

**Addendum - RFP for Development and Operation & Maintenance of PWD Rest House, Patiala as Heritage Hotel on PPP mode in the State of Punjab.”**

**Dated 22<sup>nd</sup> July 2021**

<b>S. No.</b>	<b>Clause No.</b>	<b>Existing Clause</b>	<b>Modified Clause</b>
1.	RFP Clause 1.1.2	The scope of work will broadly include the Development of the Project Site into a Hotel with 3 star or above category facilities and commercial area upto 35% of the Total Built Up Area and its Operation and Maintenance thereof in terms of Section 7, Terms of Reference and the Concession Agreement.	The scope of work will broadly include the Development of the Project Site into a Hotel with 3 star or above category facilities and commercial area (shops, showrooms, office spaces, food court, etc.) upto <b>50%</b> of the Total Built Up Area and its Operation and Maintenance thereof in terms of Section 7, Terms of Reference and the Concession Agreement.
2.	RFP Clause 7.4 (2)	Commercial area, food court, etc. subject to a maximum of 35% of the total Built-up Area (BUA).	Commercial area (shops, showrooms, office spaces, food court, etc.) subject to a maximum of <b>50%</b> of the total Built-up Area (BUA)
3.	RFP Clause 2.2.1)	<p>B. Technical Capacity: During the last 5 (five) years, the bidder shall have:</p> <p>i. Experience in development and / or operation &amp; maintenance / management of at least 1 (one) hotel / resort with 3-Star rating or above, having a minimum of 40 (forty) rooms;</p> <p align="center">OR</p> <p>ii. Experience of development and / or operation &amp; maintenance / management of at least 2 (two) hotels / resorts with 3-Star</p>	<p>B. Technical Capacity: During the last 5 (five) years, the bidder shall have:</p> <p>i. Experience in development and / or operation &amp; maintenance / management of at least 1 (one) hotel / resort with 3-Star rating or above, having a minimum of 40 (forty) rooms;</p> <p align="center">OR</p> <p>ii. Experience of development and / or operation &amp; maintenance / management of at least 2 (two) hotels / resorts with 3-Star rating or above, having a minimum of 25 (twenty - five) rooms;</p> <p align="center">OR</p>

		<p>rating or above, having a minimum of 25 (twenty - five) rooms;</p> <p style="text-align: center;">OR</p> <p>iii. Experience of development and / or operation &amp; maintenance / management of at least 3 (three) hotels / resorts with 3-Star rating or above, having a minimum of 20 (twenty) rooms;</p> <p style="text-align: center;">OR</p> <p>iv. Experience in development and operation &amp; maintenance of hospitality / tourism / real estate sector projects with cumulative investment of more than Rs. 50 Crores (Rupees Fifty Crores Only)</p>	<p>iii. Experience of development and / or operation &amp; maintenance / management of at least 3 (three) hotels / resorts with 3-Star rating or above, having a minimum of 20 (twenty) rooms;</p> <p style="text-align: center;">OR</p> <p>iv. Experience in development and operation &amp; maintenance of hospitality / tourism / real estate sector projects with cumulative investment of more than Rs. 50 Crores (Rupees Fifty Crores Only)</p> <p><b>Further, entities which are under franchisee agreement, trademark agreement or management contract with reputed National / International Hotel / Hospitality Chains where such chains having atleast 30 hotels shall be considered eligible. Production of Certificate from MoT in such cases shall not apply.</b></p>
4.	RFP Clause 1.3	<p>Online Submission of Bid : 02<sup>nd</sup> August, 2021, upto 1500 hours</p> <p>Submission of Technical Bid and EMD in physical form: 03<sup>rd</sup> August, 2021, upto 1500 hours</p> <p>Opening of Technical Proposal : 03<sup>rd</sup> August 2021, at 1600 hours</p>	<p>Online Submission of Bid : <b>10<sup>th</sup> August, 2021, upto 1400 hours</b></p> <p>Submission of Technical Bid and EMD in physical form: <b>10<sup>th</sup> August, 2021, upto 1600 hours</b></p> <p>Opening of Technical Proposal : <b>10<sup>th</sup> August 2021, at 1630 hours</b></p>
5.	The provisions / amendments made vide this Addendum shall supercede the provisions / clauses in the DCA, wherever applicable.		