

Minutes of the Evaluation Committee meeting held on 24/03/2023 to finalize the Technical Evaluation of bids received for *hiring of space on rent for a period of Five years for the office of Chief Engineer-Regional Officer, Ministry of Road Transport and Highways at Dehradun, Uttarakhand.*

Ref No. (i) NIT/RO/UK/ESTT/01 Dated 03.03.2023

(ii) MoM Evaluation Committee meeting held on 21/03/2023

1. Bids for above work were invited through Publication in Hindi (Amar Ujala) & English (The Hindu) Newspapers by Superintending Engineer, MoRTH Dehradun vide NIT/RO/UK/ESTT/01 Dated 03.03.2023 were opened on 21.03.2023.
2. The evaluation committee inspected the site on 22.03.2023 for verification of facts regarding availability of required space, parking area & other amenities as submitted by the bidders with their Technical bids before the evaluation of technical bids & the detailed evaluation report is prepared.
3. During the Inspection the Committee observed the following facts :
 - i. **3rd Floor Solus Tower, GMS Road, Dehradun (Commercial premises)-** The building is on road near the red light with front width of about 30-40 ft. with 4 floors, the outlet of Skechers in ground & first floor & restaurant in 2nd floor was in operation. 3rd proposed for consideration is having plinth area of 4100 sqft. only, at present there no partition & toilets available at site. The parking space in basement is on shared basis for 4 floors. The power backup system (Generator & Fire fighting system) are also accommodated in basement. Committee is of opinion that the space is in very congested commercial building & space is also not adequate to meet all the requirement as well as sufficient parking space not available.
 - ii. **Mussoorie By-pass Jogiwala Ring Road, Hans Lakhera Bhawan, Maruti Authorized Service Station & PNB Nathanpur Branch-1 PO Nehrugram Dehradun, Uttarakhand-** The building is on road near the red light with front width of about 30-40 ft. with 4 floors, the Maruti Suzuki garage was is operational in basement & ground floor, partial ground floor is also rent out to PNB bank. The proposed plinth area at 1st floor is only 2400 sqft. & rest 1200 sqft. at 2nd floor. Local ambience of this local is also not good. There is no partition & toilet exist on the floor. The multi storie also not constructed in properly designed frame structure, the area available also not sufficient the requirement as proposed in the Bid. Committee is of opinion that the space is not adequate to meet all the requirement as well as sufficient parking space also not available & no safe & separate barricading & locking arrangement is available in the building premises.
 - iii. **The Institution of Engineers (India) ISBT Dehradun-** This building is situated in NH-72 in compound of about 3000 sqm. Area in 3 floors. The 1st floor proposed for rent is having 10 rooms with more than 6 ft. wide corridor. 5 rooms have attach toilets, 1 common toilet for ladies & gents & 1 pantry. This building also have large open area at ground within boundary for parking of 10-20 vehicles. It has own water supply through submersible pump & septic tank for sanitation. The Institution also have meeting hall, Canteen facilities & auditorium as addition facility beyond the rented space based on payment of use time to time. Committee is of opinion that the space is sufficient to meet the office & parking requirement as well as meeting the other basic requirement of sanitation, electricity & water supply.
 - iv. **B5 & B6 IT Park Sidcul Sahastradhara Rd. Dehradun 248001(Uttarakhand) -** This building is situated in IT park SIDCUL Instructional area in compound of about 1500 sqm. Area in 2 floors with stilled & open parking space. The 1st & 2nd floor proposed for rent is having open hall. 3 rooms without attach toilets is available in 1st floor & 2nd floor is totally open require partition. The plinth area of each floor is about 2800 sqft. each floor have 2 WC sheet as common toilet only, there is no provision for attach toilet. This

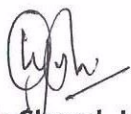
building also have sufficient open area & stilled ground floor within boundary for parking of 10-15 vehicles. It has own water supply through submersible pump & septic tank for sanitation. Committee is of opinion that the space is sufficient to meet the office & parking requirement as well as meeting the other basic requirement of sanitation, electricity & water supply. This building require further partition for development of proper sitting of all officers.

4. The Committee deliberated technical bids based on site inspection. The Committee evaluated the technical bids based on submission & actual site condition verified during site visit as specified in para 3 above. Detailed Technical Evaluation based on evaluation criteria is enclosed. The responsiveness of technical bid is as follows : -

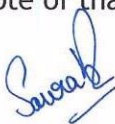
1	3rd Floor Solus Tower, GMS Road, Dehradun (Commercial premises)	Not qualified
2	Mussoorie By-pass Jogiwal Ring Road, Hans Lakhera Bhawan, Maruti Authorized Service Station & PNB Nathanpur Branch-1 PO Nehrugram Dehradun, Uttarakhand	Not qualified
3	The Institution of Engineers (India) ISBT Dehhradun	Qualified
4	B5 & B6 IT Park Sidcul Sahastradhara Rd. Dehradun 248001(Uttarakhand)	Qualified

5. Evaluation Committee Members recommended that the responsiveness of technical bid shall be uploaded on Ministry's website morth.nic.in & financial bids of the technically qualified bidders as above to be opened on 28/03/2023 at 11.00 am at CE-RO MoRTH Dehradun.

