

# **BIDDING DOCUMENT**

**Issued on 16 December 2020**

**for**

**Renting of Office Space with amenities for  
the**

**Tourism Authority**

**(Head Office)**

**Procurement Reference: OAB No 01 of  
2020/2021**



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## Invitation for Bids (IFB)

### Renting of Office Space with amenities for the Tourism Authority (Head Office) in the Vicinity of Port Louis

1. The **Tourism Authority** intends to rent office space between **1000 and 1050 sq. (10,760 – 11,200 sq. ft.) within a radius of 1 Km from the Air Mauritius building housing the Ministry of Tourism office**, complete with amenities such as partitions, adequate lighting, electrical power point to suit Lessees requirements, air conditioning, water supply including roof water tank/pump, adequate toilet facilities, separate for ladies and gentlemen., telephone facilities and data cabling, fire alarm and detectors, parking facilities for 10 vehicles, kitchenette and Mess etc to serve as offices for 100 staffs. The Offices shall be in successive floors.
2. **Owners of office space/building are invited to submit their proposal for letting office space to house the Office of the Tourism Authority described above.**
3. Bidding documents will be available as from **Thursday 17 December 2020 as from 09hrs00 to 15hrs30** against a non-refundable fee of Rs 200 at the Cash Office located on the 1<sup>st</sup> floor of the Tourism Authority office, Victoria House, Cnr Barracks & St Louis Streets, Port Louis or by downloading free of charge from the Tourism Authority website (as from Wednesday 16 December 2020). Amendments, if any, to the bidding documents prior to the deadline for submission of bids will be forwarded simultaneously to all prospective bidders who have received the documents directly from Tourism Authority.
4. Bids shall be submitted in a two stages and two envelope- procedure, that is,
  - (a) At the first stage, bidders will be required to submit a Technical Proposal and a Financial Proposal in two separate envelopes; only the technical offers will be opened and analyzed to retain those proposals that meet the requirements of the public body or may be made to meet the requirements with minor changes. Those which are totally outside the scope of the requirements or are otherwise not responsive shall not be retained for further consideration.
  - (b) At the second stage, bidders whose bids have been retained following the first stage will be invited to submit the agreed changes to be brought to the Technical Proposal together with a supplementary to the Financial Proposal by a set time and date. The bids received at the second stage as well as the Financial Proposal received at the first stage will be opened simultaneously in the presence of the bidders or their representatives if they choose to attend.
5. Bids containing the Technical Proposal and Financial Proposal in a sealed envelope for the first stage shall be deposited at the Tender box at Level 2, Victoria House, Corner Barracks & St Louis Streets, Port Louis not later than **Friday 29 January 2021 at 15 hours.** The cover of the envelope should contain the following information - Bid Reference Number OAB No: 01 of 2020/2021, the closing date for submission and name of the Bidder. All bids should be duly signed and stamped. **Bids that are not duly signed, as well as late bids will be disqualified automatically.**

6. The envelope containing the Technical Proposals will be opened in the presence of Bidders' Representatives, who choose to attend the Bid Opening on **Friday 29 January 2021 at 15 hours** and at the following address:

Tourism Authority,  
2nd Floor,  
Victoria House,  
Corner Barracks & St Louis Streets,  
Port Louis

The envelope containing the Financial Proposal shall be kept **unopened and secured** for onward processing.

Tourism Authority,  
2nd Floor, Victoria House  
Cnr Barracks & St Louis Street,  
Port Louis

## **SECTION I - EXAMPLES OF BID REJECTION REASONS**

Bids have been rejected at the submission stage or found to be technically noncompliant due to errors in presentation and failure to follow bidding instructions. The Invitation to Bid contains detailed instructions for preparation and submission that need to be followed carefully.

Below are some of the more common examples of why bids are rejected by public bodies. Bidders are urged to read this before submission and to check their bid conforms to each of these points and the instructions as noted in the bidding documents.

- ❖ The bid is handed in after the deadline for submission, either by hand or electronically if so allowed. Note submissions after the deadline will be rejected.
- ❖ Bids not submitted to correct physical address. Note that the address for bid submission is different to the address for bid clarification.
- ❖ The bid is not signed as per the instructions in the ITB.
- ❖ No sufficient documents have been provided.
- ❖ Documents provided do not directly address each point of the mandatory evaluation criteria.
- ❖ Proposal is more like a brochure for the firm without specifically addressing the specific criteria of the ITB.
- ❖ Bids do not offer goods or services which have been specifically requested by the procuring entity.
- ❖ Failure to enclose the signed Bid Submission Form(s).

**The above examples illustrate some common errors which may be made by bidders.**

**The bidding documents contain the full list of instructions relevant to each particular bid and should be followed carefully.**

## **SECTION II - INSTRUCTIONS TO BIDDERS**

### **A. Introduction**

**1. General:** The **Tourism Authority** intends to rent office space between **1000 and 1050 sq. (10,760 –11,200 sq. ft.) within a radius of 1 Km from the Air Mauritius building housing the Ministry of Tourism office**, complete with amenities such as partitions, adequate lighting, electrical power point to suit Lessees requirements, air conditioning, water supply including roof water tank/pump, adequate toilet facilities, separate for ladies and gentlemen., telephone facilities and data cabling, fire alarm and detectors, parking facilities for 10 vehicles, kitchenette and Mess etc to serve as offices for 100 staffs as per indicative requirement listed at Annex B. The Offices shall be in successive floors.

**2. Eligible Bidders:** Bidders should not be associated, or have been associated in the past, directly or indirectly, with a firm or any of its affiliates which have been engaged by the Tourism Authority to provide consulting services for the preparation of the design, specifications, and other documents to be used for the procurement under this Invitation for Bids.

Bidders are not eligible if their participation in procurement activities in the Republic of Mauritius is prohibited under the laws of Mauritius.

**3. Cost of Bid:** The Bidder shall bear all costs associated with the preparation and submission of the Bid, and the Tourism Authority will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the Invitation for bids.

### **B. Solicitation Documents**

**4. Examination of Bidding Documents:** The Bidder is expected to examine all corresponding instructions, forms, terms and specifications contained in the Bidding Documents. Failure to comply with these documents will be at the Bidder's risk and may affect the evaluation of the Bid.

### **5. Clarification of Bidding Documents and Pre-bid Meeting:**

5.1 A prospective Bidder requiring any clarification of the Bidding Documents may notify the *Tourism Authority* addressed to: **The Director, [Attn: Mr Lindsay Morvan], Tourism Authority, Victoria House, 2nd Floor, Corner Barracks & St Louis Streets, Port Louis, Fax No. 213 1738 e-mail address : [tourism.authority@intnet.mu](mailto:tourism.authority@intnet.mu) and [priya.appi@tourismauthority.mu](mailto:priya.appi@tourismauthority.mu)**. The response will be made in writing to any request for clarification of the Bidding Documents that is received earlier than 7 days prior to the deadline for the submission of bids. Written copies of the response (including an explanation of the query but without identifying the source of inquiry) will be made available to all Bidders who have obtained the bidding document directly from the Tourism Authority.

1.2 The Bidder's designated representative is invited to attend a pre-bid meeting, **if provided for in the BDS**. The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised in the understanding and preparation of bids.

5.3 Any amendment to the Bidding Documents that may become necessary as a result of the pre-bid meeting shall be made by the Tourism Authority exclusively through the issue of an Addendum pursuant to ITB 6 and not through the minutes of the pre-bid meeting.

5.4 Non-attendance at the pre-bid meeting will not be a cause for disqualification of a Bidder.

**6. Amendments of Bidding Documents:** No later than 14 days prior to the deadline for submission of bids, the procuring entity may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, amend the Bidding Documents. All prospective Bidders that have received the Bidding documents will be notified in writing of any amendments. In order to afford prospective Bidders reasonable time in which to take the amendments into account in preparing their offers, the procuring entity may, at its discretion, extend the deadline for the Submission of Bids.

### **C. Preparation of Bids**

**7. Language of the Bid:** The Bid prepared by the Bidder and all correspondence and documents relating to the Bid exchanged by the Bidder and the Tourism Authority shall be written in English.

