



Date: 16 April 2022

“EXPRESSION OF INTEREST (EOI)”

Goa Cricket Association “GCA” requests for **Expression Of Interest (“EOI”)** from reputed professional entities towards the rendering of **“Project Management Consultancy & Transaction Advisory Services”** in relation to the Proposed New International Cricket Stadium at Dhargal-Goa.

The Interested parties shall refer and apply as per the Expression of Interest document, Terms of reference and other relevant documents which will be available on 20th April 2022 at <https://goacricketassociation.co.in/documents/tenders/>

The **Managing Committee** of GCA reserves the right to accept/reject any or all the applications without assigning any reason therefore.

Sd/-
Hon. Secretary
Goa Cricket Association



GOA CRICKET ASSOCIATION

INVITATION FOR SUBMISSION OF EXPRESSIONS OF INTEREST (“EOI”) FOR APPOINTMENT OF “PROJECT MANAGEMENT CONSULTANT & TRANSACTION ADVISOR” IN RELATION TO THE PROPOSED CONSTRUCTION OF CRICKET STADIUM OF 30000 SEATING CAPACITY ON LAND BEARING SURVEY NO 324 (P) & 325 OF SPORT CITY SITUATED AT DHARGALIM VILLAGE OF PERNEM TALUKA, GOA.

1. INTRODUCTION

- 1.1 Goa Cricket Association “GCA” is the Governing body of Cricket activities in the Indian State of Goa and the Goa Cricket Team.
- 1.2 The Association is now desirous of setting up a new stadium for the development of Infrastructure of the game.
- 1.3 In furtherance of the above goal, the Association has planned to develop a state-of-the-art cricket stadium at Dhargal spanning 2 lakh square meters either on PPP basis or own development by GCA.
- 1.4 Goa Cricket Association invites sealed bids under two bid system on % rate Basis, for appointment of reputed “**Project Management Consultant & Transaction Advisor**” for “**Proposed construction of cricket stadium of 30000 seating capacity on land bearing survey no 324 (P) & 325 of Sport City situated at Dhargalim village of Pernem Taluka, Goa**”

1.5 MINIMUM ELIGIBILITY CRITERIA FOR BIDDERS

- a. The bidder should have in the last 15 years, ending as on 31st March 2022, successfully completed as a prime Project Management Consultant and / or Financial, Transaction Advisory with Government bodies and / or with Reputed Large Private or Public Limited Companies for various infrastructure related projects, at least one similar sport related project of international stature of value not less than Rs.5000.00 Lakhs.

The term “**Similar Sport related Projects**” includes project like cricket stadiums or football stadiums or hockey stadiums etc built to organized sports events of national & international stature.

The term “**Various Infrastructure Projects**” mean the project involving with MEP services like arena lighting, public address system, Fire detection and suppression systems, Hydro-pneumatic system, HVAC, STP, ETP etc; DLC, PQC, Hot mix roadwork, post-tensioned, pre-stressed concrete work, heavy structural steel & RCC work, landscape, green building concept etc.

- b. The bidder should have well experienced in-house associates of Senior Architect, Structural Engineers, MEP, Project Management, Financial & Transaction advisors or MOU or Initial Undertaking for Joint Venture in the approved format, all having relevant consultancy experience over the years.
- c. The bidder should provide authenticated Audit Reports and Audited Financial Statements containing the Statement of Profit & Loss, Balance Sheet, Schedules, Notes to Accounts for 7 years preceding the FY 2021-22.
- d. The bidder should provide authenticate documentary proof of establishment to provide project management services and / or Financial Transaction Advisory over last 15 years for various infrastructure project and similar sports related projects as required under minimum eligibility criteria, indicating year & period of services provided, Work Orders, Completion Certificate indicating Employer’s name, addresses, contact number, email addresses for the reconfirmation of the information provided.
- e. All technical details and submittal are to be provided in **first sealed envelope** indicating the name & address of the bidder and subscript as **Technical Bid** on its front cover.
- f. The bidder shall quote financial compensation / fees towards the services to be provided in % rate of the project cost for which services are provided. Initially estimated cost of the project shall be considered to work out the fees until actual cost of the project determined for which consultancy services are provided by the Consultant.
 - i. % Fees quoted shall include all consultancy charges, expenses towards engaging all technical staff in adequate numbers as determined by Goa Cricket Association, on full time basis, their accommodations, transport and all other related expenses. Technical staff includes well experienced Architects, Contract Administrators, Senior Planning engineers, QA/QC engineers for civil, architectural and MEP

works, Project Managers, Safety Officers, Financial & Transaction personnel etc.

