

## **Terms of Reference (ToR):**

**Title:** Leasing of cafeteria and restrooms facility

**Location:** Sengor in Mongar Dzongkhag

### **Background:**

The Royal Government of Bhutan has mandated the Tourism Council of Bhutan to develop roadside amenities (RSA) along the highways in the country. The Sengor cafeteria in Mongar Dzongkhag is one of such facilities developed by TCB in collaboration with the Dzongkhag Administration of Mongar in 2010 - 2011. TCB would now like to renovate the property and lease it out to interested private operator. To this effect TCB would request for proposal (RFP) from interested Bhutanese individuals/firms to manage the facility as per the terms and condition prescribed below.

### **Scope of the work**

The eligible operator shall be required to carry out the renovation of the facility as per the design and bill of quantities (BoQ) prepared by TCB. The renovation work should be completed on the date agreed as per work contract agreement by and thereafter will sign a lease agreement for minimum period of 3 years.

### **Duties & Responsibilities:**

1. Ensure that the renovation work is being carried on time agreed upon.
2. Ensure a high quality of renovation of the facility based on design and drawing provided by TCB.
3. The renovation expenses will be funded by TCB.
4. Ensure that the bidder is willing to take the property/facility on lease for minimum period of 3 years.
5. Ensure that the bidder is willing to maintain the property and pay the rent on time.
6. Provide quality service to the visitors.
7. Carryout a regular maintenance of the property during the lease period.
8. Furniture and kitchen equipment has to be procured by the operator.
9. Report to TCB on the status of the facility on regular basis.

### **Proposal Evaluation Criteria:**

TCB will evaluate the proposals based on the combination of the following factors:

Evaluation Criteria:

#	Criteria	Points
1	Monthly rental amount	30
2	Proposal	20
3	Business related experience	20
4.	Lowest renovation amount	30

### **Legal responsibility**

- i. Proposals are not binding on TCB and a contract will only come into being when a written confirmation of the work order is issued and lease agreement is signed.

- ii. In the case of any fault or omission in the contracted work, it shall be the responsibility of the bidder to carry out the services once more to the satisfaction of the TCB.
- iii. The Rent and Security Deposit and other amounts payable under the Agreement shall be paid by the selected operator to the Tourism Council of Bhutan.
- iv. The monthly rental amount will be revised as per the Tenancy Act of Bhutan.

**Submission of proposal**

The detailed proposal should be addressed to the Officiating Head, Services Division, Tourism Council of Bhutan, Thimphu and should be submitted on or before 9th July 2015. For further enquiries, contact Mr. Pema Samdup at 02 323251 ext. # 217 during office hours.

### Bill of Quantities

#### Renovation of Tourist Cafeteria at Sengor

Sl. NO.	BRS Code	Description of Items	Qty	Unit	Rate	Amount
		<b>Maintenance of Cafeteria and caretaker's room</b>				
1	DD0040	Dismantling wooden flooring including stacking useful materials & disposal of rubbish within 50m lead.	28.88	m <sup>2</sup>		
2	SM0072	Providing and laying Hand packed stone filling or soling with stones:	4.33	m <sup>3</sup>		-
3	CW0003	Providing and laying in position plain cement concrete excluding the cost of centering and shuttering - All work up to plinth level. <b>M15</b>	4.33	m <sup>3</sup>		
4	WW0021M ixed Conifer	providing and fixing joists.including hoisting,applying wood preservative on unexposed surface	0.30	m <sup>3</sup>		
5	FL0205 45mm thick, half- lapped	Providing & fixing Mixed Conifer Flooring including fixing with iron screws etc. complete, excluding the cost of frame	28.88	m <sup>2</sup>		
6	WW0150 20MM	Providing and fixing wooden skirting in mixed conifer with necessary nails or screws complete	5.47	m <sup>2</sup>		
7	AA0007	Providing and fixing glass pane with putty ,nail,including remaining. broken glass panes(5.5mm)	3.48	m <sup>2</sup>		

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Sl. NO.	BRS Code	Description of Items	Qty	Unit	Rate	Amount
8	GL0001	Providing & fixing white/ coloured Glazed tiles in skirting, step risers, dado, finished with flush-pointing in white cement as per drawing given: 300x300mm white ceramic tiles alternatively in alternative rows: for basement of kitchen	2.61	m <sup>2</sup>		
9	PT0046	Providing and applying finishing coats - Synthetic enamel, wood work, one coats on old work: for doors and flooring of cafeteria and toilet	90.43	m <sup>2</sup>		
		<b>Water Collection Tank</b>				
10	EW0031	Earth work in excavation over areas, depth >300mm, width >1.5m, area >10 Sq.m on plan, including disposal of excavated earth within 50m and 1.5m lift & disposed soil to be neatly dressed	8.75	m <sup>3</sup>		
11	EW0106	Excavation in foundation trenches or drains not exceeding 1.5m in width or area 10 sq.m on plan, including dressing & ramming, disposal of surplus soil within 50m lead & 1.5m lift	1.38	m <sup>3</sup>		
12	SM0072	Providing and laying Hand packed stone filling or soling with stones.	0.83	m <sup>3</sup>		
13	CW0003	Providing and laying in position plain cement concrete excluding the cost of centering and shuttering - All work up to plinth level. <b>M15</b>	0.55	m <sup>3</sup>		

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Sl. NO.	BRS Code	Description of Items	Qty	Unit	Rate	Amount
14	FL0050	P & L cement concrete flooring 1:2:4, finished with floating coat of neat cement-12mm aggregates, 25mm thick	5.50	m <sup>2</sup>		
15	SM0005	Providing & laying Random Rubble Masonry with hard stone in foundation & plinth- In cement mortar 1:4	3.60	m <sup>3</sup>		
16	PO0016	Providing & laying H.D.P.E pipes, pressure class 10kg/sq.m, including H.D.P.E fittings (excluding trenching, refilling & thrust block)-32mm	4.00	m		
17	PL0040	Providing & laying 20mm cement plaster-C.M 1:3 for both internal and external walls	28.08	m <sup>2</sup>		
18	PO0167	Providing & fixing C.I Soil Waste and Vent pipes-75mm dia: for aeration	0.50	m		
19	WW01502 0MM	Providing and fixing wooden skirting in mixed conifer with necessary nails or screws complete (for cafeteria)	6.40	m <sup>2</sup>		
20	PT0021	White washing with lime, old work, two coats: at kitchen	2.95	m <sup>2</sup>		
21	PL0040	providing and laying 20 mm cement plaster (CM 1:3) : for kitchen and varandha	2.73	m <sup>2</sup>		
		<b>Miscellaneous</b>				
22	A/R	providing and fixing lock rail for door(toilet)	1.00	each		

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Sl. NO.	BRS Code	Description of Items	Qty	Unit	Rate	Amount
23	PI0151	Providing & fixing 32mm c.p. brass waste(Outlet pipes from male urinal)	2.00	each		
24	A/R	providing and fixing tube light	3.00	each		
25	A/R	Providing and fixing bulb	1.00	each		
26	DD0042	Removal of tiles at cafeteria kitchen	2.61	m <sup>2</sup>		