### **8. Documents Comprising the Bid:**

❖ The Bid submitted at the **first stage** shall comprise the following documents:

- (a) **Documentary evidence** established in accordance with clause 9 of Instructions to Bidders that the Bidder is eligible to and is qualified to perform the contract if its Bid is accepted,
  - (b) **Documentary evidence** established in accordance with clause 10 of Instructions to Bidders that the office spaces proposed by the Bidder conform to the Bidding Documents;
- and
- (c) the **Bid Submission form with a price breakdown** completed in accordance with the Sections III, IV and V and clause 11 of Instructions to Bidders;

❖ The Bid submitted at the **second stage** shall comprise of:

- (a) Proposals to remedy the shortcomings in the Technical Proposal as discussed and agreed at the first stage; and
- (b) Supplementary price for the agreed remedies to the shortcomings in the Technical Proposal.

### **9. Documents Establishing Bidder's Eligibility and Qualifications:**

The Bidder shall furnish evidence of its status as qualified Supplier. The documentary evidence of the Bidder's qualifications to perform the contract if its Bid is accepted shall be established to the procuring entity's satisfaction:

- (a) Bidders should produce evidence of ownership of the building space and/or being duly authorized to enter into a lease Agreement with a third party for the proposed building space;
- (b) Bidders shall provide such evidence of their continued eligibility satisfactory to Tourism Authority, as the latter shall reasonably request;
- (c) Bidder shall submit any information on debarment/suspension, if any;
- (d) A bidder may be an individual or a legal entity;

(e) In case of legal entities, bidders shall submit copies of original documents defining the constitution or legal status, place of registration, and principal place of business of the Bidder;

#### **10. Documents Establishing Conformity to Bidding Documents:**

10.1 The Bidder shall also furnish as part of its Bid, documents establishing the conformity to the Bidding Documents of all related services which the Bidder proposes to supply under the contract.

10.2 The documentary evidence of conformity to the Bidding Documents at the **first stage** may be in the form of literature, drawings, and data, and shall consist of:

- (a) A detailed description of the essential technical and functional characteristics of the offered premises;*
- (b) Full details of the office space, including but not limited to: location, administrative and security arrangements in place, scheduled maintenance, availability, etc;*
- (b) Documents authorizing the use of the offered premises as an office space;*
- (c) Documents certifying that the offered premises are in compliance with fire safety regulations and accessible, with amenities, to disabled persons;*
- (d) Written confirmation from the notary or other relevant authority that the premises are not under encumbrance and are not exposed to any other restriction/limitation;*
- (e) A detailed description of the qualities of the offered office premises completed in accordance with Section IV.*

10.3 The documentary evidence to be submitted at the **second stage**, shall consist of:

- (a) proposals in the manner that the shortcomings identified in the Technical Proposal at the first stage, as discussed and agreed, will be attended to; and
- (b) Detailed description supplementary to the Financial Proposal reflecting the additional cost in making good the shortcoming.

**11. Bid Currencies/Bid Prices:** All prices shall be quoted in **Mauritian Rupees**. The Bidder shall indicate a breakdown of the costs included in the monthly rates in the format provided in the Bid Submission Form Section VI.

**12. Period of Validity of Bids:** Bids shall remain valid for **120 days** after the deadline for Bid Submission prescribed by the Tourism Authority pursuant to clause 16 of Instructions to Bidders. A

Bid valid for a shorter period may be rejected as non-responsive pursuant to clause 19 of Instructions to Bidders. In exceptional circumstances, the procuring entity may solicit the Bidder's consent to an extension of the period of validity. The request and the responses thereto shall be made in writing. Bidders granting the request will not be required nor permitted to modify their Bids.



## D. Submission of Bids

### 13. Format and Signing of Bid:

13.1 The Bidder shall prepare one original and two copies of the Bid. The Bid shall be typed or written in indelible ink and shall be signed by the Bidder or a person or persons duly authorized to bind the Bidder to the contract. A Bid shall contain no interlineations, erasures, or overwriting except, as necessary to correct errors made by the Bidder, in which case such corrections shall be initialed.

13.2 The Bid shall be submitted in two separate sealed envelopes- one containing the original and copies of the Technical proposal and the other the original and copies of the Financial proposal - each envelope marked with the name and address of the bidder and whether containing the Technical or Financial Proposal. The two envelopes shall be inserted in one single envelope marked with the name and address of the bidder on the outside.

### 14. Sealing and Marking of Bids

14.1. The Bidder shall seal the inner and an outer envelope.

14.2. The outer envelope shall be:

(a) addressed to:

**The Director, [Attn: Mr Lindsay Morvan],  
Tourism Authority,  
Victoria House,  
2nd Floor,  
Corner Barracks & St Louis Streets,  
Port Louis**

**(b) marked with – INVITATION TO BID “RENTING OF OFFICE SPACE WITH AMENITIES FOR THE TOURISM AUTHORITY (HEAD OFFICE) IN THE VICINITY OF PORT LOUIS” and DO NOT OPEN TILL 15HRS00 ON FRIDAY 29 JANUARY 2021.**

### 15. Deadline for Submission of Bids/Late Bids:

15.1 Bids must be deposited in the Bid/Tender Box situated at Level 2, Tourism Authority office, Victoria House, Corner Barracks & St Louis Streets, Port Louis on or before the date and time indicated in Bid Data Sheet.

15.2 The Tourism Authority may, at its discretion, extend this deadline for the submission of the bids by amending the Bidding Documents in accordance with clause 6 of Instructions to Bidders, in which case all rights and obligations of the procuring entity and Bidders previously subject to the deadline will thereafter be subject to the deadline as extended.

15.3 Any Bid received by the procuring entity after the Deadline for Submission of Bids will be rejected and returned unopened to the Bidder.



**16. Modification, Substitution and Withdrawal of Bids:** The Bidder may modify, substitute or withdraw its Bid after submission, provided that written notice of the modification, substitution and withdrawal is received by the procuring entity prior to the deadline for submission. No Bid may be modified after passing of the Deadline for Submission of Bids. No Bid may be withdrawn in the interval between the Deadline for Submission of Bids and the expiration of the Period of Bid Validity.

## **E. Opening and Evaluation of Bids**

### **17. Opening of Bids:**

17.1 The Tourism Authority will open all Bids in the presence of Bidders' Representatives who choose to attend, at the time, on the date, and at the place specified in section III of this Bidding Documents. The Bidders' Representatives who are present shall sign a register evidencing their attendance.

17.2 The Tourism Authority shall open the envelope containing technical proposal on the date, time and place **indicated in the BDS. The financial proposal shall be kept unopened in a secured place.**

17.3 The bidders' names, bid modifications, substitutions or withdrawals, and the presence or absence of such other details as the procuring entity, at its discretion, may consider appropriate, will be announced at the opening. No Bid shall be rejected at Bid Opening, except for late bids, which shall be returned unopened to the Bidder pursuant to clause 20 of Instructions to Bidders.

17.4 Bids (and modifications sent pursuant to clause 17 of Instructions to Bidders) that are not opened and read out at Bid Opening shall not be considered further for evaluation, irrespective of the circumstances. Withdrawn Bids will be returned unopened to the Bidders.

17.5 The Tourism Authority will prepare minutes of the Bid Opening.

### **18. Preliminary Examination:**

18.1 Prior to the detailed evaluation, the Tourism Authority will determine the substantial responsiveness of each Bid to the Invitation for Bid (IFB). A substantially responsive bid is one which conforms to all the terms and conditions of the ITB without material deviations.

18.2 The procuring entity will examine the bids to determine whether they are complete, whether the documents have been properly signed, and whether the bids are generally in order.

18.3 A Bid determined as not substantially responsive will be rejected by the Tourism Authority and may not subsequently be made responsive by the Bidder by correction of the non-conformity.

