

इन्दौर स्मार्ट सिटी डेव्हलपमेंट लिमिटेड, स्मार्ट सिटी ऑफिस, नेहरु पार्क केम्पस इन्दौर म.प्र.,452003 ^{फोन. न}. 0731-2535572;ई-मेल: smartcityindore16@gmail.com CIN: U75100MP2016SGC035528; Website: www.smartcityindore.org

NIT No. 44 /ISCDL/2022-23

Date 24/2/23

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

Expression of Interest for Operation, Maintenance and Management of the Newly Developed Marathi Kala Sankul at MG Road, Indore Including Revenue Realisation Through Organisation of Cultural Events, Subleasing of The Specific Designated Areas of the Premises, And Restaurant Operations are invited from NGOs/ Trust / Societies/ Organisations/ Govt. Institutions etc. on behalf of Executive Director, Indore Smart City Development Limited.

The EOI Document containing the details of qualification criteria, submission requirement, brief objective & scope of work and method of evaluation etc. is enclosed.

The EOI Document can be accessed through the Procurement Portal <u>www.mptenders.gov.in</u> and Indore Smart City's website <u>www.smartcityindore.org</u>

Bidder may submit the responses in the prescribed format through the online medium latest by 13/03/2023. Other Key Dates for the subject Eol are as stated hereunder:

S. No.	Description	Date and Time
1	Date of Publish of EOI on website	25/02/2023
2	Last date for Purchase of EoI (Online)	13 /03 / 2 <mark>02</mark> 3 till 1730 Hrs.
3	Last date for submission of EoI (Online)	13 /03 / 2 <mark>02</mark> 3 till 1730 Hrs.
4	Technical bid opening (Online)	14/03 / 2023 till 1730 Hrs.
5	Date of Pre-bid Meeting	02 /03 / 2023 at 1500 Hrs.
6	Date of Technical Presentation	To be communicated Separately

EOI Document is available for free and can be downloaded from the procurement portal by paying the applicable portal fee.

Chief Executive Officer Indore Smart City Development Limited, Indore

INDORE SMART CITY DEVELOPMENT LIMITED





EXPRESSION OF INTEREST (EOI)

FOR

OPERATION, MAINTENANCE AND MANAGEMENT OF THE MARATHI KALA SANKUL AT MG ROAD, INDORE INCLUDING REVENUE REALISATION THROUGH ORGANISATION OF CULTURAL EVENTS

NIT No.: 44/ISCDL/2022-23; DATED: 24.02.2023

INDORE SMART CITY DEVELOPMENT LIMITED, INDORE Regd. Off.: Nehru Park, Indore (M. P.) 452 003, INDORE, Madhya Pradesh, Ph. No.: 0731-2535572; E-mail: smartcityindore16@gmail.com; Website:www.smartcityindore.org CIN: U75100MP2016SGC035528

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1. NOTICE INVITING EXPRESSION OF INTEREST (EOI)

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-Sd/-

Chief Executive Officer Indore Smart City Development Limited, Indore

2. INTRODUCTION

A. ABOUT MARATHI KALA SANKUL

Indore Smart City Development Limited has redeveloped has redeveloped the existing Marathi School located near the Krishnapura Bridge into a world class cultural Centre with adequate parking, amphitheatre, auditorium, Dormitories and Separate halls for Dance, Drama, Art Gallery, Photography etc. Space is also designated for restaurant operations, food court etc.

The Auditoriums are being developed with state of the art design and with latest technologies. The premises will be equipped with four (4) Nos. elevators, reception area as detailed in this section ahead.

LOCATION:



INDICATIVE PICTURE OF THE PREMISES

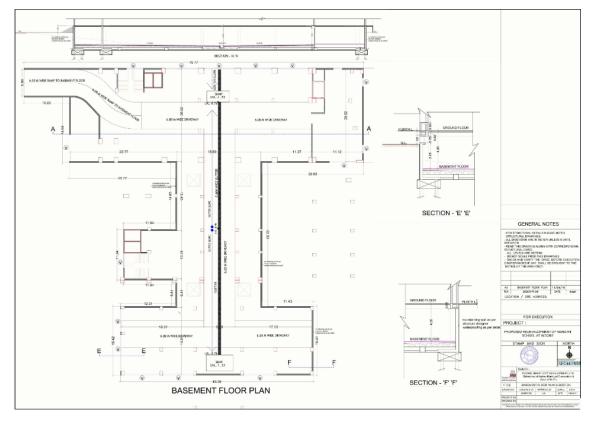


B. SALIENT FEATURES

Area of the Cultural Centre (Sqm)	:	16,085
Floor Levels and Built-Up Area		 ✓ Basement ✓ Ground Floor: 2926.59 Sqm (BUA) ✓ First Floor: 2461.51 Sqm (BUA) ✓ Second Floor: 2461.51 Sqm (BUA) ✓ Third Floor: 1766.18 Sqm (BUA) ✓ Terrace
Key Elements of the Cultural Centre	:	 Open air Amphitheatre (11850 sqft) to accommodate around 500 peoples. Multipurpose Halls (6620 sqft) with Green rooms of capacity 400 peoples. Auditorium (7230 sqft) of capacity 550 peoples. Arts and Crafts hall (1640 sqft) Dance and Drama Halls (4450 sqft) of capacity 100 peoples. Library (1570 sqft) of capacity 60 peoples. Provision for Restaurant and Food court Provision of separate Dormitories (Capacity -32) for gents and ladies, Provision of 8Nos. Private Rooms Provision of 116 nos. of Basement car parking space and 120nos. two wheeler parking space

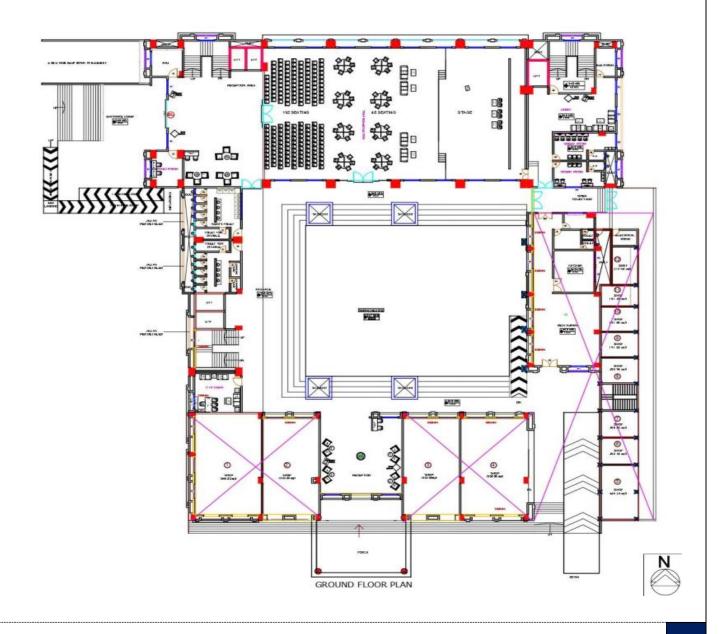
C. FLOOR SPECIFIC DESCRIPTION

a. BASEMENT FLOOR



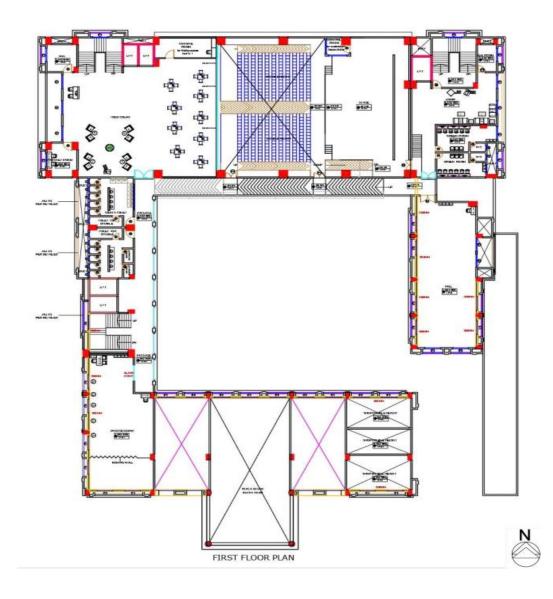
b. GROUND FLOOR

S. NO.	DESCRIPTION OF FACILITY		
1.	Amphitheatre (O.T.S) (Capacity - 500)	1	
2.	Multipurpose Hall(Capacity - 400)	1	
3.	Green Room(G/L) attached Toilet	2	
4.	Restaurant + Kitchen	1	
5.	Ladies Common Toilet (WC– 5 nos., Wash Basins- 4nos, Changing Room-2 nos., 1 toilet for disabled)	1	
6.	Gents Common Toilet (WC – 5 nos., Wash Basins- 4nos, Urinals -9 nos., 1 toilet for disabled)	1	
7.	Reception Area	2	
8.	Common Ticket Room	1	
9.	AHU Room	1	
10.	Electrical Room	1	



