

UTTARAKHAND STATE INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(USIDCL)

RFP DOCUMENT

FOR APPOINTMENT OF

ARCHITECTURAL & DESIGN CONSULTANCY FIRMS

FOR

**PROVIDING CONSULTANCY SERVICES FOR STATE DISASTER RESPONSE FORCE
(SDRF) CAMPUS AT JOLLYGRANT, DEHRADUN**

(UTTARAKHAND)



SEP-2016

UTTARAKHAND STATE INFRASTRUCTURE DEVELOPMENT CORPORATION LTD

(A GOVT OF UTTARAKHAND UNDERTAKING)

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1. NOTICE INVITING PROPOSAL

1.1 Uttarakhand State Infrastructure Development Corporation Ltd. invites proposals from Consultants empanelled with the USIDCL for following work:

NIP No. 2207/USIDCL-464/16 Dated 07/10/2016

Name of Work: Providing consultancy Services for Design & Planning for Construction of State Disaster Response Force (SDRF) Campus of Jollygrant, Dehradun (Uttarakhand).

(a) Particulars

1.	Location and Land Area	Approximately 23.00 hect. of land is identified for the project at Jollygrant, Distt.- Dehradun, Uttarakhand.
2.	Tentative cost of the project	Rs. 209.00 Cr.
3.	Cost of Document	Rs. 5000/- + VAT (non-refundable and non-adjustable).
4.	Earnest Money deposit (Bid Security)	Rs. 3.76 Lac
5.	Performance Guarantee	in form of Bank Guarantee/ FDR issued from any Scheduled/ Nationalized bank
6.	Date of issue of RFP document	07/10//2016
7.	Date, Time and Venue of Pre-bid meeting	10/10/2016 at 15:00 hrs USIDCL, Opposite Govt. ITI Majra, Niranjapur, Saharanpur Road, Dehradun-248001
8.	Closing date & time of receipt of Document & Venue	14/10/ 2016 at 15:00 hrs USIDCL, Opposite Govt. ITI Majra, Niranjapur, Saharanpur Road, Dehradun-248001
9.	Date & time of opening of Bidding Document	14/10/ 2016 at 15:30 hrs
10.	Date & time of Pre technical presentation of Successful bidders	17/10/ 2016 at 11:00 hrs
11.	Final Technical Presentation of Successful bidders	25/10/ 2016 at 11:00 hrs

1.2 Issue of RFP Document

1.2.1 The RFP Document is issued to already short listed empanelled Architectural and Design Consultancy Firms in Class A in USIDCL through email & uploaded on our website www.usidcl.com. A payment of non refundable document fee Rs.5000.00+13.5% VAT through cash/ DD issued from any Scheduled/ Nationalized bank favoring “Uttarakhand State Infrastructure Development Corporation Ltd.” payable at Dehradun shall be submitted by the bidder.

General Manager (Civil)

2. DECLARATION BY BIDDER

I/We have read and examined the bid document, terms and Conditions of bid and other documents and Rules referred to in the bid and all other contents in the bid documents for the Architectural consultancy.

I/We hereby submit bid for the Architectural and Design Consultancy as per the stated scope of work for providing consultancy services for **Design & Planning for Construction of State Disaster Response Force (SDRF) Campus At Jollygrant, Dehradun (Uttarakhand)** within the specified time schedule.

I/We agree to keep the bid open for ninety (90) days from the due date of submission therefore not to make any modifications in its terms and conditions.

I/We hereby declare that I/We treat the bid documents, drawings and other records connected with the consultancy as secret/ confidential documents and shall not communicate information/ derived there from to any person except to whom, I/We may be authorized to communicate the same or use the information in any manner prejudicial to the interest of the company.

If I/We fail to commence the consultancy specified I/We agree that the said USIDCL shall without prejudice to any other right or remedy, be at liberty to forfeit the said Performance Guarantee absolutely otherwise the said Performance Guarantee shall be retained by the USIDCL as security against consultancy referred to in the bid documents as per terms and conditions contained therein and to carry out such deviations as may be ordered.

Seal of the consultant

Signature of the consultant

Place :

Date:

3.1 Introduction

Uttarakhand State Infrastructure Development Corporation Limited (USIDCL) intends to appoint a reputed Architect/Design Consultancy Firm for providing Consultancy Services for Architectural Planning, Structural Design, Internal and external electrical works with Fire Fighting System, landscaping, approval of plans from respective authorities, design of other building services, IT & communication networking as well as supervision etc. for the proposed Consultancy Services for **Design & Planning for Construction of State Disaster Response Force (SDRF) Campus of Jollygrant, Dehradun (Uttarakhand)**. The schedule of tentative requirement of the project is as per **Annexure- I**. Approximate duration of the services under this contract is **60 months**. The approximate cost of the project is **Rs. 209.00 Cr.**

3.2 Objective

The objective of the proposal is to provide consultancy service for construction of **SDRF Campus At Jollygrant, Dehradun (Uttarakhand)** only as per the NBC norms, & relevant IS code and the requirement given by SDRF Department Uttarakhand, on the proposed **23.00 hect. (Approximately)** of land at Jollygrant, Distt. Dehradun which was been identified for the project.

A preliminary survey plan is given at **Annexure-II**. A detailed estimate for this purpose needs to be prepared in such a manner that minimum FAR and maximum permissible height are achieved. The time frame for submission of detailed estimate is given at **Annexure-III**.

3.3 Submission of Bids

- 3.3.1 The bid will be submitted in one envelope super-scribed “Bid for Providing consultancy Services for **Design & Planning for Construction of SDRF Campus of Jollygrant, Dehradun (Uttarakhand)**” containing following:-
- (a) Document fee as per clause no 1.1
 - (b) Copy of Empanelment Certificate in USIDCL.
 - (c) Earnest Money Deposited as per clause no 1.1
 - (d) The Complete RFP document duly signed.
 - (e) Document pertaining to clause no. 3.5

3.4 INSTRUCTIONS / GUIDELINES

- 3.4.1 The USIDCL shall appoint a consultant for the project through the technical competition from the empanelled consultant in the USIDCL.
- 3.4.2 The Consultants are advised to visit and examine the site of work and its surroundings and obtain any information that may be necessary, in addition to those provided in this document, for preparing the design concept. The Consultant shall be deemed to have fully acquainted himself about the site condition before bidding, whether he inspects it or not.
- 3.4.3 The design concepts should strictly adhere to the NBC norms, I.S. Code & building bye-laws applicable for the area.
- 3.4.4 All clarifications shall be sought during the Pre Bid Meeting. The bidders may make suggestions which shall be considered during the Pre Bid Meeting. No further clarifications shall be issued after replies to the pre-bid queries. Reply to the pre-bid queries/ common set of deviations shall form integral part of the bidding document.
- 3.4.5 The submission of the bid by a Consultant would imply that the Consultant has carefully read and agreed to the terms and conditions contained in this bid document.

- 3.4.6 The assignment entails performance by the consultant in two distinct stages i.e preparation of DPR and certifying the correctness of work as per drawing and design during the construction stage. In the event of client not proceeding ahead with t
- 3.4.7 he construction of the project, the second stage of the consultancy services will not be applicable and the consultant will have no right to claim the payment for the said stage.
- 3.4.8 The bid for the work shall remain open for acceptance for a period of 90 (ninety) days from the date of submission of the bids, which may be extended by mutual agreement and the consultant shall not cancel or withdraw the offer during this period.
- 3.4.9 This bid document shall form part of the contract agreement.
- 3.4.10 The successful Consultant shall be required to execute an agreement on non-judicial stamp paper as per **Annexure-IV** to this bid document, with the **Project Manager** within 07 days of submission of Performance Guarantee.
- 3.4.11 The stamp duty payable under the law in respect of this agreement shall be borne by the Consultant.
- 3.4.12 The USIDCL is not bound to accept any of the proposals submitted and reserves the right to reject any or all proposals without assigning any reasons thereof.
- 3.4.13 Deleted.

3.5 METHOD OF APPLICATION

- 3.5.1 If the Consultant is an individual or proprietary firm, the bid shall be signed by the individual / proprietor.
- 3.5.2 In the event of the bid being submitted by a partnership firm, it must be signed by each Partner thereof or in the event of absence of any partner, it must be signed on his behalf by a person holding a power-of attorney authorizing him to do so, such power of attorney to be produced with the bid, and it must disclose that the firm is duly registered under the Indian Partnership Act.
- 3.5.3 A certified copy of the partnership deed, Form A from Registrar of Firms, contact details and current address of all the partners of the firm shall also accompany the bid.
- 3.5.4 Where the consultant is a partnership firm, the prior approval in writing of the Engineer-in-Charge shall be obtained before any change is made in the constitution of the firm. Where the consultant is an individual or a Hindu undivided family business concern such approval as previously mentioned shall likewise be obtained before the consultant enters into any partnership agreement where-under the partnership firm would have the right to carry out the works hereby undertaken by the consultant.
- 3.5.5 If the Consultant is a limited company, the bid shall be signed by a duly authorized person holding power of attorney for signing the application. The power of attorney shall be on non-judicial stamp paper of appropriate value and attested by Notary Public and its attested copy shall be furnished with the bid. The Architectural Consultant should also furnish a copy of the memorandum of articles of association duly attested by a Public Notary, and it must disclose that the Company is duly registered under the Indian Companies Act, 1956.
- 3.5.6 Over-writing should be avoided. Correction, if any, should be made by neatly crossing out, initialing, dating and rewriting and duly endorsed.

