

Expression of Interest
for
Leasing out suitable space for
the Installation of Telecom
Infrastructure at IISER
Tirupati Permanent Campus

**Tender Reference No:
IISERT/PUR/0680/22**

EOI No.	IISERT/PUR/0680/22
Name of Work / Service	Expression of Interest for Leasing out suitable space for the Installation of Telecom Infrastructure
Location	Indian Institute of Science Education and Research Tirupati Permanent Campus Srinivasapuram, Jangalapalli Village, Panguru (G.P), Yerpedu Mandal, Tirupati Dist, Andhra Pradesh
EMD Amount	Rs.1,00,000.00
Last date & time of receipt of EOIs	16-08-2023 up to 03:00 PM
No of Covers	2
Pre-Bid Meeting Via Google Meet/Amy another virtual mode	04/08/2023 at 04:30 PM
Mode of submission of Tender	Online mode through https://eprocure.gov.in/eprocure/app
Monthly Base rate of the License fee	_____-/-
Contact Details	Email: purchase@iisertirupati.ac.in Ph:0877 2500 232/33/35
Date & Time of opening of Technical Bid of EOI	17-08-2023 at 03:30 PM
Place of opening of EOIs	Online mode through CPP Portal https://eprocure.gov.in/eprocure/app
Link to download the EOI document	https://eprocure.gov.in/eprocure/app and https://www.iisertirupati.ac.in/

INTRODUCTION

Expression of Interest **for**

Leasing out suitable space for the Installation of Telecom Infrastructure

IISER Tirupati is the sixth Institute in the chain of IISERs established by the Govt. of India under the Ministry of Education for imparting quality education in basic sciences and for setting up state-of-the-art research facilities for frontline and cutting-edge research in science.

The permanent campus of IISER Tirupati is situated at Srinivasapuram and Panguru of Yerpedu mandal, The IIT Tirupati campus is also located close by our institute. The establishment of IISER and IIT in Tirupati paves the way for a unique synergy of two premier educational institutes in the country.

IISER Tirupati campus is spread over 250 Acres (Approx.) of land and for seamless usage of Mobile/Data services (2G, 3G, 4G, & 5G) in the campus, it is intended to establish cellular mobile phone cell site(s) (of at least 2 leading telecom operators) at a single location in the campus. Offers are invited from interested and experienced agencies having minimum 5 years' experience in the relevant field and providing similar facilities.

Approximate intended users (within campus): 1,500 – 2,000

Area of the campus: 255 Acres Approximately

Geographical Co-ordinates:

Lat: 13.746600010111736, degrees

Long: 79.59948484849707 degrees

GENERAL TERMS AND CONDITIONS:

1. Earnest Money Deposit (EMD) and Tender:

- a) EMD Amount of Rs. 1,00,000/- (One Lakh only) in the form of a Demand Draft from Nationalized/scheduled bank in favor of The Director, IISER Tirupati. Bidders registered with MSME/ NSIC are exempted from payments of EMD and are required to submit Bid Securing Declaration Form.
- b) The EMD must be valid for six months from the date of submission of the EOI.
- c) The EMD of unsuccessful firms shall be refundable to them after the completion of the EOI acceptance process. However, the same may be refunded after 30 days from the last date of submission of the EOI, subject to the written request made in this behalf by the respective firm having submitted the EOI.

2. Documents to be attached with the EOI

The firm submitting the EOI must attach the EMD and copies/self-attested copies of the following documents along with the EOI. Any EOI not accompanied by any of such documents would be liable for rejection. All the documents should be attached mentioning the details thereof in a separate sheet.

- a) Income Tax Registration Certificate/PAN No.
- b) Copy of the Partnership Deed beside the Power of Attorney (in case of a Partnership firm) or a copy of the memorandum and articles of association along with the resolution of the Board (in case of a Company).
- c) Firm/Company Registration Certificate.
- d) GST/GSTN Registration Certificate/No.
- e) EPF Registration Certificate/Code No. and ESI Registration Certificate/Code No
- f) Proof of experience.
- g) Approval from appropriate Government/Authority for providing Mobile/Telecom network solutions.
- h) Turn-over Certificate for the last three years from a Chartered Accountant.
- i) Gross Financial Turn over for the last three year along with Audited balance sheet and profit and loss accounts.

- j) Proof of satisfactory performance of already provided telecom/mobile network connectivity solution at large government institutions
- k) Other Statutory Registrations/Licenses, if any.
- l) Bank Solvency Certificate
- m) Details/particulars of the firm submitting the EOI in Annexure-1
- n) FDR towards EMD
- o) Address proof / Aadhaar Card of person signing the EOI.
- p) Other documents as may be deemed necessary and required under any other provision of the EOI document and not mentioned herein above.

