



भारतीय प्रौद्योगिकी संस्थान, इन्दौर

अभियांत्रिकी एवं प्रौद्योगिकी संस्थान, डी ए वी वी परिसर, खंडवा रोड,
इन्दौर ४५२ ०१७ मध्यप्रदेश, भारत

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IIT Indore

Indian Institute of Technology Indore

Institute of Engineering and Technology, DAVV Campus, Khandwa Road,
Indore 452 017, Madhya Pradesh, India

RFP No. IITI(MM)/SML/15/0073/SS/Cantten/2015-16

26 June, 2015

To
The Manager,
Canteen Service Provider

Sir,

Sub: Request for Proposal (RFP) for Development of Infrastructure linked with Catering services for Indian Institute of Technology, Indore (IITI) for Indian Institute of Technology Indore (IITI) on "Build, Lease, Operate and Transfer" (BLOT) basis.

Indian Institute of Technology Indore (IITI) is a statutory body and one of premier Institutions of science & technical education under Ministry of Human Resource Development, Government of India. IITI is established through the Institute of Technology Act, 1961 and (Amendment) Act 2012 passed by the Parliament with an intent to impart education and undertake research, consultancy and other related services from Indore as part of Government of India's initiative and policy proposal to extend and expand the reach and horizon of science and technology education in the state of Madhya Pradesh.

Request for Proposal (RFP) for developing and providing Development of Infrastructure linked with Catering services for Indian Institute of Technology, Indore (IITI) on "Build, Lease, Operate and Transfer" (BLOT) basis as per enclosed document, is invited from leading Canteen Service Providers who are permitted to do business with Government, Government funded Educational and research Institutes, PSUs, Autonomous bodies in India.


For any other clarification/details, you may feel free to talk to the Registrar or if required, a conference may be organized before last date of submitting the Proposal to address queries, if any. Offers strictly in accordance with the RFP with relevant documents appended thereto will be considered and evaluated for further discussion. Offers not meeting the requirements may not be considered for further discussion.

The RFP must reach by 20.07.15 on the following address:

The Registrar,
Indian Institute of Technology Indore,
Main Campus, Simrol,
Indore, M.P. - 452020.

Encl: As above

Yours faithfully,


C.M.A. Dr. Arun Subramanian
कुलसचिव / Registrar
(CMA. Dr. Arun Subramanian)
भारतीय प्रौद्योगिकी संस्थान इन्दौर
Indian Institute of Technology Indore
Registrar

Request for Proposal (RFP) for developing and providing Development of Infrastructure linked with Catering services for Indian Institute of Technology, Indore (IITI on "Build, Lease, Operate and Transfer" (BLOT) basis.

Request for Proposal (RFP) is invited from interested Canteen Service Providers for Development of Infrastructure linked with Catering services for Indian Institute of Technology, Indore (IITI) services at the Simrol Campus on "Build, Lease, Operate and Transfer" (BLOT) basis.

Indian Institute of Technology, Indore (IITI) is a statutory body and one of premier Institutions of technical education of Ministry of HRD, Government of India. The IITI is established through the Institute of Technology Act, 1961 and (Amendment) Act 2012 passed by the Parliament with an intent to impart education and undertake research, consultancy and other related services from Indore as part of Government of India's initiative and policy proposal to extend and expand the reach and horizon of science and technology education in the state of Madhya Pradesh.

The broad parameters of the anticipated development by the Canteen Service Provider under BLOT Scheme and the obligations of the Institute are as under:

1.0 Scope of the Project: The Canteen Service Provider is expected to Design, Build, and develop the premises on the land owned by the Institute which would be leased to the Developing Partner Canteen Service Provider i.e Lessee, for a period of 05 years. The land parcel admeasuring 5000 sq feet will be earmarked for leasing on which a total of max. 4000 sq feet can be covered for construction with 01 storey within the floor space index (FSI) norms as applicable. The best suitable offer will be selected by the Institute as per area to be constructed and offered by the Canteen Service Provider for the Institute.

1.1 The lay out design and plan will be approved by the institute before the construction work is initiated. IITI reserves the right to make necessary modifications, suggestions in the Lay out design and plan.

1.2 The Lessee Canteen Service Provider partner will have to Build and operate the Canteen facilities initially for a period of 05 years on lease agreement basis. After completion of the prescribed lease period transfer the building to the Institute with all the fixtures and accessories.

1.3 The Service Provider has to supply, install and Commission all the Equipments for Cooking, Baking, Storage and Service to fulfill the day to day requirement of approximately 2000 people/Day with an initial capacity of 1000 members.

- 1.4 The Service Provider has to ensure supply and installation of all Gas, Electrical supply lines, Fume hood, Exhausts, ventilation with proper approval of the Safety agencies for Kitchen and Service area of the building including the external premises.
- 1.5 The Service Provider has to supply and install the Furniture and Fixtures in the Canteen building to ensure Services including additional furniture to meet special events.
- 1.6 The Service Providers has to keep sufficient Utensils, Vessels, Cutleries, Serving items, Aesthetic items(Curtains, Table covers, Displays, Boards)
- 1.7 The Service provider has to develop and maintain Lawn, fountain, Garden etc as part of the Service area.
- 1.8 The Kitchen should be fully automated with confirming the highest and latest international standards of Cleanliness and hygiene with proper tools and accessories to ensure periodic cleaning, pest control, Green kitchen, Waste disposal, food grade storage etc.
- 1.9 The Cooking and baking equipments must be purchased from certified and authorized agencies, Manufacturers with proper AMC, Warranty and agreement for supply of Spares, accessories and Services. In the event of exit of the canteen Service providers the ownership should be transferred to IITI for all practical purposes of usage, service, repair and disposal.
- 1.10 The Canteen Service Provider partner will be permitted to use the premises for operating a full fledge Canteen to meet the needs of IITI and its community in the Campus of the Institute at Simrol, Indore for the entire range of services such as sale of additional food and beverages. A separate Sales counter may be operated for sale of items to visitors, guests at agreed rates. However, this facility should and must not affect the services to IITI community.
- 1.11 However, IITI may impose ban on some edible items such as fast food or any such item which in the assessment of the institute is considered Unhealthy or improper for IITI community consisting of the faculty, staff, students and visitors, guests and others
- 1.12 **Special orders may be placed to provide Refreshment, meals etc . for various programmes, meetings and events** in the institute for which rates may be negotiated and separate billing mechanism should be chalked out.