The meeting ended with a vote of thanks to the Chair.



(Kailash Chand Joshi)
Technical Officer, MoRTH
Dehradun



(Saurabh Singh)
Executive Engineer
CE-RO, MoRTH,
Dehradun



(Ralceme S.)
Executive Engineer
CE-RO, MoRTH,
Dehradun



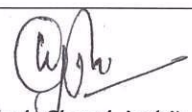
(Pooran Singh)
Superintendent Engineer
RO, MoRTH, Dehradun

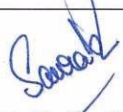
Sub :- Hiring of space on rent for a period of Five years for the office of Chief Engineer-Regional Officer, Ministry of Road Transport and Highways at Dehradun, Uttarakhand:- Technical Bids reg.


Opening of Technical Bids : 21.03.2023


Minimum Qualifying Criteria : 60 Marks (Out of 100)

Sl. No.	Particulars as per RFP	Max. Marks	Bidder			
			3rd Floor Solus Tower, GMS Road, Dehradun (Commercial premises)	Mussoorie By-pass Jogiwala Ring Road, Hans Lakhera Bhawan, Maruti Authorized Service Station & PNB Nathanpur Branch-1 PO Nehrugram Dehradun, Uttarakhand	The Institution of Engineers (India) Isbt Dehradun	B5 & B6 IT Park Sidcul Sahastradhara Rd. Dehradun 248001(Uttarakhand)
1	<u>Suitability of location:</u> Location Plan showing distance from Secretariat Dehradun and Institutional area alongwith with road width of access road to the premises of the building	20				
	(a) Distances from Institutional Area or Secretariat -10 Marks					
	(i) Within Institutional area or within 3 km of secretariat- 10 Marks					
	ii. Within 3 km from Institutional area or >3 km & less than 7 km from Secretariat - 8 Marks		8	8	8	8
	iii. Beyond 3 km from Institutional area or beyond 7 km to 10 km from Secretariat - 6 Marks					
	(b) Access Road width of Premises - 10 Marks					
	(iv) Access road width more than 10 mtr - 10 Marks		10	10	10	10
2	<u>Plan of building and area to be leased:</u> Room arrangement w.r.t space- separate/partition as per requirement enclosed as Annexure II	25				
	(a) Room arrangement of the premises - 25 marks					
	(i) Meeting requirement as per Annexure-II - 25 Marks					
	(ii) Space with meeting minimum area requirement and will further required some partition - 20 Marks		0	0	20	20
3	<u>Year of construction of the building & type of building</u>	10				
	(i) Upto 03 Years - 10 Marks		10	10		10
	(ii) 03 Years to 10 Years - 08 Marks					
	(iii) 10 Years to 20 Years - 06 Marks				6	
4	<u>Area of vacant land within boundary of premises to be used by the Office for parking etc.</u>	10				
	(i) Parking Space within boundary of premises for 10 four wheeler & 10 two wheeler - 10 Marks		0	0	10	10
	(ii) Parking Space within boundary of premises for 06 four wheeler & 06 two wheeler - 08 Marks					
	(iii) Parking Space within premises less than 05 four wheeler & 05 two wheeler - 06 Marks					
5	<u>Water supply: Whether 24 Hrs water supply available or not, suitability of water for drinking should also be indicated.</u>	5				
	(i) Availability of water by 24 Hrs with arrangement of water purifier - 05 Marks		5	5	5	5
6	<u>Type of sewerage & Toilets: Whether latrine is dry or flush type, number of septic tanks provided with drawings if available with landlord should be attached.</u>	10				
	(i) Sewerage connection with at least 05 flush type WC & Separate Toilets for Male & Female - 10 Marks				10	
	(ii) Septic Tank with at least 05 flush type WC & Separate Toilets for Male & Female flush type WC - 08 Marks		0	0		
	(iii) Sewerage connection with at least 03 flush type WC & Separate Toilets for Male & Female - 06 Marks					6
7	<u>Electricity: Whether surface or concealed wiring.</u>	5				
	(i) Concealed wiring -05 Marks		5	5	5	5
8	<u>Fencing/compound wall: Is there any proper fencing/Compound wall.</u>	5				
	(i) Safe & more than 05 feet height boundary wall - 05 Mark					5
9	<u>Basic furnishing and fixtures including Fans, Lights etc</u>	5				
	(i) Fans & Lights already fixed - 05 Marks				5	
10	<u>Fire fighting arrangement</u>	5				
	i. On availability of fire fighting arrangement with fire Hydrant - 05 Marks		5	3	3	5
Total		100	46	44	84	87


(Kailash Chand Joshi)
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