3. Submission of EOI:

The EOI shall be submitted by the partis shall be evaluated and detailed **RFP** shall be issued to the interested parties found suitable on the basis of credential submitted to them.

1. The EOI must be submitted online by **1500 hrs of xx/xx/2023** at the latest.
2. The EOI shall remain valid for six months from the date of its submission. After submission of the EOI, it shall be deemed that the firm has undertaken to keep its EOI open for acceptance for the entire period of 180 days and will have no right to withdraw the same before expiry of the said period. In case, intimation of its acceptance is issued to the Licensee at a later date, the firm concerned shall not be competent to refuse.

4. Opening of EOIs:

1. Technical bid will be opened online on the date and time as mentioned on Page-2 of the document. Technical evaluation has been made.
2. RFP shall be issued to only those bidders who qualify in technical bid evaluation by the committee.

5. Acceptance/Non-acceptance of EOIs:

1. The EOIs that do not fulfill any of the above conditions or are incomplete in any respect would be liable to be rejected.
2. The Institute reserves the right to accept or reject any or all EOIs without assigning any reasons thereof and the party submitting EOI shall have no right, whatsoever, to challenge the same.

Signature on behalf of the Firm_____

Full name of the Signatory_____

Full Address & Telephone/Mobile No. _____

Seal_____

6. Pre-Bid Meeting

Pre-Bid Meeting: IISER Tirupati will be conducting a Pre-bid meeting online through G-Meet/Zoom/Webex/any other virtual meeting tool on 04/08/2023 from 04:30 PM to 05:30 PM (IST). All prospective bidders are requested to kindly send their queries through email at purchase@iisertirupati.ac.in so as to reach the latest by 03/08/2023.

Clarifications to all the queries received before the due date will be given during the Pre-Bid Meeting and only the queries which remain unclarified (or) the queries which have an impact on the change in technical specifications will be mentioned in the minutes of the pre-bid meeting and the same will be uploaded on our website and CPPP portal.

In the event of all queries received being clarified during the pre-bid & if there are no changes in the technical specifications then nil report will be uploaded in the website and CPPP portal.

No queries will be entertained after the Pre-bid meeting.

The Pre-Bid meeting link shall be sent by email to the bidders interested in attending the Pre-Bid meeting upon their request. Bidders interested must send a request for access to the Pre-Bid meeting at purchase@iisertirupati.ac.in .

Bidders attending Pre-Bid meeting online must ensure an active and uninterrupted high-speed internet connection with a working microphone and a good quality camera from their end. In case of frequent disconnection (or) bad connection, IISER Tirupati will not be responsible for the same and no further correspondence will be entertained post the date of Pre-Bid meeting.

SPECIAL TERMS AND CONDITIONS:

1. Conditional requirements of any nature shall not be allowed and such bids shall be summarily rejected.
2. Decision of the Director IISER Tirupati will be final and binding on all parties. Any disputes or claims made by the service provider will be summarily rejected.
3. The proposed lease period will be **10** years and the rent will be increased @ 10% per annum after a period of every two years.
4. No compensation, advance or deposit amount shall be paid by IISER Tirupati to the service provider for the said work.
5. IISER Tirupati reserves the right to reject any application for any reason, without any liability. The decision of IISER Tirupati will be final and binding in this regard.
6. The rent payment shall be made through a cheque drawn in favour of "Director, IISER Tirupati" or ECS to the designated bank account on or before the 15th day of every calendar month.
7. Any tax liability arising due to the proposed mobile tower if any, will be borne by the service provider. Required approvals for the proposed infrastructure (tower) by law shall be obtained by the service provider.
8. IISER Tirupati may terminate the service agreement without assigning any reason at any time during the term of this agreement by giving a written notice to the Bidder/Company of not less than 60 days to such termination.
9. A minimum of 2 leading telecom service providers should be hosted which should start their services within 4 (Four) months of the erection of the proposed tower. Leading telecom service provider in this context means the top 4 telecom providers ranked on the basis of the number of active mobile customers (as per TRAI report). **Failing to achieve the same may invite premature termination of the lease agreement.**
10. All Base Transceiver Stations (BTSS) are to be safe-limits compliant and Copy of certification to this effect must be submitted to respective Telecom Enforcement

Resource and Monitoring (TERM) Cells of DoT on launch, whenever a change occurs and also on a biennial basis it must be submitted to IISER Tirupati.