- ii. % Fees shall also include expenses towards establishing full time consultant's office with all facilities at the site as well as at or near Goa Cricket Academy at Porvorim.
 - iii. Prevailing Government taxes shall be paid as an extra or deducted as applicable.
 - iv. Payment towards consultancy fees shall be made as per the Schedule of Payment determined by GCA.
 - v. Consultancy services shall be continued as and when required or full-time basis for a period of 6 months on Completion & handing over of the Project, without any additional compensation or fees towards extended period.
 - vi. Financial quote shall be provided in **Second sealed envelope** indicating the name & address of the bidder and subscript as **Financial Bid** on its front cover.
- g. Both the Envelopes should be sealed in a **Third Sealed Envelope** indicating the name & address of the bidder and subscript as on **"EXPRESSIONS OF INTEREST ("EOI") FOR APPOINTMENT OF "PROJECT MANAGEMENT CONSULTANT & TRANSACTION ADVISOR" IN RELATION TO THE PROPOSED CONSTRUCTION OF CRICKET STADIUM OF 30000 SEATING CAPACITY ON LAND BEARING SURVEY NO 324 (P) & 325 OF SPORT CITY SITUATED AT DHARGALIM VILLAGE OF PERNEM TALUKA, GOA"** on its front cover.
- h. Top five bidders, securing maximum marks under marking system shall be post qualified for opening the second envelope of financial bid. GCA shall frame the marking systems for the various criteria including the minimum eligibility criteria indicated as above.
- i. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth or unconditional rebate is offered or conditional applied by the bidder, such bid shall be summarily rejected.
- j. The Bidders shall refer the **Terms of Reference** attached as **"Annexure 1"**

- k. Addendum/ corrigendum etc. (if any) shall be uploaded on the below link, the same shall be deemed to be the Notice to the bidders hence additional notice of the same will not be provided to the bidders.

<https://goacricketassociation.co.in/documents/tenders/>

- l. GCA shall have the right to relax any eligibility condition/s as per its sole discretion.
- m. GCA reserves the right to accept or reject any or all EOI/ Bids in part or full without assigning any reason whatsoever.

2. General Terms of the Invitation

- 2.1 Neither GCA nor its officers, employees and/or agents shall, in any circumstances whatsoever, be responsible or liable in any manner or mode by whatever name called or described for any costs, liability, losses, damages or expenses of any kind whatsoever incurred or suffered in connection with this document or as a consequence of the preparation or delivery of any EOI.
- 2.2 The GCA, its Affiliates, employees or advisors do not make any representation or warranty and shall not be liable to any person including any Applicants under any law including any statutes, rules, regulations, tort, principles of restitution, unjust enrichment or otherwise for any loss, damages, costs or expenses which may arise from or be incurred or suffered on account of, anything contained in this Invitation, including the accuracy, adequacy, correctness, completeness or reliability of the Invitation and any assessment, assumption, statement or information contained herein or deemed to form part of this Invitation, or the failure of the Applicants to understand the requirements and respond to the Invitation.
- 2.3 Neither the publication of this document nor any part of its content is to be taken as any form of offer capable of acceptance or any commitment or acknowledgment on the part of GCA to proceed with any EOI or any third party and GCA reserves the unfettered right not to appoint any service provider at any time without giving any reasons.
- 2.4 GCA reserves the right to, at its sole discretion and without notice, cancel this Invitation and/or the entire process and/or reject all or any EOIs or invite revised EOIs, at any time, without incurring any liability. In no event, shall GCA be liable to return the EOI documents of any Applicant.
- 2.5 GCA reserves the right to proceed with the selection process regardless of the number of EOIs that are received and/or shortlisted. GCA reserves the right to determine the eligibility of and/or shortlist any Applicant based on the information submitted in its EOI and/or any information from other sources.

- 2.6 This Invitation is neither an offer by GCA to enter into any contract nor does it confer any right upon the Applicant or impose any obligation upon GCA in any manner whatsoever. No binding legal relationship will exist between the Applicants and GCA until execution of the services agreement in form and manner satisfactory to GCA.
- 2.7 Applicants are bound to maintain the confidentiality of this Invitation and any other information or documents provided to them.
- 2.8 All matters in relation to this Invitation or the process shall be governed by the laws of India, without reference to its conflict-of-law principles and any disputes shall be subject to the exclusive jurisdiction of the courts at Goa State.
- 2.9 By submitting an EOI, an Applicant will be deemed to have accepted all the terms and conditions of this Invitation.
- 2.10 Any requests for clarification in relation to this Invitation may be addressed by email to the following email address:-

goacricketassociation@rediffmail.com

The same must be received by **Wednesday, 4th May 2022 by 5.00 PM IST.**

GCA reserves the right not to respond to any request for clarification in its absolute discretion.

