

INDIAN INSTITUTE OF INFORMATION TECHNOLOGY BHAGALPUR

Bhagalpur - 813210 (Bihar)

TENDER DOCUMENT



NIT No: IITBh/ NIT-05/Hostel Accomodation, Dated: 12.01.2018

Closing at 15:00 Hrs. on 05rd February, 2018

Notice Inviting Tender for providing Student Hostel Accommodation

Indian Institute of Information Technology Bhagalpur

Bhagalpur -813210 (Bihar)

BACKGROUND

1.1 Indian Institute of Information Technology Bhagalpur (IIIT Bhagalpur) is set up by Ministry of Human Resource Development, Government of India and Government of Bihar in partnership with the Bihar State Electronics Development Corporation Ltd (Beltron). The academic session of IIIT Bhagalpur has already commenced from Aug 2017 in the campus of Bhagalpur College of Engineering (BCE). IIIT Bhagalpur is mentored by Indian Institute of Technology Guwahati.

1.2 IIIT BHAGALPUR is desirous to outsource Student Hostel Accommodation for the upcoming session which will start from July 2018, preferably in One Building or sufficient number of flats in same premises. Premises should be within 2 to 3 kms from BCE Campus, IIIT Bhagalpur.

1.3 Offers are invited from eligible parties directly (no brokers) based on the Eligibility Criteria and General Terms and Conditions mentioned below. Interested parties should download the copy of this document from IIIT Bhagalpur Website i.e www.iiitbh.ac.in and sign on bottom of each page with seal, in token of acceptance of the terms and conditions. The offer should be addressed to :-

The Deputy Registrar IIIT Bhagalpur BCE Campus, Sabour, Bhagalpur Pin- 813210, Bihar

1.4 Interested eligible parties are required to pay Processing fees of Rs.250/- (Rupees two hundred fifty Only) in the form of DD in favor of Indian Institute of Information Technology Bhagalpur payable at Bhagalpur along with Technical Bid (Envelop-1). **Last date for submission of Tender bid will 05.02.2018 up to 3:00 PM. Technical bid will be opened on same date i.e. 05.02.18 at 4:00 PM.** The price bids of only those parties, who qualify the technical bid, will be opened. The offer should be in two separate envelopes, one having Part 1 – the technical bid and the other Part 2 – the price bid. Both the envelope should be superscribed by Part-1 –The Technical Bid and Part-2- The Price Bid, as applicable.

Please note that the Tender document can be downloaded from the Institute website i.e. www.iiitbh.ac.in. Please refer Tender Section on the Home Page of the Website. Please keep visiting our website for any corrigendum / amendments and submit the bid documents accordingly.

The Deputy Registrar IIIT Bhagalpur BCE Campus, Sabour, Bhagalpur , Pin 813210, Bihar
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Eligibility Criteria

Parties qualifying the following eligibility criteria will be eligible to bid:-

Eligibility Criteria	Yes/No
Hostel / Educational Institute Hostel is ready for accommodation for at least 66 students	
Should have Hostel /Education Institute Hostel ready for use with Electrical appliances such as fan, tube- light, CFL, Electrical points etc.	
Premises should be within about 2 to 3 kms radius of BCE Campus, IIIT Bhagalpur	
Submission of Processing fees of Rs.250/- (two Hundred fifty Only)	
Submission of copy of PAN Card of Owner, Income Tax Return copy, AADHAR, etc.,	

The Institute reserves the right to authorize representatives from IIIT BHAGALPUR will visit the site to inspect and shortlist, which will be part of Technical qualification, and will generally take into account the following factors:

1. The building/premises should be ready for occupation by about 66 IIIT Bhagalpur students latest by end of June 2018 (on 'triple, double sharing basis or on single occupation basis).' Hence the building/premises offered should have minimum 22 nos. triple-bedded rooms with Common dining hall (Seating Capacity-30 to 35 students for lunch/dinner)
2. Building premises of hostel /education institute hostel should be within about 2 to 3 kms radius from the BCE Campus, IIIT Bhagalpur.
3. Building/premises must be free from all encumbrances, claims and legal disputes etc. Technical offer should accompany documentary proof of Ownership of building/ educational Institute Hostel lease/right to use, payment of all taxes and electricity charges etc up-to-date.
4. The technical offer should also accompany the following information:-
 - 1. Authorized Contact Person (Name) with Email and Mobile No. →
 - 2. Copy of PAN Card and Bank account details →
 - 3. Income tax return file document for last 2 years →
 - 4. Address of the hostel / educational hostel institute with Location Sketch →
 - 5. Approach and access details of premises →
 - 6. Self -declaration from owner that Building/premises has free from all encumbrances, claims and legal disputes tec.

