

REQUEST FOR PROPOSAL

Engagement of Agency

For

Preparation of DPR

of

THEME PARK, UPGRADATION OF MUSEUM AND ITS
INFRASTRUCTURE IN SEVEN (7) DIFFERENT
LOCATION IN BIHAR



Bihar State Building Construction Corporation Ltd

Hospital Road, Shastri Nagar, Patna, Pin-800001

Email: gmconsult.bsbcccl@gmail.com

1.0 Bsbcccl intends to undertake the planning, Concept Design, Development and Commissioning of theme park, up gradation of Museum and its infrastructure in seven(07) different location in to protect the culture, tradition and to promote the tourism.

Online Apply Through (all Technical and Financial Documents) E-PROC website, Govt. of Bihar.Hardcopies of all drawings to be submitted in bsbcccl office at the time Opening of Technical bid. Interested Consultants firms has to be Registered himself in E-PROC,Govt. Of 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./Private (Private Projects would be accepted if consultants include the turnover of the Projects).**

3.1.1 Should have provided comprehensive Architectural services for **Completed Projects Such as Theme Park / UPGRADATION OF Museum building / Campus Planning /Similar type of Building** of not less than **One project of 20.0 Crore /Two Projects of ₹ 15.0 Crore each or 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 **Online Apply through E-PROC website:-**

(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** .

(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 50:50 (50 for technical documents and 50 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.

Evaluation of Technical proposal–

Summary of Evaluation Sheet			
S. No.	Criteria	Marks	Evaluation
A.1	Experience in Completed Projects Such as Theme Park / Up gradation of Museum building / Campus Planning / Similar type of Building	50	For (As per Clause No-3.1.1) 40 marks and Experience count should be completed projects in last 5 years.
			For (As per Clause No-3.1.1) 10 marks , live Projects photographs should be enclosed.
A.2	Concept Design	30	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	10
Total		30

- (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**.

- 5.0 Submittals for the design competition shall be **through E-PROC website**.
- 5.1 The proposal shall be submitted **through E-PROC website** as per following details.5.1.1 ,It shall consist of **A1 size** (594 x 841) in 6 No's of sheets depicting (at the time of presentation) :-
- (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. (**Submit all -Tender opening day of Technical Bid**)
 - (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 It 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 (**through E-PROC website**)
- 5.1.3 It shall consist of financial proposal which shall be **Absolute cost** in **Attached format. (through E-PROC)**
- 5.2 "Technical Bid "shall be submitted through **E-PROC** .
- 5.3 **3D (perspective) View** at the time of submission of proposal (**at the time of opening of Technical bid**) and **selected consultant (selected consultant means – Agreement with BSBCCCL) should submit Physical model in suitable scale after approval of proposal (To concern with Bsbcccl Official).**
- 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.
iii) 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 BSBCCCL.
 - 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. (Through **E-PROC**)

6.3 Duly completed and signed offer should be submitted as per published notice.

6.4 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) & 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(Internal & external), Firefighting system / HVAC / interior design (if applicable) / furnishing/provisions of Rain water harvesting/ 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 Bsbcl official)**

6.5 MODE OF PAYMENT

	<u>Fees due, percentage of fees in Para 4.1</u>
6.5.1 On completion of Sketch Stage	: 10% (Ten percent) of total Fees payable.
6.5.2 On Completion of Final preliminary Drawings	: 15% (Fifteen percent) of total Fees payable less paid.
6.5.3 On completion of Statutory Drawings stage and after Client's approval.	: 20% (Twenty percent) of total Fees payable less paid.
6.5.4 On completion of Tender drawings stage	: 30% (Thirty percent) of total Fees payable less paid.
6.5.5 On completion of Detailed Estimates of Cost	: 40% (Forty percent) of total Fees payable less paid.
6.5.6 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%
6.5.7 Balance 20% would be released after 3 months of virtual Completion & submission of 'as built' drgs.	: <u>20%</u>
	Total : 100%


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6.6 Time Schedule:-

The time schedule shall be as follows:-

Sl. No.	Item	Duration
1 a	Conducting Survey & 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.

6.7 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.

6.8 BSBCCL reserves the right to verify the performance of the Architect / firm and to call for any further information.

6.9 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 BSBCCL.

6.10 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.

6.11 BSBCCL shall not be responsible for any postal delay.

6.12 BSBCCL 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.

6.13 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.

6.14 Selected Architect / firm shall carry out the assigned job after executing the agreement with BSBCCL.

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

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

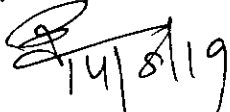


7.0 Brief Requirement of the Project/Site Plan:-

Brief Requirement of the Project and site area: as/Annexure-I/ Annexure-II attached.

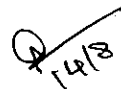
- 7.1 Fulfillment of the requirements of project, use of innovative idea and techniques, Green building concepts(if any), planning in reference of the context, Optimum land Utilization & campus planning etc. shall be the basis of evaluation of the concept design.
8. The consultants are expected to acquaint 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 BSBCCL 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. BSBCCL 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)
- b. All entries should reach the office of the undersigned positively as per the published notice.