- 2.11 The Third Sealed envelope should be addressed to **The Hon. Secretary**, and must be submitted to the GCA Head Office at the below mentioned address:-

“Goa Cricket Association”

Goa Cricket Academy
Alto-Porvorim
Bardez Goa
403521

The same must be received by **Wednesday, 11th May 2022 by 5.00 PM IST.**

Any EOIs received after this deadline may not be considered unless GCA decides otherwise at its discretion.

For and Behalf of Goa Cricket Association

Sd/-

Date: 19/04/2022

Hon. Secretary



GOA CRICKET ASSOCIATION

Annexure “1”

**Terms of Reference for Project Management
Consultancy (PMC) & Transaction Advisory
Services
For proposed New International Cricket Stadium at
Dhargal**

TERMS OF REFERENCE

SCOPE OF WORK

PART I: PLANNING, DESIGNING AND TENDERING

STAGE 1: DETAILED DESIGN AND DEVELOPMENT STAGE.

1.1. Investigations & Co-ordination

PMC shall coordinate among various concerned Agencies to carry out necessary investigations such as soil investigation, contour survey, etc, which will be carried out through suitable professional agencies in consultation with the Goa Cricket Association and concerned consultants. The cost of such investigations will be borne by the Goa Cricket Association.

1.2. Prepare list of drawings and maintain conformity of BOQ from various consultants

PMC shall obtain list of the submittals, forms and drawings indicating scale etc. in consultation with each Consultant to maintain conformity that each agency is expected to deliver together with a schedule of delivery of these submittals. These submittals may be required for Authority Approvals / NOCs, Tender documentation comprising tender drawings, technical specifications, Bill of Quantities, measurements, rate analysis, other required submittals etc. PMC shall coordinate with all the Consultants / Agencies following the work schedule approved by Goa Cricket Association.

1.3. Ensure that all permissions have been applied for

a) PMC shall prepare in consultation with Project Architect, Goa Cricket Association and Other Consultants a list of the names & addresses of authorities whose permission would be necessary before starting the Project. Viz. Town and Country Planning, MOEF, PWD, Directorate of Health Services, Industrial Safety & Health, etc.

b) PMC in consultation with Project Architect, Goa Cricket Association and Other Consultants shall ensure that all the requisite permissions needed for the Project have been applied for.

c) Project Architect / Other design Consultants will make all necessary drawings, documents, reports and applications for obtaining approvals / NOC from approving Authorities but Project Architect / Other design Consultants / PMC will not be responsible for obtaining these approvals.

1.4 Prepare consolidated cost of the Project

(Based on approximate quantities and estimates obtained from various consultants)

a) PMC shall co-ordinate with various consultants to obtain the Bill of Quantities and estimated cost of their scope of work.

b) By the time basic design has been agreed upon, the consolidated cost of the Project will be prepared based on the approximate cost estimate prepared by the various Consultants.

c) The consolidated cost of the Project will be prepared by Project Architect / PMC based on the approximate cost estimates prepared by various consultants.

1.5 Secure final approval of the budget

On the basis of the preliminary estimates it will be possible for Project Architect /PMC to propose a budget for the work, together with the construction schedule.

STAGE 2: TENDER DOCUMENTATION, N.I.T. AND AWARD OF CONTRACT

2.1 Tender Drawings

Project Architect / PMC follows up with various Consultants and ensure the timely preparation of tender drawings. The Goa Cricket Association will approve tender drawings before tenders are invited.

2.2 Frame Tender Documents

- a) All tender documents required for completion of the Project will be suitably framed by Project Architect / PMC in consultation with GOA CRICKET ASSOCIATION and the various consultants, on the basis of estimate, BOQ, specifications and drawings prepared by various Consultants.
- b) Review Tender documents with the Project Architect / PMC and other Consultants to eliminate the areas of conflict and overlapping of the work to be performed by the various contractors. Viz. civil work and MEP Services, hardscape and landscape etc. The approval of the appropriate consultants and Goa Cricket Association shall be obtained. Goa Cricket Association shall invite tender for each contract.
- c) Project Architect / PMC shall provide Goa Cricket Association with one tender copy. All additional tender documentation including bills of quantities, specification, conditions of contracts and the drawings shall be provided by the Goa Cricket Association.
- d) Project Architect/ PMC in consultation with Goa Cricket Association will pre-qualify prospective bidders on the basis of technical and financial criteria for the work.

