Request for Proposal (RFP)

Of proposed "CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR."

NIT.No- BUIDCO/ Yo-2322/21- 36, Date:- 06.12.2021

Bihar Urban Infrastructure Development Corporation Ltd. Patna.

Project		CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR.
Owner	:	Managing Director, Bihar Urban Infrastructure Development Corporation Limited # West Boring Cannal Road (Rajapul) Patna, Bihar, India, PIN -800 001 (Tel: +91 612-2558412, Web:-http://buidco.in, Email: mdbuidco@gmail.com)

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APPLICATION FORM

CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR.

S.No	Item	Details	Page No. Enclosure/ Attachments
1	Name of the Consultant/Firm /Individual	***************************************	
2	Address(FULL)	*************	
3	Contact Person authorized to act for the organization i. Name ii. Photo	Photo (Signature & Designation)	
	iii. Phone No.iv. Mobile Nov. Faxvi. E-mailvii. Website if any	(ergnature de Besignation)	
4	 i) DD No./BG No. ii) Date iii) Name of Bank/Branch iv) Amount 		
5	Registration with council of Architecture No. Date Date of validity (Photo Copy self-attested to be Enclosed)		
6	Category for Empanelment applied :- A) Comprehensive Consultancy services.		
	B) Part Consultancy Services		

7	Value of single project done in a year in at least one of last 3 years (Rs in Crores) 2020-21 2019-20 2018-19 (Photo Copy self-attested to be Enclosed)		
8	Financial Information: Turnover of the last 3 years (Rs in Crores) 2020-21 2019-20 2018-19 (Photo Copy self-attested to be Enclosed)		
9	Income Tax Permanent Account No. (Photo Copy self-attested to be Enclosed)		
10	Service Tax Registration No./ GST (Photo Copy self-attested to be Enclosed)	***************************************	
11	Details of Attachments	1. 2. 3. 4. 5	

Note:

- 1. Required supporting documents for above details should be submitted with proposal.
- 2. If any information given by the firm in the application is found to be false or suppressed, the bid shall be cancelled and the amount of security deposited will be forfeited.

3.

SIGNATURE OF AUTHORIZED PERSON WITH SEAL

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- 1. Bihar Urban Infrastructure Development Corporation Ltd (BUIDCo) proposes to promote a single stage design competition and invites Architects/ Architectural Firms of National/ International repute to submit design concept for proposed "CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR."
- 2. Objective- To obtain best possible concept design with which after further elaboration the project could be developed. The District and state is reflected in the Design and Building.
- 3. Eligibility Criteria- Only those Individual/ Architects/ Architectural Firms fulfilling criteria mentioned below are eligible to participate in the design competition and to offer comprehensive Architectural Services.
 - 3.1 Relevant Experience of Consultancy services to Government / semi Government Body only Considered.
 - 3.2 Should have provided comprehensive architectural services for completed govt./ semi govt. building project of not less than one project of 175 Crores having height of at least more than 15 meters in last seven years.
 - 3.3 Financial capabilities:- Minimum average annual turnover from professional fees of last Three years should be Rs. 175 Lacs. The certificate from Chartered Accountant for the turnover of the firm is mandatory.
 - 3.4 Proprietor or all of the partners or directors or stack holders of the firm must be qualified architect/s, Registered with Council of Architect and must hold certificate of registration with up-to-date renewal.
 - 3.5 Joint venture between any other companies is not allowed.
 - 3.6 Consultancy firm should be in existence from last 10 years & in practice in the field of similar nature of work.
 - 3.7 The firm should have provided comprehensive architectural services for completed govt./ semi govt. building project of not less than 15000 sqmt having atleast Gold rated Green Building of LEED based rating from IGBC.

All pre-qualifying criteria are mandatory in order to qualify for technical evaluation.

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4. Submission of Proposals:

Submittals for the design competition shall be addressed to office of "Chief Engineer, Design, Planning and Monitoring", BUIDCo Office, Patna, West Boring Cannal Road (Rajapul) Patna, Bihar, India, PIN-800 001.

