

गति शक्ति विश्वविद्यालय
GATI SHAKTI VISHWAVIDYALAYA

(A Central University under the Ministry of Railways, Government of India)

वडोदरा, गुजरात 390004
Lalbag, Vadodara, Gujarat 390004
www.gsv.ac.in

EXPRESSION OF INTEREST (EOI)

**For providing Air-Conditioned furnished Hostel
Rooms with Mess Facility**

12TH AUGUST 2024

GATI SHAKTI VISHWAVIDYALAYA

LALBAUG, VADODARA
E-mail: info@gsv.ac.in
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Introduction, background & overview

1. Gati Shakti Vishwavidyalaya (GSV) is a Central University under the Ministry of Railways, Govt. of India. The University is India's first University in the Transportation and Logistics sectors and has been created by an Act of Parliament and notified vide Central Universities (Amendment) Act 2022. The University offers a unique value proposition in applied education, training, skilling and research through experiential learning and academia-industry interface to build top quality manpower. Being an Industry-driven and Innovation-led University with a relevant mandate to significantly impact national development, the University has established and in process of establishing national and international collaborations across prestigious universities and leading industries.
2. GSV is looking for well-maintained and fully furnished air-conditioned Boys Hostel accommodation within a radius of 15 km from its location for about 200 ± 50 students, with a minimum guaranteed occupation of 150 students on twin sharing basis. Being a premier education institution, the Authorities do not want to compromise with the quality of the infrastructure being provided in the hostel.
3. The objective of this document is to engage Hostel Service Providers with GSV for providing the hostel facilities to the students.
4. The Estimated value of EOI for 18 months' is Rs. 4,15,48,320/- (Rupees Four Crore Fifteen Lacs Forty-eight Thousand Three Hundred Twenty only)

Terms and conditions

1. The Hostel Service Providers shall adhere to the laws of the land, the principles of good industry practice, and any other legal, statutory and regulatory norms, sanctions and permits which are applicable from time to time and shall be responsible for acquiring all approvals and meeting all statutory obligations.
2. Neither GSV, nor its employees or consultants accept any liability or claim of any sort in relation to this EOI, make any representation or warranty as to the accuracy, reliability or completeness of the information in this Expression of Interest (hereinafter called the "EOI") and it is not possible for GSV to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. Each Service Provider should conduct his/its own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI and obtain independent advice from appropriate sources.
3. GSV reserves the right to change, modify, add to or alter the process including inclusion of additional criteria, right to ask for additional information and to ask explanations and clarifications and the right to reject any or all of the proposals submitted in response to the EOI. Nothing in the EOI should be relied on, as a promise or representation as to the future.
4. The courts at Vadodara shall have jurisdiction over any dispute regarding this EOI.
5. Proposals must be made directly and must not be through third party.
6. The contract will be valid for the period of 18 months (in two spells) initially which may be extended by another spell of 9 months on mutual agreement, on the same terms and conditions.
7. The contract can be terminated by GSV after giving two-month notice to the

contractor without assigning any reason for doing so.

8. The hostel owner should provide Hostel accommodation for 200 ± 50 students, with a minimum guaranteed occupation of 150 students on twin sharing basis to GSV, Vadodara. The rooms are to be air conditioned and fully furnished with furniture such as a cot with mattress, a study table, wardrobe, study chair and bookshelf for each student and proper lightings, fan and fixtures.
9. Schedule of requirement over the period –

Sr. No.	Slot No.	Slot period	Cut-off date for arriving at the final occupancy for that particular slot
1	Slot 1	From 01.09.24 to 31.05.25 (9 months)	1 st of November 2024
2	Slot 2	From 12.08.25 to 11.05.26 (9 months)	1 st of November 2025
3	Slot 3*	12.08.26 to 11.05.27 (9 months) <i>*Extendable Period</i>	1 st of November 2026

Note: The bidder must ensure that the offered (fully furnished hostel facility/ accommodation) is ready for use and must hand over within one week of issue of LOA failing which, the bid may be get rejected.

10. GSV will pay the rental and mess charges on monthly basis within 15 days of submission of the complete invoice with supporting documents.
11. The hostel owner will provide the rooms with appropriate bathroom and toilet with facilities of hot water inter-alia having good ventilation / exhaust etc.
12. The hostel owner will provide clean drinking water (RO Purified) in the hostel premises along with Water Coolers.
13. The Hostel "if selected" should be ready for occupation from 1st September 2024 positively.
14. In case of any damage due to the carelessness of the student, the same shall be recovered from the concerned student with intimation to the Warden by the contractor.
15. The hostel owner will not sell or sub-let the property leased to GSV Vadodara or any part thereof during the tenure of this agreement. Also GSV will be indemnified from all such legal proceedings arising from such dispute(s) if any.
16. The round o'clock Security Guards and Housekeeping Services will be provided by the owner of the premises/ bidder.
17. The electricity, water charges, etc., are deemed included in the price consideration to be submitted by the owner/ power of attorney holder of the property as EoI.
18. Hostel owner will also attach the copy duly attested documents on all the statutory building permission with approved map / Registry by from various statutory/ local body/ any other agencies for construction & usage of the building as a hostel.
19. The hostel owner will be responsible for 24-hour uninterrupted water supply in hostel premises, failure to do so will amount to a serious breach of this agreement.
20. The hostel owner will pay and discharge all the statutory charges, taxes, ground rent or penalties of any nature including municipal taxes, water taxes whatsoever levied by any local authorities, municipal authority or any Statutory Development Authority or a Government Department or agency in relation to said premises.

