

Corrigendum No. 3 to the Expression of Interest (EOI) for selection of Developer a modern High Altitude Training Complex and Sports Tourism Facility at Munnar

Date: 15.09.2017

I. Extension of the Last Date for submission of Bids

The last date of submission of bids is extended to 06/10/2017, 3:00 p.m.

II. Changes in the EOI

1. Section 10: The following Key Dates Page 18 stands revised as below:

Key Dates

No	Events	Details
4	Last date for Submission of EOI	3:00 p.m. October 6, 2017
5	Date and Time for Opening of Technical Bid	5.00 pm October 6, 2017
6	Declaration of Eligible Bidders	To be intimated later

2. Section 5 Page 13 Deliverables Item 9 stands revised as below:

Facilitating for necessary clearance/ go ahead certificate from concerned Local Authorities as may be required for the Project. Statutory fess of the concerned bodies will be paid by KSSC.

3. Section 12 Page 20 (2) stands revised as below:

2. The EOIs should reach the Office of the Secretary, Kerala State Sports Council in the below mentioned address, before 3.00 pm on October 06, 2017. Late submissions will be rejected.

III. Responses to Queries on EOI

With respect to the queries received on the EOI following are our clarifications / responses:

1.	<p>KSSC proposes to achieve this objective with the active participation of suitably experienced and financially capable Agencies / Developers. While selecting a suitable Developer for partnering with KSSC in this project, KSSC shall also engage a Consortium of Architects to prepare a Master Plan for the entire area of 6.00 hectares (15.00 acres), creating a holistic Project Facility, which will seamlessly integrate the state-of-the-art Sports Training Facility and potential revenue generating project components. It is proposed that the features of the sports training facility shall be planned and executed as per prevailing international standards and KSSC requirements and the revenue generating project components shall be left to the discretion of the partnering Developer, who will assess the potential of the location and arrive appropriate project components, which will ensure the long-term sustainability of the Project.</p> <p>Are there any specifications on the scale and accommodation facilities at the training academy? What all age groups does it cater to?</p>	<p>Clarity on this will be made available once the feasibility and Phase 1, master plan is completed by the selected Architectural Firm / Consortium</p> <p>The scale and specifications of the accommodation facilities at the training academy and related details shall be frozen prior to the RfP stage.</p>
2.	<p>The revenue generating project components, which shall be chosen by the Developer based on their assessment of the potential of the site and location.</p> <p>How much area can be used by revenue generating components? Can both the core and revenue generating components be merged?</p>	<p>More clarity on this will be made available once the feasibility and Phase 1, master plan is completed by the selected Architectural Firm/Consortium</p>
3.	<p>This site is a prime location in entire Munnar Town, which has all the enabling features to set up a world class Athletic Training Centre and related</p>	<p>The revenue generating project components shall be left to the discretion of the partnering</p>

	<p>infrastructure. Similarly, with the advantages of road frontage, scenic location and all-round view, this site is an ideal location for setting up world class hospitality infrastructure.</p> <p>What is the expected tourism possibilities associated with HATA?</p>	<p>Developer, who will assess the potential of the location and arrive at appropriate project components, which will ensure the long-term sustainability of the Project.</p>
4.	<p>The revenue generating components are to be identified by the Developer and developed by him. The expectation of KSSC is that by planning and constructing innovative revenue generating project components, the Developer shall generate adequate long-term revenue to cross subsidize the initial capital cost of developing the mandatory facilities required by KSSC.</p> <p>Should the revenue component compensate the sports component's future expenditure and infrastructure?</p>	<p>KSSC expects revenue components to compensate the sports component's future expenditure and infrastructure. However, more clarity on this can be got only after the feasibility study and master planning exercises.</p>
5.	<p>The Applicants are expected to join hands with International Partners having specific prior experience in the design of such Stadia for designing these project components.</p> <p>What are the selection criteria for the international association during the construction phase of the project?</p>	<p>The selection criteria for the Consortium will be as per the PPP guidelines of DEA, MOF, GOI</p>
6.	<p>The Sports Training Infrastructure (mandatory components) of the Project, which are to be operated under overall control of KSSC, are broadly expected to include the following Project Components:</p> <ul style="list-style-type: none"> • Indoor Stadium with 200 metre Athletic Track of international competition standards • Facilities for Athletics throw events • Student's Dormitories / Youth Hostel Gyms and other related Training Facilities • Change Rooms, Rest Rooms and other support infrastructure 	<p>Anything other than the mandatory components can be added as Developer's Contribution</p>

	Can we include the further requirement components on the mandatory component given by KSSC?	
7.	<p>As per the model document of PPP, the Applicant can also claim the experience of an Associate Company for meeting the Technical and Financial capacity to enable the Applicant to include extensive experience of its associate companies.</p> <p>Since there is no clause related to Associate in the EOI document, we request you to incorporate Associate clause and standard definition of the Associate for assessment of Technical and Financial capacity of the Applicant as mentioned below:</p> <p>For meeting the Technical and Financial Capacity, the bidder can claim the experience of the Associate</p> <p>For the purpose of this EOI, Associate means, in relation to Applicant/Consortium Member, a person who controls, is controlled by, or under the common control with the Applicant/Consortium Member (the Associate). As used in this definition, the expression, "control" means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person, and with respect to a person, which is not a company or a corporation, the power to direct the management and policies of such person by operation of law.</p>	<p>As per Section 7, Page 12 of the EOI document, "the Prospective Bidder may be a single entity or consortium of members not exceeding three (3) (referred to as "Bidding Consortium") coming together to develop the Project on PPP mode."</p> <p>The Technical Capacity required by the EOI can be met by any one of the Consortium members and the Financial Capacity should be met by the Lead Member of the Consortium.</p>
8.	As defined under Technical capacity, we understand that similar project infrastructure cost of Rs. 450 Crore over past few years is the sum total of similar infrastructure projects and not single project value of Rs. 450 Crore. Please confirm.	The applicants together should have satisfactorily completed similar work as given below, during last 5 years, as on March 2017.