**HOSTEL BUILDING(S) REQUIRED ON RENTAL BASIS**

**FOR KHYBER MEDICAL UNIVERSITY, HAYATABAD, PHASE-V, PESHAWAR**

**LETTER OF INVITATION**

1. Khyber Medical University is a multi-campus public sector higher education institution. Its Main Campus is located at Hayatabad, Phase-V, Peshawar, currently enrolls about 6000 students. KMU Main Campus intends to provide safe, secure, affordable and comfortable boarding facility to its students and hereby solicits proposals from individuals, private entrepreneurs, estate developers, hospitality mangers, joint ventures and consortia for providing on rent/lease suitable buildings located in its near vicinity for a Hostel Facility of 100-500 capacity.
2. The interested parties/individuals are invited to submit their proposals along with following details at the address given below, which would form the basis for future negotiations and leading to the agreement between the successful bidder(s) and Khyber Medical University, Peshawar:
   1. Application Letter
   2. Location of the building/property
   3. Proof of Property Ownership
   4. Necessary information as required on the attached Annexure-I duly filled and signed.
3. To enable to submit a proposal, please find enclosed General information & Scope of work.
4. The proposal should follow Guidelines given in the enclosed documents mentioned above. The method of evaluating the proposals will be based on the information provided.
5. KMU may accept/ reject offer of any or all firms without assigning any reason.
6. Please note that the cost of preparing a proposal and of negotiating a contract, including trips to the site is not reimbursable as a direct cost of the assignment.
7. Your complete proposal along with the required supporting data as mentioned in the advertisement should be addressed to:

**Director (Planning & Development),**

**Administration Block, 1st Floor, Khyber Medical University, Main Campus, Hayatabad, Phase-V, Peshawar**

**Tel: 091-9217703, 091-9217696, Ex: 164, Fax: 091-9217704**

1. The last date of submission of the Proposals is 16th July, 2021.

**GENERAL INFORMATION & SCOPE**

1.1 Khyber Medical University, is a multi-campus public sector higher education institution. Its Main Campus located at Hayatabad, Phase-V, was established in 2008. At present, the campus enrolls about 6000 students and employs a human resource of about 1200 personnel including its faculty, officers and staff.

1.2 Khyber Medical University intends to provide affordable and comfortable boarding facility to its students and for this purpose, has solicited Proposals from interested individuals/parties/bidders for the renting/leasing suitable building(s) located in near vicinity of Khyber Medical University, Hayatabad, Phase-V, Peshawar.

1.3 Accordingly, Khyber Medical University issues these guidelines inviting interested firms/companies/ individuals to submit proposals for leasing/renting suitable properties/buildings in conformity with Public Procurement Regulatory Authority (PPRA) Rules.

1.4 The statements and explanations contained in these guidelines are intended to provide a better understanding to the Bidders about the subject matter and should not be construed or interpreted as limiting in any way or manner the scope of services and obligations of the Bidder or Khyber Medical University’s rights to amend, alter, change, supplement or clarify the scope of work. Consequently, any omissions, conflicts or contradictions in these guidelines are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained.

1.5 The property/building in the proposal is required to accommodate 100-500 boarding male/female students of the Institute.

1.6 The property/building should have well ventilated and airy rooms with adequate number of wash rooms & toilets.

1.7 The building should have suitable provision of kitchen & dining hall and space for common room.

1.8 The building should have common area for providing washing and ironing facilities.

1.9 Repair work, if any pointed out by the Khyber Medical University shall be carried out by the owner within 15 days failing which the same shall be done by the Khyber Medical University and cost of it, up to ceiling of one month’s rent, shall be recovered out of the rent payable in the next month.

1.10 The Building should be ideally located in and around Khyber Medical University, Hayatabad, Phase-V, Peshawar in safe and secure premises suitable for Boys/Girls hostel.

1.11 No commercial activity other than the Boys Hostel/Paying Guest for Boys/Girls will be carried out on the leased/rented premises.

1.12 Regular utilities such as Water, Sui gas, Electricity and PTCL Land Line must be available. Stand by arrangements would be preferred for water & electricity. The utilities supply lines/ connection shall be provided by the owner at his cost and expenses. However, the Institute shall pay all running charges with respect to all utilities during the rent/lease period on the basis of actual consumption.

1.13 Selected bidder shall be required to sign a rent/lease agreement with the Khyber Medical University, Hayatabad, Phase-V for not less than a period of one year which may be extended further on mutually agreed terms and conditions and on the satisfactory report of the Warden/authorized officer of Khyber Medical University.

1.14 Building/property offered must be free from all encumbrances, claims and legal disputes etc. Documentary proof of ownership of building, payment of all taxes, duties, dues, telephone, water, electricity charges etc. whichever is applicable shall be submitted before the signing of the Agreement.

1.15 All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the building/property shall be payable by the owner thereof.

1.16 The Khyber Medical University reserves the right to consider/reject any such proposal without assigning any reason. In case of rejection of application for issue of tender, the decision of competent authority will be final and binding and the party shall not be entitled to any compensation whatsoever for no issue of tender.