21. The hostel premises should have adequate space for the parking of vehicles including 2 buses at a time.
22. Any conditional offers or any alternations/corrections made in the EOI form will not be considered. Similarly, incomplete and unsigned EOI documents are liable to be rejected straightway.
23. Dispute, if any, arising out of the lease agreement for providing of premises of hostel will be settled by mutual discussion within a period of seven days. In case the same is not settled amicably, then the decision of the Vice Chancellor, GSV Vadodara will be final and binding on the hostel owner.
24. The premises of the hostel will be clear from encumbrance and must be in the name of Hostel Owner only.
25. Preference will be given to the hostel premises located near to GSV Campus with security, safety and good ambiance.
26. Each room should be having a minimum of 130 Sq. ft. living space with proper ventilation, besides toilets for students.
27. The EOI submitted by the bidders will remain valid for a period of 75 days from the date of opening of EOI.
28. The official team of GSV will visit the offered premises on mutually convenient time for checking the credentials and to evaluate for the purpose of technical fitness.
29. For further information, one can contact Office of GSV in person or e-mail at hr@gsv.ac.in
30. The important date of this EOI is mentioned below:

Sr. No.	Particulars	Date
1	EOI – Publishing in News Papers	12/08/2024
2	Bid Submission on or before	19/08/2024 15:00 hrs

Requirements of GSV

1. **Fully furnished air-conditioned hostel rooms** (on twin-sharing basis) within **15 km radius** from GSV, Lalbaug, Vadodara to accommodate about 200 ± 50 students, with a minimum guaranteed occupation of 150 **male** students.
2. Mess **facility to accommodate 50 students at a time.**
3. Indoor and outdoor games facilities and other amenities.

Qualifying criteria/ Technical requirements of bidder

Location Requirements

The University (GSV) is located at Lalbaug, Vadodara - 390 004, Gujarat, India. The hiring location shall be within 15 km radius, well connected with wide link road in a good locality, which is safe and secure for students to stay. Offer of property situated beyond 15 km by road from GSV will not be considered. Convenience for commuting the students' to-and-fro by bus from the university without difficulties will be of due consideration.

The bidder must ensure that accommodation is ready for use and must hand over within one week of issue of LOA, failing which the offer may be summarily rejected.

Mandatory Building Requirements

- a) The building should have been constructed as per the sanctioned / approved plan of the competent development authority. The building should be well maintained and with proper fire safety approvals and exits (including emergency exits).
- b) The property offered for accommodation shall have clear title and shall be free from all encumbrances, liabilities, disputes and litigations with respect to ownership; lease/renting and shall have all the required regulatory and statutory approvals/ permissions from the competent authorities, for use as hostel accommodation.
- c) The building should be complete in all respects to be put to immediate use and the owner / owners of the premises will have to hand over the possession of premises as per the dates mentioned.
- d) Documentary proof of ownership / power of attorney of building, latest payment of all taxes, duties, dues, telephone, water, electricity charges etc. must be submitted along with this tender document.
- e) All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the said premises, shall be payable by the owner him/herself.
- f) Enough fire extinguishers, hydrants, buckets with sand etc. shall be installed on each floor of the building as per the Govt. specifications.
- g) Flooring should be of standard quality. The internal and external walls and ceiling should be properly painted with standard quality paint.

Room-wise requirements (for Students)

Air-conditioned rooms of minimum 130 square feet floor area living space, excluding wash room area with proper ventilation and natural lighting to accommodate 2 students per room on twin-sharing basis.

Minimum Furniture per person: A bed with mattress, a study table and a chair, a cupboard/ wardrobe, and 5 amps power socket for laptops and mobile charging.

Washroom: Neatly maintained bathroom fittings including wash basins with provision for hot and normal water, preferably attached with the rooms, but not mandatory.

Internet Wifi facilities: The rooms shall have a minimum internet assess speed of 50 Mbps for every student through Wifi network.

Room requirements (for Care taker)

The bidder shall provide a single occupancy office for the representative (caretaker) of GSV in the building / campus on a 24x7 basis in addition to the hostel rooms being offered on rent.

Requirement of Common Amenities

- a) The building should have suitable provision such as Cafeteria, television room, reading space, etc. for the students. Availability of indoor games facility will be an added advantage.
- b) CCTV systems with 24x7 security and security personnel deployed for the safety and security of students.
- c) Regular 24x7 water and electricity must be available. Stand-by arrangements would be preferred for water & electricity.
- d) Availability of dining room to accommodate around 50 students at a time (minimum).

- e) Daily cleaning of rooms, common areas, specifically the wash rooms in a hygienic manner is the sole responsibility of the bidder.

Catering Requirements

- a) The catering requirement of the students falls into two categories on the basis of working days of the university as: 1. Working days and 2. Non-Working days.
- b) During working days, the bidder is required to provide morning tea, breakfast, and dinner only. However, on non-working days (holidays of the university), the bidder has to provide all meals of the day, including evening tea & snacks and lunch. The tentative menu is shared in the proforma for catering price bid. In addition, there should be provision to opt out of lunch or dinner on certain days under advance written (by mail) information by the Warden of the University.
- c) **The price bid** has to be submitted separately, hostel facilities (Part A) and catering service (Part B).