**19. Technical conformity:** Bids will then be assessed in respect of its technical conformity with specified requirements. Bids that are technically responsive or can be changed to be responsive shall be retained for discussions as per ITB 21.2. Determination of technical responsiveness shall be based on compliance with the content of the Bid itself and as indicated in the following evaluation criteria:

### **Technical conformity**

- 1.1 Compliance with requirements relating to technical features and ability of the office space to satisfy functional requirements of the Tourism Authority (as per Section V).
- 1.3 Compliance with General Conditions specified in these Bidding Documents.
- 1.4 Compliance with administrative and security requirements of the procuring entity (as per Section V).
- 1.5 Demonstrated ability to honor important responsibilities and liabilities allocated to Supplier in this ITB (e.g. designing and building the partition layout, flooring works, amenities and other services specifically required for the offices).
- 1.6 Compliance with legal requirements (premises not under encumbrance, etc). Availability of documents confirming compliance of the Bidder to the requirements of the ITB.

**Note:** Tourism Authority may conduct an inspection (site visit) of the premises and/or due diligence of the bidder (premises owner) prior to the award being made. Procuring entity reserves the right to reject any offer/bid based on the findings made during such inspection, in case non-compliance of the offer with any of the requirements set forth in this ITB has been factually revealed.

### **20. Clarification of Bids:**

20.1 To assist in the examination, evaluation and comparison of Bids the Tourism Authority may at its discretion ask the Bidder for clarification of its technical proposal. The request for clarification and the response shall be in writing and no change in the substance of the Bid shall be sought, offered or permitted.

20.2 The procuring entity may conduct clarification meetings with each or any Bidder to discuss any matter, technical or otherwise, where the procuring entity requires amendments or changes to be made to the Technical Proposal. The changes to be made shall be recorded and signed by both parties

20.3 Where amendments or changes are required by the Tourism Authority bidders will be requested in writing to adjust their technical proposals accordingly and confirm same with their submission of the financial proposal as per ITB 8. The supplementary price proposal should only contain the changes in price resulting from the changes in the technical proposals. Bidders should note that, if the Tourism Authority, during the evaluation of the price proposals, considers that the changes in price are unrealistic in comparison with the original price proposal the bid is liable to be rejected.

### **21. Invitation to submit Financial Proposals**

21.1 At the end of the evaluation of the Technical proposals, the Tourism Authority will invite bidders who have submitted substantially responsive Technical proposals to submit their Financial Proposal

and amendment to their original Technical Proposals, where applicable. Bidders will be indicated the date, time and place for the submission of their financial proposals.

21.2 Unsuccessful Bidders will be notified of the grounds on which their bids have been substantially non-responsive to the technical requirements of the bidding documents.

## **22. Opening of Financial Proposals**

22.1 The procuring entity will open the Financial Proposals, the supplementary to the Financial Proposal and the amendments to the technical proposals as applicable, at the time and date at the location advised to the bidders. The bidder's representatives who are present shall sign a register evidencing their attendance.

22.2 The bidder's names, the Bid Prices including, any discounts, and such other details as the procuring entity may consider appropriate, will be announced and recorded by the procuring entity at the opening. The bidder's representatives will be required to sign this record.

## **23 Evaluation of the Technical and Financial Proposals on a marking system**

23.1 Prior to the detailed evaluation, the Tourism Authority will determine the substantial responsiveness of the Financial Proposal. A substantially responsive bid is one which conforms to all the terms and conditions of the ITB without material deviations.

23.2 The procuring entity will examine the bids to determine whether they are complete, whether any computational errors have been made, whether the documents have been properly signed, and whether the bids are generally in order.

23.3 Arithmetical errors will be rectified on the following basis: If there is a discrepancy between the unit price and the total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected. If the Bidder does not accept the correction of errors, its Bid will be rejected. If there is a discrepancy between words and figures the amount in words will prevail.

23.4 A Financial Proposal determined as not substantially responsive will be rejected by the Tourism Authority and may not subsequently be made responsive by the Bidder by correction of the non-conformity.

23.5 With a view to selecting the most advantageous proposals the bids responding substantially to the requirements of the procuring entity shall be further evaluated as per a marking system as follows:



## Table of Rating Factors for Lease of Real Estate

Marking for technical merit (Tm):

	Rating Factors	Weight (%)	Rating
<b>I</b>	<b>Location and Site Condition</b>		
	1. Accessibility (a) proximity to public transport (b) for disabled	25	
	2. Risk of flooding	25	
	3 Sidewalk and waiting shed	25	
	4. availability of Parking space for officers and visitors	25	
		<b>100</b>	
<b>II</b>	<b>Neighbourhood Data</b>		
	1. Sanitation and health condition	40	
	2. Property utilization	30	
	3. proximity of Cafeterias, Banking/postal/telecom	30	
		<b>100</b>	
<b>III</b>	<b>Real Estate</b>		
	1. Structural condition	30	
	2. Functionality		
	a. Module design	6	
	b. Room arrangement	6	
	c. Circulation	6	
	d. Adequacy of Light and ventilation	6	
	e. Space requirements	6	
	3. Facilities		
	a. Water supply and adequacy of toilet facilities	6	
	b. Lighting system	6	
	c. Elevators	6	
	d. Fire escapes	6	
	e. Fire fighting equipment	6	
	f. fire alarm	5	
	4. Other requirements		
	a. Maintenance	5	
		<b>100</b>	
<b>IV</b>	<b>Free Services and Facilities</b>		
	1. Janitorial and security	20	
	2. Air conditioning	20	
	3. Repair and maintenance	20	
	4. Water and light consumption	2	
	5. Secured parking space	20	
		<b>100</b>	

	Rating Factors	Weight (%)	Rating
	<b>Location and Site Condition</b>	× 0.20 =	



<b>II. Neighborhood Data</b>	× 0.20 =	
<b>III. Real estate</b>	× 0.50 =	
<b>IV. Free Services and Facilities</b>	× 0.10 =	
<b>Factor Value</b>		

Marking for financial merit (Fm):

	Rating Factors	Weight (%)	Rating
	<b>I. Rental of office space (monthly)</b>	<b>100</b>	
	<b>II. Cost attributable to amenities (monthly)</b>		
	(a) Cost of floor finishes	5	
	(b) Cost of partitioning works	20	
	(c) Cost of M&E services	35	
	(d) Cost of Integrated Communication Network (INP)	35	
	(e) Parking Facilities	5	
		<b>100</b>	

	Rating Factors		
	<b>I. Rental of office space</b>	× 0.85 =	
	<b>II. Cost attributable to amenities</b>	× 0.15 =	
	<b>Factor Value</b>		

$$\text{Total Marking} = (0.8 \times T_m) + (0.2 \times F_m)$$

## F. Award of Contract

**24. Award Criteria:** The Tourism Authority will establish a list of preferred bidders in the order of the highest score following the evaluation on the marking system. Contract shall be awarded to the bidder having submitted a responsive proposal and scored the highest marks subject however to the quoted rates being found reasonable by the Valuation Real Estates Consultancy Services.

## 25. Negotiation

Where the rates quoted by the first ranked bidder is higher than the acceptable rates as established by the Valuation Real Estates Consultancy Services, the Tourism Authority may negotiate with the bidder with a view to arriving at an acceptable rate, failing which the public body shall consider the proposal of the second ranked bidder according to the same procedures defined in ITB 24 and 25.

## 26. Rights of the Tourism Authority

The Tourism Authority reserves the right to accept or reject any Bid, to annul the bidding process and reject all bids at any time prior to award of contract without thereby incurring any liability to the affected Bidder(s).

## **27. Notification of Award**

Prior to the expiration of the period of Bid Validity the Tourism Authority shall notify the successful bidder of its selection for award while at the same time informing the unsuccessful bidders of the name of the selected bidder and the amount of rent payable.

The contract period and renewal conditions, if any, shall be as defined in the Bid Data Sheet

## **28. Signing of the Contract**

28.1 The Tourism Authority shall promptly issue its letter of acceptance to the successful bidder and forward to him a draft contract.

28.2 Within 30 days of receipt of the Contract the successful Bidder shall sign, date and return it to the Tourism Authority.

## **29. Performance Security**

Within 30 days from the date of issue of the letter of acceptance the successful bidder shall submit a performance security for an amount equivalent to the payable rental for **three months** from a commercial bank in the format contained in this bidding document valid for a duration of 30 days beyond the agreed date for handing over the Office space complete with amenities to the satisfaction of the public body. No submission of the Performance Security in the specified time shall be sufficient ground for the Tourism Authority to annul the award.

