

NOTICE INVITING TENDER (NIT)

1.0 Delhi Metro Rail Corporation (DMRC) Ltd. invites Open Tenders from eligible applicants, who fulfil qualification criteria as stipulated in clause 1.3 of NIT, for the work, “Contract: ____: Detail Design Consultant (DDC) for Detailed Design of: Architectural, Planning, Structural, Building Services and E/M Services for the “Construction of Retail & Commercial Space” above underground Metro Station at Netaji Subhash Place including planning and design of Architectural, Civil, E & M, Finishing, Water Supply, Sanitary Installation, HVAC, External Development Works ,Horticulture and landscaping - Design, Detail, Tender & Supervision etc

1.1 Brief Description of work: Construction of Retail & Commercial Space, “The NSP Retail & Commercial Project” including a possible rooftop multiplex or food court. The consultancy assignment is to be provided for construction of the project on plot having an area of approx. 18,452 sqm situated in Delhi. Approximate cost of project is Rs. 102.90 crores.

A) Detailed Architectural and Lease Support Services

State of art commercial or retail building with green logic , customized to be flexible to lease out of spaces including a **possible rooftop multiplex or food court** is to be built above Netaji Subhash UG Metro Station .

	Tentative Areas* (In sqm)
Area of plot	18,452
Foot print of PD on Station Box	3,798
Tentative FAR	18,452
Area in Basement	4,321
Tentative spatial envelope is a function of the structure arising out of the underground station. It is in the scope of work of DDC to firm up the proposal based on applicable MPD 2021. The quoted fee will be suitably scaled up or down on pro rata basis in relation to the final areas.	

The structure shall be multi-storied RCC Framed structure with basement, possible stilt and upper floors depending upon the permissible FAR, permissible height and relevant building by-laws. The DDC is to respect the pillars arising out of the station below and designed loads. “The NSP Retail & Commercial Project” is to be most modern and designed as Green Building system of TERI (GRIHA) with green and energy savings advantages arising out of it say: electricity, HVAC, water cycle, interior space and exterior environment etc. Certification is not compulsory

According to the mandate given to DMRC, the building is proposed to be leased out, so the design of building and its services should be designed in accordance with ease of lease management. Preparation of Project Information memorandum (PIM) for information of bidders, bringing out the salient features of the proposal and details of services and drawings for handing over to the lessee.

B) Detailed Engineering Design, Building Services, Tender Support Services & Supervision:

The architectural, structure, civil, E/M and building services design, approvals, architectural, structural and engineering drawings, tender documentation and periodic site visit are in the scope of DDC. Only

land plan, architectural and structure drawings and services of underground station with basic client’s requirement will be provided by DMRC

1.2 Key Details:

Cost of Tender documents	Rs. 21,000/- inclusive of 5% DVAT (Demand Draft in favour of “Delhi Metro Rail Corporation Ltd” payable at New Delhi.)
Tender Security amount	INR 3 Lakhs only
Completion period of the Work	6 Months + 4 Months for Tender Process + 24 Months for Execution
Tender documents on sale	24.02.2015 from 9:00 Hrs to 17:30 Hrs in all working days and on 30.03.2015 up to 11:00 Hrs. On e-tendering website www.tenderwizard.com/DMRC
Pre-bid Meeting	11.03.2015 at 11:00 Hrs.
Last date of issuing Addendum	NA
Date & time of Submission of Tender	30.03.2015 up to 15.00 hrs.
Date & time of opening of Tender	30.03.2015 at 15.05 hrs. (only technical)
Authority and place for purchase of tender documents, seeking clarifications and submission of completed tender documents	Office of CE/PD 25, Ashoka Road, Near Patel Chowk Metro Station, New Delhi 110 001
For Query	Namrita Kalsi, Dy. Chief Architect(PD) DMRC M.C. Sharma ,Dy. CE (PD)

1.3 QUALIFICATION CRITERIA :

1.3.1 Eligible Applicants:

The tenders for this contract will be considered only from those tenderers (proprietorship firms, partnerships firms, companies, corporations, consortia or joint ventures) who meet requisite eligibility criteria prescribed as under:

- i. In the case of a JV or Consortium, all members of the Group shall be jointly and severally liable for the performance of whole contract.
- ii. Tenderers shall not have a conflict of interest. All Tenderers found to have a conflict of interest in this tender process shall be disqualified. Tenderers shall be considered to have a conflict of interest, if:
 - (a) One firm applies for tender both as an individual firm and in a Group.
 - (b) If Tenderers in two different applications have controlling shareholders in common.
 - (c) Submit more than one application in this tender process.
- iii. A firm, who has purchased the tender document in their name, can submit the tender either as individual firm or in joint venture/Consortium. However in case of JV/ consortium:
 1. Lead partner must have a minimum of 26% participation in the JV/Consortium.

2. Partners having less than 26% participation will be termed as non-substantial partner and will not be considered for evaluation which means that their financial soundness and work experience shall not be considered for evaluation of JV/Consortium.
3. In case of JV/Consortium, change in constitution or percentage participation shall not be permitted at any stage after their submission of application otherwise the applicant shall be treated as non-responsive.
- iv. Tenderer must not have been blacklisted or deregistered by any central / state government department or public sector undertaking. Also no work of the tenderer must have been rescinded by client after award of contract during last 5 years. The tenderer should submit undertaking to this effect.
- v. Tenderer (any member in case of JV/consortium) must not have suffered bankruptcy/ insolvency during the last 5 years. If otherwise, then the reasons and the details for the same need to be submitted. The tenderer should submit undertaking to this effect.

1.3.2 Eligibility Criteria for the tenderers is given below :-

(a) Work Experience Criteria:

The tenderers will be qualified only if they have experience of completing **Comprehensive Detailed Design Consultancy** (herein after referred to as **DDC**) work for similar nature of work(s) during last **Five (5)** years ending **1.2.15** as given below :

- (i) One similar work of **DDC inclusive of (but not limited to) Detailed Design of: Architectural, Planning, Structural, Building Services and E/M Services etc., of Project till handed over to client for a project of construction cost at completion of Rs. 82.31 Crores or more,** ‘OR’
- (ii) Two similar work of **DDC inclusive of (but not limited to) Detailed Design of: Architectural, Planning, Structural, Building Services and E/M Services etc., of Project till handed over to client for a project of construction cost at completion of Rs. 51.44 Crores or more,** ‘OR’
- (iii) Three similar work of **DDC inclusive of (but not limited to) Detailed Design of: Architectural, Planning, Structural, Building Services and E/M Services etc., of Project till handed over to client for a project of construction cost at completion of Rs. 41.15 Crores or more,**

Notes:

1. The ‘similar nature work’ shall be the one of a **Commercial or shopping mall project OR retail/mall component of the Airports/ Metro Stations/ Mixed Use Developments/Malls provided it is in accordance with the prescribed prequalification criteria and with experiences of multiplex all** in R.C.C. framed Construction of 5 storey or above with basement.
2. The DDC works must have been completed in metropolitan cities like Delhi NCR, Mumbai Metropolitan Region, Kolkata, Chennai, Begaluru, Hyderabad, Pune, Ahmedabad, Jaipur, Chandigarh etc.
3. The Tenderer (In case of JV/Consortium by any one of the partner) should be have completed at least one consultancy work for a project confirming to 4 star of GRIHA rating system of TERI/LEED certified (gold rating). In case Tenderer or its constituent do not have experience in LEED/TERI certification by themselves, they can make /include a LEED/TERI certified consultant as JV member with not less than 3% share which will be acceptable/ **Associate Consultant**.
4. The tenderer shall submit details of consultancy provided by them in the performa of

Annexure-2 of FOT for the works to be considered for qualification of work experience criteria. The work which have been completed shall only be considered. Actual construction cost as certified by client organization not the estimated cost of project shall be considered. Documentary proof such as cost/actual completion cost and actual date of completion for such work should be submitted. **The offers submitted without this documentary proof shall not be evaluated.** In case the work is executed for private client, copy of work order, bill-wise details of payment received certified by C.A. T.D.S. certificates for all payments received and copy of final/last bill paid by client shall be submitted.

