



भारतीय प्रबन्धन संस्थान राँची

(शिक्षा मंत्रालय, भारत सरकार के अधीन)

प्रबन्धन नगर, नयासराए मार्ग, राँची, झारखण्ड, पिन- ८३५ ३०३

INDIAN INSTITUTE OF MANAGEMENT RANCHI

(Under Ministry of Education, Govt. of India)

Prabandhan Nagar, Nayasarai Road,

Ranchi, Jharkhand, PIN - 835303

URL: www.iimranchi.ac.in

Email: purchase@iimranchi.ac.in

Notice Inviting e-Tender (NIT) for

Installation of Pole Tower and In-Building Solution (IBS) in IIM Ranchi Campus

e-Tender No. : IIM Ranchi/NIT/IBS/2023-24/04

Dated: 12.05.2023

Issued by:
Administrative Officer - Purchase
Indian Institute of Management, Ranchi
(for & on behalf of the Director, IIM Ranchi)

**NOTICE INVITING TENDER
FOR
Provision of In-Building Solution (IBS) Infrastructure in IIM Ranchi Campus**

Bid Downloading Schedule: Notice Inviting Tender (NIT) documents and other details like corrigendum etc. can be obtained/ downloaded free of cost from following links as per the schedule given in below table: -

- Institute website @ www.iimranchi.ac.in (under 'Tender' section)
- CPP Portal @ <https://eprocure.gov.in/epublish/app>

The offers submitted by Fax/email shall not be considered. No other correspondence will be entertained in this matter.

The Institute reserves the right to change any provisions of the tender document by publishing corrigendum for the same on the institute's website.

Manual bid/tender will not be accepted under any circumstances. Incomplete bid/documents shall be rejected without assigning any reasons thereto.

1.	Work	Installation of Pole Tower and In-building Solution (IBS) in IIM Ranchi Campus.
2.	Period of Agreement	The agreement with the successful bidder will be initially for a period of 5 years extendable up to another five years based on mutual agreement.
3.	Commencement of service	Within six (06) weeks from date of issuance of Letter of Award (LoA)
4.	Period of downloading of Bid Document from IIM Ranchi Website/ CPPP portal	From 12.05.2023 to 02.06.2023 (Till 15:00 Hrs)
5.	Pre-Bid Meeting	19.05.2023 at 10:30 hrs Bidders who will not be able to visit the IIM Ranchi campus physically for the pre-bid meeting may request for online meeting link (to purchase@iimranchi.ac.in) by 5 pm on 18.05.2023 for the pre-bid meeting. The link will be shared accordingly to the bidder making such a request.
6.	Last Date of Pre-Bid Queries	19.05.2023 at 10:30 Hrs
7.	Last Date of Receipt of the Bids	02.06.2023 (Till 15:00 Hrs)
8.	Date of Opening Technical Bid	02.06.2023 (16:00 Hrs)
9.	Site visit	During 11:00 Hrs – 17:00 Hrs on all working days till 01.06.2023

10.	Mode of Submission of bid	Online through e-Wizard Portal (IIM Ranchi) https://iimranchi.euniwizarde.com
11.	Contact Person	Administrative Officer (Purchase), IIM Ranchi purchase@iimranchi.ac.in , officer.purchase@iimranchi.ac.in Indian Institute of Management Ranchi, Prabandhan Nagar, Naya Sarai Road, Ranchi -835303 (Jharkhand)
12.	EMD (Earnest Money Deposit-Refundable)	Rs. 1,00,000 (One Lakh Only)

Introduction: -

1. Indian Institute of Management Ranchi (IIMR) is one of the premier management institutes in the country set up by Ministry of Education, Govt. of India. The permanent campus of the Institute is located in Prabandhan Nagar area of Pundag (Nayasarai Road), Ranchi. The campus has newly constructed buildings spread over approx. 60 acres' area.
2. IIM Ranchi wants to select the OEM partner for establishing RF coverage for all mobile service providers on neutral In-building solution (IBS) for IIM Ranchi Campus. In this regard, IIM Ranchi is looking for OEM partner who is willing to execute the project for establishing RF coverage for all mobile service providers on neutral In-building solution which will provide coverage in all bands and spectrums (for all generations in the region).