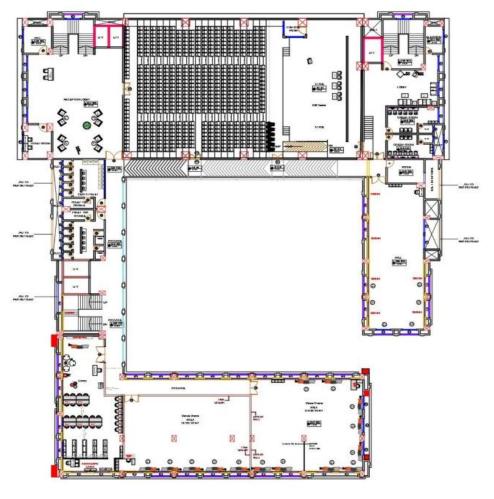
c. FIRST FLOOR

S. NO.	DESCRIPTION OF FACILITY	No.
1.	Auditorium (Capacity - 550)	1
2.	Green Room(G/L) attached Toilet	2
3.	Ladies Common Toilet (WC – 5 nos., Wash Basin - 4nos., Changing Room-2 nos., 1 toilet for disabled)	2
4.	Gents Common Toilet (WC – 5 nos., Wash Basin - 4nos., Urinals -9 nos., 1 toilet for disabled)	2
5.	Control Room (for G.F Multipurpose hall)	1
6.	Food Court	1
7.	Library	2
8.	Practice Hall	1
9.	AHU Room	1
10.	Electrical Room	1



d. SECOND FLOOR

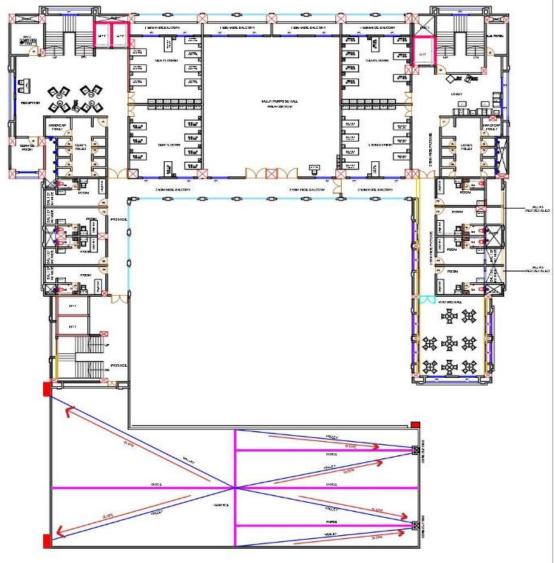
S. NO.	DESCRIPTION OF FACILITY	
1.	Drama Hall	1
2.	Green Room(G/L) attached Toilet	2
3.	Ladies Common Toilet (WC – 5 nos., Wash Basin - 4nos., Changing Room-2 nos., 1 toilet for disabled)	2
4.	Gents Common Toilet (WC – 5 nos., Wash Basin - 4nos., Urinals -9 nos., 1 toilet for disabled)	2
5.	Control Room (for G.F Multipurpose hall)	1
6.	Food Court	1
7.	Library	2
8.	Practice Hall	1
9.	AHU Room	1
10.	Electrical Room	1