- 4.1 The proposal shall be submitted in three envelops are per following details
 - 4.1.1 Sealed envelope super scribed 'Envelope "A" shall consist of A3 size sheets depicting.
 - i. Approach to design concept.
 - ii. Concept design layout plan floor plans, view etc sufficient to explain the design. Including brief specification.
 - iii. Brief report and PAR Estimates based on CPWD norm/ Latest SOR with indexing.
 - iv. Soft copy of document in CD
 - v. The drawings may be organized in horizontal or vertical format to best represent the concept approach. Supplementary drawings, sketches, other information to be provided in A3 size booklet format.
 - 4.1. 2 Sealed envelope super scribed 'Envelope' "B" shall consists of technical detail of the firm, details of Project experience, ATO of last three years, certificates, Etc. Supporting eligibility criteria, as per para 6.1 to 6.4.
 - 4.1.3 Sealed envelope super scribed 'Envelope "C" shall consist of financial proposal. This shall be absolute cost of project.
- 4.2 Envelop 'B' and 'C' shall be submitted together in a sealed envelope marked "Technical Bid"
 - 4.2.1 Sealed envelope 'A' shall be submitted separately.
- 4.3 Physical model/3D (perspective) View in suitable scale.

5. Technical proposals

The Technical proposal shall include the attested copies of the following documents to demonstrate that the consultant has the Financial & Technical capability necessary to perform the contract and meet the criteria outlined in the qualification requirements:

- i. Document showing year of registration of the firm.
- ii. Copy of the certificate for completed work from the competent authority.
- iii. Audited account of report of the firm for last three years with annual turnover detail. The certificate from Chartered Accountant for the turnover of the firm is mandatory.

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- iv. Certified copy of certificate of Registration of Architect with Council of Architect under architect act 1972 with update renewal details of the same.
- v. Detail showing other works undertaken and successfully completed.
- vi. Any other relevant document like attested copy of experience certificate, Registration certificate like PAN, GST, etc.
- vii. Key Personnel.

The following personnel's are must.

- a) Architect with 15 years' experience (Team Leader).
- b) One Architect with min. 7 years' experience (project co coordinator).
- c) Engineer with 10 Years (Bachelor in Engineering) / 15 years(Diploma in Engineering) experience.
- d) Urban Planner with min. 5 years (Bachelor in Urban Planning) experience.
- e) Structure designer(MS in Civil/structure) with min. 10 years' experience (min. 2 projects of more than 25000 sqmt area to be furnished)
- f) 3D visualizer with min 3 years experience.
- g) Documentary evidence for the key technical persons along with proof of their qualifications and association with firm are mandatory.

viii. Bio-data of key technical personnel and sub-consultant.

6 Evaluation - 100 points

A two-stage procedure will be adopted in evaluating the proposals with the technical evaluation being completed prior to any commercial proposals being opened. The technical evaluation will be carried out based on the documents submitted and the presentation made to the Technical Committee formed by the BUIDCO. The technical proposals will be evaluated using the following criteria.

i. Firms existence	(5 point)
up to 5 years	(1 point)
05-10 years -	3 points
More than 10 years	5 points
ii. Consultant experience on completed Project	(20 points)
Single project of value of Rs. 175 Crores having	
building height of minimum 15 meters	10 points
Single project of value of Rs. 225 Crores having	

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building height of minimum 15 meters	20 points
iii. Financial turnover	(10 point)
Average Annual turn over of more than 175 lacs	5 Points
Average Annual turn over of more than 200 lacs	10 points
iv. Experience of Green Building project	(25 point)
Single project having minimum area of 15000 sqmt.	10 points
Single project having minimum area of more than 25000 sqmt	25 points

Any bidder not scoring minimum 30 marks in the above first four stages of marking shall be disqualified for the purpose of presentation as well as opening of financial bid.

7. Methodology and Concept Design

(40 point)

Note on aspects of building considering climate, topography, physical and natural context through schematic diagrams and innovation in construction technologies and implementation formats. Presentation of the same shall be made to the technical committee for evaluation. Please note that the presentation is not to be submitted as part of the technical bid.