3. Scope of the work:

- The bidder shall provide IBS and Outdoor pole network in the entire campus of IIM Ranchi.
- The bidder will invest in the entire CAPEX/OPEX for laying the neutral infrastructure.
- The bidder should build and maintain multi operator and neutral discreet communications network at the said property.
- The Bidder shall watch and ward the installed equipment/Networking cables etc.
- The Bidder shall depute required manpower for day-to-day maintenance and to attend the complaint if any at users end and will make sure uninterrupted services during the

tenure.

- The bidder shall follow the fire and EHS safety norms as per the guidelines.
- The Bidder shall repair if any damage caused during the execution of networking and during the maintenance throughout the contract period up to the satisfaction of IIM Ranchi Authorities
- The bidder shall upgrade the technology as per day-to-day guidelines issued by Govt of India during contract period and/or on basis of advancement of technology and performance criteria.
- The bidder is completely responsible for risk and cost of the project.
- The bidder is responsible for Operation, maintenance and housekeeping of provided telecom infrastructure. It will be the responsibility of Infrastructure Provider to keep the telecom infrastructure in perfect operating condition with specified power uptime as defined in the Agreement.
- Obtaining all local approvals to facilitate installation of the Service Providers' equipment shall be the responsibility of bidder including frequency authorization.

4. Qualification/Eligibility: The interested bidders are required to meet the following criteria and submit documentary proof along with their offer:

Criteria	Qualification Criteria	Mandatory documentary evidence to be Submitted
Registered Legal Entity	The bidder must be registered and incorporated in India under the Companies Act. The bidder should be operating in India for the last five years as on 31/03/2023	Certified Copy of Certificate of Incorporation ' Memorandum & Articles of Association
Financial Criteria	The bidder should have a minimum average turnover of Rs. 100 Crore in last 3(Three) Financial years as on 31/03/2022	Audited Income statement and Balance Sheet of the bidder for 2019-2020, 2020-21, 2021-22
Financial Stability	The bidder should have positive net-worth in the last three (3) financial years as on 31/03/2022	Audited Profit & Loss Statements of the bidder.
Blacklisting	The bidder should not have defaulted / blacklisted / debarred regarding bad performance/ Delivery in any State Govt., Central Govt. and PSUs of India at the time of bidding.	Self-declaration regarding the same on the bidder's Letter Head.

Registered Legal Entity	The bidder should submit valid documentary proof of Service tax Registration Certificate, GST Registration Certificate, and the details of Income Tax Registration (PAN).	Self-Certified Copy of Tax Registration Certificate and GST Registration certificate
Model Clause	The bidder should not be from the restricted country sharing a land border with India as per Government of India, Ministry of Finance, Department of Expenditure, Office Memorandum No. F.No. 6/18/2019-PPD, dated 23-07-2020.	An undertaking on the bidder's letterhead to be submitted.
Model Clause	Any bidder from a country which shares a land border with India will be eligible to bid, only if the bidder is registered with the competent authority. Further, any bidder (including bidder from India) having specified Transfer of Technology (ToT) arrangement with an entity from a country which shares a land border with India, shall also require to be registered with the same competent authority (CA).	An undertaking on the bidder's letterhead to be submitted.
Investment	The bidder must be ready to invest for complete project.	Undertaking from the bidder's authorized personnel on bidder's letterhead
Strength	The Bidder should have at least 50 dedicated staff (on roll full time) in Jharkhand to carry out operations and Maintenance as on 31 March, 2023.	Undertaking from the bidder's authorized personnel on bidder's letterhead along with list of employee.
Rent	The bidder must agree to pay rent as applicable individually for each specified space per month on or before 10th of ensuing month from the date of signing of the agreement	Undertaking from the bidder's authorized personnel on bidder's letterhead.
Integrity Pact	The bidder shall agree to sign integrity pact.	Undertaking from the bidder's authorized personnel on bidder's letterhead.
Technical detail	The Bidder should submit technical Literature of the offered equipment's.	Enclosed technical Literature of the offered equipment
Experience	The bidder must have obtained IBS work order for at least 50000 Sq feet area consisting of basements/ floors for single Govt buildings or 5 orders of minimum 1 lakhs sq feet consisting of basements/ floors for each Govt Building	Work order/Agreement copy must be enclosed.
Experience	The Bidder should have minimum 05 years' experience for providing IBS facility in public areas from the date of issue of this bid	Work order/Agreement copy must be enclosed.