SECOND FLOOR PLAN

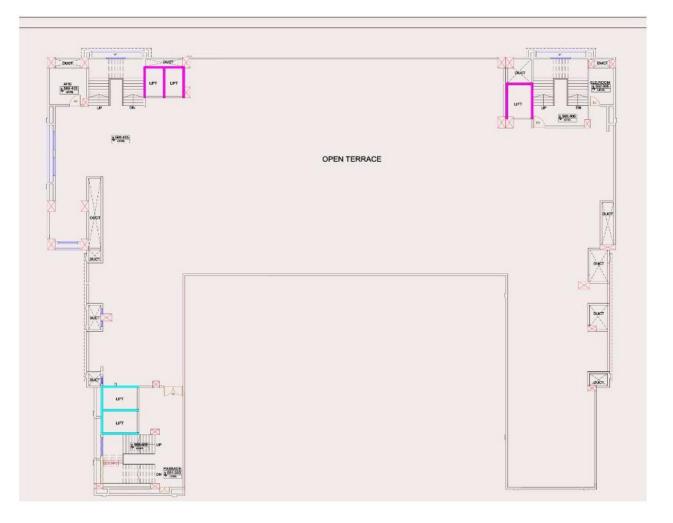
e. THIRD FLOOR

S. NO.	DESCRIPTION OF FACILITY		
1.	Multipurpose Hall (Capacity - 270)	1	
2.	Ladies Common Toilet (WC – 4 nos., Wash Basins- 4nos., Bathrooms -4 nos., 1 toilet for disabled)	1	
3.	Gents Common Toilet (WC – 4 nos., Wash Basins- 3nos., Bathrooms -2 nos., Urinals -8 nos., 1 toilet for disabled)	1	
4.	Dormitory (G)	2	
5.	Dormitory (L)	2	
6.	Private Rooms + Toilet	8	
7.	Service Room (for Dormitories & Pvt. Rooms)	1	
8.	Practice Hall	1	
9.	AHU Room	1	
10.	Electrical Room	1	



THIRD FLOOR PLAN

f. TERRACE FLOOR



g. AMPHITHEATRE - VIEWS



3. AIMS & OBJECTIVES:

- a) ISCDL is developing a state of the art Cultural Centre namely Marathi Kala Sankul in the Heart of the city to promote the art and cultural activities.
- b) ISCDL intends to partner with private institutions primarily Societies/ Trust/ NGOs actively working in the field of art and culture to utilise the newly developed MARATHI KALA SANKUL building and adjoining premises that are being developed under Smart City Mission.
- c) The successful bidder will work alongside, ISCDL and other stakeholders to accomplish the allotted / agreed tasks stated in Cl.4: Scope of Services in the agreed manner.
- d) The partnership model will be based on the best proposal received in response to this EOI.

4. SCOPE OF WORK & SERVICES:

- a) Overall maintenance of the premises including parking and landscaping.
- b) Organizing events at the Auditorium, Amphitheatre, Multipurpose Halls
- c) Operation of the Library, Dance Hall, Drama Hall, Art Gallery.
- d) Operations of the Restaurant and Food Court
- e) The Bidder may plan to setup a roof top restaurant at its own cost.
- f) Security management, Parking Management and Housekeeping of the entire premises.
- g) Implementation of transparent system for bookings of the venue.
- h) Organization of promotional campaigns to enhance bookings at the premises
- i) Cleaning & Waste Management
- j) The bidder shall have to acquire the Electrical Connection on its name and shall be responsible for the payment of electrical charges and water charges.
- k) The bidder shall ensure that all the events organized at the premises shall be "Single Use Plastic Free" as per Municipal Guidelines
- Restaurant, Dance Hall, Drama Hall, Food Court may be subleased by the bidder as per prevailing market requirements.
- m) Allowance: Non-vegetarian cuisine Permitted; Alcohol Not Permitted
- n) The Bidder shall not undertake following activities on the Premises:
 - Sale / use of Alcoholic Drinks and prohibited items (banned under different acts of Govt. of India, and Govt. of MP)
 - Banqueting in the premises.
 - Any activities resulting in air and noise pollution (as per CPCB Guidelines).
 - Any Activities of hazardous nature to environment and the Kala Sankul

- Any Unlawful activities, Activities involving pets and animals.
- Any activity including betting or any manner of gambling.

5. SUBMISSION REQUIREMENT:

5.1 The Expression of Interest shall be submitted online along with the documents as specified

hereunder and in the manner prescribed below:

- ✓ All the documents in the prescribed format shall be submitted online only
 - Letter of Expression of Interest: Annexure -1
 - Organisational Details: Annexure -2
 - Previous Experience in relevant field: Annexure -3
 - Average Annual Turnover: Annexure -4
 - Affidavit: Annexure -5
 - Technical Presentation in PDF
 - Other Documents as may be relevant.
- 5.2 EoI Documents have been uploaded on the website: <u>www.mptenders.gov.in and</u> may be downloaded from the website. The bidders are expected to examine all instructions, forms, terms and other details in the EoI document carefully. Failure to furnish complete information as mentioned in the EoI document or submission of a proposal not substantially responsive to the EoI documents in every respect will be at the Bidder's risk and may result in rejection of the proposal.

