Expression of Interest for Development, Operation & Maintenance of Interpretation Centre in front of Lingaraj Temple, Bhubaneswar

National/ International Expression of Interest (EOI) invited from firms/ societies/ trusts of repute for operation and maintenance of Interpretation Centre located in front of Lord Lingaraj Temple, Bhubaneswar.

Details of the EOI, including procedure for submission can be obtained from the office of Director Tourism, Paryatan Bhawan, Bhubaneswar-751014 during office hours (Phone-0674 2432177) or downloaded from the website www.odishatourism.gov.in.

Duly completedEOIs may be submitted in sealed covers with captioned “Expression of Interest for development, operation and maintenance of Interpretation Centre near Lingaraj Temple” at the aforementioned office so as to reach by 17.00 hrs on 24.01.2017.

[Signature]

Director, Tourism
Expression of Interest for Development, Operation & Maintenance of Interpolation Centre in front of Lingaraj Temple, Bhubaneswar

Background:

Bhubaneswar is a happy combination of old world charms and new world comforts. While the ancient city is 2600 years old, the modern city came into existence in 1948 as the new capital of Odisha, designed by the German architect O.H.Koeingsberges. It is said that there were about seven thousand temples here, which earned it the coveted title of the Temple City of India. Even today from the hundreds of temples that still stand majestically as mute witness of a glorious past, one can study the chronological development of temple architecture from the beginning in the 7th century AD to its culmination in the 13th century AD. The major attraction of the temple city is Lord Lingaraj Temple a 11th century monument one of the celebrated Shiva Centre of India.

2. Interpretation Centre:

Department of Tourism has created an Interpretation Centre right in front of the Lingaraj Temple on a land parcel of 4830 sq.ft. The total built up area of the Interpretation Centre is about 4500 sq.ft which has provision of toilet block, souvenir shop, cafeteria, waiting area etc. The land for this purpose has been given by Lingaraj Temple Trust and the funding has been done by Department of Tourism.

Detail structure & infrastructure available with plan is given at Annexure-A. The Centre is strategically located on an expanse of prime land of about 4500 sq.ft. The location is extremely strategic, right in front of the main gate of Lingaraj Temple.

The Department of Tourism, Government of Odisha now proposes to select through this competitive bidding, an agency of repute to furnish, operate, manage and transfer the facility. The period of the proposed concession will be 10 years.

The focus of the Interpretation Centre would be to showcase the rituals undertaken in the Lingaraj Temple throughout the year, capture different legends connected to the temple & the temple city, highlighting Odishan Heritage & Culture. The display may be both in the form of Film & exhibits. The selected agency shall furnish the Interpretation
Centre, arrange the exhibits, miniature sculpture etc. to attract tourist in large number. The agency may collect users fee from the tourists for this purpose.

3. **Objective:**

The Tourism Department, Government of Odisha would like to invite potential bidders to furnish, operate & manage this Interpretation Centre at Lingaraj Temple, Bhubaneswar.

Based on the current understanding, the following possibilities emerge to develop this site. The Interpretation Centre should be structured around the following broad based thematic categories:

- Central projection and the undercurrent of the broad themes should revolve around the rituals undertaken in the Lingaraj Temple throughout the year, capture different legends connected to the temple & the temple city, highlighting Odishan Heritage & Culture etc.
- Projection of the rich cultural legacy of Odisha for integration of cultural activities that can be linked with the site.

Given the prime location, the site would allow the bidder the possibility of developing multiple programmes linked with the above theme along with craft's zone, plays/enactments, 3 D experiential show, educational resource packs for students, library and wifi zone, development of a cafeteria showcasing Odishan & Temple cuisine, public conveniences etc. and thus operate a viable financial venture.

The competent firm is expected to submit a detailed proposal for development and operation of the interpretation center. The proposal should include proposed components, designs, interpretation themes, type of materials and cost for construction of any other components being envisaged, modalities of operation and management of the project as well as proposed revenue sharing model with the Department of Tourism, Government of Odisha.

4. **CONCESSION PERIOD**

The concession period shall be 10 years from the date of signing of agreement with the selected agency.
5. Terms of Reference & Scope of Work

The prospective O&M operator is expected to furnish and operate the interpretation centre on the land/structure so concessioned by the Department of Tourism, Government of Odisha for the above purpose:

The investor is expected to *inter alia* take up the following:

a) Carry out own assessment and feasibility of the project in this area and develop a business plan to be shared with the Department of Tourism, Government of Odisha.

b) Source for and provide funding for the project as and where required.

c) Identify and develop the necessary infrastructure to facilitate the project as will be deemed necessary and agreed with the Department of Tourism, Government of Odisha.

d) Promote and market the project.

e) Develop the related tourism activities/facilities i.e., observation and rest points, wash areas, restaurants, souvenir outlets and other related facilities that will enhance the visitor experience.

f) Carry out periodic maintenance and repairs as and when required.

g) Bear all developmental & operational expenses of the project.

h) Ensure visitor safety at all times. Have an emergency response plan.

i) Pay the concession fees and other fees as agreed in the contract from time to time.

