

# INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH TIRUPATI

Tender Notice No.: IISERT/ SE/ EOI/01/2019

Dated: 11/06/2019

## OPEN TENDER NOTICE (Expression of Interest (EOI))

### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

Indian Institute of Science Education and Research Tirupati (at present running at Transit campus, C/o Sree Rama Engineering College, Karakambadi road) invites Expression of Interest (EOI) for hiring of building for hostel accommodation for 200 students located in and around the Transit campus within 5 km radius on Monthly Rental Basis.

Eligible and competent Service Providers/ Building owners/Agencies are requested to submit their offer in prescribed application form under two bid system. The application form along with other EOI details & document can be downloaded from the IISER Tirupati website [www.iisertirupati.ac.in](http://www.iisertirupati.ac.in) or can be obtained from the office of the Superintending Engineer, IISER Tirupati addressed at Indian Institute of Science Education and Research, Tirupati, C/o Sree Rama Engineering College (Transit Campus), Rami Reddy Nagar, Karakambadi Road, Tirupati – 517 507, in person on any working day after publication of this notice.

EOI duly filled in documents, complete in all respects should reach the office of the undersigned addressed to IISER Tirupati Transit campus opp. Sree Rama Engineering College, Karakambadi Road, Tirupati. Last date for submission of Tender (EOI) is 20/06/2019 up to 03.00 P.M. and same will be opened at 03.30 P.M on same day in the presence of the intending tenderers at IISER Tirupati.



SE, IISER Tirupati

Copy To:

1. Institute Notice Board
2. Institute web site



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## HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

### IMPORTANT INFORMATION & SCHEDULE

Name of Organization	Indian Institute of Science Education & Research, Tirupati
Tender Type (Open/Limited/EOI/ Auction/Single)	Open
Tender Category (Services/Goods/ works)	Service
Type/Form of Contract (Work/Supply/ Auction/Service/Buy/Empanelment/Sell)	<b>HIRING OF BUILDING FOR HOSTEL ACCOMMODATION</b>
Date of publication of Notice for Expression of Interest	11/06/2019 (09:00 Hrs)
Last date and time for Bid submission	20/06/2019 (15:00 Hrs)
No. of Covers (Two Bid System)	02
Date & Time of Opening of Technical Bids	20/06/2019 (15:30 Hrs)
Date of Visit to Proposed Hostel Premises by Expert Committee	21/06/2019
Date for opening of Financial Bids	24/06/2019 (15:00 Hrs)
Tender Fee	NIL
Place of Submission of EOI	SE, IISER Tirupati Address: IISER Tirupati Transit Campus, Opp. Sree Rama Engineering College, Tirupati.
Bid Validity days	90 days (From date of opening of tender)
Address for Communication	SE, IISER Tirupati Address: IISER Tirupati Transit Campus, Opp. Sree Rama Engineering College, Tirupati.
Helpline No.	+91 (0877) 2500 400
E-mail Address	<a href="mailto:pvnrao@iisertirupati.ac.in">pvnrao@iisertirupati.ac.in</a>



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## HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

### ESSENTIAL FEATURES OF REQUIRED ACCOMMODATION

1. The capacity of Building should accommodate around 200 students.
2. The distance between IISER Tirupati Campus and hiring building should be preferably within 5KM.
3. The hostel building is required to accommodate 2 or 3 students per room, as decided by the institute.
4. The accommodation should have well ventilated and clean rooms with habitable condition and hygienic environment.
5. Sufficient number of bathrooms and toilets must be provided in good, clear and hygienic condition.
6. The room should be furnished with adequate lights, fans and preferably with a wardrobe.
7. Electricity and Potable Water for drinking, bathing and cooking, must be available round the clock.
8. All necessary sanitary and water supply installations connections must be provided in the facility.
9. Electrical installations and fittings like power plugs, switches, charging points etc. must be in place.
10. Emergency power backup / generator facility would be preferable.
11. The building should preferably have suitable provision and adequate space for running Mess for students.
12. The Service provider/ Building owner must provide document of Sanctioned Electricity I



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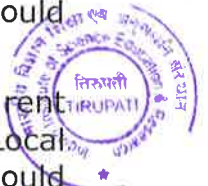
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## HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

