

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

3, MAJOR ARTERIAL ROAD, NEW TOWN, KOLKATA-700153

NOTICE INVITING EXPRESSION OF INTEREST NO. 12/BPS/2017-18

Memo No: 2986/NKDA/Admin(BPS)-415(40)/2013

Date: 25.05.2017

NOTICE INVITING EXPRESSION OF INTEREST FOR PLANNING, DESIGNING AND PERIODICAL ARCHITECTURAL SUPERVISION OF THE PROPOSED COMMUNITY HALL (IN ACTION AREA - I AND ACTION AREA - II) OF NKDA.

An Expression of Interest (EOI) is hereby invited by NKDA from the registered, bonafide, reliable and resourceful Architects / Agencies / Consultancy Firms having experience of not less than three years in Planning, Designing and preparation of Drawings for construction of two Assembly Building (hereinafter referred as Buildings) for **Community Halls** on two plots of land measuring more or less, 1 Acre each at New Town Action Area - I and II. Copies of the site plans are enclosed herewith.

About the Project

Each of the Community Hall building projects would include the following facilities:

- I. Reception lounge with exhibition facilities, Boutique flower shops, gift shops etc at ground floor.
- II. Managers Office, Staff Lockers & Security booth and caretakers residence.
- III. Banquet Hall with dining facilities, kitchen space, hand basin and wash facility, store room, pantry, utensils-wash room, gent and ladies toilets, etc.
- IV. One Meeting room & one Conference Hall.
- V. A Lawn. Lawn may be connected with Banquet Hall for marriage or any other social functions.
- VI. Parking requirement for as per NKDA building rule 2009.
- VII. Guest rooms (Suits, attached bath, X 3).

Note:

- i. The concept design shall follow the existing Building rules for NKDA 2009. The design shall also need to satisfy existing statutory regulation including fire Services. NOC from Airport Authority of India is to be provided (if required)
- ii. Requirement on number of guest rooms, capacity of Banquet Hall, and space for exhibition shall be up to the bidder but these need to be reflected while preparing financial viability study.

Scope of Work

For each of the Community Hall building projects, 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 of Govt. Of West Bengal 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 also include in their team Cost Accountant / Chartered Accountant for the said purpose. The selected Consultant would have to provide the following (For each of the Community Hall building projects):

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 NKDA and the fees for the same would have to be borne by the Architect / Agency / Consultancy Firm.
3. Detail architectural working drawing or any other detail drawings.
4. Detail design & drawings of Water Supply, Sewerage, Drainage, Electricals, Air-conditioning and other related ancillaries.
5. 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.
6. Preparation of Building Plan and all other related drawings as per Buildings Rules 2009.
7. Preparation of detailed estimate, bill of quantities for the building and ancillary works like electrical, sanitary, fire-fighting arrangements, air-conditioning etc.
8. Preparation of Draft Tender Documents.
9. Periodical Architectural supervision of construction work including ancillary works
10. To prepare a video-walk-through

ELEGIBILITY TO PARTICIPATE

Registered, bonafide, reliable and resourceful Architects / Agencies / Consultancy Firms having not less than ***three 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. 25 (twenty five) Lakh 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 constituted by NKDA.**
- 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 NKDA. During presentation, the participant bidder will have to present the followings (For each of the Community Hall building projects):
 - i) Plan, elevation, section of the building.
 - ii) 3D view of the building preferably from different angles.
 - iii) Financial viability study showing recovery of the capital and recurring costs. Please note that the bidder needs to explain the basis of cost calculation and revenue collection.

The participants will have to arrange for laptop computer etc. NKDA 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 financial bid shall be opened for the bidder who scores at least 50% in technical qualification on i.e. 35 and more marks out of 70.

Time of presentation shall be 15 minutes with 5 minutes for Questions & Answers.

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 " $L1/N \times 30$ ".

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 NKDA 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 is to be submitted (if required).
- (5) The building design must conform to the prevailing rules of the Sanctioning Authority and National Building Code. 'NOC' (No Objection Certificate) from WBF & ES (West Bengal Fire and Emergency Services) is to be submitted mandatorily.
- (6) The proposal for the community hall for each of Action area – I and Action area – II plots, should be similar as far as the total built up space and facilities are concerned. Both the buildings should look similar but may not be identical.

(7) Fees Payable: -

The Consultant would have to **quote a lump sum consultancy fee excluding Service Tax** 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: - 20%
 - a) Concept architectural drawing along with structural framework. Beam and column layout shall have to be shown.
 - b) Financial Viability is to be provided.
- ii. Preparation of Building Plan and all other related drawings as per Buildings Rules 2009 - 10%
- iii. Architectural and Structural detail Designs including the items indicated below – 50%
 - a) Preparation of Details of detail Architectural working drawings
 - b) Preparation of Details of Structural designs & drawings
 - c) Preparation of Estimates with Bills of Quantities (BOQ)
 - d) Sanitary and Plumbing designs & drawings
 - e) Electrical designs & drawings
 - f) Fire fighting arrangements
 - g) Air-conditioning Systems
 - h) Other ancillaries etc.
 - i) Preparation of Draft Tender Documents
- iv. Preparation of video walk through a reputed modeler -2%
- v. Periodical Architectural Supervision during construction period - 18%

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.