## **30. Publication of Award**

For all contract exceeding Rs 5M the Tourism Authority shall promptly publish the award of a contract on the public procurement portal stating the name and location of the building, the name and address of the owner, the contract price and the duration of the lease.

## **31. Debriefing.**

The Tourism Authority shall promptly respond to requests for debriefing made by unsuccessful bidders within 30 days from the date of notification of award.

## **32. Corrupt or Fraudulent Practices**

32.1 It is the policy of the Government of the Republic of Mauritius to require Public Bodies, as well as bidders, suppliers, and contractors and their agents (whether declared or not), personnel, subcontractors, sub-consultants, service providers and suppliers, observe the highest standard of ethics during the procurement and execution of contracts. <sup>1</sup> In pursuance of this policy, the Government of the Republic of Mauritius:

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<sup>1</sup> In this context, any action taken by a bidder, supplier, contractor, or any of its personnel, agents, sub-consultants, sub-contractors, service providers, suppliers and/or their employees to influence the procurement process or contract execution for undue advantage is improper

- (a) will reject a proposal for award if it determines that the Bidder recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive or obstructive practices in competing for the contract in question; and
- (b) will sanction a firm or an individual, at any time, in accordance with prevailing legislations, including by publicly declaring such firm or individual ineligible, for a stated period of time:
  - (i) to be awarded a public contract; and
  - (ii) to be a nominated<sup>b</sup> sub-contractor, consultant, manufacturer or supplier, or service provider of an otherwise eligible firm being awarded a public contract.

33. In further pursuance to this policy, bidders, suppliers and public officials shall also be aware of the provisions stated in sections 51 and 52 of the Public Procurement Act which can be consulted on the website of the Procurement Policy Office (PPO) : <http://ppo.gov.mu>.

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<sup>b</sup> A nominated sub-contractor, consultant, manufacturer or supplier, or service provider (different names are used depending on the particular bidding document) is one which either has been: (i) included by the bidder in its pre-qualification application or bid because it brings specific and critical experience and know-how that are accounted for in the evaluation of the bidder's pre-qualification application or the bid; or (ii) appointed by the Purchaser

### SECTION III- BID DATA SHEET

The following specific data for the rental to be procured shall complement, supplement, or amend the provisions in the Instruction to Bidders. Whenever there is a conflict, the provisions herein shall prevail over those in the Instructions to Bidders.

Relevant clause(s) of Instruction to Bidders	Specific data complementing, supplementing, or amending instructions to Bidders
Pre-bid Meeting	A pre-bid meeting will be held on <b><u>Friday 08 January 2021 at 10hrs00</u></b> in the Conference Room of the Tourism Authority office, 2 <sup>nd</sup> Floor, Victoria House, Cnr Barracks & St Louis Streets, Port Louis.
Bid Price	The prices quoted shall be inclusive of VAT
Documents Comprising the Bid	<p>The following must be included in the Bid submission:</p> <p style="margin-left: 40px;"><b>1. BID SUBMISSION AT FIRST STAGE:</b></p> <p><b>Technical Proposal</b></p> <p>a) Bid submission form for Technical proposal (Section VI) including contact details of Bidder are properly filled and signed</p> <p>b) Conceptual design drawings and technical proposals to substantiate understanding of requirements and manner in which these would be met.</p> <p>c) Compliance technical schedules where required in the technical specifications are properly filled and signed</p> <p>d) Performance Security</p> <p>e) Set of valid ownership documentation (copy); Engineer's certificate for building; layout; building insurance certificate, also</p> <ul style="list-style-type: none"> <li>- in case of individuals copy of National Identity Card or Passport; TAN (Tax Account Number); bank statement on availability of bank account and BRN (Business Registration Number);</li> <li>- in case of legal entity: Firm/Company Profile covering copy of company registration, technical and financial capacity etc., TAN (Tax Account Number); and BRN (Business Registration Number)</li> </ul> <p>f) Letter of non-encumbrance</p> <p>g) Attestation from Land Surveyor confirming proposed office is within 1 km from Air Mauritius Building</p> <p><b>Financial Proposal</b></p> <p>(i) Bid Submission Form for Financial Proposal (Section VI) including contact details of Bidder are properly filled and signed.</p> <p style="margin-left: 40px;"><b>2. BID SUBMISSION AT SECOND STAGE</b></p> <p>(i) Rectification of the Technical Proposals as discussed and agreed during clarification, where applicable, and</p>





	<p>(ii) Supplementary to the Financial Proposal representing the additional cost for the rectifications in the Technical Proposal.</p> <p>All documents should bear signature of authorized person(s) and company seal.</p> <p>N.B. Incomplete Bids may be deemed non-responsive and rejected.</p>
Deadline for Submission of Bids	Bids comprising of the Technical and Financial proposals at the first stage should be received by the procuring entity before <b>15 hours, on Friday 29 January 2021</b>
Bid Opening	<p>Envelopes containing the technical proposals shall be opened on <b>Friday 29 January 2021 at 15 hours, in the Conference Room of the Tourism Authority, Victoria House, 2nd Floor, Corner Barracks &amp; St Louis Streets, Port Louis</b></p> <p>Envelope containing the Financial Proposal shall remain unopened and secured.</p>
Documents Establishing Bidder's Eligibility & Qualifications	<p><input type="checkbox"/> Required.</p> <p><b>Required, as per clause 9 of the Instruction to Bidders (Section II)</b></p>
Bid Validity Period	<input type="checkbox"/> 120 days from the date from the mission of bids.
Performance Security	See Section 29 at Page 14.
Preliminary Examination of Financial Proposals – completeness of bid.	- Rates with breakdown costs is clearly filled and signed at the submission of the Financial proposals
Evaluation of Bids	<p>Bids will be evaluated based on following criteria:</p> <ul style="list-style-type: none"> <li>- Compliance with pricing conditions set in the ITB</li> <li>- Compliance with requirements relating to technical features and ability of the office space to satisfy functional requirements of the Tourism Authority - Compliance with General Conditions specified by these Bidding Documents</li> <li>- Compliance with administrative and security requirements of the relevant authorities</li> <li>- Demonstrated ability to honour important responsibilities and liabilities allocated to Supplier in this ITB (e.g. design and build partition, supply of IT networks and other amenities)</li> <li>- Compliance with legal requirements (premises not under encumbrance, etc). / Availability of documents confirming compliance of the Bidder to the requirements of the ITB.</li> </ul> <p><b>Financial proposal:</b> Rates quoted by the highest ranked bidder shall be subject to assessment of the Valuation Real Estates Consultancy Services.</p>
Payment terms	It is not the policy of the Tourism Authority to approve advance payments.



All communication must be directed to:	<b>The Director, [Attn: Mr Lindsay Morvan], Tourism Authority, Victoria House, 2nd Floor, Corner Barracks &amp; St Louis Streets, Port Louis, Fax No. 213 1738 e-mail address: <a href="mailto:tourism.authority@intnet.mu">tourism.authority@intnet.mu</a> and <a href="mailto:priya.appi@tourismauthority.mu">priya.appi@tourismauthority.mu</a>].</b>
Requests for additional information	Request for additional information must be received at least 7 (seven) working days before the Deadline for Submission of bids. Bidders are encouraged to raise queries as early as possible.
Contract period	The contract shall be on a Long Term Arrangement basis with the successful bidder. The LTA will be valid for <b>three years (the lease may be renewed</b> at the lessee's option for further periods of three years at a time) at fixed rates and may be extended based on the actual performance of the LTA holder and if needed as a result of another bidding process or evaluation of the market rates.

**SECTION IV: GENERAL CONDITIONS****D R A F T LEASE AGREEMENT****BETWEEN****XYZ COMPANY LIMITED**

Registered office situated at ....., duly represented by its **General Manager**, hereinafter referred to as **The Lessor**.

**ON THE ONE PART****AND**

**TOURISM AUTHORITY OFFICE** –duly represented by its ..... hereinafter referred to as **The Lessee**.

**ON THE OTHER PART**

The Lessor is the owner of a building situated at ..... Street, Port Louis.

The Lessor agrees to let the ..... Floor/s (of an area of ..... square metre) of its premises situated at ..... Street, Port Louis, to the Lessee.

