of whatsoever nature if the Project is not awarded to me/us or our EOI is not opened or rejected.

11. I / We agree to keep this EOI valid for 180 (One hundred and eighty) days.

12. I/We have studied EOI and all other documents carefully. We understand that we shall have no claim, right or title arising out of any documents or information provided to us by the VMC or in respect of any matter arising out of or concerning or relating to the Selection Process.

13. I/We agree and undertake to abide by all the terms and conditions of the EOI Document. In witness thereof, I/we submit this EOI under and in accordance with the terms of the EOI Document.

Yours faithfully,

(Signature of the Authorized Signatory)

Name

Designation

Seal of the Applicant

Annexure 2

Particulars of the Applicant

1.	Name of Firm / Company:	
2.	State whether Sole Firm or Lead Member of a Consortium:	Sole Firm / Lead Member of a Consortium
3.	Legal Status: (Please provide Documentary Proof)	(Public Limited / Private Limited / Inc. / LLC / Partnership / Proprietorship / Any Other etc.)
4.	Country of Incorporation:	
5.	Registered Office Address: Phone & Fax Numbers: Mail Id:	
6.	Year of Incorporation	(Please provide copy of 'Incorporation Certificate')
7.	Year of Commencement of Business	(Please provide copy of 'Commencement of Business')
8.	Principal Place of Business	
9.	Brief description of the Applicant Company / Firm including details of its Main Lines of Business	(Please provide Documentary Proof)
11.	PAN Card Details	(Please provide copy of PAN Regn. Certificate)
12.	GST Details	(Please provide copy GST Regn. Certificate)
13.	Briefly Explain the "PROJECT CONCEPT & COMPONENTS" Considered for 'Proposed Project' by the Applicant at	
14.	Authorized Signatory: Name: Designation: Address: Phone Numbers: Mail Id:	

Annexure 3

APPLICANT'S TECHNICAL / DEVELOPMENT EXPERIENCE & FINANCIAL CAPABILITIES

Experience in Relevant Eligible Projects in last 3 years

S.No.	Name of Project	Project Location	Project Cost	Project Area	Year of Completion	Document Enclosed as Proof of Experience
1						
2						
3						

Note :The claimed experience should be supported by project completion certificates issued by the concerned authorities / clients towards documentary evidence. Only completed projects will be considered for evaluation.

Annexure 4

Proposed Consortium for the Development, Management, Marketing of the Proposed Project:

S.No.	Nature of Consortium Proposed	Proposed Consortium Member	Consortium Member Expertise	Consortium Member Turnover* (FY2016-19)	Consortium Member Net-worth* (FY2016-19)
1					
2					

****Note: The Consortium Members shall submit the 'Turnover Statements' for the last three financial years, certified by the Auditor and Net-worth Statement as per their latest Audited Balance Sheet, Certified by the Auditor.***

(Signature of the Authorized Signatory of the Consortium Member - 1)

Name:

Designation:

Seal of the Consortium Member - 1:

(Signature of the Authorized Signatory of the Consortium Member - 2)

Name:

Designation:

Seal of the Consortium Member - 2:

Annexure 5

FINANCIAL INFORMATION OF THE APPLICANTS

Financial Years	Turnovers* of the Applicant for the Last 3 Years (Amount in INR)	Net-worth* of the Applicant As per the Audited Balance Sheet for FY 2018-2019 (Amount in INR)
2016-2017		Not Applicable
2017-2018		Not Applicable
2018-2019		

*Note: The Applicant shall submit the 'Turnover Statements' for the last three financial years, certified by the Auditor and Net-worth Statement as per their latest Audited Balance Sheet, Certified by the Auditor.

Signature of Authorized Signatory

Name

Designation

Company

Date

Seal of the Applicant