

ICAR- INDIAN INSTITUTE OF HORTICULTURAL RESEARCH
Hessaraghatta Lake Post, Bengaluru - 560089
Karnataka

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**EXPRESSION OF INTEREST
FOR EXECUTION OF CIVIL WORKS ON TURN KEY BASIS
AT ICAR-IIHR, HESSARAGHATTA, BENGALURU**

**ICAR- Indian Institute of Horticultural Research
Hessaraghatta Lake Post, Bengaluru – 560089
Karnataka**

F. No. 5-101/2018-19/SP/

Dated: 05rd Oct 2018

Sub: Invitation for Expression of Interest (EOI) for Construction of Office Building of Project Coordinator, ICAR-AICRP on Fruits at ICAR-IIHR, Bengaluru, Karnataka on turn key basis

CRITICAL DATES

EOI Reference No.	F. No. 5-101/2018-19/SP
Date of release of EOI through e-publishing on CPP Portal	05th Oct 2018, at 04:00 PM
Pre-bid meeting Date & Time	12th October, 2018, at 11:00 AM at ICAR-IIHR, Bengaluru, Karnataka
Last Date & Time for submission of EOI	27th October, 2018 at 01:00 PM
Date & Time of opening of Technical Bid	27th October, 2018 at 02:00 PM
Address for Communication	The Director ICAR - Indian Institute of Horticultural Research, Hesaraghatta Lake Post, Bengaluru – 560 089 Karnataka, India

E.M.D. to be paid in the form of Demand Draft or Bankers Cheque in favour of "ICAR Unit-IIHR" payable at Bengaluru obtained from Nationalized Bank only. It should have atleast 3 months validity.	Rs.1,16,000.00 (Rupees One Lakh Sixteen Thousand Only)
Tender Document Fee to be paid in the form of Demand Draft or Bankers Cheque in favour of "ICAR Unit-IIHR" payable at Bengaluru obtained from Nationalized Bank only.	Rs.1,200.00 (Rupees One Thousand and Two Hundred Only)
Note: The interested Firms are required to submit (in original) an Earnest Money Deposit (EMD) and Tender fee of the amount mentioned against items in the form of Demand Draft from any of Nationalized Bank only in favor of "ICAR Unit-IIHR" payable at Bengaluru may be address to The Asstt. Admn. Officer (Purchase), IIHR, Hesaraghatta Lake Post, Bangalore-560089 along with Technical Bid. The Financial Bid should be submitted in a sealed cover separately.	

Sd/-
Chief Administrative Officer

The Indian Council of Agricultural Research (ICAR) is an Apex Organization at National level for public research in agriculture including livestock, fisheries and horticulture. It is a central autonomous body under the Department of Agricultural Research and Education in the Ministry of Agriculture and Farmers' Welfare. It is fully funded by Government of India.

1. The Indian Institute of Horticultural Research is a premier institute conducting basic, strategic, anticipatory and applied research on various aspects of fruits, vegetable, ornamental, medicinal crops and mushrooms established in the year 1967. Popularly known today as IIHR, Bengaluru, the Institute was the first Horticultural Research Institute in the country established by the Indian Council of Agricultural Research (ICAR).

The institute houses the Head Quarters of the All India Coordinated Research Project (AICRP) on Fruits at its main campus located in Hesaraghatta. This project has a unique mechanism for testing and recommending the location and need-based technologies depending on the agro-climatic conditions. As a part of expansion works, ICAR-IIHR, is planning to have an additional building at its campus to meet the infrastructural requirement of the HQ of the ICAR-AICRP on Fruits. Accordingly, ICAR- Indian Institute of Horticultural Research invites **Expression of Interest (EoI)** for construction of **“Office Building of Project Coordinator, ICAR-AICRP on Fruits Unit in Bengaluru (Karnataka) at ICAR-IIHR campus, on turn key basis.**

2. The Director, ICAR - Indian Institute of Horticultural Research, Bengaluru, invites “Expression of Interest (E.O.I.) from Public Sector Undertakings set up by the Central or State Govt. to carry out civil and electrical works or any other Central or State Govt. organization / Public Sector Undertaking which are notified by Ministry of Urban Development (MoUD) for planning, designing, and construction of **“Office Building of Project Coordinator, ICAR-AICRP on Fruits Unit in Bengaluru (Karnataka) at ICAR-IIHR campus on turn key basis** as per Rule 133 (3) of the GFR 2017. The estimated cost of the work is about Rs. 58.00 lakhs including the service charges quoted by the successful firm in the tender for EoI.

3. Scope of work

3.1 Site survey, preparation of Design, Layout plan, Estimate, and Construction of “**Office Building of Project Coordinator, ICAR-AICRP on Fruits Unit**” at **ICAR-IIHR campus, Bengaluru, Karnataka** on turn key basis.

(1) Construction of Office building: **Estimated Cost - Rs. 58.00 lakhs**

3.2 Development of the plan of the building in consultation with Director, ICAR-IIHR and Project Coordinator (Fruits). Preparation of layout plan, complete design, estimation of cost, and construction of following structures / facilities within the sanctioned amount as per SFC allocation given below:

The office building should be provided with all essential facilities like basic amenities, entrance foyer, developmental facilities like water tanks - OH & underground, leveling, sewer, water-harvesting structures & filtered water supply, storm water drain and fire- fighting arrangement. The constructions should conform to green building concept/norms to achieve at least 80% rating. **A tentative layout plan of office building is enclosed for ready reference.** Further, the furniture and fixtures indicated in drawing is not the part of the estimate.

3.3 The selected PSU / organization will undertake to plan, design and execute the work in its totality including, general architecture, structural design of the building, electrical design, energy conservation architecture, air-conditioning, interior architecture, water supply design, water harvesting design, acoustics design, lighting design, firefighting system, liaison work for obtaining required regulatory statutory clearances and any other work which may crop up during the design. **Successful firm has to implement the project in consultation with the IIHR at different stages like Development of plan, designing for structural stability, at various stages of construction, design of the front elevation etc.** This is only illustrative and by no means an exhaustive list of the functions.

3.4 The selected organization will undertake all operation and maintenance functions (Civil, Electrical, Refrigeration and other related aspects) of buildings built by them for a period of 3 years including the defect liability period of one year. The fund for operation and maintenance work are not the part of the **estimated cost of Rs.58.00 lakhs**. However, a separate quotation for the same has to be submitted along with the EOI. This cost will be one of the criteria for final awarding of the work.

4. Who can apply?

To be eligible for consideration for award of the work, an PSU/Govt. organization should have:

4.1 Planned and executed the similar type of works of **at least one work of Rs.48.00**

lakhs or two works each of Rs.34.00 lakhs or three works each of Rs.24.00 lakhs for a Government organization in the last five years.

- 4.2** Average annual financial turnover from Consultancy Works of not less than **Rs.60.00 lakhs per annum** ending 31st March of the previous financial year.
- 4.3** Average annual financial turnover from the Contract Value of not less than **Rs. 60.00 lakhs per annum** during the last 3 years ending 31st March of the previous financial year.
- 4.4** On its rolls on full time basis there should be adequate number of competent civil, structural, electrical, air conditioning engineers/ architects to plan/design/execute the work. Applicants who do not have such staff on its rolls and plan to hire for this purpose may clearly so state (Minimum 30 strength).
- 4.5** The prospective bidder should be an **ISO-9001-2000** accredited company.
- 4.6** A minimum of ten years of experience in rendering PMC service for works.

5. How to apply:

The agencies will have to submit EoI in the prescribed format along with supportive documents in a two-bid systems to **The AAO (SP), ICAR-IIHR, Hesaraghatta Lake Post, Bengaluru- 560089, Karnataka.**

A two-stage selection process will be adopted in evaluating the Proposals. In the first stage, a technical evaluation will be carried out. The financial bids of only those bidders would be opened who is/are found to meet the eligibility criteria in the Technical evaluation.

All the required and essential copies/brochures, relevant forms and supporting documents need to be included in the Technical Bid except Financial Bid which needs to be separate. One set of complete Technical and Financial Bid need to be submitted to **The AAO (SP), ICAR-IIHR, Hesaraghatta Lake Post, Bengaluru-560089, Karnataka, on/before the closing date.** Each of these Bids is to be put in separate sealed envelope, clearly subscribed "**Technical Bid**" and "**Financial Bid,**" respectively. The Technical Proposal shall not include any financial information relating to the Financial Proposal. Both these sealed envelopes shall be put in one sealed envelope (Containing Address, Name and Contact No.) subscribed "**EoI for construction of "Office Building of Project Coordinator, ICAR-AICRP on Fruits"** at **ICAR-IIHR, Bengaluru, Karnataka, on turn key basis.**

5.1. Technical Bids: The details to be furnished in technical bids are:

5.1.1 Annexure-I

The basic information / profile of the PSU / organization along with the organizational chart / organogram of the organization. The details of Registration / accreditation of the PSU / organization. Years of experience as PMC agency.

5.1.2 Annexure-II

Financial status, turnover during the preceding 3 years. Company's audited balance sheet of the preceding 3 years.

5.1.3 Annexure-III

Details of technical manpower, total strength of the organization giving break-up of specialists i.e. engineers, quality surveyors, etc. with their qualification & experience

5.1.4 Annexure-IV

List of similar works costing **more than Rs.60.00 lakhs** executed during the last five years.

5.1.5 Annexure-V

Details of works executed costing **more than Rs.60.00 lakhs** or more confirming to GRIHA-III or equivalent to LEED Rating.

5.2 Financial Bid:

The financial bid for the above scope of work shall be submitted in prescribed format at Annexure-VI (as uploaded on www.eprocure.gov.in) and should be signed by the authorized signatory of the agency. The financial bid must indicate **Lumpsum service charges for execution of work including all prevailing taxes as per the Rule 133 (3) of GFR 2017. The quoted lumpsum service charges shall be inclusive of all Government taxes / service charges etc. No extra payment on this account will be paid by the Institute. At any stage the total amount of the proposal shall not exceed Rs.58.00 lakhs. Within this amount provision has to be made for basic cost, service/ professional charges and other levies and taxes etc.** In the event of any difference between figures and words, the amount indicated in words shall be considered.

6.0 Evaluation Method of Shortlisting the Firms submitting the EoI

The IIHR shall evaluate the technical bids and presentation of shortlisting the agencies. The evaluation for the technical bid and presentation will be based on the following criteria:

6.1. Proposed Factors to be considered for Technical Bid:

S. No.	Parameters	Description of Parameter	Marks	Evaluation Methodology
1	Past experience	Experience of bidder as Project Management Consultants handling clients' projects.	15	The bidder having experience of 15 years or more as PMC will be awarded full marks and others will be assigned marks proportionately.
2	Turnover from PMC services	Financial credential in terms of turnover from PMC services	15	The bidders having turnover of Rs.60.00 lakhs or more will be assigned full marks, others will be assigned proportionate marks.
3	Turnover from Contract Value	Financial credential in terms of turnover from contract value	10	The bidders having turnover of Rs.60.00 lakhs or more will be assigned full marks, others will be assigned proportionate marks.
4	Personnel strength	Strength of Qualified Graduate Engineers, Architects, Quality Surveyors	10	The bidders having combined personnel strength of 50 or more Engineers, Architects, Quality Surveyors will be awarded full marks; others will be assigned proportionate marks.
5	Track record	Experience of having successfully executed projects/works within time schedule and cost estimates	20	The bidders who have successfully executed 5 or more such projects / works each of Rs.60.00 lakhs or more during the last 10 consecutive years will be assigned full marks and others will be assigned marks proportionately.

S. No.	Parameters	Description of Parameter	Marks	Evaluation Methodology
6	Experience in construction of Green Building	Experience in construction of Green Building confirming to GRIHA-III or equivalent to LEED	10	Bidders having executed 2 projects confirming to GRIHA-III or equivalent to LEED rating each of more than Rs.60.00 lakhs or more during the last 5 years will be assigned full marks. Others will be assigned proportionate marks.
		Total Marks	80	

6.2. Proposed Factors to be considered during presentation:

S. No.	Parameters	Description of parameters	Marks	Evaluation Methodology
1	PMCs Internal process structure and MIS	The internal procedures, controls, and project management procedures followed by PMC	5	<p>(i) The bidders will be required to demonstrate the efficiency of their organization's internal procedures in place for Project management and its flexibility to adapt to the clients requirements.</p> <p>(ii) The bidder will demonstrate the efficiency of their communication process with the clients and the contractors and the progress reporting system. The committee will assign marks out of five based on the demonstrated efficiency of the systems by the bidders.</p>
2	Value Engineering	Areas of project management where value engineering techniques will be applied to optimize the quality and cost of the proposed work. The agency is required to make a brief presentation indicating the road map of the project.	10	The bidder will demonstrate its ability to innovate the application of Value Engineering technique in context with this project and its effect on optimizing the cost and quality and time schedule of the project
3	Contract Engineering	Techniques used for contract management with a view to claim avoidance and its management.	5	Sensitivity of contract management procedure of the bidders to claim avoidance and its management. The maximum points assigned will be five
		Total	20	

Total marks = marks of 6.1 + marks of 6.2 = 80 + 20 = 100

6.3. After evaluation of technical bid and presentation, the agencies scoring 75 marks and more than 75 marks will be qualified for opening of the financial bids.

7.0 Opening of the financial bid

The financial bid of qualified bidders as indicated in Para 6.3 will be opened by a committee in presence of authorized representatives of the qualified bidders. The agency quoting lowest lumpsum service charges and the maintenance cost as in 3.4 separately will be recommended for award of the work. The decision of the Committee shall be final and binding.

8.0 Agreement:

The selected firm has to execute an agreement for the execution of the work on a non-judicial stamp paper of the prescribed value.

9.0 Tender Validity:

The tender shall be valid for a **period of 180 days** from the due date for submission of tender

10.0 Completion of Project:

The project should be completed in 9 months from the date of award of work

11.0 General:

- (a) Parties desirous of visiting the site can do so between 10.00 a.m. to 4.00 p.m. on all working days
- (b) ICAR-IIHR reserves the right to accept / reject any or all tenders / offers without assigning any reason thereof.
- (c) In case the cost of project increases due to increase in the cost of building material or any other reasons, no extra PMC lumpsum service charges over and above the quoted PMC lumpsum service charges will be admissible.
- (d) In case of any dispute, decision of the Director, ICAR-IIHR shall be final and binding to all parties.
- (e) For all legal remedies, only the court in Bangalore City will have jurisdiction over this subject matter.
- (f) For any clarifications, regarding participating in EOI and EOI-documents, please contact The Director, ICAR-IIHR, Hesaraghatta Lake Post, Bengaluru – 560089, Karnataka (Tel No.080-28466357).

Sd/-
Chief Administrative Officer

ANNEXURE-I**PSU / ORGANISATION / AGENCY'S BASIC IDENTIFICATION DATA**

1.	Name	
2.	Head Office	
(a)	Address	
(b)	City	
(c)	Pin	
(d)	E-mail address	
(e)	Phone No. 1 with STD Code	
	Phone No. 2 with STD Code	
(f)	Fax Number	
(g)	Contact person's name & designation and mobile number	
3.	Bengaluru Office	
(a)	Address	
(b)	Pin	
(c)	E-mail address	

(d)	Phone No. 1 Phone No. 2	
(e)	Fax Number	
4.	Whether worked with ICAR earlier (if yes, project-wise details may be provided)	Yes / No
5.	Year of establishment of Agency and details of its registration	
6	Whether Agency is accredited with ISO-9001-2000 (Attach documents)	
7.	Year of experience as PMC Agency (Attach documents)	
8	Attach organizational chart / organogram of the organization	

(Signature of the Agency/PSU/Organisation)

ANNEXURE-II

FINANCIAL STATUS OF THE PSU / ORGANIZATION

Consultancy Turnover during 2017-18/2016-17	
Consultancy Turnover during 2016-17/2015-16	
Consultancy Turnover during 2015-16/2014-15	
Average Annual Turnover towards consultancy	
Contract value Turnover during 2017-18/2016-17	
Contract value Turnover 2016-17/2015-16	
Contract value Turnover 2015-16/2014-15	
Average Annual Turnover towards contract value	
<u>NET PROFIT DURING THE LAST THREE YEARS</u>	
Net profit during 2017-18/2016-17	
Net profit during 2016-17/2015-16	
Net profit during 2015-16/2014-15	

ATTACH CHARTED ACCOUNTANT CERTIFIED COMPANY'S AUDITED BALANCE SHEET OF PRECEDING 3 YEARS

(Signature of the Agency/PSU/Organisation)

ANNEXURE-III

HUMAN RESOURCES STRENGTH

Details of full-time technical manpower, total strength of the organization giving break-up of specialists (i.e. civil engineers, electrical, HVAC Engineer/ Arch. Quality surveyors etc. with their qualification / experience)

S. N.	Name	Designation	Qualification	Years of Experience

(Signature of the Agency/PSU/Organisation)

ANNEXURE-IV

**LIST OF PROJECTS / WORKS COSTING MORE THAN RS. 60.00 lakhs EXECUTED
DURING THE LAST 5 YEARS**

S.N.	Name of the similar project, location, and client	Name of the project	Cost of the work		Completion of the project		Stipulated D.O.C.
			Original Cost	Completed Cost	Date of start	Date of completion	
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

Note: Relevant Copies of the above stated works may be attached

(Signature of the Agency/PSU/Organisation)

ANNEXURE-V

EXPERIENCE IN CONSTRUCTION OF GREEN BUILDING

Details of works executed costing more than Rs.60.00 lakhs or more as Green Buildings confirming to GRIHA-III or equivalent to LEED Rating.

S. No.	Name of Green Building along with location	Year of Construction	Value of Work
1			
2			
3			
4			
5			
6			

NOTE:

- (i) The certification for green building from relevant authority/ body i.e. IGBC etc. must be enclosed.**
- (ii) In case of non-compliance to point.1 agency will be awarded zero marks while marking scheme.**

(Signature of the Agency/PSU/Organisation)

Proforma for Financial Bid

Reference No. ----- Date: -----

From:

To

The Director

ICAR - Indian Institute of Horticultural Research

Hessaraghatta Lake Post, Bengaluru - 560089

Karnataka, India

Ref: EOI No. ----- Date: -----

Subject: EoI for construction of "Office Building of Project Coordinator, ICAR-AICRP on Fruits" at ICAR-IIHR, Bengaluru, Karnataka at an estimated cost of Rs. 58.00 lakhs on turn key basis

Sir,

In response to the subject and reference, we hereby quote our consultancy Fee as under:

Description of Work	Lumpsum service charges for execution of complete project work inclusive of all taxes including service tax, GST, duties, levies etc. (as per GFR 2017 - Rule 133 (3))	
	In Figures	In Words
Construction of "Office Building of Project Coordinator, ICAR-AICRP on Fruits" at ICAR-IIHR, Bengaluru, Karnataka on turn key basis to make the facility fully functional		

Date:

(Signature of Authorized Signatory)

EOI ACCEPTANCE LETTER

(To be given on Letter Head)

Date: -----

To,

**The Director
ICAR - Indian Institute of Horticultural Research
Hessaraghatta Lake Post, Bengaluru - 560089
Karnataka, India**

Subject: Acceptance of Terms & Conditions of EoI for the construction of “Office Building of Project Coordinator, ICAR-AICRP on Fruits” at ICAR-IIHR, Bengaluru, Karnataka on turn key basis

Tender Reference No. _____

Name of the Tender / Work: EoI for the construction of “Office Building of Project Coordinator, ICAR-AICRP on Fruits” at ICAR-IIHR, Bengaluru, Karnataka on turn key basis.

Dear Sir,

- (i) I / We have downloaded / obtained the tender/EOI document(s) for above mentioned “Tender / EOI” from the web site (s) namely:

as per your advertisement, given in the above-mentioned website (s)

- (ii) I / we hereby certify that I/We have read the entire terms and conditions of the tender documents from Page No. ----- to ----- (including all documents like annexures, schedules etc.), which form part of the contract agreement and I/We shall abide by the terms / conditions / clauses contained therein.
- (iii) The corrigendum(s) issued from time to time by your department / organization too has also been taken into consideration, while submitting this acceptance letter.
- (iv) I / we hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.
- (v) I / we certify that all information furnished by our PSU is True & correct and in the event that the information is found to be incorrect / untrue or found violated, then your department / organization shall without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit absolutely.

Yours faithfully,

(Signature of Authorized Signatory)

Proposed layout plan of “Office Building of Project Coordinator, ICAR-AICRP on Fruits” at ICAR-IIHR, Hessaraghatta, Bengaluru, Karnataka