The Lessee declares that he has visited and inspected the aforesaid premises and is in all respect satisfied with the state of the premises, more especially their state of repairs and fitness for occupation of the said premises.

The tenancy shall be governed by the Code Civil, and in default by the following terms and conditions:-

**1.0 Duration, renewal and Termination**

- 1.1 The tenancy shall be for an initial period of three years, starting as from the date of signature of the lease.
- 1.2 In case of renewal, it shall be open for either party to renegotiate the terms of the agreement but in any case the amount of increase in rent shall be either the market rent or the amount provided for by the Landlord and Lessee Act.
- 1.3 The lease may be renewed at the lessee's option for further periods of three years at a time.
- 1.4 Notwithstanding paragraph 1.1, the Lessee may terminate the lease by giving, at least, three months advance notice to The Lessor.

**2.0 Financial Terms**



- 2.1 The rent shall be Rs ..... (Mauritian Rupees .....) plus Value Added Tax (VAT) annually, payable in equal monthly instalment, in advance at the offices of The Lessor.
- 2.2 Unless otherwise agreed, the Lessee shall pay a service charge at market rate for the premises. (not applicable to all leases)
- 3.0 **Parking**
- 3.1 The lessor will provide ten (10) free parking slots for the exclusive use of the Lessee.
- 4.0 **INSURANCE**
- 4.1 The Lessor shall insure the building leased and consequential loss against the risk of fire, full explosion, riots, strikes and malicious damage, cyclone and flood, earthquake and air crash.
- 4.2 Furthermore the Lessor shall also have its insurance policies covering all the building and consequential loss endorsed to waive all rights of subrogation against The Lessees of the building.
- 5.0 **MAINTENANCE OF PREMISES**
- 5.1 The Lessee shall keep the premises in good tenantable repair and condition, fair wear and tear excepted, to the satisfaction of the Lessor.
- 5.2 The Lessee shall not cause any damage and/or modification to any component part of the building, without the consent of the Lessor, such consent shall not be unreasonably withheld.
- 6.0 **STRUCTURAL ADDITIONS, ALTERATIONS, NON-STRUCTURAL PARTITIONING AND REPAIRS**
- 6.1 Structural repairs shall be carried out by the Lessor, at its own costs, and at such time convenient to the Lessee.
- 6.2 In case the Lessor fails to undertake any of the repairs, the Lessee may, after having duly notified the Lessor by way of a written notice, undertake to effect the repairs at the Lessor's cost.
- 6.3 The Landlord shall be responsible and shall bear all costs for the erection of further internal partitioning that the Lessee may require, subject to renegotiation of the rent.
- 6.4 All the partitioning and diving walls to be erected by the Lessee shall have the prior approval of the Lessor and shall be to such specification and standard as may be approved by the Lessee in writing, provided that such approval is not unreasonably withheld.
- 6.5 Except as otherwise agreed, the Lessee or the Lessor shall not paint or fix any advertisement, signboard or any other inscription on the external walls of the building.

- 6.6 The Lessee shall bear the cost for making good major defects in the building and its appurtenances arising from his activities on the premises, except for normal wear and tear.
- 6.7 (a) Except for minor and urgent works, the Lessee shall carry out no alteration, addition, installation and work of any nature whatsoever to the building or to fixtures, except with the Lessor's prior written approval and the permission of the Authorities concerned, if any.
- (b) Any such alteration, addition, installation or work so made may be removed by the Lessee at the expiry of the lease or of any of its renewals but the Lessee will have to restore at its cost the said premises to its former state, fair wear and tear excepted.
- (c) Should the Lessee decide not to remove any such alteration, addition, installation or work, it shall accrue to the Lessor without the latter having to pay indemnity and compensation whatsoever to the Lessee or to any other person, article 555 of the Civil Code or any other enactment notwithstanding.

## 7.0 **SERVICES**

- 7.1 The Lessor shall supply telephone and data cabling services according to the requirements of the Lessee. The lessor shall arrange for the provision of electricity and water services in the building, which services shall be separately metered for the Lessee.
- 7.2 The Lessor shall provide at its own costs electricity points, data points, telephone sockets and air conditioners to the different office and shall maintain them in good working condition and shall undertake all necessary repairs (if any) to the air conditioners to the satisfaction of the Lessee.
- 7.3 The Lessor shall make available at its own costs a standby generator in case of power failure and shall undertake all necessary repairs (if any) to the generator to the satisfaction of the Lessee.
- 7.4 The Lessee shall not modify or extend the plumbing, electrical and drainage installations on the premises without first obtaining the prior approval of the Lessor.

## 8.0 **DRAINAGE AND SANITARY FACILITIES**

- 8.1 The Lessee shall ensure that no foreign substance of any nature is flushed down the drainage system, which will cause malfunctioning of the system or of septic tanks and absorption pits provided. The normal sanitary norm should be observed in all toilet and mess room facilities.
- 8.2 The Lessee shall be solely responsible for repairs to these items arising out of blockages, damage or any other cause, arising out of its fault and negligence.
- 8.3 The Lessee may remove, on vacation of the premises, all supplementary installation carried out by him, provided that any damage caused during removal of same is made good at his

own cost. Any installation not removed shall become the property of the Lessor without any compensation or indemnity.

## 9.0 **SUB-LETTING**

9.1 THE LESSEE shall neither sub-let all or part of the property leased to him nor cede, transfer or assign in all or in part his rights to the lease. (Ministry to decide which of the three options to include).

## 10.0 **PAYMENT OF RENT, WATER ELECTRICITY CHARGES, ETC**

10.1 The Lessee shall settle his rent regularly by arranging with his bank for this to be paid through a standing order in favour of the Lessor so as to reach him by the tenth of each month.

10.2 The Lessee shall make his own arrangement for payment of his bills with respect to electricity, water, telephone, and any other services, and shall pay regularly all amount due and payable in respect thereof.

10.3 The Lessee shall be responsible for payment of all Lessee's taxes and related charges, if any, which may be levied on the space occupied by him.

10.4 Where the Lessee has been failing to pay the rent due for three consecutive months, the Lessor reserves the right to terminate the lease, after having notified the Lessees of its intention by way of a "mise en demeure", and without it being necessary for the Lessor to fulfill any other formality, whether judicial or extra judicial.

10.5 In case of recovery of any arrears of rent through an Attorney-At-Law, the Lessee shall pay to the Lessor any commission not exceeding 10% of the amount recovered and payable by the Lessor to such attorney.

## 11.0 **USE OF PREMISES**

11.1 The Lessee shall use the said property as offices only.

11.2 The Lessee shall ensure that all litter, garbage, waste generated from his use of the premises are stored in an orderly way and be not spilled on any part of the premises, including staircase, passages or thrown on the floor at any point.

11.3 The Lessee, its employees, agents, licensees and guests shall have full access and the right to use all common passageways, stairways, lifts and entrances as they exist at the date of this lease for the purposes of entering and leaving the premises. The Lessee shall have the right to affix name plates in appropriate places in the building to indicate the location of its premise.



11.4 THE LESSEE shall be responsible for wrongful and actionable acts and doings of any person falling under its responsibility, and shall make good to the Lessor any damage due to such act or doings of any such person.

## 12.0 **SAFETY PRECAUTIONS**

12.1 The Lessee shall not without the Lessor's prior written approval and that of the competent Authorities stock or store on the premises any inflammable or dangerous materials or noxious substances or any articles, stores or other merchandise generally whatsoever whether edible or not which are in a state of putrefaction or which can give off any noxious odour and which are hazardous to health.

12.2 The Lessee shall keep the landing and the staircase free of obstructions so as to facilitate evacuation of the building in case of emergency and shall keep unlocked all emergency doors in the building during working hours.

12.3 The Lessee shall ensure that emergency exits are at all times free from any obstruction.

12.4 The Lessee shall comply with all the conditions which the Authorities may require for the safety, health and welfare of employees and/or the safety of the premises.

12.5 The Lessor shall keep and maintain on the premises adequate fire prevention and fire control apparatus and shall ensure that such apparatus is at all times in good working order. Whenever appropriate, the Lessee shall seek the advice of the Fire Services on necessary fire safety measures he needs to maintain on the premises.