4.1 EVALUATION OF BIDS:-

The Bids received from architectural and design consultancy firms shall be evaluated on the following basis:

(A) CHECKING OF DOCUMENT FEE: The Envelope-I containing the document fee shall be opened first. In case the requisite document fee is not found enclosed, the bid shall be considered non-responsive and will be disqualified.

(B) FIRST STAGE TECHNICAL PRESENTATION: All responsive Architectural Consultant shall be invited for participating in the detailed design concept presentation and discussion. Only first three consultants those who scored maximum marks in First stage technical presentation shall only be eligible for Second & Final Stage Presentation. The Consultant must come along with hard and soft copies of their design concept and related details at the time of presentation.

Note- (a) The Committee shall evaluate the presentation on design concept and assign the marks as stipulated under **table 4.1**

(b) Minimum marks for qualification for final stage presentation are 60%

(C) SECOND & FINAL STAGE TECHNICAL PRESENTATIONS: The successful Architectural Consultant in First Stage technical presentation shall be invited for participating in Final Stage detailed design concept Technical presentation. The Consultant shall come along with hard and soft copies of their design concept and related details at the time of presentation.

The Committee shall evaluate the presentation on design concept and assign the marks as stipulated under **table 4.1**

Table 4.1

S.no	Description	Marks
A.	Master Planning & Zoning	35
1.	Cost effective site utilization & Grouping of functions.	10
2.	Site Orientation	
(a)	Massing (Compactness)	5
	Zoning/ Phase-wise planning	10
(b)	Circulation (Integration)	5
3.	Landscape blending with existing profile	5
B	Design Concept Planning	50
1.	Aesthetics and environment friendly considerations	5
2.	Energy efficient building design	5
3.	Façade and Elevation	10
4.	Disaster resistant methods/ technologies	10
5.	Innovative architectural features	5
6.	Economical design	5
7.	Electrical design of the project viz. external connection requirement, internal load distribution and wiring, energy efficient & conserving scheme etc	5
8.	Vernacular architectural features	5
C.	Presentation	15
1.	Overall presentation	5
2.	Overall understanding, planning & design of the project	5
3.	Interpretation of design concept & interaction on concept and response to queries of the Committee members	5
Total		100

The consultant shall have no right to challenge the marks assigned by the committee members. No correspondence will be entertained challenging the marking by the committee.

Note: (a) Consultant/Consultancy firm getting highest marks shall only be eligible for allotment of work.

(b) Negotiation for revised consultancy fee may be made with consultant/consultancy firm, if desired.

Consultants are advised to visit our website www.usidcl.com regularly for updated details/information.

5.1 DESIGN BRIEF

5.1.1 The proposed Consultancy service for design & planning for **Construction of SDRF Campus of Jollygrant, Dehradun (Uttarakhand)**. The total plot area of the site is 23.00 Hect. Which shall comprise of the requirements as detailed in **Annexure-I** along with the structural details, Internal Road, Boundary-Wall, External water supply & sanitary, external electrification work, rain water harvesting, sewerage system, STP, design analysis of structural and services etc. The above requirements are tentative and opened to suggestion by the bidders as per norms and essential requirement of SDRF Dept, Govt. of Uttarakhand and as per tentative concept plan of the project.

5.1.2 The Consultant shall inspect the site, collect all required engineering data, study the options taking into consideration the local climatic influence etc.

5.1.3 The proposed building shall be with adequate parking for two & four wheelers as per the requirement of local bye-laws. The consultant shall examine and propose the full utilization of space.

5.1.4 The buildings shall be designed as per applicable norms. The design should have provisions of National Building Code/Local bye-laws and conform to latest Indian Standard Code of practice for various disciplines.

5.1.5 The proposed life span for the building shall be as per NBC Norms. Therefore, the design and specification of the building shall take into account the maintenance and durability aspects.

5.1.6 The proposed buildings shall be designed for comfortable environment, aesthetic and psychological appeal. The building shall reflect contemporary attitude towards environmental control and aesthetic excellence.