Obligations of the Bidder

- a) The Bidder shall be the owner/ partner in business/ duly authorized to lease the premises being offered. The tenders shall be accepted only from owners/partner /power of attorney holders of the property. Offers from brokers will not be entertained. No brokerage shall be payable.
- b) The Bidder shall provide electrical, sanitary and other fittings and fixtures (as described later) and maintain the same in good, working and useable condition at all times and replace such items as may be broken or mal-functioning, at his own cost. This includes any damage caused due to or arising out of flux of time or natural and reasonable wear and tear.
- c) The University (GSV) on its part shall take reasonable care and extend due cooperation in maintaining the property in good condition and shall return the same to the Bidder at the termination of the contract, subject to reasonable/normal wear and tear due to flux of time and usage. Any instance of damage of the fixtures or property of the bidder should be brought to the notice of the Warden of the University within 24 hours; with proof of such damage, if caused by the authorised occupant (student) of GSV (with a copy to the concern student); for any remedial action by the contractor. The bidder shall allow inspections to the facility by the Warden of the University or his authorized representatives, with due intimation.
- d) In case of any delay in maintenance or restoration of services within a weeks' time, the University (GSV) will get it done at risk and cost of the bidder and adjust the same against the payment dues. Non-restoration of the facility after a week of reporting will be an "insufficiency in service" on the part of the bidder. There shall be a robust complaint mechanism in place whereby the student can register complaints on non-availability of water / power/ AC, etc. so that they can be efficiently attended to by the contractor's agency personnel for quick and efficient resolution. This will also work as a proof for the time gap between the problem reporting and the resolution.
- e) **Validity of Offer:** During the validity period of the offer, the bidder should not withdraw/modify the offer in terms of area, price and other terms and conditions quoted in the Bid. The bidder is required to submit an undertaking on non-judicial stamp paper of required value duly signed by the rightful owner or its power of attorney holder that the bidder shall not back out/cancel the offer/offers made during the validity period.
- f) **Past Experience of Similar Services:** The bidder must have successfully executed/completed similar Services over the last three years i.e. the current financial year and the last three financial years (ending month of March prior to the bid opening):

- Three similar completed services costing not less than the amount equal to 40% (forty percent) of the estimated cost; or
 - Two similar completed services costing not less than the amount equal to 50% (fifty percent) of the estimated cost; or
 - One similar completed service costing not less than the amount equal to 80% (eighty percent) of the estimated cost.
- g) The minimum average annual financial turnover of the bidder during the last three years, ending on 31st March of the previous financial year, should be as indicated above in the bid document. Documentary evidence in the form of certified Audited Balance Sheets of relevant periods or a certificate from the Chartered Accountant / Cost Accountant indicating the turnover details for the relevant period shall be uploaded with the bid. In case the date of constitution / incorporation of the bidder is less than 3-year-old, the average turnover in respect of the completed financial years after the date of constitution shall be taken into account for this criteria. (For the years 2020-21, 2021-22 & 2022-23).
- h) Minimum average annual turnover of the bidder (For 3 Years) = Rs. 2.07 crores
- i) Three years of past experience required for same/similar service
- j) Startup are not exempt for Years of Experience and turnover requirements.

Rental Conditions

- a) **Variation clause:** There is possibility of variation in total number of students within 200 ± 50, which will be arrived at, by the cut-off date for every 9 months' slot separately on 1st of November of that year/ slot. The assured number of students will be 150. Therefore, this variation in the total strength of students for whom hostel facilities are required is permissible in the contract and payment would be made on pro-rata basis as per the agreed rates. The number thus arrived at and agreed to shall be final for that particular period of 9 months.
- b) **The extension:** If extension is required beyond 18 months, the same shall be allowed for a period of further nine months on the same terms and conditions.
- c) **Error/omission and Discrepancies in the Bid document:** The bidder shall not take advantage of any inadvertent / typographical error or otherwise. If there is any doubt, that should be brought to the notice of GSV without delay and the same shall be dealt with as per GSV's requirement and to GSV's advantage only.
- d) **Canvassing:** Any form of canvassing/influencing will attract rejection of bid submitted by the bidder and the University (GSV) reserves the right to take such penal action (including blacklisting the Bidder for the present and future etc.) as it deems fit.

Rights of GSV

- a) Notwithstanding anything contained above, the University (GSV) reserves the right to reject all or any bid as recommended by the authorized committee and is not bound to divulge any reason to the unsuccessful bidders.
- b) If at any stage it is found that any of the details/documents furnished by the bidder is/are false/misleading/fabricated, its bid would be liable for cancellation without intimation to the bidder.

Penalty and Termination of Rental Agreement

- a) Unsatisfactory work / insufficiency in services related to maintenance of Hostels like poor housekeeping/ non-availability of security and unhygienic food including and not limited to occurrence of insects/ stones/ pebbles/ such material shall attract a penalty up to Rs.1000.00 per day/ per fault. The penalty is further elaborated under ATC.

- b) On repetitive failures on the part of the bidder on three or more occasions, the contract will be liable for termination. The contract need not follow the requirement of notice period, in such cases.
- c) The contract can be terminated by either side by giving a notice of not less than three months.

Arbitration and Jurisdiction

- a) All disputes about the execution of contract shall be settled under the provisions of Arbitration and Conciliation Act 1996 (as amended from time to time) and the rules framed thereunder. The Competent Authority of GSV or a person nominated by him/her shall be the sole Arbitrator. The cost of arbitration shall be borne equally by both the parties. The Vice Chancellor (VC), GSV-Vadodara shall be the final authority for settlement of any dispute, and his/her interpretation of any clause/term/condition(s) of this document shall be final and binding
- b) In the event of any legal dispute, the jurisdiction shall be limited to the Courts in Vadodara (Gujarat) only.

Terms of Payment (Lodging & Boarding)

- a) The payment shall be made within 15 days of submission on receipt of the invoice for the previous month or as per LOA terms & conditions. Advance payments shall not be ordinarily made unless specifically agreed upon or allowed by the Vice Chancellor, GSV.
- b) Payment of catering charges will be made on actual consumption per student during the month; on the certification of the Warden of the University
- c) The monthly payment shall be subject to deduction of taxes as per rules on submission of satisfactory report from hostel warden with reference to the scope of work, service and supplies.
- d) All payments to bidder shall be made by crossed account payee cheque/ RTGS/ NEFT for which the bidder shall send bills in duplicate (original + copy) giving the reference number of the University order along with satisfactory report by the warden. GST will be paid as applicable.