2. OTHER TERMS & CONDITIONS

2.1 The Hostel offered should preferably be in One Building or sufficient number of flats in same premises. Premises should be within about 2 to 3 kms from BCE Campus, IIIT Bhagalpur. Evidence of appropriate approvals for Hostel/ institutional use of the property should be submitted with Technical Bid or give an undertaking that the same will be submitted within 10 days from the issue of the order.

2.2 Adequate space for parking and playground should be available within the premises of the building.

2.3 The offered Hostel should have 24 hours' electricity supply with power back-up and electrical fixtures (fans, CFLs, Tub lights, electrical points for laptop/desktop etc.) A separate electric meter should be installed exclusively for the use of the IIIT BHAGALPUR.

2.4 The accommodation should have provision for 24 hours running water supply for both drinking and utility facilities sufficient for about 66 students.

2.5 There should be enough arrangement for public utilities (Toilets, etc.) for about 66 students.

2.6 The responsibility for payment of all kind taxes such as property tax, Municipal tax etc. in connection with the Hostel offered shall be of the Owner/Bidder and updated copies of all tax receipts should be attached with the bids.

2.7 The Hostel offered should be well connected by public transport at a reasonable distance and should be easily accessible.

2.8 The property offered should have adequate security cover and fire safety measures installed as per the requirements. Sufficient facility for watch and ward staff should be available.

2.9 Possession of the accommodation will be handed over to Institute within 30 days from the award of the LOA/LOI and rent shall be payable from the date of possession. Monthly rent will be fixed up to 1 years & may be extended year by year up to a maximum of 3 years under same terms & conditions.

2.10 The Hostel offered should be free from any liability and litigation with respect to its ownership, lease/renting and there should be no pending payments against the same.

2.11 Clearances/No Objection Certificates should be submitted from all relevant Central/State Government and Municipal authorities including Fire Department for use as Hostel premises conforming to the municipality Rules/Bye-laws along with the documents in support of ownership of Building/Land

2.12 The Tender will be acceptable only from Owners / Lease Holders of the building/ property. IIIT BHAGALPUR will not pay any Brokerage for the offered property.

2.13 The Bidders should give rates, showing taxes, if any, separately.

2.14 Rates should be quoted in Indian Rupees only. Rates quoted in currencies other than Indian Rupee shall not be considered.

2.15 Overwriting, alterations, if any, in the Bids should be signed by the Owner/Lease Holder. Preferably, the Bids should be in the typed form.

2.16 No Proposal will be accepted by Fax, E-mail, Telex or any other such means, except by hand, through Post or Courier

2.17 Tender not conforming to these requirements shall be rejected and no correspondence will be entertained in this regard whatsoever the reason may be.

2.18 The property tax, water tax etc levied by Local Govt. and Central Govt. are to be borne by the Owner

2.19 Any form of canvassing/influencing the bid will attract rejection of bid submitted by the bidder.

2.20 Incomplete bid shall be directly rejected.

2.21 IIIT Bhagalpur reserves the right to reject all or any Tender bid without assigning any reason thereof.

3. PROCEDURE FOR OPENING OF TENDER BID

3.1 While opening the proposal, the envelopes containing Technical Bids shall be opened first and acceptance of the Tender bid according to the specified clause will be ascertained. The Evaluation Committee will open Financial Bid after evaluation of the Technical Bids & Site Visit by Committee of IIIT BHAGALPUR.

3.2 The Committee appointed by the Competent Authority of IIIT BHAGALPUR may visit the space offered by bidders to ascertain the suitability of the space. The bidders would be treated to have been qualified for opening of their Financial Bids after evaluation of the Technical Bids submitted and Satisfactory Report from the Committee of IIIT BHAGALPUR after visiting the location and facility of Hostel accommodation. The date, time and place for opening of financial bids would be informed to the bidders, whose technical bids are found acceptable.