1.17 The agreement for hiring of buildings/accommodation shall come into force immediately after it is executed and shall remain in force for the period agreed upon.

1.18 The rent charges shall be agreed as per the rent/lease agreement entered into on the terms & conditions mutually agreed upon. The payment of rent shall be subject to deduction of applicable taxes as per rules.

1.19 Interested parties/individuals/firms should return the complete application, including Annexure - I, duly filled in and signed in token of having accepted the terms and conditions, sealed in an envelope superscripted “Proposal for Hostel Building required by Khyber Medical University, Peshawar on rental basis”

1.20 Not limiting the generality and scope of this clause, the building/property offered in this proposal shall be evaluated against the following points:

* Accommodation capacity
* Distance from the campus
* Appropriateness of building for use of hostel
* Surrounding environment including air quality
* Ease in managing necessary facilities by the Khyber Medical University
* Readiness to occupy
* Exclusive Use by the Khyber Medical University
* Analysis of cost per student
* Security parameters
* Availability of utilities such as water/electricity/sui gas/telephone etc. round the clock
* Quality and sufficiency of fixtures and installations
* Furnishing offered by the bidder

1.21 Each proposal/bid shall have to obtain a minimum of 60% score in order to be considered for further negotiations and consideration by the Khyber Medical University

**ANNEXURE-1**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |  | | Name of the person (s) part (s) holding title of the property |  | | |
|  | | Contact Information |  | | |
|  |  | | Full Postal Address of the Property |  | | |
|  | | Location (Please Tick) | Rural Urban   |  | | --- | | Name of the person(s)/party(s) | | holding title to the property | |  |  |  | | --- | | Name of the person(s)/party(s) | | holding title to the property | |  | | | |
|  |  | | Total covered area in square feet | Constructed | | To be Constructed |
|  | |  |
|  | | Allied Open area/lawns etc. (sq. ft.) |  | |  |
|  | **DESCRIPTION OF BUILT-UP AREA** | | | | | |
| No. of rooms with area/ dimensions of each room | | | With attached washrooms | | Without attached washrooms |
|  | | Ground Floor |  | |  |
|  | | First Floor |  | |  |
|  | | Second Floor |  | |  |
|  | | Third Floor |  | |  |
|  | | Fourth Floor |  | |  |
|  | | Any other (specify) |  | |  |
|  | |  |  | |  |
|  | |  |  | |  |
|  | Property Distance (in KM) from Khyber Medical University, Hayatabad, Phase-V, Peshawar | | | | |  |
|  | **GENERAL AMENITIES** | | | | | |
|  | | Available utilities and nature of connection (domestic or commercial) | Electricity | | Domestic |
| Commercial |
| Sui Gas | | Domestic |
| Commercial |
| Water Supply | | Domestic |
| Commercial |
| Telephone Line | | Domestic |
| Commercial |
|  | | Provision of kitchen | Yes | No | Area: \_\_\_\_\_\_\_ Sft |
|  | | Provision of Mess | Yes | No | Area: \_\_\_\_\_\_\_ Sft |
|  | | Facility of Common Room | Yes | No | Area: \_\_\_\_\_\_\_ Sft |
|  | | Availability of geezers for hot water | Yes | | No |
|  | | Availability of Parking Space | Yes | No | M/Bikes: \_\_\_\_ Nos |
| Cars: \_\_\_\_\_\_ Nos |
| Availability of nearby public transport | Yes | | No |
| Availability of shelter/post for guards | Yes | | No |
| Availability and details of Back-up Power Supply | Yes | No | Capacity: \_\_\_\_\_\_\_ |
|  | **ESSENTIAL DOCUMENTS TO BE FURNISHED** | | | | | |
|  | | Copy of the titled deed of property | Yes | | No |
|  | | Copy of CNIC of the Owner | Yes | | No |
|  | | Copy of the Building Plan | Yes | | No |
|  | | Particular of completion certificate/ stage of construction, year of construction, age of the building etc. (enclose copy of completion certificate | Yes | | No |
|  | **PLEASE INDICATE** | | | | | |
|  | | Whether accommodation offered for rent from litigation including dispute in regard to ownership, pending taxes, due or like | Yes | | No |
|  | | Whether all Govt. dues/ taxes, electricity/ gas/ telephone/ water bills are paid up as on date of application (attached documentary proof) | Yes | | No |
|  | | Whether the property is ready to occupy | Yes | | No |
| If Not | | When : \_\_\_\_\_\_\_ |
|  | | Whether it is an independent building for exclusive use of the University or otherwise | Yes | | No |
|  | | Is furnishing offered with the proposal? | Yes | | No |
| If Yes, provide details. | | |
|  | Demand of lease/rent PKR per square foot of the covered area. | | | (The amount should be inclusive of all applicable taxes) | | |
|  | Amount in numbers | |  | | |
|  | Amount in words | |  | | |