2.3 Conduct Pre- Bid Conference

Project Architect/ PMC in consultation with Goa Cricket Association will conduct one or more pre-construction conference of Goa Cricket Association, Consultant and Bidders, to spell out in detail what is expected from the Contractors, quality aspect and schedule. All the queries, questions concerning the bid, submission of bid, the way in which construction shall be proceed, will be resolved.

2.4 Receive and Scrutinize tenders

PMC shall evaluate the tender received. Technical scrutiny report as well as financial scrutiny report shall be prepared and submit with the recommendation to the Project Architect / Goa Cricket Association. Project Architect / PMC shall assist the GOA CRICKET ASSOCIATION in contract negotiation leading to selection of contractor(s) for various tender packages. Any assistance or consultation seeks from any of the agencies / consultants involved shall be obtained throughout the process.

2.5 Frame contract documents

PMC shall prepare work order(s) for commencement of various works and put up for approval and issuance by the GOA CRICKET ASSOCIATION.
Assist the Goa Cricket Association in the checking of Contract documents for various contract packages

2.6 Ensure all insurance are taken

PMC shall ensure that all requisite insurance for the Project shall have been taken by the appropriate agencies.
Viz. Contractor's All risks policy, Insurance, Labour License etc. covering various aspects under it, Contractor's labour license, etc.

2.7 Design reporting formats

PMC shall obtain quality assurance and quality control reporting and formats from respective consultant. PMC shall design the reporting formats viz. Q.A./ Q.C., Work Progress, Site Safety etc. for the supervisory agencies in consultation with them and the Consultants.

2.8 Goa Cricket Association purchased material and equipment (If any)

Assist Goa Cricket Association / Project Architect in identification of materials to be supplied by the GOA CRICKET ASSOCIATION, if any. Assist in initiating the actions for processing the placement of orders.
Recommend for purchase by the GOA CRICKET ASSOCIATION and expedite the procurement of long lead items to ensure their delivery by the required dates.

PART II: CONSTRUCTION & POST CONSTRUCTION STAGE

STAGE 1: CONSTRUCTION MANAGEMENT

1.1 Contractor's Work Schedule and Work Methodology

PMC shall obtain Contractor's work methodology and a micro-level baseline and working schedule prepared by CONTRACTOR using planning and scheduling software like "Primavera" / MS Project OR "Suretrack" for GOA CRICKET ASSOCIATION's /PMC's approval.

PMC shall review / suggest and approve Contractor's work methodology and detailed construction schedule prepared in consultation with CONTRACTOR for various works, vendors and suppliers of various plant, machinery and equipment. All work methodology shall be reviewed by the Project Architect.

- **Consultant's Work Schedule for Issuance of Working Drawings**

If all such drawings are not released at one time, working out a time schedule based on Contractor's Schedule for supply of drawings and other related materials to suit the construction schedule and update the same.

PMC shall prepare a list of drawings in consultation with each Consultant, together with a schedule of delivery of these working drawings on the basis of Contractor's approved work schedule.

The list of working drawings so prepared along with a schedule of delivery and the Contractor's work schedule shall be issued to the Project Architect and other Consultants for their review, suggestion and implementation.

1.3 Track the work Progress

PMC shall monitor the work progress of various work activities at the Site based on Contractor's tracked approved schedule, actual start, finish dates, splits of the activities etc. PMC shall review work progress S-Curve prepared and submitted by the Contractor periodically. Recommend any adjustment, modification required to recover and delay in achieving set milestones. Advising the GOA CRICKET ASSOCIATION about the Project status & performance by letters, Minutes of meeting & weekly as well as Monthly Status Report.

1.4 Typical Format of Monthly Project Report

Monthly project report comprising: -

- Work progress report
 - Tracked Work Progress S-Curve,
 - % completion of Work ,
 - Tracked Gantt / bar chart indicating start & finish (baseline/actual/early/late Start & Finish),
 - Updated sample approval report,
 - Update working drawings status
 - Quality control test report,
 - Authority approval report,
- Financial statement,
- Inventory : Material Delivery and stock report, manpower report
- Outstanding information report based on Contractor's query
- Report of instructions issued to the Contractors.
- Accident Report & Contractor's Organization for Occupational Safety

1.5 Construction review Meeting

PMC shall arrange periodic construction meetings at the Site with the Contractor, Consultants and Goa Cricket Association for reviewing the work progress status & solving the problems arising at the Site and for the technical clarifications required by the various executing agencies.

