

DATE: 22-11-2021

CORRIGENDUM

NIT-No.59/WBTDCL of 2021-22(T)

e-Tender for the work “Operation Maintenance & Transfer (OMT) of PATHASATHI (Roadside Motel) & allied amenities”

Tender ID- 2021_WBTDC_347123_1

1. Revised Time Schedule:

Bid submission End Date: 13.12.2021 at 16.00 hrs.

Date for submission of hard copy of technical bid:
13.12.2021 at 16.00 hrs.

Date of opening of technical bid: 16.12.2021 at 14.00 hrs.

Date of opening of financial bid: 21.12.2021 at 14.00 hrs.

2. Changes in deployment mechanism (Part no.12):

Revised lease period will be 5 (five) years with an option of auto renewal of another 5 (five) years instead of existing 3 (three) years, If the executing agency wants at the expiry of first 5 (five) years term and unless the lease is terminated by Tourism Department for violation of Terms and Conditions.

3. Changes in minimum technical eligibility criteria under section 2 part.1:

1 (one) year experience in hospitality sector instead of 3 (three) years, no experience is required for newly start ups provided all the other requisite documents are satisfactory and complete in all respects and they have requisite qualified manpower on their payroll.

**Sd/-
Executive Engineer
West Bengal Tourism Development Corporation Limited.**

Replies to the queries raised by potential bidders at the 2nd Pre-bid meeting on Pathasathis

Udayachal Tourist Lodge

Date: 22.11.2021

The following points are raised by the potential bidders attended the 2nd Pre – bid meeting of operation and maintenance of 70 Pathasathis and respective query wise clarifications are given as underneath:

Serial No.	Queries/ Issues raised at the meeting	Clarification
1.	Whether leasing out the Pathasathi unit for a period of 3 years can be extended to 9 - 15 years.	On unanimous request of the attendees, the existing 3 years' tenure of lease has been modified to 5 years with an option of auto renewal of another 5 years if the executing agency wants at the expiry of first 5 years term and unless the lease is terminated by Tourism Department for violation of terms and conditions. Corrigendum in this regard will be published in due course.
2.	Whether subletting of whole or any part of a Pathasathi unit can be permitted or not.	Subletting of whole or any part of a Pathasathi unit in any form will not be permitted. Agencies may form consortium with suitable partners to run part of the unit either interdependently or independently.
3.	More than one bidder can be allowed to form a consortium to run the food court and lodging service simultaneously. But, can they function separately?	Consortium of more than one bidder is allowed.
4.	To relax minimum eligibility criteria of 3 years in hospitality sector. What will be the criteria for the Start-ups?	On unanimous request of the attendees, minimum eligibility criteria have been reduced from existing 3 years to 1 year in respect of tenure of experience in hospitality sector. For the Start-ups, no prior experience in the hospitality sector is required provided all the other requisite documents are satisfactory and complete in all respects and they have requisite qualified manpower on their payroll. Corrigendum in this regard will be published in due course.
5.	Whether any minimum base price has been fixed for either each individual unit of Pathasathi or as a whole.	There will be no minimum base price for either each individual unit of Pathasathi or as a whole.
6.	Whether Bar permission at the Pathasathi unit will be provided initially or not. Can it be given after a few years of successful operations at the Pathasathi unit?	Bar permission is not being accorded at Pathasathi Units in the initial stage but will be provided by the State Government in due course.

7.	Whether any new recruitment of manpower can be done at the Pathasathi unit in addition to existing SHG members.	New recruitment of man power at the end of the executing agency can be done in addition to absorption of existing SHG members.
8.	Some of the Pathasathis reported not to have proper signage. Can the respective District Authority/Tourism Department may provide proper signage to the Pathasathi units?	Tourism Department will review the number and position of the proper signage to the Pathasathi units and will provide the same accordingly.
9.	Whether any extension of the closing date of the bid process can be done preferably by 15 days.	On majority request, the closing date of the bid has been extended. Modified closing date of the bid will be 13.12.2021 at 16.00 hrs. Corrigendum in this regard will be published in due course.
10.	Whether the data regarding number of rooms with dimensions and area in each of Pathasathi unit is provided.	Information regarding number of rooms with specification has been given vide Annexure – I as attachment.
11.	Whether any up-gradation, remodeling of Pathasathi units are permitted.	Up-gradation of Pathasathi unit is allowed but permission of remodeling of the unit will be given by the respective District Magistrate in consultation and subsequent approval of the Tourism Department.
12.	Whether District Administration will handle the parking issues at Pathasathi.	Parking issues will be taken care of by the executing agencies with the help of the local District Administration.
13.	Whether outstanding electricity bill and other statutory Government dues will be borne by the agencies.	Private partners will not have to bear any of the pending statutory dues including electricity bills for periods prior to their taking over of the property.