11. IISER Tirupati, if so wishes to, can engage a neutral agency for carrying out detailed test procedure standardized by Telecom Engineering Centre (TEC) for measurement of EMF radiation. Any violation of the laid standard may attract penalty equated to double the monthly rental of the leased site to the Infrastructure service provider. Repeated violations (exceeding a total of three times during the service contract period) will lead to premature termination of the service agreement. IISER Tirupati will not be liable for payment of any claims and compensation in this matter.
12. Electronic Magnetic Fields (EMF) are invisible area of energy, often referred to as radiation, that are associated with the use of electrical power. The norms and mechanisms laid but DoT, modified from time to time regarding the levels and limitations of EMF radiation are to be strictly followed by the service providers/ Operators. Non-Compliance with the radiation emission shall attract penalties as prescribed by DoT/ Govt from time to time
13. The Bidder shall get the radiation level checked at regular intervals (quarterly) and submit the conformance report to the concerned authority and to IISER Tirupati.
14. The Bidder shall be solely responsible for any damage to the building, adjoining building and for public safety.
15. The Lightning arrestors and aviation lights shall (as per International standards) be provided at the top of the Ground-based Mast/ Tower.
16. The Earth resistance of the Ground Based Mast/ Tower should be maintained within the prescribed range and should be checked periodically every year.
17. The bidder shall carry out any shifting or alignment of the already laid Ground-based Mast if necessitated due to the widening of roads or Construction of flyovers or Public Buildings at their own Cost within the period specified by the respective Competent Authority/ Institute.
18. The Bidder shall remove the Ground-Based Mast on the Expiry of the Term Period at their own cost within the period specified by the competent authority.

19. The bidder should ensure the safety and security of the underground Installation/ Utilities/ Facilities and shall be solely responsible for compensation/ Indemnification of the concerned authority for the damage caused/claims or replacement sought for at cost and risk of the bidder to the concerned authority.
20. In case of any damage done to the essential services during the installation process to the Water supply, sewerage system and Telecommunication lines, Electricity lines etc., it will be the responsibility of the Bidder to get the services restored to their original condition to the satisfaction of IISER officials at its OWN cost.
21. The bidder have to provide all safety measures like barricading, danger lighting and caution boards etc. while executing the works.-----
22. All installations should be in compliance to DoT, GoI norms and related instructions issued by GoI and State Govt. from time to time.
23. The Bidder shall indemnify IISER Tirupati against any claim of legal action arising out of the said Act due to the failure of non-compliance of the provisions of the said Act and the proven penalty or any other amount levied by the authorities.
24. The Bidder will carry out GPR Survey along the route where the duct has to be laid for detection of existing utility. The data of utility collected through GPR survey would be unconditionally shared with relevant authority free of cost. Additional duct's along the path need to be laid if required.
25. Cell-on-wheels (CoW) and any temporary infrastructure for managing the events/festivals/ fairs for short duration not beyond 90 days ought to give coverage to blank areas shall not be included in telecom infrastructure for the purpose of this order and formal permission may be obtained from the appropriate authorities for installation of such temporary infrastructure.
26. The Bidder needs to lay the cable's(OFC and Electrical) at his own cost from the (source/outside the campus)location to the place of erection of Tower. The cable needs to be laid as per the instructions of engineer in charge IISER Tirupati.

27. Separate DWG Pipe along with HDPE pipes along the path need to be laid for laying the cables (OFC and electrical) to the Tower with the provision of chambers (2x2 chamber, as per CPWD specifications) along with route markers.
28. IISER Tirupati shall not be liable to provide any material or help for the commissioning, up keeping or maintenance of the proposed installation.
29. Necessary clearance from the concerned/relevant statutory authorities may be obtained wherever it is required (eg road excavation, crossings, etc). In case of any charges for the same, it shall be borne by the bidder.
30. In case of any road cutting required for the crossing of the cables within the campus, Hume pipes to be laid after excavation as per the depth instructed by the engineer incharge and the road be brought back to its original condition as per the instructions of the engineer in charge. If the road crossing is required outside the institute premises relevant state/ central authorities be contacted and necessary approval be obtained and the work to be carried out as per their direction. The charges for the same shall be borne by the bidder and nothing extra shall be paid.
31. The Bidder has to make his own arrangements for the electrical power supply from Andhra Pradesh Southern Power Distribution Company Limited. The institute will not provide any electrical power supply.
32. All civil related works for the supply, erection, installation and commission of the Mobile tower shall be at the bidder scope and shall be done as per the bureau of Indian Standards.
33. UPS / DG sets for power backup shall be the responsibility of the service provider. The DG sets should be housed in sound proof enclosures adjacent to proposed site. The necessary permission and clearance for its installation and operation must be sought by the service provider from the authorities having jurisdiction upon.
34. Any supervision and security arrangement if needed has to be provided by the service provider. The relevant details of the person deployed have to be submitted to IISER Tirupati which includes copies of Company's Identity card of the employee with any Govt. issued ID card.