## 13.0 **INSPECTION OF PREMISES**

13.1 The Lessee shall permit the Lessor and/or his agents, with or without workmen or officers, to enter the premises, at any convenient time to him (the Lessee), to view the state of repair and/or for the purpose of taking inventories of the Lessor's fixtures and fittings therein, or of doing such works and things as may be required for any repair, alteration or improvement to the premises. The Lessor and/or his agents and workmen in so doing will cause as little inconvenience as possible to the Lessee.

13.2 The Lessee shall authorize the Lessor or its accredited representative to visit and inspect the premises leased to ensure that all the conditions of the present lease are being complied with or implemented by the Lessee, at any time which is convenient to the Lessee.

## 14.0 **EXPENSES AND CHARGES**

14.1 The Lessor will assure through its own organization the security of the premises.

14.2 The maintenance of the common passages, lifts, stairways, entrances, yards and common parts and services will be undertaken by the Lessor.



15.0 **ARBITRATION**

In the event of any dispute as to the meaning and intention of this lease it is hereby agreed by both parties that the dispute shall be referred to a Court of Law.

16.0 **NOTICES**

Any notice or other correspondence required to be served or exchanged under this agreement shall be so served or exchanged, as the case may be, at the following address:-

For **THE LESSOR** at his office

**The Director, [Attn: Mr Lindsay Morvan],  
Tourism Authority,  
Victoria House,  
2nd Floor,  
Corner Barracks & St Louis Streets,  
Port Louis**

For **THE LESSEE** at No ....., Port Louis

Made in two originals and in good faith at Port Louis

This ..... day of ..... 20.....

**LESSOR**

**LESSEE**

(s) .....

(s) .....



## **SECTION V: SCHEDULE OF REQUIREMENTS**

### **1. Office space requirement**

Proposals for renting of office space shall meet the following requirements:

- (a) the office space should be available with all the specified amenities and ready for occupation, preferably **within two months of allocation of contract**
- (b) office area between **1000 and 1050 sq. (10,760 –11,200 sq. ft.) within a radius of 1 Km from the Air Mauritius building housing the Ministry of Tourism office**, complete with amenities such as partitions, adequate lighting, electrical power point to suit Lessees requirements, air conditioning, water supply including roof water tank/pump, adequate toilet facilities, separate for ladies and gentlemen., telephone facilities and data cabling, fire alarm and detectors, parking facilities for 10 vehicles, kitchenette and Mess etc to serve as offices for 100 staffs as per indicative requirement listed at Annex B. The Offices shall be in successive floors.

Preference will be given to buildings with the best technical facilities including number and speed of lifts, air conditioning system, electrical system, water and plumbing system, **data cabling with speed of at least 1 Gigabit** and telephony system, size, functionality and accessibility of lobby/reception area and corridors and the best security provisions particularly for lower floors and access;

The building should be accessible and provide amenities to disabled persons. The premises should be provided with water storage facilities and standby generators;

The building should meet the minimum requirements with regard to electrical, air conditioning, lifts, fire alarm and detection system and water pumps as per **Annex A**;

Building should meet basic standards as specified in the relevant legislation. Security and emergency exits should conform to the Occupational, Safety and Health Act 2005 and to the requirements of the Fire Services. This should include a valid Fire Certificate issued by the Fire Services Department under the Occupational Safety and Health Act No 28 of 2005 and shall comply to the conditions imposed in the Schedule One Sheet 1 and/or Sheet 2 and Schedule Two of the Fire Certificate. Building should be provided with fire/smoke detectors, fire alarm and firefighting facilities as per established standards;

Prospective bidders should propose office environment that provides for comfort, functionality and aesthetics that are of high standing. Bidder will have to appoint an Interior Designer with experience and record of design and supervision of such office environment;



Bidders should in the offer submit the name and CV of the Interior Designer being proposed and the estimated budget for the fit-out works inclusive of all finishes and specialist M&E services as specified in the bidding documents.

- (j) Parking facilities are highly valued. Bidders are invited to specify number of parking slots available ;
- (k) In case there are commercial entities in the proposed building, arrangements will be required that do not handicap security and ease of access to the Tourism Authority offices. At a minimum there will need to be a separate access for the Tourism Authority
- (l) Bidders should submit the layout plans and detailed drawings of the building being proposed and give full description and specifications of materials to be used for the fit-out works;
- (m) The proposed accommodation schedule for offices at **Annex B** is only indicative at this stage. On award of the contract, the Interior Designer of the selected bidder shall liaise with the Project Manager, designated by the Tourism Authority, to produce the office layout plans and all other appropriate drawings and product specifications following award of the contract;
- (n) The Tourism Authority reserves the right to bring in amendments to the bidder's proposal to meet its requirements;
- (o) The fit-out works will be supervised by a Project Manager, to be designated by the Tourism Authority, who will oversee that the works are performed according to specifications above;
- (p) The Tourism Authority reserves the right to change some materials proposed after discussions with the Interior Designer;
- (q) The bidder shall provide building with an Integrated Communication Network with some **130 data points**, telephony equipment, relocation of IT equipment and requirements for server room.
- (r) In submitting the offer, prospective bidder should also propose separate quotes earmarked for each of the following :
  - (i) floor finishes (to be specified);
  - (ii) partitioning works and doors, false ceilings;
  - (iii) all M&E services; and



(iv) data cabling and telephony facilities (Integrated Communication Network)

**This is an important issue to be considered in the evaluation of bids. Failure to submit the information shall lead to disqualification.**

(s) Prospective bidder(s) will be invited to quote for the building in terms of the following:

Rental of office space/per sq m/month + VAT

Cost of amenities (as specified at paragraph (s) above) /per sq m/month + VAT

(t) Prospective bidders are informed that the Tourism Authority does not make any deposit to prospective bidders.

- 2. Earliest date of availability** The Bidder should also state the earliest date as from which the office space fitted with all the amenities as defined in clause 1 shall be available to the Tourism Authority.
- 3. Contract period** The initial contract period shall be **Three (03) years renewable** thereafter on terms and conditions agreeable to both parties.
- 4. Lease Agreement** A draft proposed lease agreement is herewith contained in Section V. Bidders may submit their comments/suggestions which may be subject to negotiation and finalization, prior to award of contract.

**ELECTRICAL AND AIR CONDITIONING**

Electrical and air conditioning services have to be provided as specified below: -

**Minimum requirements****1. Electrical Services**

- The design and installation shall conform in all respect to the 17<sup>th</sup> Edition of the I.E.E Wiring Regulation (U.K) and to British Standard 7671 requirements for electrical installation or MS63.
- Electrical supply to the building shall be taken from an independent secure sub-station to be located preferably within the site facility.
- Electrical light and power loads shall be segregated from mechanical loads throughout the installation.
- Final volt drop in sub-circuits shall not exceed 2.5% when operating at their ultimate load capacity.
- All final circuits to be protected by residual current devices not exceeding 30mA sensitivity.
- All circuits and distribution panels are to be properly labelled.
- A certificate of conformity to current electrical standards and regulations, signed by an independent Registered Electrical Engineer is to be provided before signing of agreement.
- All As-made drawing for electrical installation and instruction manuals for all equipment shall be available on site.

**2. Lighting System**

- Light level for working areas shall be at minimum 500 lux.
- Low glare luminaires shall be provided in all office areas.
- Special lighting systems shall be provided for areas like Conference room, Minister's office, etc. to suit the particular application according to client's requirement.
- Security lights shall be provided at the main entrance, exits and surrounding areas.
- Emergency lighting systems shall be provided in common areas.

- Emergency lighting systems shall be adequate to maintain a minimum light level of 20 lux throughout periods of power failure of 10 minutes duration.
- Directional emergency lights are to be provided to show exit paths.

### 3. The lift System

- The lift shall be based on a comprehensive traffic flow calculation for the building. The lift control system shall incorporate advanced microprocessor and intelligent capabilities. The control system shall allow real time management of elevator and shall use sophisticated traffic analysis program with the following feature:
  - (i) Up peak feature.
  - (ii) Down peak feature.
  - (iii) Distribution of free car to highest priority zone and the floor most likely to receive the next call.
  - (iv) Split group feature program to operate as 2 individual sub groups, each one serving its own segment of building occupants.
  - (v) One lift shall be reserved for VIP.
    - Lift Alarm Systems & Emergency lights and Communication System in cabin operated on batteries in case of power failure.
    - Trained personal should be on site permanently to make rescue operation in case passengers are trapped in lift.
    - At least one lift should operate on standby generator.

