

# **NABADIGANTA INDUSTRIAL TOWNSHIP AUTHORITY**

**UNNAYAN BHAVAN, 1<sup>ST</sup> FLOOR, BLOCK-A, SEC-II, SALT LAKE CITY, KOLKATA-700091**

**NOTICE INVITING TENDER No. WBMAD/NDITA/25/2016-17**

**Memo No: 80/NDITA/17**

**Date: 18/01/2017**

## **NOTICE INVITING EXPRESSION OF INTEREST FOR PLANNING, DESIGNING AND PERIODICAL ARCHITECTURAL SUPERVISION OF THE PROPOSED TOWN HALL OF NDITA.**

An Expression of Interest (EoI) is hereby invited by NDITA from the registered, bonafide, reliable and resourceful Architects / Agencies / Consultancy Firms having experience of not less than five years in Planning, Designing and preparation of Drawings for construction of a State-of-the-Art Building (hereinafter referred as Building) for a **Town Hall** on a plot of land measuring 38Kottah at Sector V. Copy of the location plan of the plot is enclosed.

The plot is located close to the Ring Road and overlooks a huge water body.

### **About the Project**

The Project would include the following facilities:

- I. Swimming Pool at ground level outdoor,
- II. Multigym and Sauna Bath
- III. Bowling alley and Squash Room
- IV. Exhibition / Museum Space
- V. Reception Lounge and Access Controlled entry
- VI. Restaurant, Bar, Kitchen, Banquet Room, Store, Staff Bunkers, Manager's Office, Staff Lockers, Security setup, Games Store,
- VII. Auditorium with a gallery type sitting with some open space at prefunction area.
- VIII. Guest Rooms
- IX. Chairman's Lounge

### **Scope of Work**

The work would include preparation of details of Architectural Drawings, Structural Designs including preparation of details of estimate of the proposed building with bill of quantities including sanitary, plumbing, electrical, fire fighting arrangements, air-conditioning, other ancillaries etc. The detailed estimate is to be prepared on the basis of PWD schedules. In case of non-scheduled items, analysis of rates may also be provided. In addition to the above, the work would include periodical Architectural supervision of execution in the field. The Architect / Consultant should include in their team Cost Accountant / Chartered Accountant for the purpose. The Architect / Consultant would have to carry out detailed Financial Study showing the recovery of the capital and Recurring Costs. The Project should be

designed in such a way that it produces decent returns on the investment. The IRR should preferably be around 16%. It should also include financial modelling for the Project. The selected Consultant would have to provide the following:

1. Architectural Designs including preparation of Plans, Elevations, Sections, Perspective Drawings, Architectural Details etc.
2. Structural Design of the Building including vetting of the Structural Design of the building. The vetting would be done by BESU, JU, IIT-Kharagpur or similar Institute as agreed upon by NDITA and the fees for the same would have to be borne by the Architect / Agency / Consultancy Firm.
3. Detail design & drawings of Water Supply, Sewerage, Drainage, Electricals, Air-conditioning and other related ancillaries.
4. Any change in Architectural and other Designs of the building as may be suggested by an Expert Panel must be done by the selected bidder free of cost. Also, any other unavoidable change is to be done by the selected bidder free of cost.
5. Sanctioning of Building Plan from NDITA as per Buildings Rules.
6. Preparation of detailed estimate, bill of quantities for the building and ancillary works like electrical, sanitary, fire-fighting arrangements, air-conditioning etc.
7. Preparation of Draft Tender Documents
8. Periodical Architectural supervision of construction work including ancillary works
9. To prepare a video-walk-through

#### **ELEGIBILITY TO PARTICIPATE**

***Registered, bonafide, reliable and resourceful Architects / Agencies / Consultancy Firms*** having not less than ***five years*** of experience in designing similar type of buildings may participate in this Expression of Interest (EOI). The Multi-Disciplinary Firms / Agencies / Consultancy Firms, who have executed similar projects, may also submit their proposals. All of them should also have experience in planning and designing of **at least one project of similar nature costing Rs. 15 (fifteen) Crores or above during the last three Financial Years.**

#### **SELECTION / ACCEPTANCE OF THE SUCCESSFUL BID/ OFFER**

- a) **The final selection/acceptance of the bid/offer shall be made by a panel of a Senior Architect.**

- b) **The accepting authority reserves the right to reject any or all of the bid(s)/offer(s) received without assigning any reason whatsoever to the participants including the lowest bid/offer received.**
- c) For selection/finalization of the offer/bid, the participants will have to make presentation of their architectural design before the panel of experts to be constituted by NDITA. During presentation, the participant bidder will have to present their concept to visualize the proposed Building along with three dimensional drawings preferably from different angles. The participants will have to arrange for laptop computer etc. NDITA will arrange for venue of the presentation. Final selection will be made on the basis of marks given by the panel (70% weightage for Technical Bid and 30% weightage for Financial Bid). The marking system would be as follows: -
  - 1) Concept Design
  - 2) Presentation of the concept to the panel of experts

The Financial proposal with the lowest cost (L1) will be given a score of 30 and for the other proposals (N, N1, N2 etc.), scores will be calculated by the formula " $L1/N \times 30$ ".

