



INDIAN INSTITUTE OF TECHNOLOGY MADRAS
Chennai 600 036

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E-mail: tender@imail.iitm.ac.in



The Manager (Project Purchase)

Date: 02.06.2023

Limited Tender No: CE/RAVIN/2023/TRANSADVIS

Due Date: 22/06/2023, 3.00 PM

Technical Bid Opening: -22/06/2023, 5.00 PM

Dear Sir/Madam,

On behalf of the Indian Institute of Technology Madras, Request for proposal is invited for
“Transaction Advisor for facilitating Viability Gap Funding (VGF) for a hostel project at IIT Madras from Empaneled Transaction Advisers for Public Private Partnership Projects” listed in the Notification F. No.2/3/2021-PPP, dtd. 01-07-22, by the Ministry of Finance”

conforming to the specifications

Instructions to the Bidders:

- 1. Preparation of Bids:** - The Request for proposal should be submitted under two-bid system (i.e.) Technical bid and Financial bid along with Vendor registration code. Vendor registration with IC & SR (IIT M) is mandatory for bidders to participate in tenders.

**** For Vendor Registration & Guidelines,**

Please follow the website: <https://icandsr.iitm.ac.in/vendorportal> ;

Helpdesk: vendorhelpdesk@icsrpis.iitm.ac.in

- 2. Pre-Bid Meeting:** 09.06.2023 @ 10 AM, Via Online, Before joining this meeting, bidders should send email with details of person who will attend this meeting and their company details along with your queries to sureshbabusls@gmail.com on or before 08.06.2023 @ 05:00 PM. Meeting link will be forwarded to the interested participation via email before the meeting.

- 3. Submission of Tender:** - The Request for proposal documents shall be sent to the address mentioned below, either by post or by courier (**duly sealed and super scribed on the envelope with the Vendor Email ID, Contact Number, tender reference No and due date & time**) so as to reach our office before the due date and time specified in our schedule. The offer/bid can also be dropped in the tender box on or before the due date and time specified in the schedule.

The tender box is kept in the office of the:

The Manager, Project Purchase,

IIT Madras, Sardar Patel Road, IC & SR Building, 1st floor, Chennai – 600 036

- 4. Unsolicited offers:** “This notice is being published for information only and is not an open invitation to quote in this limited tender. Participation in this tender is by invitation only and is limited to the Empaneled list of Transaction Advisers for Public Private Partnership Projects" listed in the Notification F. No.2/3/2021-PPP, dtd. 01-07-22, by the Ministry of Finance. Unsolicited offers shall be ignored. However, suppliers who desire to participate in such tenders in future may apply for registration as per procedure.” The Website for Registration of vendors is <https://icandsr.iitm.ac.in/vendorportal> and the mail address for queries is “vendorhelpdesk@icsrps.iitm.ac.in”.
- 5. Validity:** The validity of Quotation **should be not less** than 90 days from the due date of tender.
- 6. Risk Purchase Clause:** - In the event of failure of supply of the item/equipment within the stipulated delivery schedule, the purchaser has all the right to purchase the item/equipment from other sources on the total risk of the supplier under risk purchase clause.
- 7. Late offer:** - The offers received after the due date and time will not be considered. The Institute shall not be responsible for the late receipt of Tender on account of Postal, Courier or any other delay.
- 8. Acceptance and Rejection:** - I.I.T. Madras has the right to accept the whole or any part of the Tender or portion of the quantity offered or reject it in full without assigning any reason.
- 9. Debarment from Bidding:** In case of breach of Terms & Conditions, Bidder may be suspended from being eligible for bidding in any contract with the IIT Madras up to 2 Years [as per Rule 151(iii) of GFR] from the date of Tender.

10. Disputes and Jurisdiction:

Settlement of Disputes: Any dispute, controversy or claim arising out of or in connection with this PO including any question regarding its existence, validity, breach or termination, shall in the first instance be attempted to be resolved amicably by both the Parties. If attempts for such amicable resolution fails or no decision is reached within 30 days whichever is earlier, then such disputes shall be settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996. Unless the Parties agree on a sole arbitrator, within 30 days from the receipt of a written request by one Party from the other Party to so agree, the arbitral panel shall comprise of three arbitrators. In that event, the supplier will nominate one arbitrator and the Project Coordinator of IITM shall nominate one arbitrator. The Dean IC&SR will nominate the Presiding Arbitrator of the arbitral tribunal. The arbitration proceeding shall be carried out in English language. The cost of arbitration and fees of the arbitrator(s) shall be shared equally by the Parties. The seat of arbitration shall be at IC&SR IIT Madras, Chennai.

a. **The Applicable Law:** The Purchase Order shall be construed, interpreted and governed by the Laws of India. Court at Chennai shall have exclusive jurisdiction subject to the arbitration clause.

b. Any legal disputes arising out of any breach of contract pertaining to this tender shall be settled in the court of competent jurisdiction located within the city of Chennai in Tamil Nadu.