Earnest Money Deposit (EMD)

- a) The tenderer shall deposit Rs 357742/- (Three lakhs Fifty seven thousand seven hundred forty two only) as Earnest Money Deposit which is to be drawn in the form of Demand Draft / Bankers' Cheque in favour of Gati Shakti Vishwavidyalaya, Lalbaug, Vadodara. The EMD shall be valid for a period of 45 days beyond the validity of offer i.e. (30 Offer Valid days + 45 EMD validity = Total 75 days). If Tenderer doesn't enclose the requisite EMD as mentioned above along with tender, the offer will be summarily rejected.
- b) However, MSMEs registered with District Industries Centres, Khadi and Village Industries Commission, Khadi and Village Industries Board, Coir Board, National Small Industries Corporation, Directorate of Handicraft and Handloom, any other body specified by Ministry of MSME or Start-ups as recognized by Department of Industrial policy & Promotion shall be exempted from payment of Tender Document Fee as well as EMD (Earnest Money Deposit). Photocopy/ Xerox copy of the valid document in proof of the same must be enclosed. Non-availability of an acceptable proof of such registration will lead to rejection of the tender at the first instance.

Procedure for submission of EOI

- a) The interest has to be expressed by submitting the bid in two parts, in physical form before 15.00 hrs of 19TH August 2024 to The Registrar, GATI SHAKTI VISHWAVIDYALAYA, Lalbaug, Vadodara-380 026.

- b) The EOI document may be downloaded from GSV website.
- c) The bidder has to submit the bid in two-packet system, one the technical bid as at Annexure I with all relevant documents duly agreeing to fulfil the requirements of GSV superscribed "Technical Bid" and the second, the financial bid, as per Annexure II (Part A and Part B) in separate envelope superscribed "Financial Bid".
- d) Both the technical bid and the financial bid envelopes shall be put in a 3rd envelope superscribed "EOI for GSV Hostel Service" and submitted with the prescribed covering letter.

Check-List

Required Documents	Attached / Not Attached
Self-attested copy of PAN Card number under Income Tax Act.	
Self-attested copy of GST No.	
Photographs of the hostel premises (internal and external), providing a clear view of the hostel premises.	
Copy of terms & conditions and every page of the EOI duly signed and seal of the firm, in token of acceptance of terms and conditions and EOI as quoted.	
Attested copy of the registry of the hostel premises, which be in the name of hostel owner.	
Hostel owner should take all the permissions / approval from various statutory/ local body / any other agencies for operating / use of his building premises as Boys hostel and submit the copy of the same to the GSV.	
Hostel owner should also attach copy of all the statutory building permission with approved map / Registry from various statutory / local body/ any other agencies for construction of the hostel building.	
<i>List of Enclosures: (Mandatory Documents to be submitted by Bidder) – These documents should be in line with the owner’s declarations on property offered</i>	
<p>i. Attested photocopies/certified true copies of the following documents are required to be annexed with the bid. Bids received without these documents are liable to rejection without any reference to the party, whatsoever.</p> <p>ii. Originals of these documents/certificates shall be produced at the time of inspection of the property / execution of Lease Agreement.</p> <p>iii. Title Deed showing the ownership of the premises or power of attorney in the name of the applicant (if applicable.), issued by the owner.</p> <p>iv. Floor Plan Sketch, Blue Print of building duly attested/certified true copy showing area offered for rent/hire. The area under occupation of Owner, either by one or other tenants in the building should also be shown in the sketch plan/drawing. Also provide list of assets offering.</p> <p>v. Affidavit from Owners and if tender is submitted by the Power of Attorney Holder, an Affidavit by the Power of Attorney Holder regarding accommodation offered for hiring being free from any litigation/liability/pending dues and taxes.</p> <p>vi. Attested photocopy/attested True Copy of Building Completion and possession Certificate from Competent Authorities</p> <p>vii. Attested Photocopy/Certified True Copy of Fire Clearance Certificate issued by Competent Authority.</p>	

Check-List

Sl. No.	Required Specifications of the property	Yes/ No	Sizes, Dimensions, etc. as applicable, along with units of measurement. Also, highlight deviations (if any) from the requirement specification
1	Whether the offer available on lease for 18 months as the period mentioned		
2	Whether the offered accommodation is in a single building/ tower		
3	Whether the offered accommodation is in contiguous buildings within the same premises / complex (<i>please specify distance between the buildings</i>)		
4	Whether the offered property/building is exclusive to GSV		
5	Whether the offered property is in a residential locality		
6	Whether the offered property is new or already constructed and in use (specify no. of years since construction, if old and already in use)		
7	Distance of the property from GSV in km		
8	Whether there are adequate number of rooms/ space in the property offered to accommodate 200 ± students on twin-sharing basis.		
9	Whether each room is furnished with a Bed, Cupboard/ wardrobe, Study Table & Chair for each student separately		
10	Additional amenities available for having a Canteen / Gym / TV / Reading Room/ etc.		
11	Whether the common room /area has electrical fixtures (fans, CFL/LED lights, etc., electrical points for laptop/desktop etc.)		
12	Whether 24-hour electricity supply is available in the premises		

13	Whether 24-hour running water supply for drinking and utility purposes available in the premises.		
14	Whether the quality of water meets laid-down / generally accepted standards of the appropriate statutory authority		
15	Whether the accommodation offered is well-connected by public transport and is easily accessible by a motorable road		
16	Whether suitable facilities exist for drainage / sewage / waste disposal etc.		
17	Whether the property offered has adequate privacy and security and whether facility of watch and ward staff exists		
18	Whether the property offered has fire protection and whether suitable equipment/arrangements to ensure the same are available in good working condition as mandated by the competent authorities		
19	Whether the offered property is in an area with clean and hygienic surroundings		
20	Whether the surroundings and locality of the offered property are safe and secure, suitable for stay by students (boys and girls)		
21	Whether Individual geysers or running hot water facility is available in all the bathrooms or if not centralized provision for hot water available in the building with supply to each flat.		
22	Whether exhaust fans available in toilets		
23	Whether Door locks with three sets of keys for each room available		
24	Whether Passenger-elevator (lift) with capacity to carry minimum 6 persons available in the building (for high-rise buildings)		
25	Whether the operation of lift is authorized by the competent authority (add lift safety certificate)		
26	Whether the Staircase is well-lit and fit for use (free from obstructions)		