5. For works completed earlier, value of works done shall be updated **1.2. 2015** price level assuming 5% inflation for Indian Rupees every year and 2% for foreign currency portion per year.
6. If the work was done in other JV formation, the value in proportion of the participation in that JV by the member (only substantial member) shall be considered. No evaluation of work done by any non-substantial member shall be done.

(b) Technical Qualification Criteria

- i) The Principal Consultant / Architect of the firm / agency should be professionally qualified Architect having graduate degree B. Arch and registered with Council of Architecture.
- ii) The Consultant / Architects (Consultants) should be based at Delhi/NCR .
- iii) The Consultant / Architects should have a professional reputation and the quality of works executed by them should be of acceptable standard. The works assigned to them should have been completed within the prescribed time. DMRC may inspect the works of the Agency to assess quality and performance.
- iv) The Consultant / Architects should have in-house arrangement for providing consultancy for specialized works namely structural design, land scaping, plumbing, electrical and construction supervision etc or have tie-up with associate consultants for such works.
- v) The Consultant / Architect are required to attach the requisite satisfactory documents of educational qualification; design experience for key team personnel's as proof towards pre-qualification, along with their application. Failure to submit the same may result into rejecting the application. DMRC reserves the right to cross check the information furnished and may obtain confidential report from their previous clients. DMRC reserves the right to reject any or all applications at any stage without assigning any reason, thereof.
- vi) An undertaking from the key personnel must be furnished that he/she will be available for entire duration of the project assignment. After the award of work, in case of non availability of key personnel in spite of his/her declaration, he/she shall be debarred for a period of two years for all projects of DMRC.
- vii) In case a firm is proposing key personnel from educational/research institutions, a 'No Objection Certificate' from the concerned institution should be enclosed with the CV of the proposed key personnel committing his services for the instant project.
- viii) In case the consultant intends to replace any of the key personnel during the pendency of the contract, he needs to get approval of DMRC for the same.

(c) Financial Qualification Criteria:

T1 – Liquidity:

It is necessary that the firm can with stand cash flow that the contract will require until payments received from the Employer. Liquidity therefore becomes an important consideration. This shall be seen from the balance sheets and/or from the banking reference. Net current assets and/or documents including banking reference, should show that the applicant has access to or has available liquid assets, lines of credit and other financial means to meet cash flow of **Rs. 15 Lakhs** for this contract, net of applicant’s commitments for other Contracts. Banking reference should contain in clear terms the amount that bank will be in a position to lend for this work to the applicant/member of the Joint venture/Consortium. In case the Net Current Assets (as seen from the Balance Sheets) are negative, only the Banking references will be considered. Otherwise the aggregate of the Net Current Assets and submitted Banking references will be considered for working out the Liquidity.

T2 - Profitability: Profit before Tax should be Positive in at least 2 (two) years, out of the last five audited financial years.

In Case of JV: The profitability of only lead member shall be evaluated.

T3 - Net Worth: Net Worth of renderer during last audited financial year should be **>0r = Rs. 21 Lakhs**

In Case of JV- Net worth will be based on the percentage participation of each Member.

Example: Let Member-1 has percentage participation = M and Member-2 has = N. Let the Net worth of Member-1 is ‘A’ and that of Member-2 is ‘B’, then the Net worth of JV will be= $(AM+BN)/100$

T4 - Annual Turnover: The average annual turnover from consultancy of last five financial years should be **>or = Rs. 84 Lakhs**

The average annual turnover of JV will be based on percentage participation of each member.

Example: Let Member-1 has percentage participation = M and Member - 2 has = N. Let the average annual turnover of Member-1 is ‘A’ and that of Member-2 is ‘B’, then the average annual turnover of JV will be= $(AM+BN)/100$

Notes :

- (a) Financial data for latest last five audited financial years has to be submitted by the tenderer in **Appendix-18 of FOT** along with audited balance sheets. The financial data in the prescribed format shall be certified by Chartered Accountant with his stamp and signature. In case audited balance sheet of the last financial year is not made available by the bidder, he has to submit an affidavit certifying that ‘the balance sheet has actually not been audited so far’. In such a case the financial data of previous ‘4’ audited financial years will be taken into consideration for evaluation. If audited balance sheet of any year other than the last year is not submitted, the tender will be considered as non-responsive.
- (b) Where a work is undertaken by a group, only that portion of the contract which is undertaken by the concerned applicant/member should be indicated and the remaining done by the other members of the group be excluded. This is to be substantiated with documentary evidence.