6. ELIGIBILITY CRITERIA

A. PRE-QUALIFICATION CRITERIA

#	Basic Requirement	Specific Requirements	Documents Required
PQ 1	Legal Entity	Sole Bidder /All Member of the consortium should be a NGOs/ Trust / Societies/ Organisations/ Govt. Institutions / Non-Government Institution and shall be in existence for at least Five (5) Years from the date of bid submission.	Copy of certificate of Registration certificate of all the members in case of Consortium.
PQ 2	Blacklisting/ Debarment / Litigation	Sole Bidder /All Members of the consortium should not be blacklisted/ debarred / having ongoing litigation with Central Government / State Government/ Local Government/ PSUs in last three (3) years	Notarised affidavit clearly specifying the non- blacklisting/ no-debarment / no ongoing litigation in last three (3) years
PQ3	Mandatory Registration	Sole Bidder /All Members of the consortium should have valid GST registration	GST Certificate
PQ4		Sole Bidder /All Members of the consortium should have valid PAN Certificate	PAN Registration Certificate

#	Basic Requirement	Specific Requirements	Documents Required
PQ5		Sole Bidder /All Members of the consortium should have valid EPF and ESI Registration	EPF Registration Certificate ESI Registration Certificate

B. TECHNICAL EVALUATION CRITERIA

S. NO.	TECHNICAL EVALUATION CRITERIA	MAXIMUM MARKS	SUPPORTING DOCUMENTS	
1	BIDDER'S EXPERIENCE AND PRESENCE	5		
	Years of Existence Sole Bidder /All Member of the consortium	5-10 Years	3	
1.1	should be a NCOs (Trust / Cosisting/		4	Certificate of Registration / Incorporation
	Government Institution and shall be in existence for	> 15 Years	5	
2.	RELEVANT EXPERIENCE/ CAPACITY OF THE APP	LICANT	55	
	Sole Bidder /All Members of the consortium jointly should have experience of operating and managing including revenue collection a Cultural Centre / Convention Centre owned by self or Leased out by any government / non- government institution under any model	01 Nos.	10	Signed Lease Agreement / Operations certificate / Documents specifying
2.1		More than 01 Nos.	3 marks for each project upto max. of 22 marks	ownership of the asset
	Sole Bidder /All Members of the consortium	30-40	5	EPF challan for Employees and
2.2	jointly should have adequate no. of persons	40-50	7	Self certified list of members signed by authorised
	employed / associated as members	More than 50	10	signatory
	Sole Bidder /All Members of the consortium jointly should have experience of following:	Any 3	6	Signed Lease Agreement /
	 Operation of Dance School Operation of Drama School 	Any 5	10	Operations certificate/ Documents specifying
2.3	 Operation of Restaurant / Food Court Operation of Auditorium Operation of Amphitheatres Operation of Guest House/ Dharmshala/ Dormitories Organisation of Events 	All 7	14	ownership of the asset. Audit reports signed by statutory Auditor
	Sole Bidder /All Members of the consortium	2 Nos.	5	
2.4	iointly should have recognition at District /		1 Marks each to a maximum of 9 marks	Certificate of Recognition / Media Coverage document

S. NO.	TECHNICAL EVALUATION CRITERIA	MAXIMUM MARKS	SUPPORTING DOCUMENTS	
3	3 FINANCIAL CAPACITY		5	
3.1	Sole Bidder /All Members of the consortium should have positive net worth as on 31 st March 2022.	-	5	Net Worth Certificate duly certified by Chartered Accountant
4	APPROACH		35	
4.2	 ✓ Bidder's Experience and Capacity (5) ✓ Understanding of Scope of Services (5) ✓ Proposed Model of Operation (5) ✓ Proposed Revenue Sources (10) ✓ Additional Suggestion for supporting Art & Culture in the City (10) 	-	35	 Bidder shall be ready with their Technical Presentation at the time of submission of their proposal. Date, time, and venue of Technical Presentation shall be communicated Two (2) Days prior vide email.
	TOTAL MAX. MARKS	100		

1. Bidders scoring 70 Marks shall be considered for further process i.e., Inviting financial Offer.

2. Bidder shall not be awarded any marks for specific criteria in case of insufficient documentation as required in support of respective Technical Evaluation Criteria.

7. AMENDMENT OF BID DOCUMENTS

Before the deadline for submission of EOI, ISCDL may amend or modify the EOI Documents by publication of the same on the website. All amendments shall form part of the EOI Document. ISCDL may, at its discretion, extend the last date for submission of EOI by publication of the same on the website.

8. PREPARATION OF SUBMITTAL

The bidders have to prepare their bids online, encrypt their bid data in the annexures and submit bid seals (hashes) of all the envelopes and documents related to the bid required to be uploaded as per the time schedule mentioned in the key dates of the notice inviting e- tenders after signing of the same by the digital signature of their authorized representative.