27	Whether Permanent electrical & water supply connections from the government authorities concerned made available		
28	Whether the underground sump & overhead water tank for 24 hrs water supply provided?		
29	Whether the water supply is from bore-well for water or through municipal corporation.		
30	Whether the bore-well is functional and yielding the required quantum of water for 24/7 use		
31	Whether mosquito-proof mesh for all external doors, windows, ventilators and openings provided		
32	Whether CCTV surveillance provided for common areas such as corridors, parking area, cellar, basement, staircase etc.		
33	Whether Fire extinguishers in each floor as per the government norms provided in the building		
34	Whether the AC and Ceiling fans in all rooms provided		
35	Whether lighting in rooms, wash rooms, common areas etc. available?		
36	Whether the Dining hall (of minimum 30 capacity) in Ground / basement or on terrace/ flat exist?		
37	Whether the Dining hall has proper permanent shelter against sun and rain		
38	Whether the Curtains for doors and windows in all rooms provided?		
39	Whether separate electricity consumption meters for the accommodation offered?		
40	Whether provision for washing machines, ironing boards, refrigerators, etc. in the building with 15 A power sockets. Whether there is provision for cloth drying (cloth hanging rods) in terrace/balconies provided?		

Maintenance & Services (at Bidder's Cost)

41	Whether daily housekeeping is provided withadequate persons not less than three persons.		
42	Whether the round-the-clock(24*7) Securityprovided?		
43	Whether Plumber/ Carpenter/ Electrician services made available (on call basis)		
44	Whether Waste disposal and sewage disposal(cleaning of septic tank etc.) exist?		
45	Whether necessary fire-fighting equipment in good working condition provided ensuring their validity at all times?		
46	Whether provision for timely payment Electricity bills exist in the building?		
47	Whether provision for timely payment of Water usage charges exist in the building?		
48	Whether permission of society/ building for useof the flats for students in c/o residential flats.		

Annexure – I (Technical Bid)

Bidder information

Sr. No.	Statement	Response by the bidder
1	Bidder's name/ Organization Name	
	Whether Owner or Power-of-Attorney (POA) Holder	
	If POA holder, whether POA specifically mentionsauthorization to lease/rent out the property	
	Is the POA registered?	
	Is the POA valid currently?	
2	Address for communication	
3	Contact Details	
	Name of the Owner/POA Holder	
	Designation	
	Telephone Number office	

Sr. No.	Statement	Response by the bidder
	Mobile Number	
	Email Id	
4	PAN Number	
5	Service tax registration number/ GST No.	
6	Aadhar Number	
	Bank Particulars	
	Account name	
	Type of A/c: (SB/CA/CC)	
7	A/c No.	
	IFS Code	
	Name of the Bank	
	Branch	

Property particulars

Sl. No.	Particulars	Details / Specifications
1	Name of the person / party holding title to the property	
2	Complete Address and location of the building	
3	Distance of the offered property in km from Gati Shakti Vishwavidyalaya, Lalbaug, Vadodara.	
4	No. of rooms in one tower/ building (Provide floor-wise details)	
	Dimension of the smallest room in square feet	
	Dimension of the largest room in square feet	
	Facilities and amenities available in the building (attach supporting documentation containing details)	
	Facilities and amenities available in each room (attach supporting documentation containing details)	

Sl. No.	Particulars	Details / Specifications
	Built-up area of the building/tower	
	Type, Make, Model, and No. of lifts available with carrying capacity, etc. along with Maintenance Contract details	
5	In case of adjoining / contiguous buildings in the same premises, compound or complex	
	Distance between the two buildings/ towers (meters)	
	Building-wise, floor-wise details of offered accommodation, along with details as sought in (4) above	
6	Essential / documents to be furnished Copy of the title deed of the property	
	Particulars of year of construction, age of the building etc. (enclose attested/ self-certificated copy of fire- clearance certificate, license for lift operation etc. issued by competent authority)	
	Undertaking by owner / bidder that the accommodation offered is free from all encumbrances, liabilities, disputes and litigations with respect to its ownership; lease/renting and that it has all required approvals/permissions from the competent authorities, for use as hostel accommodation	
	Proof of payment of all statutory/government dues like property taxes, electricity, telephone, water charges as applicable, as on date of Tender submission	
	Supporting documentation for facilities and amenities; furniture and fixtures	
General		
7	Type of building whether commercial or residential as per the Government norms and records	
8	<p>Water</p> <p>Whether running water is available round the clock in all toilets and dining hall?</p>	

Sl. No.	Particulars	Details / Specifications
	Whether municipal water connection is available?	
	Whether bore well/ tube well available?	
	Water storage capacity, and underground sump capacity in litres	
	Water storage capacity of overhead tank in liters	
	Whether drinking and utility water meet the laid-down standard / generally- accepted norms?	
	Electricity	
9	Sanctioned load	
	Whether all the rooms have been provided with lights, ceiling fans and air conditioners?	
	Details of power back-up facility / Generator with capacity	
	Arrangements of regular repairs and maintenance of such power back-up facility	
10	Details of fire safety mechanism / equipment alongwith particulars	
11	Provisions of regular repairs and maintenance and repairs	
12	Whether the premises would be freshly painted and given before use by GSV	
13	Whether parking space available as per GSV requirement	
14	Whether space for sports/games available as specified?	
15	Whether extra rooms available as sought for use as office, for meetings etc.	
16	Specify the lease period offered and provision for extension is the requirement	

Sl. No.	Particulars	Details / Specifications
17	Whether the building is earthquake resistant. If whether certificate from the competent authority is available	
18	Any other salient aspect of the building which the party may like to mention.	