### 4. Fire Alarm System

The fire alarm system shall be of addressable analogue type and shall include the following:

- Fire alarm control panels to include backlit LCD alphanumerical keypad for field control c/w with all auxiliary controls;
- Intelligent addressable smoke detectors, heat detectors, manual call point, line isolator, interface units and sounder;
- Dynamic and interactive colour graphic, PC work station display status alarm and layout of building complex;
- All necessary hardware/ software to make the system fully operational;
- Repeater alarm panels;

- Mimic display for the complex showing status of normal, fire and fault.
- System to communicate and interface to Security Management System.

#### 5. Generator

A minimum of one standby generator shall be provided for the complex.

- The generator shall be of automatic mains failure type, with water cooled diesel engine and bulk storage tank.
- Bulk diesel storage tank shall have a minimum capacity of 2500 litres.
- Generator shall be provided with microprocessor based control system which is designed to provide automatic starting, monitoring and control functions for the generator sets.
- The control system shall allow local monitoring and control of the generator set and remote monitoring. All hardware/ software shall be provided.
- The sets shall be within soundproof enclosure of the generator room shall be soundproofed to reduce noise level to 76 dBA at 1 metre.
- The stand-by generator shall be sized for a 24 hours continuous operation.

All circuits including lighting for the following offices shall be connected to the essential feed from the generator.

(i) Administrative sectionoffice

(ii) Finance Section

#### 6. Air Conditioning and Ventilation

- The design of the cooling and ventilation system shall conform to the relevant British Standards. Areas requiring 24 hour operation like sever room shall be served by air-conditioning systems that minimise control plant operation and running costs.
- The capacity of the cooling equipment shall be based on detailed cooling load calculations, taking all relevant factors into consideration. The design shall be based on outside conditions of 35° C and relative humidity 80 % during summer period. The comfort condition to be achieved, during peak summer time, is 22° C +/- 1° C and relative humidity of 50 % in occupied areas.
- The refrigerant used shall be one approved by the Montreal Protocol.

- Noise levels of the equipment must be within limits prescribed in the British Standards.
  - The building shall have fresh air supply to the different occupied areas.
  - Exhaust provisions shall be provided in particular kitchen, tea rooms, toilet and any special areas like photocopy/print rooms.
  - The controls of the air conditioning systems shall be modular, user friendly and simple Direct Digital Control System.
7. Water Supply Pumps
- The booster pump sets for the potable water supply shall be pressure switch controlled packaged unit with duty and standby pumps accumulators and control panels and shall have the required duty.
  - The duty and standby pumps shall be vertical multi-stage, quiet running, high efficiency type with stainless steel housing and, impellers and shaft.
  - The complete set shall be located in the building basement.
  - The pumps shall be connected to the generator circuits.

**Indicative Accommodation Schedule of Offices**
**SPACE REQUIREMENTS FOR TOURISM AUTHORITY**
**STAFF LIST**

Section/Office	No of officers	Area m <sup>2</sup>	Area per section	Type of partition
<b>ADMINISTRATION</b>				
Meeting Room	1	40		Sound Proof
Director's Office	1	40		Sound Proof
Confidential Secretary	1	15		Sound Proof
Waiting Area	1	25		
Conference Room	1	70		Sound Proof
HR Manager	1	15		
Administrative Officer	1	25		Sound Proof
Higher Executive Officer	1	12		
Executive Officer	2	15		
Management Support Officer	4	50		
Registry for Admin Dept for approximately 15 office storage cupboards/bulk storage		40		
Trainee	1	12		
Receptionist/Telephone Operator	2	12		
Procurement and Supply officer	1	12		
Assistant Procurement and Supply Officer	1	15		
Assistant Store Officer	1			
Store for Procurement Dept	1	20		
IT Manager	1	15		
IT Officer	1	12		
Server Room	1	12		
Documentation Assistant	1	12		
Safety and Health Officer	1 (Part Timer)	12		

 1<sup>st</sup> Floor, Victoria House, Corner Barracks & St Louis Streets, Port Louis, MAURITIUS

Tel: +230 203 1000

Hotline: 8910

WhatsApp: +230 5852 1098

Fax: +230 213 1738

 Email: [tourism.authority@intnet.mu](mailto:tourism.authority@intnet.mu)

 Website: [www.tourismauthority.mu](http://www.tourismauthority.mu)

 E-licensing/TOP: <https://ta.govmu.org>





<b>FINANCE SECTION</b>				
Accountant	1	15		
Accounting Technician	2	18		
Management Support Officer	2	18		
Accounts Clerk	2	18		
Cash Office with three counters	1	25		
Room for keeping confidential documents	1	12		
<b>REGISTRY</b>				
Executive Officer	1	15		
Management Support Officer	2	18		
Documentation Assistant	1	15		
Trainee	2	18		
Large Area for keeping the files (approx 45,000-50,000 files)		40		
<b>TOURISM ENTERPRISE</b>				
Principal Tourism Enforcement Officer	1	15		
Tourism Enforcement Officer	6	15		
New Recruits	3	25		
<b>PLEASURE CRAFT</b>				
Principal Tourism Enforcement Officer	1	15		
Assistant Examiner	3	36		
Tourism Enforcement Officer	4	48		
New Recruits	2	25		
<b>SKIPPER/ TRAINING/ SURVEY</b>				
Supervisor Monitoring & Compliance/ Training	1	15		
Tourism Enforcement Officer	1	24		
Skipper	1			
Trainee/Management Support Officer	2	25		



Examination Room (for approx 50 pax)	1	75		
Space for a Registry (Approx 15,000-20,000 files)		50		
<b>LICENSING</b>				
Senior Tourism Enforcement Officer	1	15		
Tourism Enforcement Officer	2	24		
Management Support Officer	1	12		
<b>MONITORING</b>				
Senior Tourism Enforcement Officer	1	15		
Tourism Enforcement Officer	13	125		
New Recruits	4	40		
Management Support officer	1	12		
<b>PUBLIC RELATIONS/CUSTOMER CARE</b>				
Public Relations/ Customer Care Officer	1	15		
Tourism Enforcement Officer	3	25		
Space for Reception Area	1	25		
Receiving Cabins	2	15		
<b>DRIVER / ATTENDANT</b>				
Driver/Attendant	4	15		
<b>OFFICE ATTENDANT / GENERAL WORKER/SECURITY</b>				
Space for a Mess for max 20 pax at a time	1	30		
Office Attendant	2	12		
General Worker	4	25		

Note: The above list is only indicative at this stage. Detailed office plan layouts requirements including data points and electrical points as approved by management will be submitted by the Project Manager designated by the Tourism Authority.



## Specification and Compliance Sheet Authorised By:

Signature \_\_\_\_\_ Name: \_\_\_\_\_  
\_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_  
(DD/MM/YY)

Authorised for and on behalf of:

Company \_\_\_\_\_

## Reference sites & Profiles of Technical Support Staff

The “**Tables for Reference sites & Profiles of Technical Support Staff**” should be completed. Non-submission or incomplete table may entail elimination.

*Customer Reference sites for multi-site IP-PBX*

Customer site Company Name, Address, Fax	Customer Contact person, telephone	Project Description	No of sites connected	Hardware or software IP Phones– Quantity	Date of implementation	
					Month	Year

### *Technical Support Staff profiles*

Person		Qualifications			Experience			Date of appointment	
Name	Designation	Date	Institution	Qualifications	Company	Duration	Nature of work	Month	Year

1<sup>st</sup> Floor, Victoria House, Corner Barracks & St Louis Streets, Port Louis, MAURITIUS

Tel: +230 203 1000

Hotline: 8910

WhatsApp: +230 5852 1098

Fax: +230 213 1738

Email: [tourism.authority@intnet.mu](mailto:tourism.authority@intnet.mu)

Website: [www.tourismauthority.mu](http://www.tourismauthority.mu)

E-licensing/TOP: <https://ta.govmu.org>

**SECTION VI - FORMS OF BID****1. BID SUBMISSION FORM FOR TECHNICAL PROPOSAL**

(TO BE FILLED BY THE BIDDER AND SUBMITTED AS THE TECHNICAL PROPOSAL )

2. Name and address of Bidder:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Telephone No \_\_\_\_\_ 3. Mobile Phone \_\_\_\_\_

4. Fax No \_\_\_\_\_ 5. E-mail address \_\_\_\_\_

2. Having examined the bidding documents, including Addendum Nos. *[insert numbers]*, the receipt of which is hereby acknowledged, I am /We are submitting our proposal of office space/building for rental as described above in response to the Invitation for Bids .....