11. All Amendments, time extension, clarifications etc., will be uploaded on the website only and will not be published in newspapers. Bidders should regularly visit the **CPP Portal (e-publishing)** to keep themselves updated. No extension in the bid due date/ time shall be considered on account of delay in receipt of any document by mail.

12. As per the Government of India Order, “Class - I Local Suppliers”, “Class - II Local Suppliers” and “Non Local suppliers” can participate in this tender. Local Content declaration to be submitted as per Annexure 2.

Bidder should confirm their acceptance that they comply with the provisions with report to “Guidelines for eligibility of a bidder from a country which shares a land border with India as detailed at Annexure-3. The bidder should submit Certificate for “Bidder from/ Not from Country sharing Land border with India & Registration of Bidder with Competent Authority” as per Order of DoE F.No.6/18/2019-PPD dated 23.07.2020 as mentioned.

13. Selection of Successful bidder and Award of Order – Evaluation and Award of contract will be done as per GOI MOCI Order No. 45021/2/2017-PP (BE II) Dt.16th September 2020 & P-

45021/102/2019-BE-II-Part(1) (E-50310) Dt.4th March 2021 and any subsequent modifications/Amendments, and latest orders if any.

14. Preference to “class 1 Local Suppliers”: preference will be given to “class 1 local suppliers” (subject to class –I local supplier’s quoted price falling within the margin of purchase preference) as per public procurement (preference to make in India) order 2017 .O.M No P- 45021/2/2017 – pp(BE – 11) dt 04/06/2020 subject to the conditions that the “class 1 Local Supplier” should agree to supply goods / provide service at L1 rate and furnish a certificate with the technical bid document that the goods/service provided by them consists local content equal to or more than 50%.(certificate from Chartered Accountant in case value of contract exceeds Rs 10 crore).

- **‘Class – I local supplier’** means a supplier or service provider whose goods, services or works offered for procurement consists of local content equal to or more than 50% as defined under the above said order.
- **‘Class – II local supplier’** means a supplier or service provider whose goods, services or works offered for procurement consists of local content equal to 20% but less than 50% as defined under the above said order
- **‘Non – local supplier’** means a supplier or service provider whose goods, services or works offered for procurement consists of local content less than 20% as defined under the above said order.
- **‘Margin of purchase preference’:** - The margin of purchase preference shall be 20%. The Definition of the margin of purchase preference is defined in the govt. of India Order No: **P- 45021/12/2017-PP (BE-II) Dt.4th June, 2020) Order 2017. As per the Government of India Order – “Margin of Purchase Preference”** means the maximum extent to which the price quoted by a “Class-I local supplier” may be above the L1 for the purpose of purchase preference.

*****Note: Local content percentage to be calculated in accordance with the definition provided at clause 2 of revised public procurement preference to Make in India Policy vide Gol Order no. P- 45021/2/2017-PP (B.E.-II) dated 15.06.2017 (subsequently revised vide orders dated 28.05.2018, 29.05.2019and 04.06.2020) MOCI order No. 45021/2/2017-PP (BE II) Dt.16th September 2020 & P- 45021/102/2019-BE-II-Part (1) (E-50310) Dt.4th March 2021***

Acknowledgement: - It is hereby acknowledged that the tenderer has gone through all the conditions mentioned above and agrees to abide by them.

Yours sincerely,
The Manager (Project Purchase)
I.I.T. Madras, IC&SR Building, Chennai – 600 036.

**SIGNATURE OF TENDERER
ALONG WITH SEAL OF THE
COMPANY WITH DATE**

Scope of the Work:

IIT Madras is seeking consultant services for facilitating Viability Gap Funding (VGF) for the project under PPP mode. Limited tendering will be done among the "Empaneled Transaction Advisers for Public Private Partnership Projects" listed in the Notification F. No.2/3/2021-PPP, dtd. 01-07-22, by the Ministry of Finance., on a two-bid system. The technical proposals from the bidders will be evaluated by the duly-appointed committee based on prior experience, qualifications of the personnel to be assigned to this project, and the qualified bidders will be shortlisted. Only the financial bids of the shortlisted bidders will be opened, and the consultancy work will be awarded to the bid with the lowest amount, excluding any optional items of scope.