35. Service Provider's employees and labour deployed on site:

I. The Service Provider shall comply with the provisions of all labour legislations including:

- a. Minimum Wages Act, Rules & amendments, The Payment of Wages Act., Liability under Company Act. As applicable.
- b. Workmen Compensation Act. & Apprentices Act 1961.
- c. Contract Labour (Regulation and Abolition) Act, 1970 and Central Rules 1971.
- d. Any other Act or enactment relating thereto and rules framed thereunder from time to time.

II. No Labour below the age of eighteen years and who is not an Indian national shall be employed on the Work.

III. Any Labour supplied by the Service Provider to be engaged on the Work on day-work basis either wholly or partly under the order of IISER Tirupati shall be deemed to be a person employed by the Service Provider.

IV. The Service Provider shall fulfill all requirements of the Employee laws, as applicable, towards his employees or labours, hired for the Contract and keep all the required records ready for inspection by concerned public authorities concerned at any time as necessary. Service Providers shall also ensure compliance of any guidelines issued regarding labour welfare from time to time.

V. Service Provider Employees or Labour at site are to restrict themselves to the designated area.

VI. The campus and the site is strictly a no-smoking zone.

VII. The Service Provider shall be fully responsible for the acts or failure to act, and omissions of the Service Provider's employees, suppliers, labor and material men.

VIII. The Service Provider shall indemnify IISER Tirupati against any claim of legal action arising out of the said Act due to the failure of non-compliance of the provisions of the said Act and the proven penalty or any other amount levied by the authorities.

Annexure A

CERTIFICATE FOR SITE INSPECTION

Certified that we..... (Name of tenderer) have visited the site on dated.....
and assessed the nature and amount of work involved before submitting our offer. We will
be able to complete the works within the stipulated time and also certified that we will be
able to supply the material / executing the work as per specification to suit the site
conditions.

Address of site: -

Indian Institute of Science Education and Research Tirupati

Srinivasapuram-Jangalapalli Village,

Panguru (G.P), Yerpedu Mandal,

517619 - Tirupati Dist.,

Andhra Pradesh, India

Signature of tenderer with Seal & Date

Annexure B

Bidder Information Sheet

Sl No	Details of relevant Information	Information to be No. provided by the Bidder.
1.	Name of the Company with address and website details	
2.	Date of Establishment of	
3.	Company Legal Status of Firm [Whether Sole Proprietary-ship / Cooperative /Partnership Firm / Company (under Company Act) / Society (under Societies Registration Act)/ Central PSU / State PSU or so?]	
4.	Telecom Infrastructure Company's Registration. No. & Date: Copy of registration certificate to be Enclosed.	
5.	Registration Certificate No. & Date issued by Ministry of Communication & IT department of Telecommunication, Government of India for installation telecom service provider/infrastructure provider (Copy of registration certificate to be Enclosed).	
6.	GST Number and PAN Number of the company (Copy of each to be enclosed).	
7.	Name of authorized representative of Company, along with Address, Tel. No., Fax No. & email address.	

Signature of Bidder:

Signatory's Name:

Designation:

Address:

Note: Please attach copy of relevant documents failing to which the bid shall stand rejected.

Annexure C

Technical details of the offer

Sl No	Details of relevant Information	Information to be No. provided by the Bidder.
1.	Average estimated electrical load to support the tower infrastructure.	
2.	Space Required (In Sq. Meter) with location in IISER Tirupati campus for optimal coverage as per the site survey recommendation	
3.	Time required for completing the Installation	
4.	Details of any documents required from IISER Tirupati	
5.	Details of Telecom service provider to be accommodated in the proposed site such as (please mention the radio coverage type i.e. 2G,3G, 4G, 5G against each entry) a) VI b) Airtel c) JIO d) BSNL A minimum of 2 telecom service providers should start the services within 4 months of the erection of the tower.	

Signature of Bidder:

Signatory's Name:

Designation:

Address:

Note: Please attach copy of relevant documents failing to which the bid shall stand rejected.

Annexure D

Commercial details of the offer

Sl No	Details of relevant Information	Information to be No. provided by the Bidder.
1.	Monthly Rent of tower infrastructure offered to be payable to IISER Tirupati per site (in Rs.)	
2.	Increment % over base value of monthly rent mentioned at S. No.1 (every Two years)	

Note:

1. Per site monthly rental quoted should be exclusive of any mandatory deduction in accordance the Tax provisions.
2. The commercial evaluation will be done based upon the net receivables against the Sr. No. 1 for the entire period of the proposed contract duration of 10 years

Signature of Bidder:

Signatory's Name:

Designation:

Address:

Note: Please attach copy of relevant documents failing to which the bid shall stand rejected.