## **BID DOCUMENTS**

At least two copies of the bid documents in a book format would have to be submitted. One set of hard copy of the drawings in A-1 size and a soft copy of the documents would also have to be submitted. The participant bidders must submit their bid/offer in 02(two) separate sealed covers.

- a) One sealed cover should contain Architectural design of the Proposed Building and must be marked with ***"Design of the Proposed Building"***.
- b) Second sealed cover should contain financial bid for the Proposed Building and must be marked with ***"Financial Bid of the Proposed Building"***

***Both the above stated sealed covers must be superscripted with Name of the work, Name of the firm with address of the firm/bidder and to be duly addressed to the undersigned.***

- c) The 02(two) sealed covers must be sealed in another bigger cover and the outer cover also must be sealed. The outer cover also must be superscripted with ***Name of the work, Name of firm with address of the firm / bidder and to be duly addressed to the undersigned.***

And, any participant bidder not following the steps in submitting their bid /offer as described in this para shall be disqualified.

## **TERMS & CONDITIONS:**

- (1) Participating firms must have ST and PT clearance certificate and IT & PAN valid at least up to the date of submitting their bid. Application for such clearance addressed to the competent authority, subject to production of authenticated receipt, may also be considered.
- (2) Before submitting any bid offer, the intending participants should make themselves acquainted, thoroughly, with the local conditions prevailing by actual inspection of the site and take into considerations all aspects including actual size and availability of land, communication facilities, climate conditions etc. As no claim whatsoever will be entertained on these accounts, afterwards.
- (3) The selected bidder will have to enter into an agreement of contract with NDITA within 10 (ten) days of issuance of the LOI.
- (4) The detailed drawings would have to be submitted by the Architect / Agency / Consultancy Firm within 3 (three) months from the date of issue of LOI. They would, however, have to get the Building Plans sanctioned within 5 (five) months from the date of issue of LOI. Considering the size of the Project, 'NOC' (No Objection Certificate) from the Environment Department / Pollution Control Board under Government of West Bengal would be required.
- (5) The building design must conform to the prevailing rules of the Sanctioning Authority. Fire safety norms must be as per relevant B.S. Codes and National Building Code.
- (6) **Fees Payable: -**

The Consultant would have to **quote a lump sum fee** for the following works and the Consultation Fee would be paid as a percentage of the Total Fee as mentioned against each item of works. Payments to be released only after approval by the Competent Authority.

(i) Preparation of details of Architectural designs & drawings: -

a) Concept drawings and Financial Viability - 15%

b) Detailed Architectural designs & drawings -20%

(ii) Preparation and sanction of Building Plans from NDITA - 13%

(iii) Structural Designs including the items indicated below – 40%

a) Preparation of Details of Structural designs & drawings -

b) Preparation of Estimates with Bills of Quantities (BOQ)

c) Sanitary and Plumbing designs & drawings

d) Electrical designs & drawings

e) Fire fighting arrangements

f) Air-conditioning Systems

g) Other ancillaries etc.

h) Preparation of Draft Tender Documents

(iv) Preparation of video walk through a reputed modeler -2%

(u) Periodical Architectural Supervision during construction period - 10%

(vi) All other relevant works as applicable within these parameters

The stages of payment may, however, be finalized during the Pre-Bid Meeting in consultation with the participating bidders.

(7) Separate tender/ bid will be invited by NDITA for construction of the Proposed Building. Construction supervision shall have to be taken up by the selected bidder after actual construction begins (to be communicated separately) and shall continue till completion of the project in the field. The periodical supervision should preferably be once in a week. If required, the frequency of visits to the Project site might be increased.

(8) Any bid/offer containing overwriting is liable to be rejected. All corrections are to be attested under the dated signature of the bidder without which the bid/offer may be informal.