The architectural firm scoring 24 points in the 6th stage (presentation on Methodology & Concept design) shall only be considered for further evaluation.

The financial Bids of technically qualified consultant alone will be opened and evaluated. The decision of client will be final in this regard. The final selection of the successful consultant from the technically qualified consultant will be done by considering both the price quoted and the technical capability using the following criteria and weightage:-

Sl No.	Criteria	Maximum Marks (Weightages)	Method of allotting marks for combined score.
1	Technica I Score	70	The consultant with the maximum technical score will be awarded weightage of 70 marks and other consultants will be awarded proportionately less marks (e.g. if the highest technical score is 90, Consultant having this will get $(90/100) \times 70 = 63$ marks. Consultant having technical score of 80 will get $(80/100) \times 70 = 56.00$ marks.
2	Weighted Score for commerc ial Bid	30	The Consultant with Lowest quoted will be awarded 30 marks and other consultant will be awarded proportionately less marks (e.g. if the lowest quoted amount is Rs. x the consultant quoting this price will get 30 marks. A Consultant quoting amount Rs. Y will get (X./Y). x 30 = 30X/Y marks)
Total Marks 100		100	

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All marks will be given rounded up to 2 decimals places. The consultant getting the maximum combined score out of 100 will be short listed for the process of appointment of project consultant.

The client may negotiate the rates quoted by the consultant who secure maximum combined score as specified above.

9 Selection Process:

- i. Publication of Request for Proposal and request for design proposal.
- ii. Evaluation of technical details of the firm to based on eligibility criteria.
- Evaluation of technical documents, concept design and presentation Out of 100 points (in the ratio of 30:70). In which 30 % marks for Technical document and 70 % marks are allocated for concept design & presentation which is given by appointed Evaluation committee. Only those firms, Who will obtain 70 or more points, will be shortlisted for opening of Financial bid. In case, If in this tender less than three bidder get selected for financial bid opening then this tender will be treated as non-responsive and fresh selection process will be adopt..
- iv. Opening of financial bid of shortlisted firm as (iii) above and selection of firm.
- v. Final selection of Consultant and award of work shall be based on negotiation with the selected firm, and only after failure of negotiation. Offer of the next best design shall be called for fee negotiation.

10. General Condition.

- 10.1 Neatly Typed/ printed application in English with the signature and seal of the authorized signatory clearly indicating the details of firm(s) and fulfilment of eligibility criteria shall be submitted along with supporting documents.
- 10.2 All papers submitted shall be duly signed and numbered except the document in envelope 'A'
- 10.3 Dully completed & signed offer should be submitted as per published notice.
- 10.4 Tentative scope of work and schedule of services-as/agreement to be signed with BUIDCo. work shall include-

Site Evaluation and analysis, Architectural work and site development, structural engineering work, Sanitary, Plumbing, drainage, water supply & sewerage work / Electrical work fire fighting system / HVAC / interior design / specialized services as per requirement Landscape work including design of open spaces, horticulture Interiors, Traffic Management Plan and any other related works specifically entrusted to the Architects & Supervision of work till its completion.

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- 10.5 Selected Architects/Firms shall must have dedicated structural design team which has sufficient experiences and qualification.
- 10.6 BUIDCO. Reserves the right to verify the performance of the firm and to call for any further information.
- 10.7 Architect/ firm may furnish any additional information separately as deemed Necessary. However, they are advised not to furnish superfluous information. No Information shall be entertained after the due time unless called for by BUIDCO.
- 10.8 Any information furnished by firm found to be incorrect at any stage would Render their being ineligible without prejudice to any other right or remedy available in law of Land.
- 10.9 BUIDCO. Shall not be responsible for any postal delay.
- 10.10 BUIDCO. Reserves the right to accept or reject any or all the applications.
- 10.11 Selected firm from outside Bihar shall be required to have local office at Patna if selected within a period of one month of issue of LOI or, have local residence Architect (Consent to be submitted within one month of issue of LOI) for the Period of completion of project or for a period as mutually agreed for desired level of coordination.
- 10.12 Selected Architect/ firm shall carry out the assigned job after executing the Agreement with BUIDCO.
- 10.13 Short listed firms shall be asked for presentation of their past work as well as project methodology and concept design to the technical committee at Patna at their own cost.
- 10.14 Incomplete application/ disregard to the laid conditions may summarily lead to Rejection of the application.