Annexure - II

Financial Bid, Part – A: Hostel

Item No.	Description of Item	Monthly charges per person per month	
		Basic Charges in Rs.	Total in Rs.
1	<p>Rent for the Hostel facility being leased / extended for building/ Contiguous buildings (with adequate no of rooms in one tower/building to accommodate 200 ± 50 students on twin-sharingbasis along with all the facilities and amenities in the building(s) asa whole and in the flats/rooms as sought in the tender.</p> <p>Minimum guaranteed accommodation is 150 students.</p> <p>Charges shall include rent, housekeeping, security, maintenance, electricity, AC, Wi-Fi, etc.</p> <p>Catering charges shall be quotedseparately in Part B</p>		
	Total cost for 30 days per student		
	Total cost for 18 months for 200 students (accommodation) will be considered for price bid evaluation purpose only		

Financial Bid, Part – B: Catering Services

Item No.	Description of Item	Per day Charges in Rs.	GST in Rs (if applicable).	Total in Rs.
1	Morning Tea			
2	Morning Breakfast which includes Aloo Onion Paratha-curd-tomato ketchup Tea/Coffee, Bread, 20g butter, sprouts & one egg or one fruit (Banana/Orange/Grapes/Pappya/Watermelon will always be there for breakfast)			
3	Lunch which includes Jeera Rice, Daal Makhani, Aloo Soyabeen, Roti, Curd, Corriender Rice, Chana Dal, Aloo Parwal, Lemon Water, Plain Rice, Masoor Dal, Rajma, Masala Chass, Veg Pulav, Chola, Puri, Curd, Lemon Rice/Tomato Rice, Dal Palak, Mix Veg, Aam Panna, Dal Fry, Aloo Bhindi/Aloo Baigan, Pudina Chass.			
4	Evening tea and snacks			
5	Dinner which includes Plain Rice, Chana Dal, Kofta, Roti, Motichur ladoo, Corn Rice, Masur Dal, Chawli Masala, Balusaahi, Moong Dal, Paneer Matar/ 2 egg Curry, Sahi Takuda, Veg Biryani, Dal Fry, Chana Masala, Dal Tadka, DamAloo, Rice Kheer, Fried Rice, Dal, Chole, Bhature, Fruit Cursted.			
6	Total per day per person			
7	Total cost for 30 days will be considered for price bid evaluation purpose only			
8	Total for 18 months cost for 200 students (catering service) will be considered for price bid evaluation purpose only			

- Payment shall be made on monthly basis for all the students counting the number of working days and non-working days of the particular month.

Covering letter format

Date:

To
The Registrar,
Gati Shakti Vishwavidyalaya,
Lalbaug, Vadodara-390 004

Dear Sir,

Sub.: Providing hostel services for students of GSV

Please find enclosed (Annexure-I) my/our submission in respect of Hostel Service for students of GATI SHAKTI VISHWAVIDYALAYA in response to the *Expression of Interest* (referred to as "EOI") Document.

I/ We hereby confirm the following:

1. The submission is being made by _____
(*name of the Hostel Service Provider*) in accordance with the conditions stipulated in the EOI issued by the GSV.
2. I/ We have examined in detail and have understood the terms and conditions stipulated in the EOI Document issued by GSV. I/ We agree and undertake to abide by all these terms and conditions. My/ Our Proposal is consistent with all the requirements of submission as stated in the said EOI Document issued by GSV.
3. I/ We confirm that the Hostel building / activity / business is registered with respective Government Department / respective City Corporation. We also confirm that the building (s) are safe and have complied with all the building regulations prescribed by the city corporation. We also state that the building is secure and has never been used for any illegal activities punishable under the law.
4. I/ We further confirm that we have not offered nor will offer any illegal gratification in cash or in kind to any person or agency in connection with the EOI/ Proposal.
5. I/ We confirm that I/ we have never been jailed or convicted of any criminal or civil offence.
6. I/ We confirm that I/ we have never been blacklisted in or debarred from any empanelment/ tendering process anywhere till date.
7. We offer the building, which is complying all bye laws / standards / approvals etc. required for hostel purpose.
8. Our Mess facility has FSSAI confirmation (certificate) for catering purpose.

Signature:

(Owner / For and on behalf of Owner,
Authorized Representative and Signatory along with seal)

:

Name of Person :
Designation :

Evaluation methodology including inspection and QCBS

Tender Evaluation Procedure

- a) Evaluation of the offered property will be based on the criteria indicated in the technical requirements. This will follow evaluation of the financial bid ie., the evaluation shall consist of following phases:
- b) Phase I – Evaluation of Technical bid
- c) Phase II - Evaluation of Financial bid, followed by QCBS evaluation considering both the components viz., technical scores and the financials.
- d) It is mandatory for the BIDDER to meet the technical requirements (including eligibility criteria) to be technically qualified and for being considered for opening of his Financial Bid and evaluation thereof.

Phase-I: Evaluation of Technical Bid

Detailed technical evaluation shall be carried out along with other conditions in the tender document to determine the substantial responsiveness of each bid. For this clause, the substantially responsive bid is one that conforms to all the eligibility and terms and condition of the tender.

QCBS Evaluation

The score of the Technical proposal would be given a 30% weightage, and the Financial proposal would be given 70% weightage. The weighted combined score of the Technical bid (TS), and Financial proposals (FS) shall be used to rank the BIDDERS on the basis of formula given as below:

$$\text{Combined Score} = 30 \% * \text{TS} + 70 \% * \text{FS}$$

The BIDDER with highest combined score shall be declared as selected BIDDER.