(9) The payment shall be based on progress of works as stated under clause (6) above. Maximum of 95% (ninety five percent) payment shall be made on achieving 100% (hundred percent) of each item of works. Balance 5% (five percent) payment shall be made on completion of the whole project and on carrying out modifications, if any, successfully. If no component of the works as stated is executed by the selected bidder, for whatsoever reason, no payment shall be made

(10) Intending participants may attend the pre-bid meeting on 30/01/2017 at 1 PM in the Conference Hall of NDITA

(11) Last date and time for submission of bid/offer by the bidders 27/2/17 up to 4 PM

(12) No conditional bid/offer shall be accepted.

**(13) Earnest Money:**

The requisite Earnest Money, amounting to Rs. 1,00,000/- (Rupees One Lakh) only. The amount of Earnest Money is to be submitted through e-procurement system as per F.D. G.O. No.3975-F(Y) Dr.-28, July, 2016

Necessary Earnest Money will be deposited by the bidder. Electronically; online through his net banking enabled bank account, maintained at any bank or: offline through any bank by generating NEFT/ RTGS challan from the e-tendering portal.

Successful Bidder will have to pay 2% of the Quoted amount as earnest money. The L1/Successful bidder shall have to submit the rest amount if any in the form of Bank Draft/Pay Order to the tender inviting Authority with his acceptance letter of the LOI. The Demand Draft duly drawn in favour of 'Nabadiganta Industrial Township Authority' payable at Kolkata.

(14) **Bid validity:** The Bid will be valid for 120 days from the date of opening of the Financial Bid.

(15) **Schedule of Dates for e-Tendering**

Sl. No.	Activity	Date & Time
1.	<i>Publishing Date</i>	<i>19.01.2017 at 15:00 hrs.</i>
2.	<i>Document Download start date</i>	<i>19.01.2017 at 15:00 hrs.</i>
4.	<i>Bid submission start date</i>	<i>19.01.2017 at 15:00 hrs.</i>
5.	<i>Pre-Bid Meeting date &amp; Time</i>	<i>30.01.2017 at 13:00 hrs.</i>
6.	<i>Bid submission end date</i>	<i>27.02.2017 upto 16:00 hrs.</i>
7.	<i>Submission of EMD</i>	<i>Scanned copy of Bank Draft should be submitted along with the tender</i>
8.	<i>Technical Bid opening date</i>	<i>28.02.2017 at 11:00 hrs.</i>
9.	<i>Uploading of Technical Bid Evaluation sheet</i>	<i>To be notified later on</i>
10.	<i>Financial Bid opening date</i>	<i>To be notified later on</i>
11.	<i>Uploading of Financial Bid evaluation sheet</i>	<i>To be notified later on</i>

**Note:-** The bidder whose bid shall have been accepted will be notified by the Tender Accepting Authority through letter of acceptance.  
The letter of acceptance will constitute the formation of contract.

  
Executive Officer

Nabadiganta Industrial Township Authority

  
18/01/2017

# NABADIGANTA INDUSTRIAL TOWNSHIP AUTHORITY

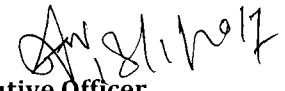
Unnayan Bhavan, 1st Floor, Block - A, Sector - II, Salt Lake, Kolkata - 700 091

Memo No: 80 /1(14)/NDITA/16


Date: 18/01/2017

Copy forwarded for kind information and with request for publicity to:-

1. The Secretary KMDA, Unnayan Bhavan, Bidhannagar.
2. The Chief Engineer, Municipal Engineering Directorate, Bikash Bhavan, Bidhannagar, Kolkata - 700 091.
3. The Project Director, Sundarban Development Board, Mayukh Bhavan.
4. The Special Engineer, Urban Development & Municipal Affairs Department, Nirman Bhavan, Bidhannagar, Kolkata- 700 091.
5. The Executive Engineer 24 Parganas, Divn-II, MED, Bikash Bhavan.
6. The Sub- Divisional Officer, Bidhnnagar.
7. The Municipal Commissioner, Bidhannagar Municipal Corporation.
8. The Executive Engineer (PWD) Division-I, Purta Bhavan.
9. The Technical Advisor/NDITA
10. The Executive Engineer/ NDITA.
11. The Finance Officer/ NDITA
12. Notice Board, NDITA.
13. Publication in our official website ([www.ndita.org](http://www.ndita.org)) , website of the Deptt. of M.A. ([www.wbdma.gov.in](http://www.wbdma.gov.in)) & (<http://wbtenders.gov.in>)
14. Publication in daily news papers.

  
Executive Officer

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18/01/2017