1.13 The Service provider must deploy enough manpower and systems at their cost and risk to integrate the Billing system with the Smart card system in operation at IITI for debit/credit of the bills for food articles by IITI community.

2.0 The Request for Proposal (RFP) should be submitted in a sealed envelope super scribed "Request for Proposal (RFP) for developing and providing Infrastructure linked with Canteen Service Provider services for Indian Institute of Technology, Indore. (IITI) on "Build, Lease, Operate and Transfer" (BLOT) basis.

2.1 The RFP may be sent by Courier/Speed-post with the envelope marked as above to the Registrar, Indian Institute of Technology Indore, Main Campus, Simrol, Indore, M.P. - 452020. Alternatively, it may also be deposited with the Registrar Office, at Indian Institute of Technology Indore, Main Campus, Simrol, Indore, M.P. - 452020.

2.2 For any other clarification / details, a prebid Conference may be organized on subject to queries, if any, from the participating Canteen Service Providing partners.

2.3 Bidders may visit the institute premises with prior notice for inspection of the site before the due date of submission.

3.0 Services required for the Institute other than above would broadly include :

- i. Design, Construction, execution of the Canteen building
- ii. Lease agreement for usage of the Canteen Building
- iii. Rent and electricity against payment of actual consumption.
- iv. Kitchen Equipments, Safety installations, Service areas and facilities
- v. Online Menu booking services etc.
- vi. Billing in integration with Smart card system of the institute campus.
- vii. Event management related Catering Services for the institute on need basis.

▪ The above mentioned are only indicative in nature. Bidders may indicate **Add on** services extended to similar institutions through a separate list.

▪ Two sketches on the design of the proposed building with front elevation view and Internal Kitchen/Service area plan is attached for reference purpose only at Partii/ Annex 01.

The Canteen Service Provider would be expected to cater to the services of the community members consisting of around 200 staff members, 800 students

during Phase 1 of the Institute and the Institute would be expanding its arena to reach its full capacity continuously.

4.0. **Exit plan:** The Project will be on BOLT basis and a contract will be finalized between the Service Provider and the institute. The lease agreement and the Service contract may be severed on the following grounds:

- i. On completion of the Lease agreement period.
- ii. On mutual agreement between both parties prior to the Lease agreement period.
- iii. On ground of Non-compliance of the contractual obligations with penalty provision.
- iv. On violation of the agreed norms of the institute.

Dispute Resolutions: A separate mechanism will be worked out to resolve issues of mutual concern between the Service Provider and the institute. For any dispute the decision of the institute will be binding. However, in case of disagreement the case may be referred to a Arbitrator appointed by IITI.

- v. All disputes should be subjected to Indore jurisdiction only.

Annexure-1/ Part I

INDIAN INSTITUTE OF TECHNOLOGY, INDORE

Request for Proposal (RFP) for developing and providing Infrastructure linked with Canteen services for Indian Institute of Technology, Indore IITI) on "Build, Lease, Operate and Transfer" (BLOT) basis.

- Build, Lease, Operate and Transfer (BLOT) input for consideration

1. Total area proposed to be developed on the land to be leased : 5000sq. ft. Approx.
2. Floor and built-up area required for the Canteen Service Provider:
4. Copy of the proposed Building Plan along with draft of the floor Plan :
5. Anticipated investment /cost in the development of the building:
6. Anticipated cost of the Equipments, Fixtures, accessories etc. :
6. Lease rent quote for the agreed lease period of 05(Five) years.
7. Rate of Items Menu for Daily services and Special Services for Events/ Meetings etc. :
8. for Any other input from the Canteen Service Provider for Add on Services:

*# Please indicate your specific response against each items(Sl. no. 01 to 08 above).
Separate Sheets may be attached.*

Annexure 1 / Part II

Rates for Building and Canteen services

Please indicate your specific response in the column provided below, along with supporting documents. Any additional chart of tariff or service charges or special services that you may like to include may also be enclosed separately.

Note:

1. All cost of the Design, Building, Equipments, and fixtures, Inspection, Installation, and Commissioning etc. should be given separately with break ups.
2. Lease rates for Rent of the premises per Month basis.
3. All rates/charges for the Services should be enclosed separately otherwise will be treated as without any charge.
4. Taxes should be mentioned separately
5. Any change in the terms of reference will be only with prior consent of the Institute.
6. Recurring expenses such as Electricity, Water, network line if any will be borne by the Service Provider against actual consumption
7. Two sketches on the design of the proposed building with front elevation view and Internal Kitchen/Service area plan is attached for reference purpose only



Registrar

IIT, Indore

सी.एम.ए. डॉ. अरुन सुब्रमनियन
C.M.A. Dr. Arun Subramanian
कुलसचिव / Registrar
भारतीय प्रौद्योगिकी संस्थान इन्दौर
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