Eligibility Criteria:

S.NO	Pre-qualification Criteria	Compliance Yes/No	Document proof Pg. No.	Details of Proof Submitted
1	Only 'Class-I local suppliers' and 'Class-II local suppliers', as defined under DIPP, MoCI Order No. P-45021/2/2017-PP (BE II) dated 16th September 2020 and other subsequent orders issued therein, shall be eligible to bid in this tender. Declaration for Class-I and Class-II local suppliers should be submitted in the prescribed proforma format as per Annexure-2			
2	The bidder shall not be from a country sharing land border with India and if the bidder is from a country sharing land border with India the bidder should have been registered with the competent authority as per orders of DIPP OM No. F. No. 6/18/2019-PPD dated 23rd July 2020, and MoCI Order No. P-45021/112/2020-PP (BE II) (E-43780) dated 24th August 2020. A declaration shall be submitted with the bid as per format given in Annexure – 3.			
3	Proof of Qualifications & Prior experience of the Consultant be submitted along with the technical Bid			

Scope for the Transaction Advisor Consultant:

Description	Comply /Not Comply	Ref Page No.
1. Pre-feasibility study (2 weeks)		
a. Mapping of IITM's demand based on preliminary analysis		
b. Market analysis for potential competition and specifications		
c. Catchment area analysis for supply and demand mapping		
d. Assessment of the receptiveness of the students		
e. Identifying structures based on ownership mode, project structure, and revenue model		
f. Conducting market sounding among potential investors and preferred structure		
g. Undertaking preliminary viability analysis		
h. Pricing study		
2. Project feasibility study (2 weeks)		
a. Student stakeholder profiling		
b. Forecasting of demand		
c. Detailed catchment area analysis for supply mapping of student accommodation and rental trends		
d. Identifying demand-supply gap		
e. Review of potential risks to the project		
f. Identification of mitigation measures		
g. Assessment of operational capacity of allied infrastructure and need for upscaling the same		
h. Project sizing to understand the scale of the project		
i. Identifying legal and regulatory implications		
3. Project structuring (2 weeks)		
a. Stakeholder Consultation		
i. Conducting consultations involving the Engineering Unit of IITM, and any other stakeholders		
ii. Refining the project scope		
b. Finalization of project components		
i. Finalizing the list of approvals, timelines and related activities during construction and O&M		
ii. Finalizing the project configuration		
iii. Finalizing list of services to be provided by licensee		
iv. Finalizing the revenue model - sources of revenue, collection mechanism		
c. Finalization of project structure		
i. Finalization of Responsibility allocation and responsibility matrix		

for different components/ activities		
ii. Defining the Performance requirements and setting the performance targets or output requirements		
iii. Defining the financial convenience of the project contract (Grants, subsidies, tariffs, cross subsidization, concession fees, annuity payments)		
iv. Defining the Payment mechanism and finalizing the payment structure and linkage to performance standards and targets		
v. Development of term sheet and broadly defining the various terms of the project structure		
d. Finalize procurement strategy/route		
i. Key considerations for finalizing procurement strategy such as timelines and organization policies, politics, law and institutions, economics and finance, execution		
ii. Choosing the best-suited procurement method and shortlisting possible options, assess possible procurement options based on the client's timelines, organization's policies, local regulatory requirements and choosing the most suitable option for project		
4. Procurement (2 weeks)		
a. Preparation of tender documents		
i. Preparation of terms of reference and timelines including qualification and evaluation criteria		
ii. Preparation of tender documents and draft contract		
b. Stage 1: RFQ issuance and Evaluation of bidders		
i. Issuance of RFQ- Advertisement and release of RFQ		
ii. Conducting Pre-qualification conference		
iii. Issuance of Addendum (if required)		
iv. Submission of applications by bidders		
v. Evaluation of the technical and financial eligibility as per the RFQ		
vi. Selection of the shortlist of bidders		
c. Stage 2: RFP issuance and Evaluation of bidders		
i. Issuance of RFP to shortlisted bidders		
ii. Conducting Pre-bid conference		
iii. Issue of Addendum (if required)		
iv. Submission of proposals by bidders		
v. Evaluation of technical and financial bids as per the scope		
vi. Selection of the preferred bidder		
d. Contract Signing		
i. Taking all the required approvals from the competent authority		
ii. Due diligence of the successful bidder		
iii. Issuance of the letter of award to the winning bidder		
iv. Contract negotiation if required		
v. Signing of contract and lease agreement (as applicable)		