11. Brief requirements of the Project :-

CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR.

- 11.1 For the "CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR." At Patna, (Bihar) the details of minimum required items is being enclosed with the RFP (Annexure-A).
- 11.2 The Site Plan- as per Annexure- 2 (A & B).

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- 11.3 Fulfillment of the requirements of Project, use of innovative idea and technique landscaping, planning in reference of the context, optimum land Utilization & campus planning etc, shall be the basis of evaluation of the Concept design.
- 12. The consultant are expected to acquaint themselves with the site before Designing the project.
- 13. Submission of design implies acceptance of the conditions of the competition, Competitors indemnify and hold harmless BUIDCO. And Evaluation Committee member from any expenses, claim and or liability which may result directly or indirectly arising from their participation and the documents submitted become the property of the department. However, the author shall retain full copyright of the drawings until or unless assigned, BUIDCO. shall retain unrestricted, but exclusive right to display exhibit and publish the document without further notice or additional compensation in all cases the authors will be credited and cited.
 - a. The undersigned may be contacted for any clarification at Tel: 0612-2558412. Email: mdbuidco@gmail.com.
 - b. All entries should reach the office of the undersigned positively as per the Published notice.

14. SCOPE OF WORKS

- i. Site Evaluation and analysis.
- ii. Architectural work and site development.
- iii. Structural engineering work.
- iv. Sanitary, plumbing, drainage, water supply and sewerage work.
- v. Electrical work
- vi. Fire-fighting system / HVAC / specialized service as per requirement.
- vii. Landscape work including design of open spaces, horticulture, Interiors and any other related works specifically entrusted to Architects & Supervision of work till its Completion.
- viii. Preparation of Concept Note, feasibility reports Detailed Project report & related presentation.
- ix. Preparation of Tender Document & Any other related works specifically entrusted by the BUIDCO.
- x. Traffic Management Plan.
- xi. The completion period for feasibility study and preparation of DPR will be 03 months.

15. SCHEDULE OF SERVICES

A. Preparation of layout plan and concept plans

15.1 a) Take instruction from BUIDCO regarding requirements of project as a whole and prepare Pre- design report.

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- b) Prepare layout plan, conceptual plans with reference to requirements given and prepare approximated estimate of cost by area basis. As proposed concept plan, you have to obtain NOC of the selected land from concerned ULB. BUIDCO will facilitate in obtaining the selected land NOC after obtaining NOC & the rest stage of scope of work should be done.
- Modify conceptual plans specification incorporating required suggestion/ changes and prepare preliminary drawings and designs for BUIDCO. approval along with revised preliminary estimate of cost.
- 15.3 a) Prepare drawings necessary for submission to statutory bodies for sanction and advise on formalities.
 - b) Prepare feasibility reports and detailed project repots for submission to statutory bodies for final approval.
 - c) Ensure compliance with codes, standards, legislations as applicable.

B. Detailed working Drawings & Estimates Stage

- 15.4 Tender drawings stage
 - 15.4.1 To conduct detailed survey & Soil investigation for the site of the projects.
 - 15.4.2 Prepare basic working drawings and details for all aspects of work referred under the clause 'Scope of Work' including architectural. Structural, plumbing, sanitary, electrical communication system, detailed specifications, preparation of item wise detailed Estimate of cost.
 - 15.4.3 Prepare basic working drawings for external services, site developments, roads, pathways compound wall and landscape works. Assist in preparation of tender documents and prepare drawings, quality procedures on material and works as per requirements of BUIDCO.

15.5 Detailed estimate of cost

Prepare detailed Estimates of cost supports by detailed measurements sheets, calculations and abstract of quantities and cost based on current PWD, BCD, RCD schedule of rates. In the absence of rate in Bihar SOR, the same shall be referred to CPWD SOR or lastly arrived at by actual analysis as applicable to the locally with support of three quotation and obtaining the approval of the employer for the same.