9. LANGUAGE

The EOI as well as all correspondence and documents relating to the bid exchanged by the Bidder and ISCDL shall be in English or Hindi. Supporting documents and printed literature that are part of the Bid may be in another language provided they are accompanied by an accurate

translation of the relevant passages in English. In such case, for the purposes of interpretation of the bid, such translation shall govern.

10. PRE-BID MEETING

Interested agencies may submit their queries vide email – <u>ceo@smartcityindore.org</u>; <u>smartcityindore16@gmail.com</u>; <u>iscdlpe@gmail.com</u>

11. PROCEDURE

a) Submission of EOI online by the bidders

- b) Technical Presentation of the bidders at the scheduled Date and Time
- c) Invitation of Financial Bids from Eligible bidders / Agencies

12. CONFIDENTIALITY

Information relating to examination, evaluation, comparison and recommendation of award shall not be disclosed to bidders or any other person not officially concerned with such process until final decision on the bid. Any attempt by a bidder to influence the Employer in the evaluation of the bids or contract award decisions may result in the rejection of its bid.

<u>ANNEXURE – 1</u>

LETTER OF INTEREST

Τo,

The Chief Executive Officer (CEO)

Indore Smart City Development Limited, Nehru Park Campus, Nehru Park Indore – 452001

Sub: Submission of Expression of Interest for Operation, Maintenance and Management of the Marathi Kala Sankul at MG Road, Indore including Revenue Realisation through Organisation of Cultural Events

Dear Sir / Madam

In response to the Invitation for Expressions of Interest (EoI) published on for the subject purpose, we would like to express interest to carry out the above proposed task.

As instructed, the following documents are submitted:

1. <List of all the documents attached in the submittal>

Sincerely Yours

Signature of the applicant [Full name of applicant] Stamp Date

Encl.: As above.

Note: This letter is to be furnished on the letter head of the organization.

<u>ANNEXURE – 2</u>

ORGANIZATIONAL DETAILS

(To be enclosed with technical proposal)

S. No.	PARTICULARS	DETAILS
1.	Name of Organization/ Individual	
2.	Entity of Organization: Society / Trust / NGO/ Government Institution / Individual/Proprietary Firm/Partnership Firm (Registered under Partnership Act)/ Limited Company (Registered under the Companies Act–1956)/ Corporation	
3.	Registration / Incorporation Details	Registration / Incorporation Certificate to be attached
4.	Address of Communication	
5.	Telephone Number with STD Code	
6.	Mobile Number	
7.	E-mail Address for all communications	
8.	GST NO.	Scanned copy to be submitted
9.	PAN	Scanned copy to be submitted
10.	EPF / ESIC Registration	Scanned Copy of valid registration as per applicability
Deta	ils of Authorized Representative	
1.	Name	
2.	Designation	
3.	Postal Address	
4.	Telephone Number with STD Code	
5.	Fax Number with STD Code	
6.	Mobile Number	
7.	E-mail Address	

Note:

- In case of JV / Consortium separate Annexure shall be submitted for all the partners of the JV / Consortium
- 2. In case of partnership firm and limited company certified copy of partnership deed/ Articles of Association and Memorandum of Association along with registration certificate of the company shall have to be enclosed.

Signature of Bidder with Seal Date:

ANNEXURE –3

PREVIOUS EXPERIENCE IN RELEVANT FIELD

Bidder to list all the work (Project / Assignment) done in previous years as may be relevant for the technical evaluation

S. No.	Description of Project / Assignment	Location (City / State)	Type of Contract (Revenue Sharing Model/ OpEx Model / other Model)	Cost of Contract / Aggregated Revenue (for own assets) # (INR)	Employer (Name and address)	Salient Features of the Assignment
1						
2						

[#] If the project/ Assignment is operational at the time of bid submission bidder shall provide the aggregated revenue from the project till preceding financial year. The same shall be duly certified by Chartered Accountant.

Note:

- Bidder shall submit separate annexure for the projects / assignments of partner in case of JV / Consortium.
- Bidder shall submit the signed agreement/ Work Order/ Completion Certificate/ Operations Certificate duly signed by the authorised signatory of client not below the rank of Executive Engineer in case of Government Institution / authorised signatory in case of private institutions
- In case of operations of owned / leased asset, bidder shall submit the documents clearly specifying the ownership for the duration of operation and aggregated revenue duly signed by the Chartered Accountant.