1.6 Contractor's Proposals: Shop drawings, Method Statements etc.

Receive and review Contractors proposals giving comments / advice on them and approvals after consulting the Consultants.

1.7 Norms for Quality Control and Monitoring

PMC shall establish acceptance norms for quality control of materials and workmanship and effecting proper control in monitoring the quality standards as per the Technical Specification issued by the Consultants & IS, CPWD, IRC, MoRTH Technical Codes.

1.8 Financial Budgets

PMC shall prepare a detailed consolidated financial budget on the basis of the contracts and work orders for various plant, machinery and equipment awarded, and also on the basis of the estimated costs of other items of work for which the orders are not placed.

1.9 Cash Flow Charts

Coordinate with contractors to get their monthly cash flow for their works. Based on these, PMC shall prepare detailed consolidated monthly cash flow chart (analytical & graphical form) & statement to submit it to GOA CRICKET ASSOCIATION, which would assist in smooth cash flow.

1.10 Updated Estimated Values

PMC will continuously monitor the estimated value of the Project, incorporating any variations or changes that may be made as the work proceeds.

In every four months a report will be made available to GOA CRICKET ASSOCIATION of the currently estimated value of each contract and of the completed work of Projects.

1.11 Extra items of Work

For extra items of works not covered in the contract (contract between the civil contractor and GOA CRICKET ASSOCIATION), PMC in coordination and consultation with the respective Consultants, will work out the rate analysis of these extra items and recommend suitable rates for these works.

Or alternately, If rate analysis submitted by CONTRACTOR, PMC in coordination and consultation with the respective Consultants & Goa Cricket Association, will scrutinize and approve it, after making due changes if needed.

1.12 Contract Administration

Administering the contracts, interpretation of the contracts documents, evaluation of variation items and advising the GOA CRICKET ASSOCIATION there on.

- Scope Change Order: PMC shall develop and implement system for the preparation, review and processing of Scope change orders.
- Collect and deliver to the GOA CRICKET ASSOCIATION any specific written warranties or guaranties given by others, including all required contractors guarantees and warranties.

1.13 Measurement/Certification of Contractors Bill

PMC in consultation with Goa Cricket Association shall develop a procedure for review, approval, processing, checking measurements, scrutiny and certification of contractor's bills.

PMC shall check actual measurements of work at site, scrutiny and certify contractor's bills.

1.14 Full time supervision: Quality; Time & Schedule; Work Progress Review; Safety Program; Documentation & Records.

Day to day supervision of the activities and coordinate the work activities to complete the Project in accordance with the GOA CRICKET ASSOCIATION's objectives of **QUALITY, TIME, COST AND VALUE ENGINEERING**

QUALITY: Establishing acceptance norms for quality control of materials and workmanship and effecting proper control in monitoring the quality standards.

Ensuring effective quality control and progress of fabricated / bought out items, by visiting workshop / offices of the various Indian manufacturers / suppliers.

TIME & SCHEDULE: Determine the adequacy of contractor's personnel and the availability of materials and supplies to meet the schedule. Recommend the courses of action to the GOA CRICKET ASSOCIATION when requirements are not being met.

WORK PROGRESS REVIEW: Conducting weekly site meetings to review project performance and initiate action to sort out bottlenecks and shortfall in qualitative aspects and preparation of minutes of meeting, distribution of all concerned and follow up leading to action.

SAFETY PROGRAM: Review the safety program of each of the contractors and make appropriate recommendations. Maintain the safety records using safety analysis software as per the requirements of IS & H.

DOCUMENTATION & RECORDS: Maintain at the Project Site, on current basis, records of all the necessary Contracts & drawings, Samples, purchases of materials records, Status Reports, Equipment maintenance and operating manuals, Instructions and other construction related documents including all revisions.

Obtain data from the Contractors and maintain a current set of records of drawing specification and operating manuals.

At the completion of the Project, deliver all such records to the GOA CRICKET ASSOCIATION.

STAGE 2: POST CONSTRUCTION STAGE

2.1 Mechanical Completion Report and Maintenance manuals

PMC in consultation and Coordination with the Consultants will compile Mechanical Completion Report for the building, plant, machinery and equipment.

Mechanical Completion Report comprise----

- As-build drawings,
- Report on quality control tests carried during the construction,
- List of sample/ plant/ equipments,
- Catalogues, warranty, maintenance / operation manuals.
- Maintenance manual for the building, plant, machinery and equipment
- A systematic maintenance program of inspection and regular renewal of certain items (such as painting and waterproofing) and parts of the equipment will be proposed with the maintenance work done to be reviewed annually.