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15.6 Working drawings stage

- a) Preparation of detailed working drawings for all aspects of Architectural works.
- b) Preparation of detailed working drawings for all aspects of Structural works.
- c) Preparation of working drawings for all aspects of Sanitary, Drainage and Water Supply works.
- d) Preparation of working drawings for all aspects of Electrical Works.
- e) Prepare drawings for landscape work, boundary wall, internal roads, Site Developments etc,
- f) Prepare necessary drawings for ventilation / air-conditioning (as required)
- g) Prepare/ revise all specific working details, specification etc. as required by the BUIDCo during construction.

C. Construction stage

- i. Visit the site of work at intervals mutually agreed upon to inspect the construction woks, carryout sample supervision and where necessary to clarify and doubt or interpretation of drawings/ specifications, attend conferences and meeting to ensure that the projects proceeds generally in accordance with the conditions of contract. The consultant architect will record his observation about the work in a register maintained at the site and render advice on actions if required.
- Preparation and submission of completion reports and drawings for the projects as required and with the assistance of BUIDCO Engineers.
- iii. Advising BUIDCO on exercising cost control and economy measures to ensure that the approved estimate are not exceeded.
- iv. On completion of works, Architects will review the As-built drawings of the building and services submitted by the developers.

16. PROFESSIONAL FEES PAYABLE

16.1 The total fee payable for all services mentioned in items 'SCOPE OF WORKS' shall be as applicable as under:

Professional fee payable.

- 16.2 The above Fee includes the traveling expenses to the site and no separate payment would be required for the same. However if any traveling has to the undertaken when advised by the BUIDCO other than THE SITE, then the cost of traveling, halting etc.
- 16.3 The consultant Architect shall prepare necessary models and walk through presentation, if required in connection with approval of scheme prepared by tem from BUIDCO statutory bodies etc. The cost of model& walk through presentation is not included in fees mentioned above and shall be paid extra by BUIDCO on actual.

17. MODE OF PAYMENT (Progressive Payment method)

17.1 On completion of services mentioned in	15 % (Fifteen percent) of total Fees
item 15.1 (Sketch Stage)	payable.
17.2 On completion of services mentioned in	20 % (Twenty percent) of total Fees
item 15.2 (Final preliminary Drawings)	payable less paid under stage 13.1
17.3 On completion of services mentioned in	30 % (Thirty percent) of total Fees
item 15.3 (Statutory Drawings stage and	payable less paid under stage 13.2
after BUIDCo's approval)	
17.4 On completion of services mentioned in	40 % (Forty percent) of total Fees
item 15.4 (Tender Drawings stage)	payable less paid under stage 13.3
17.5 On completion of services mentioned in	50 % (Fifty percent) of total Fees
item 15.5 (Detailed Estimates of cost) &	payable less paid under stage 13.4
Tender Document.	
17.6 On completion of services mentioned	80 % (Eighty percent) of Fees as paid
item 15.6 (working drawing stage)	under stage 13.5
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The quantum payable against working Drawings will be released in instalments as given tender below.

a) Issue/approval of All Structural drawings up to terrace level	4%
b) Issue/approval of All Architectural working drawings	4%
c) Issue/approval of All Sanitary and Water Supply drawings, Electrical drawings and air- conditioning Drawings	4%
d) All drawings for site Development and External services etc.	4%

17.7 Balance 4 % would be released after 3 Months of completion of the SAID WORK & review of as build drgs: 100% to the satisfaction of the employer / client.

18. PROGRESSIVE PAYMENTS TO THE CONSULTANT- ARCHITECTS

18.1 The payments to the Consultant- Architect during various stages shall be as follows:

a) At stage SI. 17.1 & 17.2	On preliminary cost Estimate accompanying	
	sketch/ Preliminary drawings	
b) At stage SI. 17.3 & 17.4	On cost Estimate accompanying this stage.	
c) At stage SI. 17.5	On detailed estimate at this stage.	
d) At stage SI. 17.6	On detailed estimate cost.	