- (8) Separate tender/ bid will be invited by NKDA 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 shall be once in a week. If required, the frequency of visits to the Project site might be increased.
- (9) 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.
- (10) The payment shall be based on progress of works as stated under clause (7) 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.
- (11) Mandatory fees like Fire safety recommendation of WBF&ES/ AAI/PCB/all related "Vetting Charges" etc will be paid by NKDA. But the selected bidder will have to play the role of facilitator.
- (12) The Consultant would have to **quote a lump sum consultancy fee excluding Service Tax** for different items of work.

Schedule of payment:

Sl. No.	Item of work	Time disbursement for of work	Payment (Percentage of total fees payable)
1.	Submission of detailed Architectural drawings: a) Detail architectural drawings containing plan, elevation and section. Any other architectural detail drawings as required.	Three weeks from the date of giving award	12.5%
	b) Submission of detail architectural working drawings.		12.5%
2.	Structural Designs including the items indicated below – a) Preparation Detailed drawings of structures / buildings / features fit for construction b) Preparation of Estimates with Bills Of Quantities (BOQ) c) Sanitary and Plumbing designs & drawings d) Electrical designs & drawings e) Firefighting arrangements if any f) Air conditioning systems if required	Two weeks	28%

	g) other ancillaries etc., h) Preparation of Draft Tender Documents & acceptance of the same by NKDA		
3.	Preparation of a good model by a reputed modeler	One week	5%
4.	Preparation of walk- through digital model by a reputed modeler	One week	2%
5.	Periodical Architectural Supervision (minimum once in a week and as when required by NKDA) during construction period	Until completion	30%
6.	One year after successful completion of entire construction work	One year after completion	10%

(13) Last date and time for submission of bid/offer by the bidders 10th July 2017 up to 4 PM

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

BID DOCUMENTS (Should be submitted separately for both the Community Hall in Action area – I and Action Area – II):

At least one copy of the bid documents in a book format containing the Company Profile of the bidder will have to be submitted. One set of hard copy of drawings in A-2 size paper and a soft copy the documents will also have to be submitted. The bidders must submit their bids / offers in 02(two) separate sealed covers.

- a) One sealed cover should contain Architectural Designs including plans (in Auto CAD format), elevations, sections & 3-D views (both hardcopy and soft copy in Compact Disk) of the proposed Community Hall and must be marked with **“Design of the proposed Community Hall (Action Area – I/ Action Area – II)”**.
- b) Second sealed cover should contain Financial Bid for the proposed community hall (Action Area – 1) and must be marked with **“Financial Bid of the proposed Community Hall (Action Area – I/ Action Area – II)”**.

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

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

Any bidder not following the above steps in submitting the bid/offer shall be disqualified.

9. SCHEDULE OF DATES :

Sl. No	Schedule	Date & Time	Venue
1.	Date of Notice Inviting Tender	26 th May 2017	01, M.A.R, NKDA, Kolkata- 156
2.	Pre-bid Meeting	2 nd June 2017 At 12 noon	-do-
3.	Last Date of Submission of Bids	10 th July 2017 at 4 p.m.	-do-
4.	Opening of Technical Bids	14 th July 2017 At 12 noon	-do-
5.	Date of Presentation of the Technical Proposals before the Expert Committee	18 th & 19 th July 2017 At 12 noon	-do-
6.	Opening of Financial Bids and declaration of the final selection.	21 st July 2017 At 12 noon	-do-

N.B: This authority reserves the right to cancel any or all the submission or entire EOI without assigning any reason.



Chief Architect
New Town Kolkata Development Authority

Memo No: 2986/NKDA/Admin(BPS)-415(40)/2013

Date: 25.05.2017

Copy forwarded for kind information:-

1. Member Secretary/NKDA
2. Chief Executive Officer/NKDA
3. The Chief Engineer/ NKDA
4. The Executive Engineer / NKDA
5. The Finance Officer/ NKDA
6. PA to Chairman, NKDA
7. System Manager, NKDA
8. Notice Board, NKDA.
9. Publication in daily news papers.

Chief Architect
New Town Kolkata Development Authority



ACTION AREA -IA

OWG.NO.HIDCO/PLG/AA-1B/L-Draft

**Title: LOCATION PLAN OF PLOT NO.BB/43/1, FOR
COMMUNITY CENTRE.**

Scale - 1 : 1800

Scale - 1 : 1800

Drawn by	Sr. Architect	AGM(P)	CHIEF PLANNER
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AGM

Architect

Drawn by

HIDCO BHABAN.35-1111(MAR).NEW TOWN. KOLKATTA-700156