10. Important dates: As Mention in NOTICE INVITING TENDER (N.I.T.)


14/8/19

**Chief General Manager
BSBCCL, Patna**




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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 as/3.0 (S)	Area of cost	Year of completion	Brief detail of project	Any other information

(Authorised Signatory of Applicant)

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Annexure-I

(See Clause 2.1.3)

Form-2 : Financial Proposal – Price Bid

No.	Description of Item	Amount in Figures	Amount in Words
1.	Theme park depicting the life of the Jana-Nayak Karpoori Tahkur, environment and ecology of rural Bihar in the campus of the Smriti Sangrahalaya		
2.	Heritage Theme park in Taradih, Bodhgaya		
3.	Theme based Landscaping & beautification of Museum of Maharaja Lakshmishwar Singh Museum, Darbhanga		
4.	Theme based Landscaping & beautification of Museum of Sita Ram Upadhyay Museum, Buxar		
5.	Theme based Landscaping & beautification of Bhagalpur Museum and its Up gradation of Museum Design, Museum Infrastructure depicting customs, tradition and local art and culture of rural Bihar		
6	Museum Design, its Infrastructure and development of Art Gallery representing customs, tradition, local art and culture of Munger Museum, Munger		
7.	Construction of a Theme park ,Based on the concept of Shailasraya Theme at Kaimur District (H.Q.)		
	Grand Total		



Annexure-II

List of Projects

1) Jana-Nayak Karpoori Thakur Smriti Sangrahalay, Patna

Nature of Work: Theme park depicting the life of the Jana-Nayak Karpoori Thakur, environment and ecology of rural Bihar in the campus of the Smriti Sangrahalaya

The Govt. of Bihar has declared the official residence of Ex-Chief Minister of Bihar late Shri Karpoori Thakur as the memorial museum in the year 1990 to commemorate the life, achievements and philosophy of late Shri Thakur. Since the Jana-nayak Karpoori Thakur Smriti Sangrahalaya is a personalia museum, it displays and preserves the articles of daily-use, dresses, documents, letters, diaries, writings and several other things belonging to late Shri Karpoori Thakur. There is a very good library having a very good collection of Hindi, English, Bangla and a few Urdu books on various subjects and topics which had been collected and preserved by the late-CM.



The Govt. has a plan to develop this museum as research institute on social issues. A village-complex depicting the life, customs, environment and ecology of rural Bihar, has also been proposed in the campus of the Smriti Sangrahalaya.

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2) Taradih Bodhgaya, World Heritage site

Nature of Work: Heritage Theme park in Taradih, Bodhgaya

Excavation of Taradih has brought to light a huge Monastery complex right from Mauryan time to Pala period. However, the history of this site goes back to Neolithic period and it is the unique site whose history is continuous without any cultural breakage. Taradih is compared with Neolithic sites Chirand, Senuwar & Brahmagri. Being very close to world heritage site, the development of this archaeological site will be an added attraction for the tourist specially the Buddhist tourist.

The government has devised a conservation and facelift plan for Taradih, a spot important for Buddhist pilgrims, where excavation was conducted in the 1980s.

Around 100m southwest of the World Heritage Mahabodhi Mahavihara, the state archaeological department started excavations at the spot from 1981-82. Remains of a Buddhist



monastery, a headless statue of the Buddha, stone, mud and bone-made items

were found over the years and some of them were kept at museums in Bodhgaya and Patna. Taradih is woefully short on maintenance because of which tourists have given the spot a miss despite its Buddhist history.

Taradih is the only site in India with seven cultural stages beginning from the Neolithic period. Remains from the subsequent stages, including Vedic, Buddhism, Kushana, Gupta and Pala, were also found during excavation

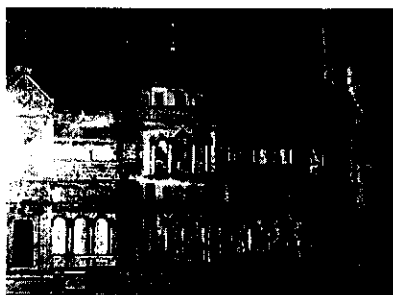


3) Maharaja Lakshmeshwar Singh Museum, Darbhanga

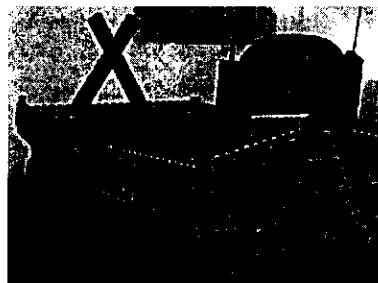
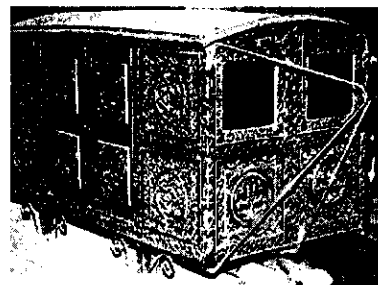
Nature of Work: Theme based Landscaping & beautification of Museum of Maharaja Lakshmeshwar Singh Museum, Darbhanga