ANNEXURE –4

ANNUAL TURN OVER

REQUIREMENTS:

Average annual turnover to be provided in the following format for the last 5 financial years;

Financial Information									
2017-18	2018-19	2019-20	2020-21	2021-22					
AVERAGE ANNUAL TURNOVER FOR LAST FIVE (5) YEARS									
AVERAGE ANNUAL TURNOVER FOR BEST THREE (3) YEARS									
	2017-18 URNOVER FC	2017-18 2018-19	2017-18 2018-19 2019-20 URNOVER FOR LAST FIVE (5) YEARS	2017-18 2018-19 2019-20 2020-21 URNOVER FOR LAST FIVE (5) YEARS					

Note:

i. Annual turnover should be certified by chartered accountant.

Mandatory Supporting Documents:

- i. Audited balance sheet including all related notes and income statements for the above financial years to be enclosed.
- ii. UDIN shall be mandatorily mentioned on all the financial documents

Separate forms to be submitted by all partners of the JV/ Consortium

<u>ANNEXURE – 5</u>

AFFIDAVIT

(On Non-Judicial Stomp of Rs. 100)

I/We ______who is/ are

(Status I

the firm/ company) and competent for submission of the affidavit on behalf of M/S_____(Agency) do solemnly affirm on oath and state that:

I/we am/are fully satisfied for the correctness of the certificates/records submitted in support of the following information in bid documents which are being submitted in response to notice inviting e-tender No.______for_____[Name of work} dated issued by the ______[Name of the department]

I/we am/ are fully responsible for the correctness of following self-certified information/ documents and certificates.

- 1. That are self-certified information given in the bid document is fully true and authentic
- 2. That:
- i. Term deposit receipt deposited as earnest money, demand draft for cost of bid document and other relevant documents provided by the bank are authentic
- ii. Information regarding financial qualification and annual turnover is correct
- iii. Information regarding various technical qualification is correct
- 3. No close relative of the undersigned and our firm / company is working in the department

OR

Following close relatives are working in the department.

Name_____Post____Present Posting_____

Signature with Seal of the Deponent (Bidder)

I/We,______above deponent does hereby certify that the facts mentioned in above paras 1 to 4 are correct to the best of my knowledge and belief.

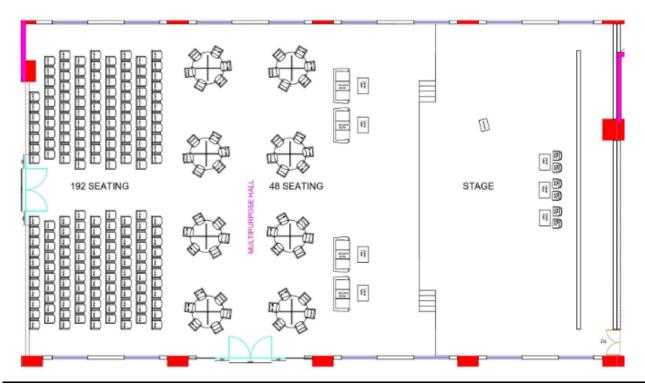
Verified today _____(dated)at ____(place).

Signature with Seal of the Deponent (Bidder)

ANNEXURE -6

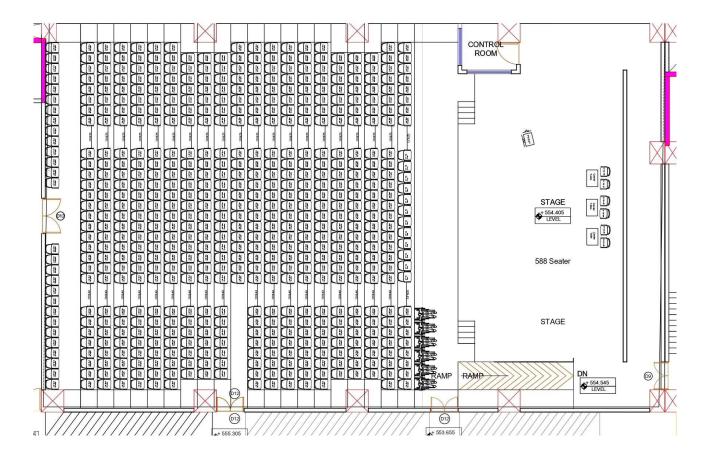
PROPOSED INTERIOR PLANNING (INDICATIVE IMAGE)

