




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

अभिरूचि की अभिव्यक्ति का आमंत्रण सूचना संख्या-104.../2018-19

सोनपुर मेला क्षेत्र में कृषि विभाग की जमीन पर एक स्थायी प्रशिक्षण एवं प्रदर्शनी क्षेत्र की स्थापना कार्य 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: 47/12/18 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।

  
5-11-18  
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 Development of Permanent Structure of Farmers Training and Exhibition Centre at Historical Sonapur Agriculture Festival Zone at Sonapur District:- Saran(BIHAR).

### **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 **Development of Permanent Structure of Farmers Training and Exhibition Centre at Historical Sonepur Agriculture Festival Zone at Sonepur, District:- Saran(BIHAR).**
- 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 Training Cum Exhibition Centre (with Site Photographs) OR Equivalent -Two projects of Minimum 10.0 Crore each .**
  - 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

### Fees due, percentage of fees in Para 4.1

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.	: 8%
		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.

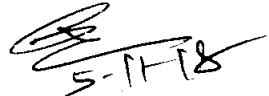
a. The undersigned may be contacted for any clarifications at Tel: 0612-2284861, Mobile No.09534600010 (Sr. Architect ,Bsbcccl) and For Any update follow our web site [www.bsbcccl.bih.nic.in/](http://www.bsbcccl.bih.nic.in/)

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	05.11.2018
2	Last date of Receiving queries / Pre-bid meeting at 16:30 hours	Day-10	16.11.2018
3	Bsbcccl response to queries (If any)	Day-18	18.11.2018
4	Last date of Submission of concept & Technical bid(Timing 3.00 Pm )	Day-32	07.12.2018
5	presentation	To later on be notified	

(Date to be adjusted as per public holiday)

  
5-11-18  
**Chief General Manager**  
**BSBCCCL, Patna**

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

**Form – F1**

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

(Authorised Signatory of Applicant)

**Form – F2**

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

(Authorised Signatory of Applicant)

*sk*

*M.A.*

*Q*

## **ANNEXURE-A**

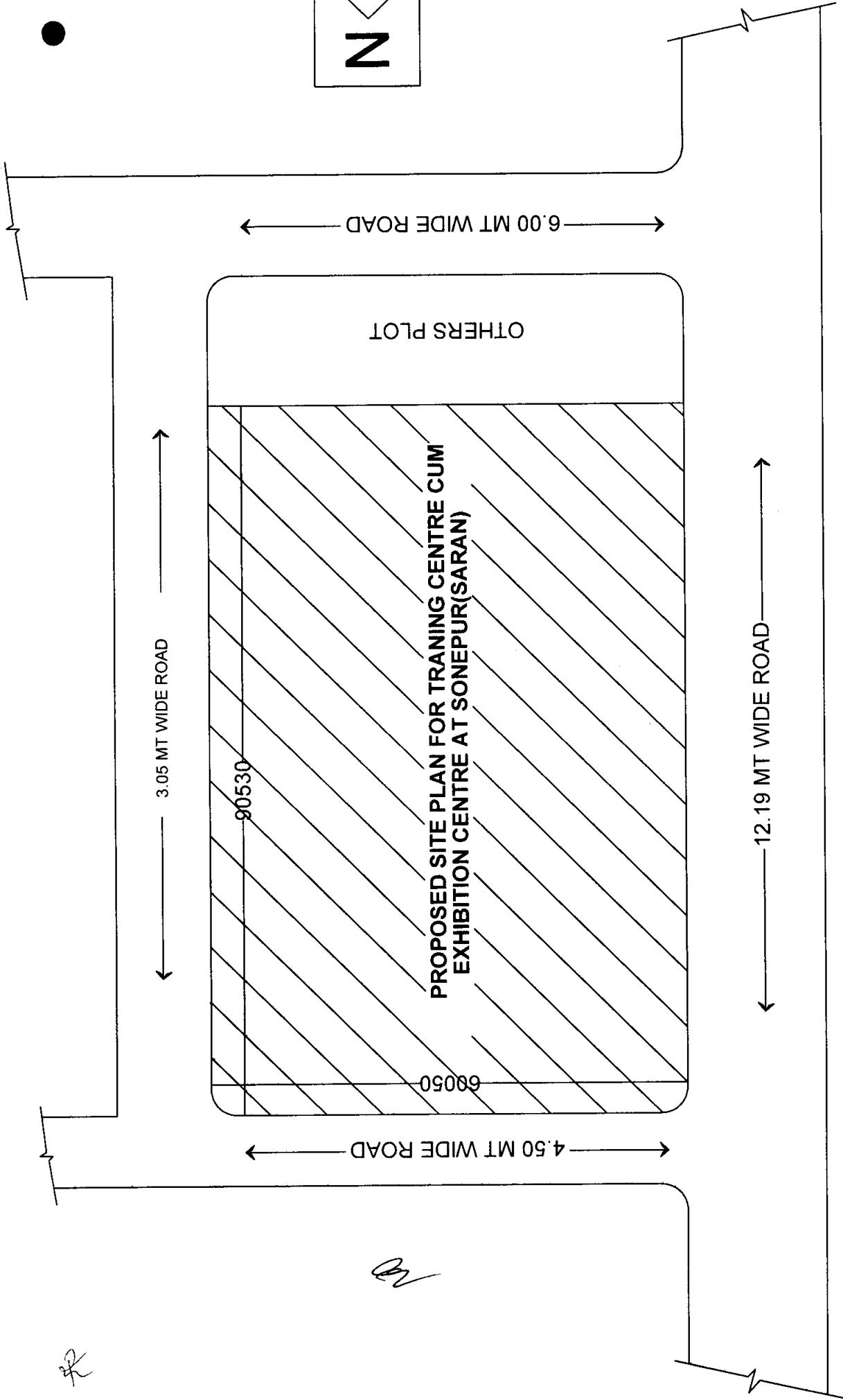
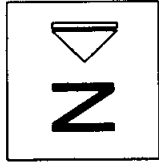
सोनपुर मेला क्षेत्र अंतर्गत कृषि विभाग की जमीन पर एक स्थायी प्रशिक्षण एवं प्रदर्शनी क्षेत्र की स्थापना से संबंधित Requirement निम्नवत है। **Bihar Building Bye Laws 2014** एवं **National Building Code** के प्रावधान के अनुसार वास्तुविदीय नक्शा तैयार किया जाय।)