### TERMS & CONDITIONS

1. Indian Institute of Science Education & Research, Tirupati (at present running at transit campus) is desirous of hiring suitable buildings as Hostel for 200 no. of students located around IISER Tirupati preferably within 5 KM radius on entirely temporary basis initially for a period of six months on monthly rental basis which can be extendable for further period of six months. The hostel building is required to accommodate 2-3 students per room as decided by the institute.
2. No commercial activity other than the Hostel will be carried out on the leased premises.
3. Selected party shall be required to execute a lease agreement containing detailed terms & conditions with **IISER Tirupati**, in accordance with the provisions of the law applicable.
4. The Agreement shall be signed for a period of Six Months, which may be extended for further period on mutually agreed terms and conditions upon satisfactory performance.
5. Building offered must be free from all encumbrances, claims and legal disputes etc.
6. The electricity and water supply lines / connection shall be provided by the owner at his own cost and expenses. However, **IISER Tirupati** shall pay all running charges with respect to electric power and water charges of the said premises during the lease period on the basis of actual consumption.
7. Building should be preferably three storey including ground floor, if more than 3 stories then lift must be available in working condition with all the safety features.
8. **IISER Tirupati** reserves the right to consider/reject any such proposal without assigning any reason. In case of rejection of application, the decision of competent authority will be final and binding and the party shall not be entitled to any compensation whatsoever for non issue of work.
9. The decision of IISER Tirupati will be final in case of any dispute arising in the implementation of the terms of the contract.
10. Service Maintenance charge should be mentioned, if any. IISER Tirupati will not pay any Holding Tax or dues for hired building. The building should have been properly constructed as per the approved safety plans.
11. All property tax, all municipality tax, local taxes will be included in the rent and details of such viz. Property tax, all Municipal Taxes and other Local Taxes being levied and paid in respect of the accommodation offered should be clearly indicated.



12. Proper Fire safety arrangements are mandatory.
13. Any other salient aspect of the building which the party may like to mention.
14. The agreement for hiring of buildings/accommodation shall come into force immediately after it is executed and shall remain in force for the period agreed upon.
15. **PAYMENT:** IISER Tirupati will only be liable to pay fixed monthly charge, electricity and water supply on the basis of actual consumption and fixed monthly Service Maintenance charge if any. Payment will be made by cheque/RTGS/NEFT on submission of bill every month.
16. If the building is found unsuitable to accommodate 200 students, then the rent will be paid only for the actual no. of students accommodated in the building on pro-rata basis.
17. IISER Tirupati will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the Building premises.
18. The lessor shall be solely responsible for obtaining any permissions/licences etc. from any local authority for leasing out the premises for the aforesaid purpose.
19. The building/s shall comply with all fire safety norms.
20. **TERMINATION:** The Agreement may be terminated by giving one-month notice by either party of the Agreement. However, during such notice period the buildings along with all ongoing facilities shall remain in the possession of IISER Tirupati.



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## HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

### PREPRATION & SUBMISSION OF EOI

1. The Applicants/Tenderers are advised to go through the tender documents and understand the requirement and terms and conditions specified therein before submitting the tender.
2. Indian Institute of Science Education & Research, Tirupati (at present running at transit campus) invites Expression of Interest (EOI) **under two bid systems** for hiring of building for hostel accommodation for 200 students located in and around IISER Tirupati preferably within 5 KM radius on Monthly Rental Basis.
3. Eligible and competent Service Providers, building / Flat owners, Agencies are requested to submit their offer in prescribed application form under two bid systems in the standard formats prescribed in the Tender documents, displayed as **TECHNICAL BID** Annexure I & **FINANCIAL BID** as Annexure II
4. The tender documents can be downloaded from the IISER Tirupati website [www.iisertirupati.ac.in](http://www.iisertirupati.ac.in) **OR** can be obtained from the office of the SE, IISER Tirupati addressed at Transit Campus, Opp. Sree Rama Engineering College , Karakambadi Road , Tirupati in person on any working day after publication of this notice.
5. All the requisite information should be filled in prescribed form with relevant information and attaching required documents that are clearly readable. All the pages of the document should be signed by authorized signatory.
6. **PREPRATION OF BIDS:** The offer/bid should be prepared in two bid systems (i.e.) in prescribed format as Technical bid and financial bid. The technical bid should consist of all technical details along with commercial terms and conditions and supporting documents. Financial bid should indicate only the commercial terms & conditions

Technical Bid: Technical Bid should contain the following:

- I. **Technical Bid:** Technical Bid should contain the company Profile on printed letter head of the Bidder's firm in prescribed TENDER FORM as TECHNICAL BID FOR PRE-QUALIFICATION in ANNEXURE "I" along with other required information /documents etc.



Technical Bid shall contain papers regarding:

- a. Filled up application for TECHNICAL BID FOR PRE-QUALIFICATION prescribed as **Annexure-"I"** duly signed on each page by the authorized signatory of the bidder as a mark of acceptance of all conditions of the EOI.
- b. Ownership document of the building or Agreement Copy if the premise is on lease.
- c. Document for sanctioned Electricity load.
- d. Income Tax /PAN Registration Certificates
- e. All other requisite documents in support of Bid

II. **Financial Bid:** Financial bid should contain Providers/ Building owners/Agencies name and **monthly Rental** including all charges to be quoted by bidder. The Financial proposal shall not include any conditions to it and any such conditional financial proposal shall be rejected summarily. The Financial has to be submitted in the format as prescribed TENDER FORM as FINANCIAL BID **ANNEXURE "II"**.