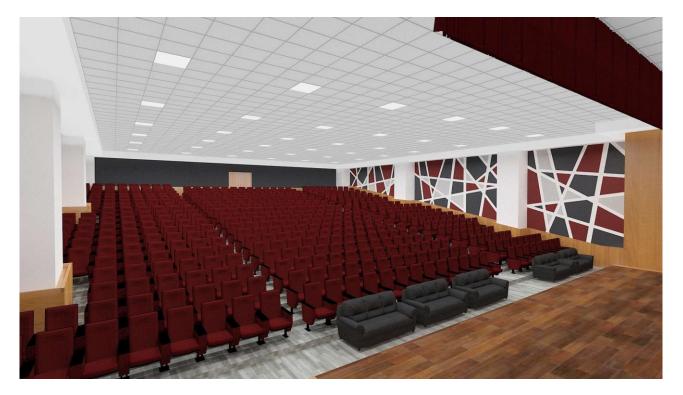
MULTIPURPOSE HALL

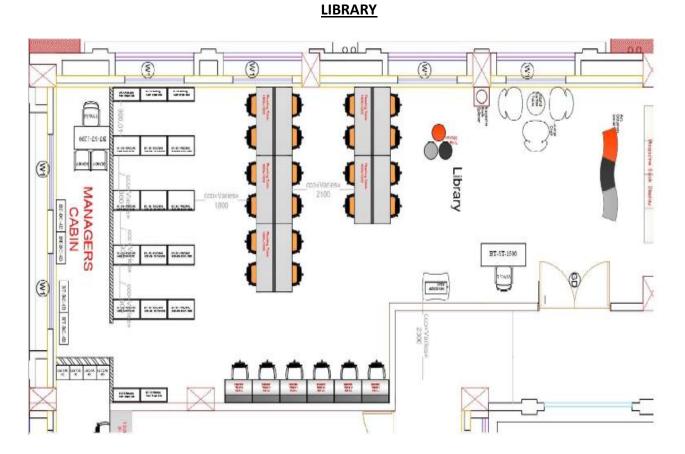




AUDITORIUM

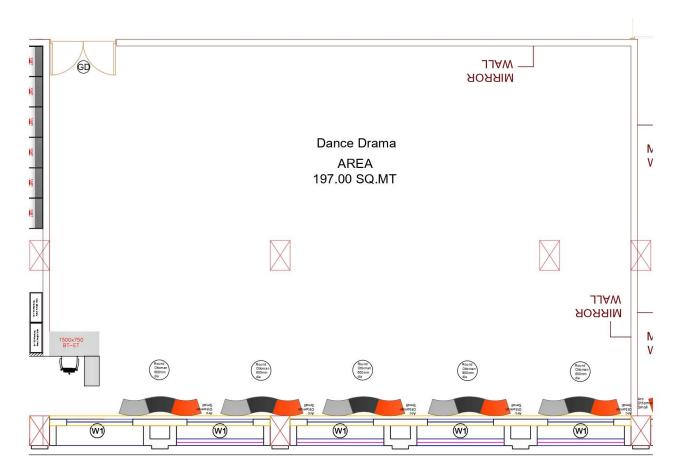


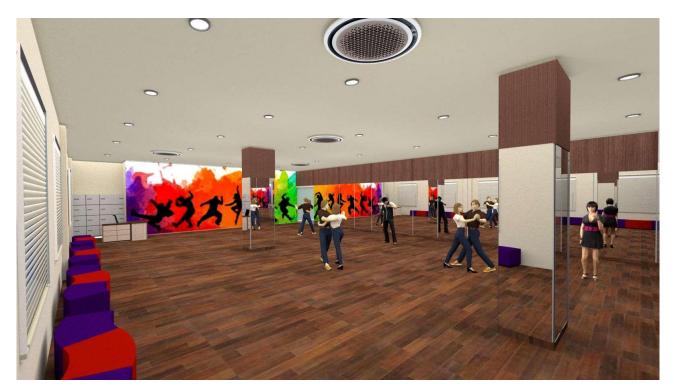




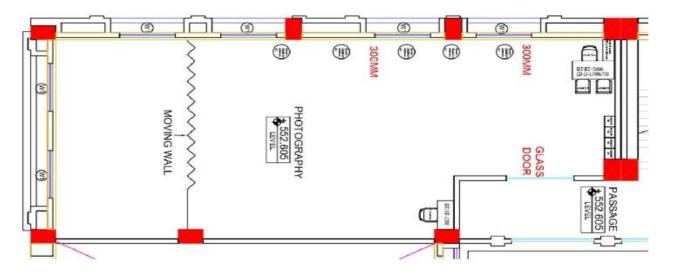


DANCE AND DRAMA ROOM





PHOTOGRAPHY ROOM







RECENT PHOTOGRAPHS OF THE BUILDING