4. Bid Evaluation

4.1 The Bids would be evaluated based on the basis of criteria like distance from IIIT Bhagalpur availability of parking space, availability of playground, availability of power back-up with electrical fixtures, availability of common room, suitability of building for Hostel purpose and rates quoted for monthly rent basis.

4.2 The bid evaluation shall be a 3 stage process: -

- Technical bid,
- Site visit by Committee
- Financial bid

4.3 Bidder with the lowest value of the financial bid with satisfactory site visit report by committee of IIIT Bhagalpur. Subsequently L1 bidder shall be declared selected.

5. PAYMENTS

5.1 Payments shall be made by the IIIT BHAGALPUR against pre-receipted bills as per the lease deed to be executed between the IIIT BHAGALPUR and the owner /lease holder. TDS and other taxes will be applicable as per Govt. Income Tax rule.

5.2 Payments of rent will be made on monthly basis by online payment to Owner / lease holder after deduction of the tax at source (TDS) as applicable from time to time.

6.TERMS OF TERMINATION OF LEASE

6.1 The period of lease rent should be minimum 1 years with provision for extension of lease up to a maximum of 3 years on mutually agreed terms. For first two years from date of agreement the terms and conditions will remain the same.

6.2 The lease can be cancelled by either side by giving a notice of not less than 3 months in writing.

7. ARBITRATION

All disputes in connection with the execution of contract shall be settled under the provisions of Arbitration and Conciliation Act- 1996 and the rules framed there under and in force shall be applicable to such proceedings. Director, IIIT Bhagalpur shall be the sole Arbitrator.

8. PENALTY CLAUSE

Failure on the part of the owner will attract penalty on the rates decided by the Arbitrator.

9. ADVANCE

IIIT Bhagalpur reserves an option to pay advances on request to the selected landlord for mobilization. However, the same will be realised from the monthly bills in not more than 10 instalments or against a Bank guarantee, as may be decided by the Institute Authority.

10. MISCELLANEOUS

- The offer should be valid up to 180 days after closing date of Tender.
- The bidder would be treated technically qualified after satisfactory report from committee of IIIT BHAGALPUR on site visit report.
- All disputes lie within the jurisdiction of Bhagalpur only.
- IIIT Bhagalpur reserves the right to reject all or any Tender bid without assigning any reason thereof.

PART 1 (To be opened only before Part 2)

TECHNICAL BID

The Technical offers will be submitted in the following format only in Separate Envelop

Particulars	Yes/No/ Remarks
Hostel / Educational Institute Hostel is ready for accommodation by at least 66 students	
Have Electrical appliances such as fan, tube- light, CFL, Electrical points etc in every rooms	
Appox. distance of the building from Administrative cum Academic Block of IIIT Bhagalpur.	
The building/premises is ready or should be ready in all respect for occupation by IIIT Bhagalpur students latest by end of June 2018	
Common kitchen cum dining hall with seating capacity of about 30 to 35 students is available	
Building/premises is free from all encumbrances, claims and legal disputes etc	
The Hostel offered is in One Building or number of flats in same premises	
Adequate space for parking should be available within the premises of the building	
Availability of Play Ground	
The offered Hostel have 24 hours electricity supply with power back-up and electrical fixtures	
The accommodation should have provision for 24 hours running water supply for both drinking and utility facilities for use by about 66 students.	
Numbers of public utilities (Toilets, etc).	
The property offered have adequate security cover and fire safety measures installed as per the requirements.	
Sufficient facility for watch and ward staff is available	
Advance required (If yes, mention the amount)	

Signature:
Name:
Designation:
Address:

Date:

PART 2 (To be opened only after completing Part 1)

FINANCIAL OFFER or PRICE BID

The financial offers will be submitted in the following format only in Separate Envelop.

A: Hostel Charges Per month

Sl. No.	Particulars	Qty	Unit/ area/no.	Rent Per Month (In Rs.)
1	Charges for providing Hostel accommodation	66 Students		
2	Charges for tube light, fan, electric Points, Power Breakup, water supply or electric charges as per actual			
3	Charges for Kitchen and Dining hall, etc.			
4	Charges for providing Play Ground			
Rent per month in Figure : Rupees				

NB: Taxes extra as per actual if applicable.

Signature:
Name:
Designation:
Address:
Date:

Seal: