



बिहार

सरकार

बिहार राज्य भवन निर्माण निगम लि०, पटना।  
(बिहार राज्य का उपक्रम)

अभिरूचि की अभिव्यक्ति का आमंत्रण सूचना संख्या—79/2018-19

अनुसूचित जाति एवं अनुसूचित जनजाति कल्याण विभाग के 16 (सोलह) 560 आसन वाले आवासीय विद्यालय को 720 आसन वाले विद्यालय में उत्क्रमण का कार्य अंतर्गत राजकीय अनुसूचित जाति आवासीय +2 विद्यालय, फारबिसगंज (अररिया) हेतु विस्तृत योजना प्रतिवेदन (DPR) तैयार करने के लिए राष्ट्रीय/अंतर राष्ट्रीय ख्याति प्राप्त फार्म से मुहरबंद प्रस्ताव आमंत्रित किया जाता है।

प्रस्ताव अद्योहस्ताक्षरी के कार्यालय में दिनांक:-15.10.2018 के अपराह्न 3.00 बजे तक प्राप्त किये जायेंगे। विस्तृत जानकारी के लिए महाप्रबंधक (परामर्शी सेवा) के कार्यालय अवधि में संपर्क किया जा सकता है अथवा बिहार राज्य भवन निर्माण निगम लि०, पटना के वेबसाइट [www.bsbccl.bih.nic.in](http://www.bsbccl.bih.nic.in) पर देखा जा सकता है।

ह०/-

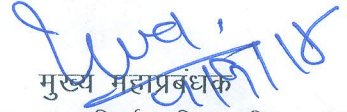
मुख्य महाप्रबंधक

बिहार राज्य भवन निर्माण निगम लि०, पटना।

ज्ञापांक:- 2652

पटना/दिनांक:- 04.09.18

प्रतिलिपि:- निदेशक, सूचना एवं जन-संपर्क विभाग, बिहार, पटना e-advertisement के माध्यम से राष्ट्रीय एवं राज्य के प्रमुख दैनिक समाचार पत्रों में प्रकाशनार्थ समर्पित।



मुख्य महाप्रबंधक

बिहार राज्य भवन निर्माण निगम लि०, पटना।



## **Request for Proposal**

This RFP is Invited for the selection of the consultant for the preparation of the DPR (Detailed Project Report) for the up-gradation of various sc& st residential schools to be converted from existing **560 capacities to 720 capacities** (Co-Ed) situated at sixteen (16) **Places in Bihar**. The consultant who will be participating need to prepare the design of **Rajkiya Anusuchit jati (Schedule Caste) residential +2 schools at Forbesganj , Araria in particular.**

### **BRIEF**

**BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED,  
PATNA**

- 1.0 Bihar State Building Construction Corporation Ltd., Patna (BSBCCL) proposes to promote a single stage design competition and invites Architects/ Architectural firms of National /International repute for the preparation of the DPR (Detailed Project Report) for the up-gradation of various SC & ST residential schools to be converted from existing 560 capacities to 720 capacities (Co-Ed) situated at sixteen (16) Places in Bihar. The consultant who will be participating need to prepare the design of Rajkiya Anusuchit jati (Schedule Caste) residential +2 schools at Forbesganj , Araria in particular. On the basis of that design, consultant will be selected and awarded with the DPR preparation of other 15 (Fifteen) Proposal As well.
- 2.0 Objective - To obtain best possible concept design with which further elaboration of the project could be developed.
- 3.0 **Eligibility Criteria** – Only those individual / 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 **Govt. / Semi Govt.**
    - 3.1.1 Should have provided comprehensive Architectural services for completed Residential School (with Site Photographs) -**Two projects of 10.0 Crore each /** For Completed Campus planning (with Site Photographs) -**Three projects of 10.0 Crore each** & minimum experience in profession of **10 years** .
  - 3.2 Financial Capabilities: - Minimum Annual turnover of **25 lakh**. from professional fees in any one year of last three years .
  - 3.3 Registration of Principal / Partner / Director with **Council of Architecture (COA)** is mandatory.
  - 3.4 **Documents to be submitted in envelopes- A**
    - (i) Attested copy of Registration certificate from **Council of Architecture of Principal / Partner / Director** and also of other Architects in the firm.
    - (ii) Performance certificate from client with detail of qualifying project as per Para 3.1.1
    - (iii) live Photograph / drawings / details of qualifying projects.
    - (iv) Audited balance sheet in favour of Para 3.2
    - (v) Bio-data of key technical personnel and sub-consultant.
    - (vi) Details of firm, equipment's software, registration with tax authorities **Income Tax / GST etc.**
    - (vii) Financial proposal in **format attached** separate sealed envelope kept in main envelopes per Para 5.2
    - (viii) Duly filled-up format F1/F2.

#### 4.0 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.
- (iii) Evaluation of technical documents, concept design and presentation shall be done out of 100 points in the ratio of 30:70 ( 30 for technical documents and 70 for concept design & presentation by appointed jury). Only those firms, who will obtain 70 or more points, will be shortlisted for opening of financial bid.

#### (i) Evaluation of Technical proposal–

Summary of Evaluation Sheet			
S. No.	Criteria	Marks	Evaluation
A.1	Experience in similar nature of works	30	10 marks for one similar completed work, 5 marks for each additional work up to the maximum 20 marks. Experience count should be of projects in last 5 years.
			10 marks for two works must be completed and photographs should be enclosed.
A.2	Concept Design	50	Each invited applicant (who qualifies initial eligibility criteria) shall be required to submit the Concept Design.
A3	Presentation	20	Each invited application (who qualifies initial eligibility criteria) shall be required for presentation.

#### A.2 CONCEPT DESIGN DETAILS:

S. No.	Criteria	Marks
1	Understanding of objectives, scope of work, complete coverage of components, site visit	10
2	Approach Methodology and Rough Estimate of cost	10
3	Concept for the theme in question	30
<b>Total</b>		<b>50</b>

- (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.

## ii) Evaluation of Financial Proposal

- (a) In the second stage, the financial evaluation will be carried out. Each Financial Proposal will be assigned a financial score (FS).
- (b) The Authority will determine whether the Financial Proposals are complete and unconditional. The cost indicated in the Financial Proposal shall be deemed as final and reflecting the total cost of services. Omissions, if any, in costing any item shall not entitle the firm to be compensated and the liability to fulfill its obligations as per the TOR within the total quoted price shall be that of the agency. The lowest Financial Proposal (FM) will be given a financial score (FS) of 100 points. The financial scores of other proposals will be computed as follows:

$$FS = 100 \times FM/F$$

(F = amount of Financial Proposal)

### (c) Final Evaluation

- (i) Proposals will finally be ranked according to their combined technical scores (TS) and financial scores (FS) as follows:

$$S = TS \times Tw + FS \times Fw$$

Where S is the combined score, and Tw and Fw are weightages assigned to Technical Proposal its Presentation and Financial Proposal **80:20**.

- (ii) The Selected Agency shall be the first ranked Agency having the highest combined score.
- (iii) 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. The BSBCCL also reserves the right to select one more Consultant keeping in view the Quantum of projects, and nos. school Projects.

5.0 Submittals for the design competition shall be addressed to office of "**Chief General Manager**", BSBCCL, Patna, Hospital Road, Shastri Nagar, and Patna-800023.

5.1 The proposal shall be submitted in three envelopes as per following details.

5.1.1 Sealed envelope super scribed 'Envelope "A" shall consist of A1 size (594 x 841) in 6 No's of sheets depicting.

- (i) Approach to design concept.
- (ii) Concept design /lay out plan/ floor plans, view to sufficient to explain the design
- (iii) Plinth area rate estimates based on CPWD PAR basis on A4 sheets with indexing
- (iv) Soft copy of documents in CD/DVD.
- (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.

- 5.1.2 Sealed envelope super scribed 'Envelop "B" shall consist of **technical details of the firm**, details of project experience, As per 3.1.1, ATO of last three years, certificates, etc. Supporting eligibility criteria, as per para 3.3 & 3.4
- 5.1.3 Sealed envelope super scribed 'Envelop' "C" shall consist of financial proposal which shall be **Absolute cost in format Attached**.
- 5.2 Envelop 'B' and 'C' shall be submitted together in a sealed envelope marked "Technical Bid"
- 5.2.1 Sealed envelope 'A' shall be submitted separately.
- 5.3 3D (perspective) View / Physical model in suitable scale (mandatory) .
- 6.0 General Conditions:**
- 6.1** Use of design deliverable by the client at site other than designated site.
- A) Entire work of the consultant, including all structural drawing, design, specification, tender documents, BOQ etc. should be copyright of the corporation (BSBCCL)
- B) i) In case of repeat blocks without any modifications or with some in-house modification, the consultant should not be paid for such design /drawing.  
ii) In case of repeat blocks with major modifications are required in such design/drawings, the consultant should be paid proportionately for that part of the project value at the rate originally decided between Consultants and BSBCCL.
- C) Consultant shall be fully responsible for the accuracy of the quantities in the BoQ. And that in case of any variation beyond +/-10% the consultant shall be fully responsible for the financial implications. He shall fully indemnify the corporation from any extra cost rising out of the variation.
- 6.2** Neatly typed / printed application in English with the signature and seal of the authorized signatory clearly indicating the detail of firm(s) and fulfillment of eligibility criteria shall be submitted along with supporting documents.
- 6.3** All paper submitted shall be duly signed and numbered except the documents in envelop 'A'
- 6.4** Duly completed and signed offer should be submitted as per published notice.

## 6.5 Tentative scope of work after award of work shall include:

Collection of site information & data , Architectural design work & site development ,contouring work, survey work, soil investigation test work/ Structural engineering design work (as per seismic zone-V) & help obtain vetting from IIT/NIT , Sanitary, Plumbing, drainage, water supply and sewerage work (All design calculation related upto the satisfaction of checking/vetting/engineer/agency/institution) / Electrical work, Firefighting system / HVAC / interior design (if applicable) / furnishing/ specialized services as per requirement Landscape work including design of open spaces, horticultural details etc., Tender documents (detailed Estimate of cost & BOQ ) and other specialized services as per requirement, and any other related works specifically entrusted to the Architects by employer. (Add Maintenance for Five (05) Years to concern with Bsbcccl official)

## 6.6 MODE OF PAYMENT

		<u>Fees due, percentage of fees in Para 4.1</u>
6.6.1	On completion of Sketch Stage	: 10% (Ten percent) of total Fees payable.
6.6.2	On Completion of Final preliminary Drawings	: 15% (Fifteen percent) of total Fees payable less paid.
6.6.3	On completion of Statutory Drawings stage and after Client's approval.	: 20% (Twenty percent) of total Fees payable less paid.
6.6.4	On completion of Tender drawings stage	: 30% (Thirty percent) of total Fees payable less paid.
6.6.5	On completion of Detailed Estimates of Cost	: 40% (Forty percent) of total Fees payable less paid.
6.6.6	On completion of working drawings stage	: 80 % ( Eighty percent) of total Fees payable less paid.

### Details of sub Para 6.6.6 (Mode of payment)

The quantum payable against working Drawings will be released in installments as given below:

a)	All Architectural & Structural drawings up to plinth/foundation stage.	: 8%
b)	All Architecture working drawings.	: 8%
c)	All Structural working drawings	: 8%
d)	All Sanitary and Water Supply drawings, Electrical drgs and air-conditioning drgs.	: 8%
e)	All drawings for Site Development and External services etc.	: <u>8%</u>
		40%
6.6.7	Balance 20% would be released after 3 months of virtual Completion & submission of 'as built' drgs.	<u>20%</u>
	Total	: 100%

### 6.7 Time Schedule:-

The time schedule shall be as follows:-

Sl. No.	Item	Duration
1 a	Conducting Survey ,Soil test & Preparation of pre-design report	3 weeks after agreement
1 b	Preparation of Campus Layout plan & concept plans	5 weeks after agreement
2	Preparation of revised concept plans, finalisation of plans	8 weeks after agreement
3	Preparation of statutory drawings / documents / for approval.	12 weeks after agreement
4	Preparation of Tender documents / drawings / detailed Estimates / BOQ .	16 weeks after agreement
5	Working drawing stage	In phases as required so that work progress is not affected.

**6.8** The Architect consultant will have to provide **periodical supervision** by visiting the each site of construction to ensure general intent of drawing is being followed at site & submit reports of progress & observations.

**6.9** BSBCCCL reserves the right to verify the performance of the Architect / firm and to call for any further information.

**6.10** 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 BSBCCCL.

**6.11** 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.

**6.12** BSBCCCL shall not be responsible for any postal delay.

**6.13** BSBCCCL reserves the right to accept or reject any or all the applications without assigning any reason thereof and no correspondence in this regard shall be entertained.

**6.14** Selected firm from outside Bihar shall be required to have local office at **Patna** or, have **local resident Architect (consent to be attached)** having sufficient experience & expertise for the period of completion of project or for a period as mutually agreed for desired level of co-ordination.

**6.15** Selected Architect / firm shall carry out the assigned job after executing the agreement with BSBCCCL.

**6.16** Short listed firms shall be asked for a presentation of their past works and approach to the project at Patna their own cost.



6.17 Incomplete application/ disregard to the laid conditions may summarily lead to rejection of the application.

**7.0 Brief Requirement of the Project/Site Plan:-**

Brief Requirement of the Project and site area: as/Annexure-A attached

7.1 Fulfillment of the requirements of project, use of innovative idea and techniques, Green building concepts(if any), planning in reference of the context, Optimum land Utilization & campus planning etc. shall be the basis of evaluation of the concept design.

8. The consultants are expected to acquaint themselves with the site before designing the project.

9. Submission of design implies acceptance of the conditions of the competition. Competitors indemnify and hold harmless BSBCCCL and jury 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. BSBCCCL shall retain unrestricted, but not exclusive right to display, exhibit, and publish the documents without further notice or additional compensation. In all cases the authors will be credited and cited.

a. The undersigned may be contacted for any clarifications at Tel: 0612-2284861, Mobile No.09534600010 (Sr. Architect ,Bsbcccl) and For Any update follow our web site [www.bsbcccl.bih.nic.in/](http://www.bsbcccl.bih.nic.in/)

b. All entries should reach the office of the undersigned positively as per the published notice.

**10. Important dates:**

Sl. No.	Event	Time line	Date
1	Letter of Request	Day-1	04.09.2018
2	Last date of Receiving queries / Pre-bid meeting at 16:30 hours	Day-11	15.09.2018
3	Bsbcccl response to queries (If any)	Day-18	22.09.2018
4	Last date of Submission of concept & Technical bid	Day-41	15.10.2018
5	presentation	To later on be notified	

(Date to be adjusted as per public holiday)

  
Chief General Manager  
BSBCCCL, Patna





**Format for Eligibility Criteria to be filled by applicant & annexed with supporting documents.**

**Form – F1**

<b>Name of Firm &amp; address</b>	<b>Type of firm</b>	<b>Year of establishment</b>	<b>Name of Principal &amp; his Deign. With COA</b>	<b>Annual turnover in last three yrs.</b>	<b>No. of technical staff</b>	<b>Detail of equipment's &amp; S/W</b>	<b>Sub-Consultants for specialised services</b>	<b>Any other information</b>

(Authorised Signatory of Applicant)

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**Form – F2**

<b>Name of Firm &amp; address</b>	<b>Name of qualifying project (S) as/3.0</b>	<b>Area of cost</b>	<b>Year of completion</b>	<b>Brief detail of project</b>	<b>Any other information</b>

(Authorised Signatory of Applicant)



## Requirement of 720 Bedded Residential Building

(Follow – Bihar Building By Law – 2014 and Current National Building code)

### 1. School Block

- |     |             |                  |   |                 |
|-----|-------------|------------------|---|-----------------|
| (i) | Class Rooms | (A) Class I to X | - | one class each  |
|     |             | (B) Class XI     | - | 4 sections each |
|     |             | (C) Class XII    | - | 4 sections each |
|     |             |                  |   |                 |
|     |             | Total Class Room | - | 18 Nos.         |
- (ii) Lab - Physics, Chemistry, Biology & Computer
- (iii) Library - 1 No's
- (iv) Principal office with attached toilet
- (v) Common office with store Room
- (vi) (A) Common Staff Room  
(B) Staff Toilets. (For Both Sexes)
- (vii) Medical Room
- (viii) Store Room – 2 No's
- (xi) Multipurpose Hall
- (x) Toilets for Girls and Boys
- (xi) Staircase
- (xii) Ramp
- (xiii) Outdoor games facilities
- (xiv) Open Air Theatre / Campus development

**\*Standard VI to XII = 14 no's class rooms in existing 560 capacity residential school**

2. Small School Buildings (**Proposed**) with Four (04No's) class rooms, Vice principal room with attached toilet, Store rooms, Toilets for male & female students ,one toilet for teachers ,Toilet for disable ,staircase, ramps etc.
3. Hostel Block (**Proposed**)- 160 capacities (G+3) ,Kitchen,pantry,dining ,common Room (for Recreational Activity) ,common Toilet , etc +Warden residence 1No's Two bed room set residence with drawing, dining, kitchen with two toilet and balcony (85.00 Sqm) 1No's with staircase and ramps. The area of warden house is 85.00 Sqm
4. Teachers Quarters (**Proposed**)- 12 nos. units. Each Two bed room set residence with drawing, dining, kitchen with two toilet and balcony (Each Unit area – 85.00 Sqm)
5. Grade IV Quarters - 08 units (if not available at site) (Each flat area - 57.43 Sqm)  
**Note:- Requirements will slightly to be changed as per Site Conditions.**

अनुसूचित जाति/अनुसूचित जनजाति कल्याण विभाग के 580 आसन वाले आवासीय विद्यालय को 720 आसन वाले विद्यालय में उत्क्रमण की सूची।

क्रमांक	आवासीय विद्यालय का नाम
1	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय , गायघाट (पटना)
2	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय, मोतीहारा (किशनगंज)
3	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,सुगाँव (पूर्वी चम्पारण)
4	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय, फारविसगंज (अररिया)
5	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,बक्सर
6	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,कुदरा (ममुआ)
7	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय, पोखरैरा (मुजफ्फरपुर)
8	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,रामनगर (मधुबनी)
9	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,सिधाँव ,बगहा (प0 चम्पारण)
10	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय ,चौतरवा ,बगहा (प0 चम्पारण)
11	राजकीय अनुसूचित जाति आवसीय +2 उच्च विद्यालय, महकार (गया)
12	राजकीय अनुसूचित जनजाति आवसीय +2 उच्च विद्यालय ,कदमवहा ,बगहा (प0 चम्पारण)
13	राजकीय अनुसूचित जनजाति आवसीय +2 उच्च विद्यालय ,मधुबनी, रामनगर (प0 चम्पारण)
14	राजकीय अनुसूचित जनजाति आवसीय +2 उच्च विद्यालय भीरभीरिया, दुघौरा, मैनाटाड (प0 चम्पारण)
15	राजकीय अनुसूचित जनजाति आवसीय +2 उच्च विद्यालय बेलसंड, गौनाहा (प0 चम्पारण)
16	राजकीय अनुसूचित जनजाति आवसीय +2 उच्च विद्यालय धमौरा, मौनाहा (प0 चम्पारण)

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**FINANCIAL PROPOSAL**

Ref. Date:

To,

Chief General Manager  
Bihar State Building Construction Corporation Ltd.  
Hospital Road, Shastri Nagar  
Patna-800023

Sub: up-gradation of various sc& st residential schools to be converted from existing 560 capacities to 720 capacities (Co-Ed) situated at sixteen (16) Places in Bihar. The consultant who will be participating need to prepare the design of Rajkiya Anusuchit jati (Schedule Caste) residential +2 schools at Forbesganj , Araria in particular.

Dear Sir,

We are willing to undertake and complete the assignments as per terms and conditions of Bihar State Building Construction Corporation Ltd. as requested with details as follows.

**Name of Project :** .....

**Type of services:** *please tick*

Comprehensive consultancy services :

Our offer is exclusive of GST as per GOI norms but inclusive of all other taxes, incidentals, overheads, traveling expenses, printing and binding of reports, all sundries, all other expenditure for execution of this assignment covering all 'Terms and conditions' (as per type of services) is Rs----- (i.e., in words -----). We also agree with the stage-wise and percentage-wise payments as detailed in draft agreement .This offer is valid for a period of 90 days from the date of opening of the bid.

Yours Sincerely

Signature (Authorized Signatory)

Name:

Address:

For and on behalf of