1.4 DCC Team for the project :-

(a) **Planning and Architecture team:** Minimum no. and qualification of key personnel’s of the Planning and Architecture team shall be as under. Consultant may however increase the staff/ own requirement depending on his assessment of the work.

S. NO.	Description of Post	Nos., Minimum Qualification & Experience
1.	Lead Architect	1 no., B. Arch. with minimum 15 yrs. experience
2.	Assistant Architect	2 no., Graduate in Architecture. with minimum 5 yrs experience of similar work i.e. DDC work..
3.	Aesthetic Planner	1 no., Graduate in Architecture/Planning with minimum 5 yrs experience of similar work i.e. DDC work..
4.	Structural Designer	1 no., M.E/ M. Tech(Structure) with minimum 15 yrs. experience of designing Multi storey building, Framed RCC structures.
5.	Civil Engineer	1 no., M.E/ M. Tech(Structure) with minimum 15 yrs. experience of construction of Multi storey building, Framed RCC structures and plumbing..
6.	Assistant Structural Designer	1 no., B. Tech/ B.E (Civil) with minimum 5 yrs experience in Design of RCC Structures
7.	Plumbing and Sanitary Consultant	1 no., B. Tech/B.E Civil with 5 yrs or Diploma civil with 15 yrs. experience Of Designing water supply, drainage & sanitary services.
8.	Electrical & Mechanical Engineer	1 no. B. Tech/BE (Electrical) with 5 yrs or Diploma (with 10 yrs.) experience of electric supply and internal distribution in multi storey buildings.
9	Consultant for TERI/LEED Certification.	1 no. Graduate in Civil Engg./Urban Planning/Architecture with experience of green building certification.

(b) **Supervision team:** Minimum estimated requirement of key personnel’s of the execution supervision team for construction supervision shall be as under.

Sl. No	Category (*Same personal according to table 1.4 a)	Range of min experience	Remarks
1	Lead Architect*	1 no., B. Arch. with minimum 15 yrs. experience	Completion to be planned within 24 months
2	Assistant Architect*	1 no., Graduate in Architecture. with minimum 5 yrs experience of similar work i.e. DDC work..	
3	Structural Designer*	1 no., M.E/ M. Tech(Structure) with minimum 15 yrs. experience of designing Multi storey building, Framed RCC structures.	

4	Civil Engineer*	1 no., M.E/ M. Tech(Structure) with minimum 15 yrs. experience of construction of Multi storey building, Framed RCC structures and plumbing.
5	Electrical & Mechanical Engineer*	1 no. B. Tech/BE (Electrical) with 5 yrs or Diploma (with 10 yrs.) experience of electric supply and internal distribution in multi storey buildings.
6	Safety Engineer- 1 No.	About 8 years (Degree/Diploma in Civil Engineering)

1.5 The Tender documents consist of:

Volume – 1

Notice inviting Tender (NIT)

Instructions to Tenderers (ITT)

Form of Tender (FOT)

General Conditions of Contract (GCC)

Special Conditions of Contract (SCC)

Location Plan & Basic Concept Plan

Volume – 2

Scope of work

Volume – 3

Financial Package

- 1.6 Late tenders (received after date and time of submission of bid) shall not be accepted under any circumstances.
- 1.7 Applicant must not have been blacklisted or deregistered by any government agencies or Public sector undertaking during the last 10 years. Also the applicant must not have resiled after award of contract.
- 1.8 Tenders shall be valid for a period of **180 days** (both days inclusive i.e. the date of submission of tenders and the last date of period of validity of the tender) from the date of submission of Tenders and shall be accompanied with a tender security of the requisite amount as per clause **5.2 of ITT**.
- 1.9 DMRC reserves the right to accept or reject any or all the proposals without assigning any reasons. No tenderer shall have any cause of action or claim against the DMRC for rejection of his proposal.

Chief Engineer (Property Development)-2

Delhi Metro Rail Corporation Ltd.