5. Financial closure (2 weeks)		
a. Preparation of financing agreements		
b. Signing of all financing agreements and other contract agreements (if any)		
c. Undertaking final financial due diligence		
d. Procuring final approval from IITM		
e. Approval of VGF		
<u>Type of contract: Lumpsum</u>		
<u>Payment terms:</u>		
1. End of phase 1, 15% of fee		
2. End of phase 2, 15% of fee		
3. End of phase 3, 20% of fee		
4. End of phase 4, 20% of fee		
5. End of phase 5, 30% of fee		
<u>Termination clause:</u>		
Delay in completion of the work, without due approval, and unsatisfactory performance may be grounds for termination of the contract.		

**FORMAT FOR AFFIDAVIT OF SELF-CERTIFICATION UNDER PREFERENCE TO MAKE IN INDIA –
PER ITEM**

This letter should be on the letterhead of the quoting firm and should be signed by a competent authority. Non-submission of this will lead to Disqualification of bids.

Tender Reference Number:

Name of the item / Service:

Date: _____

I/We _____ S/o, D/o, W/o, _____

Resident of

Hereby solemnly affirm and declare as under:

That I will agree to abide by the terms and conditions of the Public Procurement (Preference to Make in India) Policy vide Gol Order no. P-45021/2/2017-PP (B.E.-II) dated 15.06.2017 (subsequently revised vide orders dated 28.05.2018, 29.05.2019 and 04.06.2020) MOCI order No. 45021/2/2017-PP (BE II) Dt.16th September 2020 & P- 45021/102/2019-BE-II-Part (1) (E-50310) Dt. 4th March 2021 and any subsequent modifications/Amendments, if any and

That the local content for all inputs which constitute the said item/service/work has been verified by me and I am responsible for the correctness of the claims made therein.

Tick (✓) and Fill the Appropriate Category	
<input type="checkbox"/>	I/We _____ [name of the supplier] hereby confirm in respect of quoted items that Local Content is equal to or more than 50% and come under “Class-I Local Supplier” category.
<input type="checkbox"/>	I/We _____ [name of the supplier] hereby confirm in respect of quoted items that Local Content is equal to 20% but less than 50% and come under “Class-II Local Supplier” category.
<input type="checkbox"/>	I/We _____ [name of the manufacturer] hereby confirm in respect of quoted items that Local Content is less than 20% come under ‘Non – Local Supplier’ category

- The details of the location (s) at which the local value addition is made and the proportionate value of local content in percentage

Address _____

Percentage of Local content: _____%

For and on behalf of(Name of firm/entity)

Authorized signatory (To be duly authorized by the Board of Directors)

<Insert Name, Designation and Contact No.>

[Note: In case of procurement for a value in excess of Rs. 10 Crores, the bidders shall provide this certificate from statutory auditor or cost auditor of the company (in the case of companies) or from a practicing cost accountant or practicing chartered accountant (in respect of suppliers other than companies) giving the percentage of local content.

(To be given on the letter head of the bidder)

No. _____

Dated: _____

CERTIFICATE

(Bidders from India)

I have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India and hereby certify that I am not from such a country.

OR (*whichever is applicable*)

(Bidders from Country which shares a land border with India)

I have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India and hereby certify that I from _____ (Name of Country) and has been registered with the Competent Authority. I also certify that I fulfil all the requirements in this regard and is eligible to be considered. *(Copy/ evidence of valid registration by the Competent Authority is to be attached)*

Place:

Date:

Signature of the Tenderer
Name & Address of the
Tenderer with Office Stamp

TENDER CHECKLIST – Mandatory to be filled and sent (inside the Main Bid Cover) along with Bidding Document.

- (1) I have registered as a Vendor with IC&SR. (Proof to be enclosed)

- (2) Completed and **Signed Form of Tender**. The Form of Tender document shall be signed by a person legally authorized.

- (3) Completed Qualification Compliance Statement (As per Annexure 1).

- (4) Evidence of similar contracts completed/Product supplied in case if the details are requested in Annexure - 1

- (5) Certification of Class I / Class II & Non Local supplier to be submitted **(As a part of technical bid) per item / service / work Annexure 2**

- (6) Land Border **(Annexure – 3)**

The bid will be valid only if all the above documents are provided. Bidders are asked to supply and tick off the required information. Failure to provide any of the stated documents may result in the bid being considered as non-compliant and rejected.

Signature of the Bidder