Experience	The bidder must have successfully executed IBS work at least in ten Govt Buildings in the last five years from the date issue of this tender.	Work order/Agreement copy must be enclosed.
Insolvent Certificate	The bidder should submit an undertaking that they are neither insolvent, in receivership, bankrupt nor being wound up, have had their business activities suspended and have never been the subject of legal proceedings for any of the foregoing.	(a) Bankers Certificate as documentary evidence to be submitted. (b) Undertaking from Bidder on Letter Head.
IP-1 Registration Certificate	The bidder should be registered IP-1 with Department of Telecommunication (DoT), Govt of India.	Copy of certificate signed & stamped by the authorized signatory of the bidder to be provided.

5. Financial Proposal

- a) In financial bid the bidder shall clearly mention the Monthly rental on per operator basis and periodic escalation in monthly rentals yearly basis and any other charges to be paid by the bidder to **IIM Ranchi** (including the cost of electricity which shall be charged on actual consumption on commercial rates). Specifically, the successful tenderer is liable to pay over and above the quoted rent (License Fee), all the applicable Taxes, Statutory levies, fees including service tax applicable at the rates declared by Govt. of India/State Govt./Local authorities from time to time.
- b) The financial proposal of only those bidders will be opened who will qualify on technical basis.

6. General Conditions

- a) The agreement with the successful bidder will be initially for a period of 5 years extendable up to another five years based on mutual agreement.
- b) IIM Ranchi reserves the right to accept or reject any proposal or to cancel this process and reject all proposals, at any time without assigning any reason whatsoever and without thereby incurring any liability to the affected participant on the ground of IIM's action(s).
- c) The Bidder shall ensure that its equipment installations are as per manufacturer's stipulated guidelines and all the teams working at the site follow safe installation practices. The Infrastructure Provider would be responsible for safety of its men, material, public/private property and people.

- d) An EMD of Rs. 1 lakh (non-interest bearing) and bank guarantee of Rs. 10 lakh (non-interest bearing) in the form of FDR or Bank guarantee in favor of IIM Ranchi valid up to 6 months post the contract period.
- e) The bidder shall be subject to penalty matrix as given below:
- I. Rectification of defects caused to property of IIM Ranchi within 5 working days
Rs.0
 - II. Rectification of defects caused to property of IIM Ranchi within 6-15 working days
Rs. 5000.
 - III. Rectification of defects caused to property of IIM Ranchi within 15-25 working days
Rs. 10000.
 - IV. Afterwards, the work would be completed by IIM Ranchi and the cost would be debited to the IBS service provider.
 - V. Exponential penalty on license at the rate of double the license fee per month in the form of damage charges can be imposed on the Licensees unauthorized occupancy of the premises after expiry of contract period or beyond the allocated area.
 - VI. The rent shall be due on the first day of each month in advance. In case of delay in payment of rent beyond 30 days from the due date, interest @ 15% p.a. shall be applicable. In the event of non-payment of rent beyond 90 days of the due date, the contract will be terminated with forfeiture of the performance guarantee.
 - VII. Upon completion of the contract or termination thereto, the service provider shall remove all the installation and restore the premises as originally given to the vendor. Any deficiency in such restoration shall amount to forfeiture of the performance guarantee and charge of additional liability to the extent for damages (if exceeds the amount of performance guarantee).
 - VIII. An uptime as per the industry standard shall be maintained by the service provider, failing which, a suitable liability shall be determined and imposed as decided by the Institute.
 - IX. At least 3 carriers operating in the region must be integrated within 6 months of award of this bid after which the rental shall be charged based on 3 carriers'

integration irrespective of the actual carriers integrated. In case of actual integration being more than of 3 carriers, the rent shall be computed on actual basis.