3. I am/We are also enclosing full details and relevant drawings of the building being proposed as well as a list of proposed works. I/ We propose to execute to suit your requirements.

4. The office space/building proposed above shall be available as from ..... complete with the amenities as defined in ITB .....to be agreed between the Interior Designer appointed by the bidder and the Project Manager designated by the Tourism Authority.

5. I/We undertake, if invited to do so by you, and at our own cost, to attend a clarification meeting at a place of your choice, for the purpose of reviewing our Technical Proposal and duly noting all amendments and additions thereto, and noting omissions therefrom that you may require.

10 I/We further undertake, upon receiving of your written invitation, to proceed with the preparation of our Second Stage Bid, rectifying our Technical Proposal in accordance with the requirements from the clarification meeting, and submitting our proposal with the supplementary to our Financial Proposal for making good our Technical Proposal.

11 I am/We are also forwarding along with this proposal our comments/suggestion on the Lease Agreement attached with the bid document. I/We understand that the lease agreement shall be finalised after discussion in case our proposal is selected for your need.

12 I/We confirm that I am/we are eligible to participate in this bidding exercise and meet the eligibility criteria specified in ITB 9 in page 6-7.

13 This bid shall remain valid for a period of 120 days as from the deadline set for the submission of bids at the first stage.

14 I/We undertake to submit a Performance Security ITB ..... as a guarantee to fulfill my/our obligation to have the Office space ready for occupation as agreed.

15 We undertake to abide by the Conduct for Bidders and Contractors as provided under section 52 of Public Procurement Act 2006 during the procurement process and the execution of any resulting contract.

Signature of Bidder \_\_\_\_\_

Position in Company (if applicable) \_\_\_\_\_

Date: \_\_\_\_\_

## 2. BID SUBMISSION FORM FOR FINANCIAL PROPOSAL

(TO BE FILLED BY THE BIDDER AND SUBMITTED AS THE FINANCIAL PROPOSAL AT THE FIRST STAGE)

1. Name and address of Bidder: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. Telephone No \_\_\_\_\_ 3. Mobile No \_\_\_\_\_
4. Fax No \_\_\_\_\_ 5. E-mail address \_\_\_\_\_
6. Having examined the bidding documents, including Addendum Nos. *[insert numbers]*, the receipt of which is hereby acknowledged, and rectifications to the technical proposal as applicable following the submission at the first stage, I am /We are submitting our proposal of office space/building for rental as agreed in response to the Invitation for Bids
- .....

Location of the office space/building ( give brief description)	Size of the office space	Monthly Rental (Rs) Inclusive of VAT
<b>Site and locations:</b>  <b>Rental of office space</b> <b>Cost of floor finishes</b> <b>Cost of partitioning works</b>  <b>Cost of M&amp;E services</b> <b>Cost of Integrated Communication Network (INP)</b> <b>Parking Facilities</b>	   ...../sq.m ..... ..... ..... ..... .....	
<b>Total monthly rental excluding VAT</b>	.....	
<b>VAT</b>	.....	
<b>Total</b>		
<b>Syndic Fees</b>		

7. This bid shall remain valid for a period of 120 days as from the deadline set for the submission of bids at the first stage.
8. I/We undertake to submit a Performance Security as per ITB 29 as a guarantee to fulfill my/our obligation to have the Office space ready for occupation as agreed.
9. We undertake to abide by the Conduct for Bidders and Contractors as provided under section 52 of Public Procurement Act 2006 during the procurement process and the execution of any resulting contract.

Signature of Bidder \_\_\_\_\_

Position in Company (if applicable) \_\_\_\_\_

Date: \_\_\_\_\_



## **SECTION VII - SCHEDULES**

### **1. PERFORMANCE SECURITY (BANK GUARANTEE)**

*[The bank, as requested by the successful Bidder, shall fill in this form in accordance with the instructions indicated]*

Date: *[insert date (as day, month, and year) of Bid Submission]*

Procurement Reference No. and title: *[insert no. and title of bidding process]*

Bank's Branch or Office: *[insert complete name of Guarantor]*

**Beneficiary:** *[insert complete name of Purchaser]*

**Performance Guarantee No.:** *[insert Performance Guarantee number]*

We have been informed that *[insert complete name of Supplier]* (hereinafter called "the Supplier") has entered into Contract No. *[insert number]* dated *[insert day and month]*, *[insert year]* with you, for the supply of *[description of goods and related services]* (hereinafter called "the Contract").

Furthermore, we understand that, according to the conditions of the Contract, a Performance Guarantee is required.

At the request of the Supplier, we hereby irrevocably undertake to pay you any sum(s) not exceeding *[insert amount(s)<sup>2</sup> in figures and words]* upon receipt by us of your first demand in writing declaring the Supplier to be in default under the Contract, without cavil or argument, or your needing to prove or to show grounds or reasons for your demand or the sum specified therein.

This Guarantee shall expire no later than the *[insert number]* day of *[insert month]* *[insert year]*,<sup>3</sup> and any demand for payment under it must be received by us at this office on or before that date.

*[signatures of authorized representatives of the bank and the Supplier]*

---

<sup>2</sup> *The Bank shall insert the amount(s) specified in the SCC and denominated, as specified in the SCC, either in the currency(ies) of the Contract or a freely convertible currency acceptable to the Purchaser.*

<sup>3</sup> *Dates established in accordance with Clause 18.4 of the General Conditions of Contract ("GCC"), taking into account any warranty obligations of the Supplier under Clause 16.2 of the GCC intended to be secured by a partial Performance Guarantee. The Purchaser should note that in the event of an extension of the time to perform the Contract, the Purchaser would need to request an extension of this Guarantee from the Bank. Such request must be in writing and must be made prior to the expiration date established in the Guarantee. In preparing this Guarantee, the Purchaser might consider adding the following text to the Form, at the end of the penultimate paragraph: "We agree to a one-time extension of this Guarantee for a period not to exceed [six months] [on year], in response to the Purchaser's written request for such extension, such request to be presented to us before the expiry of the Guarantee."*

**SECTION VIII - CHECK LIST**

<b>Check list for submission of bids (to be filled by bidder)</b>		
<b>Item</b>	<b>List of document</b>	<b>checked</b>
1.	<p>The following documents shall be included at the first stage:</p> <p><b>Technical Proposal</b></p> <ul style="list-style-type: none"> <li>(i) Drawings and site plan for the proposed office space</li> <li>(ii) Bid submission Form for technical proposal duly signed</li> <li>(iii) Suggestion(s) on draft lease Agreement</li> <li>(iv) Proof of ownership of building</li> <li>(v) Certificate of non-encumbrance</li> <li>(vi) Engineer’s Certificate</li> <li>(vii) Copy of the land use permit for the Building</li> <li>(viii) Copy of Fire Certificate</li> <li>(ix) List of proposed works to be executed and expected duration period to arrange for the office space to suit the requirements of the Public Body</li> <li>(x) Any other document(s) required to complete the bid submission, as specified in this bidding document.</li> </ul> <p><b>Financial Proposal</b></p> <ul style="list-style-type: none"> <li>(i) Bid Submission Form containing the Financial Proposal</li> </ul>	
3.	<p>The following documents shall be included at the second stage;</p> <ul style="list-style-type: none"> <li>(i) Supplementary to the Financial Proposal</li> <li>(ii) Modifications made to the Technical proposals as agreed, where applicable</li> </ul>	

**Disclaimer:** The above list is meant to assist the bidder in submitting a complete proposal. However, the onus remains on the bidder to ensure that its submission is complete for a proper evaluation as guided by the bidding document.