P.S.: In the event of two or more Bidders/Firms getting the same final score, the Bidder with higher score in Technical evaluation shall be selected.

Marking scheme on various parameters

Sr. No	Criteria	Calculation conditions	Maximum Points/ Marks
1.	Proximity to the University by road for heavy vehicles	< 10 km - 20 marks <10-15 km - 15 marks	20
2.	Space availability, cleanliness and overall ambience of the building, location, common area, staircase, lobby, etc. (Based on the observation of Committee Members)	Very Good – 20 Good – 15 Average – 10 Below average - 0	20
3.	All rooms in the same tower/ building or contiguous building (in the same compound, premises or complex)	Same tower/building 15 Not in the same building But in the same compound-10	15
4.	Experience of having successfully doing" similar service"		05
5.	Quality of furnishings as per requirement of GSV and attached (to the rooms) washroom/toilet		05
6.	Safety and security		05

Sr. No	Criteria	Calculation conditions	Maximum Points/ Marks
7.	Clear title, quickness for the deal and leasing of the premises with all due clearances (without encumbrances); ideal if both the properties are held by the same owner.		10
8.	Elevator with power backup, clean drinking/ RO Water, Regular Water supply etc. as per Technical Bid		05
9.	Space / provision for sports / games like badminton, table tennis, caroms etc. for use by students.		05
10.	Mess Facility, viz. Kitchen, Ventilation, Hygienic conditions		05
11.	Dining room with a capacity of 50 persons with basic amenities viz. fans, utensils, proper lights during day and night		05

Note: A minimum of 60 marks is required in the technical evaluation to qualify and to be considered for the “Financial Bid”.

Performance Bank Guarantee (PBG)

- a) The successful bidders shall have to deposit a Performance Bank Guarantee(PBG)equal to 5% of the total order value, valid for the contract period plus two months,within 15 days from the date of issuance of order / LOA,. No interest will be paid by GATI SHAKTI VISHWAVIDYALAYA, VADODARA on the deposit. Also, bidder cannot claim interest on the same. This will be advised by GSV to the successful bidder.
- b) Performance Bank Guarantee will be refunded to the bidder, after the firm duly performs and completes the contract of stipulated period in all respects as per GSVrequirements.
- c) Performance Bank Guarantee will be forfeited if the firm fails to perform/abide by any of the terms or conditions of the contract.
- d) In case, the firm fails to provide the required services within specified delivery period, the same services will be obtained from open market and the difference of cost, if any, will be recovered from Performance Security or from pending bill(s) of the defaulting firm or from both in case the recoverable amount exceeds the amount of Performance Security.
- e) In the case of upward revision in the Contract Value due to increase in student numbers, the proportionate amount of PBG will be advised by GSV, for payment.
- f) The University may reject the Bid in the event the successful bidder fails to furnish the PBG or fails to execute the contract agreement.

Additional Terms and Conditions (EOI)

Location Requirements

The University (GSV) is located at Lalbaug, Vadodara - 390 004, Gujarat, India. The hiring location shall be within 15 km by road, well connected with wide link road in a good locality, which is safe and secure for students to stay.

Convenience for commuting the students to and fro by bus from the university without difficulties will be of due consideration.

The bidder must ensure that accommodation is ready for use and must hand over within one week of issue of LOA. Failing which the bid may be summarily rejected.

Mandatory Building Requirements

- a. The building should have been constructed as per the sanctioned / approved plan of the competent development authority. The building should be well maintained and with proper fire safety approvals and exits (including emergency exits).
- b. The property offered for accommodation shall have clear title and shall be free from all encumbrances, liabilities, disputes and litigations with respect to ownership; lease/ renting and shall have all the required regulatory and statutory approvals/ permissions from the competent authorities, for use as hostel accommodation.
- c. The building should be complete in all respects to be put to immediate use and the owner / owners of the premises will have to hand over the possession of premises as per the dates mentioned.
- d. Documentary proof of ownership / power of attorney of building, latest payment of all taxes, duties, dues, telephone, water, electricity charges etc. must be submitted along with this tender document.
- e. All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the said premises, shall be payable by the owner him/herself.
- f. Enough fire extinguishers, hydrants, buckets with sand etc. shall be installed on each floor of the building as per the Govt. specifications.
- g. Flooring should be of standard quality. The internal and external walls and ceiling should be properly painted with standard quality paint.

Room-wise requirements (for Students)

Air-conditioned rooms of minimum 130 square feet floor area living space, excluding wash room area with proper ventilation and natural lighting to accommodate 2 students per room on twin-sharing basis.

Minimum Furniture per person: A bed with mattress, a study table and a chair, a cupboard/ wardrobe, and 5 amps power socket for laptops and mobile charging.

Washroom: Neatly maintained bathroom fittings including wash basins with provision for hot and normal water, preferably attached with the rooms, but not mandatory.

Internet Wifi facilities: The rooms shall have a minimum internet access speed of 50 Mbps for every student through Wifi network.

Requirements for Care taker

The bidder shall provide a single occupancy office for the representative (caretaker) of GSV in the building / campus on a 24x7 basis in addition to the hostel rooms being offered on rent".

Common Amenities Requirement

- a. The building should have suitable provision such as Cafeteria, television room, reading space, etc. for the students. Availability of indoor games facility will be an added advantage.
- b. CCTV systems with 24x7 security and security personnel deployed for the safety and

- security of students.
- c. Regular 24×7 water and electricity must be available. Stand-by arrangements would be preferred for water & electricity.
 - d. Availability of dining room to accommodate around 50 students at a time (minimum).
 - e. Daily cleaning of rooms, common areas, specifically the wash rooms in a hygienic manner is the sole responsibility of the bidder.