- X. If any contract is terminated due to any Illegal activity which is punishable under any of the laws of the land, then the party will be debarred till the case is cleared by the concerned legal authority of the land. In case any penalty or fine is imposed by the concerned Authority then the party will be debarred till he obtains a clearance from the concerned Authority.
- XI. All the liabilities arising out of the presence of IBS service provider and their operations are the sole responsibility of the IBS service provider only and IIM Ranchi will not be responsible for any of their actions or abstinences directly or indirectly.

7. TERMINATION

- a) **IIM Ranchi** can terminate the Agreement without incurring liability with immediate effect in the case of insolvency or bankruptcy or appointment of receivership proceedings against the bidder or Infrastructure provider going into liquidation or ordered to be wound up by competent authority.
- b) With immediate effect if the license/permission/approval granted to bidder by DoT or any other government agency is cancelled, terminated or withdrawn (however it shall not include temporary suspension).
- c) Termination of this Agreement for any cause shall not release the bidder hereto from any liability, which at the time of termination has already occurred to or which hereafter may occur in respect of any act or omission prior to termination.
- d) IIM may, without prejudice to any other remedy available for the breach of any conditions of agreement, by a written notice of one month issued to Infrastructure provider at its registered office, terminate the agreement pertaining to a site under any of the following circumstances:
- i. Infrastructure provider failing to perform any obligation(s) under the agreement.
 - ii. Infrastructure provider failing to rectify, within the time prescribed, any defect as may be pointed out by Indian Institute of Management (IIM) Ranchi.

iii. In the event of default or breach of terms & conditions by Infrastructure Provider in Force Majeure event.

e) The contract can be terminated by either party with notice of 3 months.

8. Infrastructure Documentation:

Infrastructure Provider shall submit one set of following documents to IIM, Ranchi:

- Location for BTS, cable duct for OFC/ UG cable, antenna mounting pole, DG etc. in a layout plan, with as built measurements.
- Location of Earth pits & Earthing conductor layout plan.
- Layout of the DAS, feeder cables, couplers, splitters etc. along with allied equipment to provide complete indoor coverage solution.
- List of its equipment, capacity, serial numbers, Infrastructure Provider's name, service/maintenance Engineer's contact name and telephone number along with Escalation Matrix.

Annexure-I

Details of In-Building Solution Sites as on

Sl.	Name of State	Name of District	Site Name with Address	Latitude	Altitude	Build-up Area of Building	Type of IBS system	No. of Present tenants (including own)	Site Operational Since

(Signature of Bidder)



Annexure-II
Financial Bid Form

Tender for Provision of In-Building Solution (IBS) Infrastructure at IIM Ranchi

e-Tender No- IIM Ranchi/NIT/IBS/2023-24/04

1	e-Tender No.	
2	Work under Tender	Provision Of In-Building Solution (IBS) Infrastructure At IIM Ranchi Campus
3	Name of the Bidder	
4	Registered Office Address	
	Telephone Number/Fax No:	
	E-mail ID:	
	Website:	
5	Monthly Amount of Bid for the Work mentioned at Point-2 above:	
	1st Year (A)	Rs.----- Per operator per month. (In words Rupees-----per operator per month.)
	Annual escalation in monthly rent in percentage over previous year (B)	10% per Year
6		The amount of Bid quoted above is excluding of all Statutory taxes, levies, charges, amount for contribution towards Employees PF, ESI etc. and it also excludes any other legal liabilities which may be in force at present or may arise in future etc. Nothing will be extra paid by the IIM Ranchi.
7		No additional condition(s) from the bidder would be accepted.

Name of the Signatory:

Status/Post of the Signatory:

Name of the bidder Company/Agency/ Firm/ Institution:

Date:

SEAL