18.2 Progressive payments may be made to the Consultant- Architects in any of the above stages based on the quantum of work done in that stage as may be mutually agreed to by the parties.

18.3 The cost of the Project shall be the cost of the building works and site development works including the cost of structural, sanitary, plumbing and electrical works and electrical fittings & fixtures, landscaping i.e on all items on which the Consultant- Architects had rendered professional services but shall exclude financing costs which will be added separately in case of PPP projects. The cost of land in no case be added in the cost of the project.

Format for Eligibility Criteria (to be filled by applicant & annexed with supporting documents)

Form - F1

Name of firm and address	Type of firm	Year of establishment	Name of Principal & his Regn. With COA	No. Of Technical staff	V.	Sub- Consultants for Specialized services	Any other information

(Authorized Signatory of Applicant)

19 Important Dates:

Sl. No.	Event	Date
1	Publication of RFP	
2	Pre- Bid meeting	
3	Last date of Submission of concept & Technical Bid	
4	Evaluation of documents	
5	Evaluation of Concept by jury/ presentation by firm/ final evaluation	=
6	Work Order/ Agreement	
7	With Architect	

(Date to be adjusted as per public holiday)

Chief Engineer

Design, Planning, Monitoring,

BUIDCo, Patna.

ANNEXURE-A

CARRYING OUT FEASIBILITY STUDY AND PREPARATION OF DPR FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), PATNA, BIHAR.

DILLA			
S1	AREA	DESCRIPTION IN DETAILS	Area (Sqft)
No			
1	PATLI BUS	CARRYING OUT FEASIBILITY	
	STAND AT	STUDY AND PREPARATION OF	
	KANHAULI	DPR FOR DEVELOPMENT OF	As per norms.
	(BIHTA),	PATLI BUS STAND AT KANHAULI	
	PATNA, BIHAR.	(BIHTA), PATNA, BIHAR.	
2	Seminar Hall		As per norms.
3	Office area	Office cubicles and chambers with all	A a non nonna
		facilities.	As per norms.
4	Multi-utility Hall	Multi-purpose hall of 150 capacity	
		divisible with sliding/ folding partition	As per norms.
		& conference hall of 50 capacity.	
5	Canteen (General/	According to Building By Laws	As per norms.
	Officers / VVIP)		As per norms.
6	Guest House	8 suites with state of the art facilities.	As per norms.
7	Parking facilities	Open/ covered parking	As per norms.
8	Campus	• Fountains	
	development with	 Garden/ Park/ Lawn 	A
	landscaping	Street lighting	As required.
		 Outdoor seating facilities 	

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ANNEXURE-C

FINANCIAL PROPOSAL

Ref. Da	ate:
То,	
	Managing Director, Bihar Urban Infrastructure Development Corporation Limited # West Boring Cannal Road (Rajapul) Patna, Bihar, India, PIN -800 001 (Tel: +91 612-2558412, Web:-http://buidco.in, Email: mdbuidco@gmail.com)
Sub : Ref:-	Financial Proposal for consultancy services. NIT.No- BUIDCO/ Yo-2322/21- 36, Date:- 06.12.2021
Dear Si	r,
	We are willing to undertake and complete the assignments as per revised terms and ons of our empanelment with your department as requested with detail as follows.
OF DP	of Project :- CARRYING OUT FEASIBILITY STUDY AND PREPARATION R FOR DEVELOPMENT OF PATLI BUS STAND AT KANHAULI (BIHTA), A, BIHAR.
Type of	Service: Please tick as applicable
	Comprehensive consultancy services :
overhea	der inclusive of GST as per GOI norms but inclusive of all other taxes, incidentals, ds, traveling expenses, printing and binding of reports, all sundries, all other ture for execution of this assignment covering all 'Terms and conditions' (as per type services) is Rs
). We also agree with the stage- wise and percentage - wise as detailed in draft agreement. this offer is valid for a period of 90 days from the opening of the bid.
Yours S	incerely
Signatuı	re (Authorized Signatory)
Name : Address For and	: on behalf of