III. These envelopes should be securely sealed separately and clearly marked as "Envelope No:1-Technical Bid" and "Envelope No:2-Financial Bid" respectively.

IV. The envelopes containing the Technical bid, financial bid, shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address and **"BID FOR HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR IISER TIRUPATI"**. It will also mention the name of the Providers/ Building owners/Agencies with address.

7. If the financial proposal is not submitted in a separate sealed envelope duly marked as indicated above, this will constitute grounds for declaring the proposal non- responsive.
8. EOI /duly filled in documents, complete in all respects should reach the office of the SE, IISER Tirupati addressed at Transit Campus, Sree Rama Engineering College, Karakambadi Road, Tirupati. Last date for submission of Tender (EOI) is 20/06/2019 up to 03.00 P.M. and will be opened at 03.30 P.M on same day in the presence of the intending tenderers at IISER Tirupati.
9. Technical bids submitted by the bidders would be examined and their premises would be inspected by the expert committee constituted by the Director IISER Tirupati.
10. The financial bids of only those who qualified in the technical bid shall be open requirements and essential features of the hostel.
11. IISER, Tirupati reserves right to accept the offer in full or part of offer and may consider different units as may be required.
12. IISER Tirupati may also opt for more than one bid to fulfill the requirement of the institute.



**ANNEXURE-I**

Tender Notice No.: IISER/SE/EOI/01/2019

Dated: 11/06/2019

**APPLICATION FORM****HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR IISER Tirupati**

Sl. No.	Requisite Information	Firms Response
1.	Name of The Service Provider(s)/ Building owner(s)/Agencies	.....
2.	Full Address of the Service Provider(s)/ Building owner(s)/ Agencies	..... ..... .....
	Telephone /Mobile No.	..... .....
	E mail ID	
3.	PAN No. details	
4.	Legal Status of holding: 1. Building Proprietorship 2. Building Partnership 3. Building on Lease 4. Other, specify. (Attach the documentary proof )	
5.	Detail Location & Address of Building offered to be HOSTEL Premises	..... .....
6.	Total Area offered for rent:	
7.	Distance of building Premises from IISER Tirupati with layout and drawings of building	
8.	Road width (In Feet)/ Landmark where the accommodation is situated.	





9.	Current usage of building	
10.	Is building possesses Lift provision	
11.	Have Valid Electric Power in offered Building?	
12.	Have alternate provision of Electric supply in the offered Building?	
13.	Are there any items or special services Charges intended to be provided for payment of additional charges (besides the rent)? If so, please indicate each such service/intended to be provided with details of such charges separately.	1. .... 2. .... 3. .... 4. ....
14.	Attach the Following documents: 1. Ownership Documents 2. Building approved Drawings 3. Sanctioned Load from respective	..... ..... ..... .....
15.	Agreed to provide all amenities as per tender document?	
16.	Agreed to sign for a period of six months and extended for a further period of six months ?	
17.	Whether agrees to abide by the terms and conditions of the tender document? In the event of award of the contract?	
18.	Name of Contract Person & Mobile No.	..... .....
19.	Details of Bank :	Name of Bank : _____ Account No. : _____ Account Holder : _____ IFSC Code : _____ MICR Code : _____
20.	Payment Terms agreed as Specified in tender documents.	



This is to certify that all the information stated above is true and correct to the best of my/our knowledge. I/We understand and accept the terms and conditions and further accept that if there is any suppression, fabrication and misstatement of facts in any form, will at once result in cancellation of my application/ contact and that IISER Tirupati reserves its rights to take such action as it may deem fit in such an eventuality.

(Signature of the authorized Signatory)

Name of signatory: .....

Date:.....

Place: .....



**ANNEXURE-II**

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**FINANCIAL BID**

**HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR IISER Tirupati**

<b>Sl.No</b>	<b>Description of Charges</b>	<b>Amount (Rs)</b>
1. A)	If the rent of premises for 200 students for One month	In Figures (Rs):..... In Words (Rs.).....
1. B)	If the rent is per student basis	In Figures (Rs):..... In Words (Rs.).....
2.	Service Maintenance charges Monthly	In Figures (Rs):..... In Words (Rs.).....

**Note:** If building capacity is found not suitable to accomodate 200 students, then the rent will be for actual student strength accommodated in the building and payment will be made on pro-rata basis.

Please fill in either 1.A) or 1.B) and 2

(Signature of the authorized Signatory)

Name of signatory: .....

Name of the Service Provider(s)/  
Building owner(s)/Agencies : .....

Date:.....

Place: .....