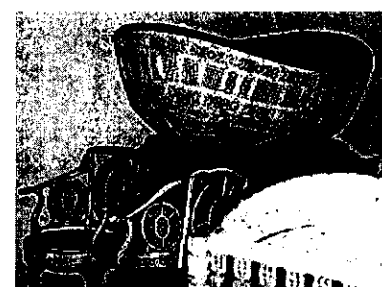
There is one more govt. museum in the city of Darbhanga named Maharaja Lakshmeshwar Singh Museum. The main collection of the museum comprises the donation made over to the Govt. of Bihar by the family of Darbhanga Raj in the year 1979. In the same premises, just beside the Chandradhari Museum, the collection of Maharaja Lakshmeshwar Singh Museum is housed in its own building. The



museum has got such priceless art-objects which can not be found in any other museums. The art-pieces made of ivory are very important so far the artistic excellence of carving on ivory is concerned.



Maharaja Lakshmeshwar Singh Museum is located at Manasarovar Dighi Tank, Darbhanga. The royal family of Darbhanga donated all their family collection to the



museum. The museum houses metal objects, ivory objects, metal objects, silver works, medal, armories, musical instruments, South Asian paintings, wooden objects of China valuable stones, gems etc

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4) Sita Ram Upadhyay Museum, Buxar

Nature of Work: Theme based Landscaping & beautification of Museum of Sita Ram Upadhyay Museum, Buxar

In the year 1979, Buxar Museum was established with a few good stone sculptures and coins. Hundreds of very good Terracottas collected by a local resident late Shri Sita Ram Upadhyaya was donated to the Buxar Museum and in the year 1993, the Govt. of Bihar, on request, renamed it as the Sita Ram Upadhyaya Museum after the name of the donor. The museum is famous for magnificent terracotta collections, especially the terracotta figurines belonging to the Mauryan and Shunga period (3rd–2nd Cent B.C.). Besides, there are a few stone sculptures and coins preserved in this museum as well.



Sita Ram Upadhyaya Museum is one of the largest repositories in Buxar that features various artefacts and articles. The gallery was established in 1979 for preserving rare stone sculptures and coins. The museum is named after a local resident, Late Sita Ram Upadhyaya, who collected a contrasting range of terracottas. There is a separate gallery in the museum that displays his collection



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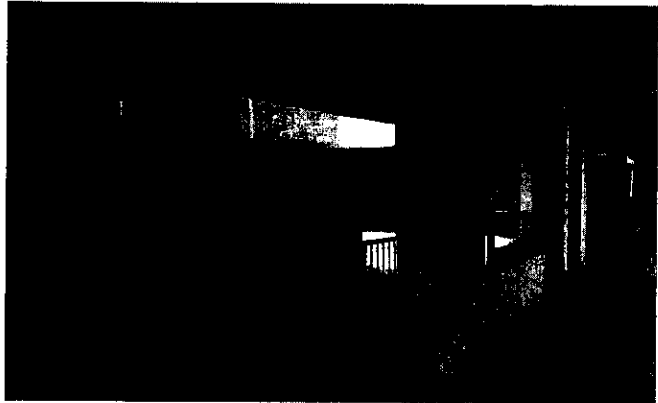
5) Bhagalpur Museum, Bhagalpur

Nature of Work: Theme based Landscaping & beautification of Museum, and its Upgradation of Museum Design, Museum Infrastructure depicting customs, tradition and local art and culture of rural Bihar



To collect and display the artifacts and art objects belonging to the region of Bhagalpur, a state museum was started in the year 1976. Recently, the collection of museum has been shifted to its own building. There is a very good collection of stone sculptures of Pal period (8th–12th A.D.)

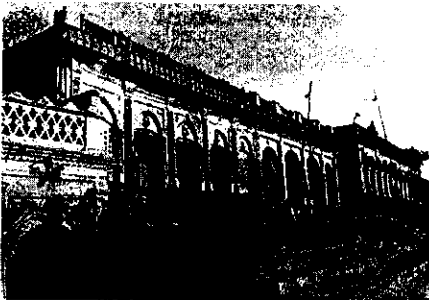
The State Govt. has the proposal to develop this museum as Bhagalpur Museum-cum-Anga Cultural Centre and the work is in progress.



6) Munger Museum, Munger

Nature of Work: Museum Design, its Infrastructure and development of Art Gallery representing customs, tradition, local art and culture

To collect and display the artifacts and art objects belonging to the region of Munger, a state museum was started. Recently, the collection of museum has been shifted to its own building. There is a very good collection of stone sculptures of Pal period (8th–12th A.D.) The State Govt. has the proposal to develop this museum as Munger Museum-cum- Cultural Centre is proposed.



It is located inside the fort and cover a large area. There are a good collections of prehistorically idols of lord Ganesha, lord Buddha.

7) Theme park at Kaimur

Nature of Work: Construction of a Theme park ,Based on the concept of Shailasraya Theme at Kaimur District (H.Q.)

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