- (I) (i) Farmer training centre के भवन के भूतल में 20 से 25 Four wheeler एवं 20 से 25 Two wheeler हेतु Parking (Stilt Parking) एवं Guard के लिए एक कक्ष, Care taker कक्ष सह शौचालय एवं Common शौचालय के साथ प्रावधान किया जाय। इसके अतिरिक्त भूतल पर एक Reception , एक VIP Room सह शौचालय, एक कैन्टीन आदि का प्रावधान किया जाय।
- (ii) प्रथम तल पर Lounge cum waiting, Agriculture officer cabin with attached toilet, Common office space, दो सुपरवाइजर के लिए एक कक्ष, Storage Room आदि।
- (iii) द्वितीय तल पर तीन Guest Room सह शौचालय व बालकनी एवं एक VIP Room/Lobby/Toilet/Balcony के साथ, Common Drawing/Dining/Kitchen तथा एक Lounge का प्रावधान किया जाय।
- (II) (i) Auditorium की कुल क्षमता 250 रखी जाय। इसमें Stage के साथ Green Room (शौचालय सहित) का भी प्रावधान की जाय। Auditorium की Entry अलग से रखी जाय। Entrance के पास Reception, Waiting, Common toilet, Snack Corner आदि का प्रावधान किया जाय। Auditorium के ऊपरी तल में 30 पुरुष एवं 20 महिला ट्रेनी की क्षमता के अनुसार Dormitory का प्रावधान किया जाय।
- (ii) उत्तर एवं पूर्व दिशा में अवस्थित बाऊड्री के पास भूतल पर दूकान (Kiosk shops) बनाया जाय एवं ऐसा प्रावधान किया जाय की मेला में आए ग्राहको को किसी प्रकार की असुविधा ना हो।

**Note:- \*Requirements will slightly may change as per Site Conditions.**

**\*Visit the site once for before submit the proposal .**

**\* for site Visit contact Dgm Saran (Mr Ravikant ),  
Mobile no-8539890727)**



# SITE PLAN

**FINANCIAL PROPOSAL**

Ref. Date:

To,

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

Sub: Development of Permanent Structure of Farmers Training and Exhibition Centre at Historical Sonapur Agriculture Festival Zone at Sonapur, District:- Saran(BIHAR).

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