Catering Requirements

- a. The catering requirement of the students falls into two categories on the basis of working days of the university as: 1. Working days and 2. Non-Working days.
- b. During working days, the bidder is required to provide morning tea, breakfast, and dinner only. However, on non-working days (holidays of the university), the bidder has to provide all meals of the day, including evening tea & snacks and lunch. The tentative menu is shared in the proforma for catering price bid. In addition, there should be provision to opt out of lunch or dinner on certain days under advance written (by mail) information by the Warden of the University.
- c. The price bid has to be submitted separately hostel facilities (Part A) and catering service (Part B).

Obligations of the Bidder

- a. The Bidder shall be the owner/ partner in business/ duly authorized to lease the premises being offered. The tenders shall be accepted only from owners/partner / Power of attorney holders of the property. Offers from brokers will not be entertained. No brokerage shall be payable.
- b. The Bidder shall provide electrical, sanitary and other fittings and fixtures (as described) and maintain the same in good, working and useable condition at all times and replace such items as may be broken or mal-functioning, at his own cost. This includes any damage caused due to or arising out of flux of time or natural and reasonable wear and tear.
- c. The University (GSV) on its part shall take reasonable care and extend due cooperation in maintaining the property in good condition and shall return the same to the Bidder at the termination of the lease, subject to reasonable/normal wear and tear due to flux of time and usage. Any instance of damage of the fixtures or property of the bidder should be brought to the notice of the Warden of the University within 24 hours; with proof of such damage, if caused by the authorised occupant (student) of GSV (with a copy to the concern student); for any remedial action. The bidder shall allow inspections to the facility by the Warden of the University or his authorized representatives, with due intimation to bidder.
- d. In case of any delay in maintenance or restoration of services within a weeks' time, the University (GSV) will get it done at risk and cost of the bidder and adjust the same against the payment dues. Non-restoration of the facility after a week of reporting will be an "insufficiency in service" on the part of the bidder. There shall be a robust complaint mechanism in place whereby the student can register complaints on non-availability of water / power/ AC etc so that they can be efficiently be attended to by the bidder agency's personnel for quick and efficient resolution. This will also work as a proof for the time gap between the problem reporting and the resolution.
- e. ***Validity of Offer:*** During the validity period of the offer, the bidder should not withdraw/modify the offer in terms of area and price and other terms and conditions quoted in the Technical Bids. The bidder is required to submit an undertaking on non-judicial stamp paper of required value duly signed by the rightful owner or its power of attorney holder that the bidder shall not back out/cancel the offer/offers made during the validity period.

Rental Conditions

- a. **Variation clause:** There is possibility of variation in total number of students within 200 ± 50 , which will be arrived at, by the cut-off date for every 9 months' slot separately on 1st November of that year/ slot. The assured number of students will be 150. Therefore, this variation in the total strength of students for whom hostel facilities are required is permissible in the contract and payment would be made on pro-rata basis as per the agreed rates. The number thus arrived at and agreed to shall be final for that particular period of 9 months.
- b. **The extension**, if extension required for a period of further nine months on the same terms and conditions.
- c. **Error/omission and Discrepancies in the Bid document:** The bidder shall not take advantage of any inadvertent / typographical error or otherwise. If there is any doubt, that should be brought to the notice of GSV without delay and the same shall be dealt with as per GSV's requirement and to GSV's advantage only.
- d. **Canvassing:** Any form of canvassing/influencing will attract rejection of bid submitted by the bidder and the University (GSV) reserves the right to take such penal action (including blacklisting the Bidder for the present and future etc.) as it deems fit.

Rights of GSV

- a. Notwithstanding anything contained above, the University (GSV) reserves the right to reject all or any bid as recommended by the Tender Committee and is not bound to divulge any reason to the unsuccessful bidders.
- b. If at any stage it is found that any of the details/documents furnished by the bidder is/are false/misleading/fabricated, its bid would be liable for cancellation without intimation to the bidder.

Penalty and Termination of Rental Agreement

- a. Unsatisfactory work / insufficiency in services related to maintenance of Hostels like poor housekeeping/ non-availability of security and unhygienic food including and not limited to occurrence of insects/ stones/ pebbles/ substandard raw materials/ such material shall attract a penalty as under:
 - i. Rs. 1000/- on the first occasion
 - ii. Rs. 1500/- on the second occasion
 - iii. Rs. 2000/- for the third occasion
- b. On repetitive failures on the part of the bidder on more than three occasions, the contract will be liable for termination. The contract need not follow the requirement of notice period, in such cases.

Arbitration and Jurisdiction

- a. All disputes about the execution of contract shall be settled under the provisions of Arbitration and Conciliation Act 1996 (as amended from time to time) and the rules framed thereunder. The Competent Authority of GSV or a person nominated by him/her shall be the sole Arbitrator. The cost of arbitration shall be borne equally by both the parties. The Vice Chancellor (VC), GSV-Vadodara shall be the final authority for settlement of any dispute, and his/her interpretation of any clause/term/condition(s) of this document shall be final and binding
- b. In the event of any legal dispute, the jurisdiction shall be limited to the Courts in Vadodara (Gujarat) only.

Terms of Payment (Lodging & Boarding)

- c. The Payment shall be made at the fixed rate in the second week of the subsequent month, on receipt of the invoice for the previous month or as per LOA terms & conditions. Advance payments shall not be ordinarily made unless specifically agreed upon or allowed by the Vice Chancellor, GSV.
- d. Payment of catering charges will be made on actual consumption per student during the month; on the certification of the Warden of the University
- e. The monthly payment shall be subject to deduction of taxes as per rules on submission of satisfactory report from hostel warden with reference to the scope of work, service and supplies.
- f. All payments to bidder shall be made by crossed account payee cheque/ RTGS/ NEFT for which the bidder shall send bills in duplicate (original + copy) giving the reference number of the University order along with satisfactory report by the warden. GST will be paid as applicable.

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