The investor shall comply with relevant laws of in the country and those of the Government of Odisha and local institutions governing the area and envisaged activity, and any rules, regulations, policies, guidelines and instructions promulgated under such laws, whether they are in effect currently or become effective after execution of this Agreement. These regulations and policies include, but are not limited to Government of Odisha’s Public Health, Labour and Safety requirements, regulations, guidelines and instructions promulgated and associated with protected area, visitor safety and health, regulations, guidelines and instructions promulgated and associated with Tourism.
6. Eligibility Criteria :

Option-1

a. The agency must be a registered firm/registered trust.
b. Must have prior experience in operating tourist amenities centre/interpretation centre.
c. Net worth not below Rs.20.00 lakh

Option-2

a. The agency must be a registered firm/registered trust.
b. Net worth not below Rs.20.00 lakh

7. OBLIGATION OF THE TENDERER

i) The agency shall be responsible for re-development, furnishing, operation, maintenance of the Interpretation Centre.

ii) The Interpretation Centre shall have the provision of following minimum facilities:

a) Separate hall for multi-media show with minimum sitting capacity of 50
b) Visual display hall
c) Cafeteria
d) Souvenir shop
e) Visitor’s waiting room
f) Separate wash room for Ladies & Gents

v) The agency shall be responsible to operate & maintain the facilities at its own expense, collect user’s fee from the visitors.

vi) The selected agency shall not utilize the project assets for any other purpose other than for which it has been concessioned to him.
vii) The selected agency shall make a tripartite agreement with Department of Tourism, Lingaraj Temple Trust for this purpose.

viii) The agency shall make timely payment of annual royalty in advance on the anniversary of the signing of the agreement.

ix) The agency shall deposit performance security equal to two years rental in shape of D.D. drawn in any scheduled bank at the time of signing of agreement.

x) The agency shall handover the property after the end of concession period i.e. on completion of 10 years from date of signing of the agreement to Department of Tourism.

8. OBLIGATION OF DEPARTMENT OF TOURISM

i) Department of Tourism shall hand over the project assets in as-is-where is condition to the agency free from all in-cumbrance & encroachment.

ii) Department of Tourism shall allow the selected agency to collect the user fee from the visitors using the facilities.

iii) Department of Tourism may provide film on rituals of Lingaraj Temple, other important temples of Bhubaneswar, Odishan art & culture etc. which will be used in Interpretation Centre.

9. METHOD OF TENDERING

The tender shall be “two packet system” having Technical Bid (Packet “A”) & Financial Bid (Packet “B”). Both these bids shall be put in a common envelop sealed & stamp super scribing on the top of the envelop, the name of the subject i.e. Tender For “Development, Operation & Maintenance of Interpretation Centre in front of Lingaraj Temple, Bhubaneswar”. Each of these bids shall be clearly specified in bold letters as ‘Technical Bid’ and ‘Financial Bid’
(A) The following documents should be included in Packet “A” Technical Bid in absence of which the tender is liable to be rejected:

i) Tender documents in original complete as per the prescribed format, duly signed and stamped in all pages.

ii) Earnest Money Deposit of Rs.50,000/- in the form of DD issued by Scheduled Commercial Banks in favour of “Director Tourism, Govt.of Odisha”.

iii) In support of eligibility criteria a statement showing similar works executed by them and Certificates / documentary evidence of their work from the organization under whom they work/working.

iv) Relevant document/certificate in case of

• Partnership firms -- Copy of Partnership Deed should be submitted.

• Joint Stock Companies -- Copy of Memorandum and Article of Association and Incorporation Certificate should be submitted.

• proprietorship firm -- Certificate from a Chartered Accountant must be attached.

v) In support of financial capacity for undertaking this work as stipulated above necessary net worth certificates from the competent authority shall have to be attached with the tender.

vi) Name, Signature and photograph of authorized signatory on behalf of tenderer along with authorization letter.

(B) Financial Bid (Packet-B)

The agency shall quote lump sum royalty to be paid in the first year to Department of Tourism / Lingaraj Temple Trust for this entire concession. The annual royalty shall be increased by 10% every year on compounded basis.
10. TENDER EVALUATION

The financial bid of the agencies fulfilling all the eligibility criteria and have submitted the EMD and other relevant documents shall only be opened. The annual royalty quoted by the short-listed agency fulfilling the eligibility criteria will be considered for comparison. The eligible agency quoting the highest shall be selected.

11. BID SCHEDULE

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<tr>
<td>1</td>
<td>Issue of Expression of Interest</td>
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<td>2</td>
<td>Pre-Bid Conference</td>
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<td>3</td>
<td>Reply to Pre-Bid Queries</td>
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<td>Issue of Corrigendum if any</td>
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<td>5</td>
<td>Last date and time for Proposal submission</td>
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<td>6</td>
<td>Date and time for opening of Technical bids</td>
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<td>7</td>
<td>Date and time for opening of Financial bids</td>
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FINANCIAL BID
(On the Letterhead of the Agency)

Sub: Development, Operation & Maintenance of Interpretation Centre in front of Lingaraj Temple, Bhubaneswar.

Having gone through the bid document and having fully understood the scope of work for the assignment as set out in these documents; we are pleased to quote the following royalty for the first year:

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<th>Scope of work</th>
<th>Royalty quoted for first year</th>
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<td>Development, Operation &amp; Maintenance of Interpretation Centre in front of Lingaraj Temple, Bhubaneswar</td>
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N.B.: The annual royalty shall be increased by 10% every year on compounded basis.

Any cutting / overwriting in the Bid documents must be authenticated by the authorized signatory of the applicant Unit.

Yours faithfully

(Signature of the applicant)

(Name)

Date

Place