5.1.7 Special attention shall be given to energy saving devices/designs with maximum natural lighting and ventilation, renewable energy sources and eco-friendly features and cutting edge technology with green feature.

5.1.8 Fire safety norms in accordance with local fire bye-laws/ codes are to be followed by the Consultant for the project.

5.1.9 Intelligence with respect to Telecom in office building shall include offering the occupants many sophisticated telecom facilities viz electronic mail (Internet), PBX, PAX, Direct line telephone system, Security/surveillance system etc.

- 5.1.10 The building shall be designed with provisions for easy maintenance, additions and alterations.
- 5.1.11 The project shall be designed as per GRIHA norms for atleast 4 star. The statutory expenditure shall be reimbursed to the consultant.

6.1 SCOPE OF CONSULTANCY:

- 6.1.1** The successful bidder shall submit the DPR consisting of following volumes:

The DPR shall consist of following volumes:

- a. Main Report**
- b. Detailed Design Report(Structural and Services design)**
- c. Material Report & schedule of finishes**
- d. Technical Specification**
- e. Drawings {Architectural, structural and working (Good for construction) drawings}**
- f. Rate Analysis:**
 - i. Rate analysis of those items, which are not available in Uttarakhand State PWD schedule of rates, be taken from DSR based on CPWD rates after taking cost index for that particular block/ district.
 - ii. Rate analysis of non schedule items along with market price list from vendors and other supporting documents.

Note: (i) The detailed design report including detailed structural drawing for proof checking and detailed working drawings shall be submitted after client's approval of DPR, but well before start of the work.

(ii) Power Point presentation shall be given by the consultant in due stages when ever required by Client / Employer/ User Department.

7.1 ARCHITECTURAL DESIGN:

- a) This shall include detailed discussions with the USIDCL, User department & concerned statutory bodies, Evaluation of Site, Analysis and impact of existing structures, if any/ proposed development of its immediate environments etc. and ascertaining Local Bye-laws, Ground/ design controls applicable to the site of work, details of various approvals required from Local/ Statutory Authorities.
- b) Modifying the conceptual designs incorporating required changes by the USIDCL /SDRF Dept./Govt. of Uttarakhand.
- c) Preparation of layout plans indicating features like internal and external, water supply, sanitary installations, storm water drainage, rain water harvesting system, landscaping, internal roads, paved areas, internal and external electrical installations compound lighting, Provision of Solar energy etc. which shall be in accordance with bye- laws of local/statutory authorities and obtaining approval of USIDCL/SDRF.
- d) The layout plan shall include an area statement giving details of permissible FAR, ground coverage, setbacks etc., and actual built up area generated vis-à-vis schedule of accommodation. The site plan shall show services such as water supply, sewer lines, road lighting, underground tank etc. (True to scale).
- e) Preparation of preliminary drawings using Auto CAD for various floors, toilets, staircases, etc. explaining the general planning with schedule of internal and

external materials and finishes and dimensions. Internal and external Plumbing/Electrical layout, fire fighting system, UPS and location of channels for electric cables, telephone, LAN and other conduits for services, complete in accordance with the relevant National Building Code/local Bye laws including all drawings and obtaining approval of USIDCL and submission of preliminary project report and obtaining approval of the USIDCL.

- f) Submission of plans/drawings to local civic bodies for obtaining approval of the Local/Statutory authorities according to the applicable acts, laws, regulations etc. and make any changes desired by such authorities at no extra cost. The approved documents in original shall be submitted to USIDCL for its reference and record. The fee for statutory approval shall be reimbursed to the consultant.
- g) Preparation of detailed drawings consisting of floor plan with complete furniture detail at each level, reflected ceiling plans at each level including coordinated lighting and service features, external elevations, internal elevations, cross sections and longitudinal sections, lighting outfit/switching plan, plumbing and schematics, interior fit out including structural, electrical & other equipment, communication systems, fire fighting systems, power management systems, wastewater management system, rain water harvesting, landscaping and horticulture, Debris management plan during construction and post construction etc. all pertaining to various specialist services and disciplines.
- h) Preparation and submission of detailed designs, drawings and documents for all internal utility services like plumbing, fire fighting, electrification, telephones, acoustics and other specialized services etc. or as per the requirements of the Project suitable for construction and release to site.
- i) Preparation and submission of detailed designs, drawings and documents for all external utility services like water supply, sewerage, storm water drainage, fire hydrants schemes, rain water harvesting, water supply intakes arrangements, telephone system and other related schemes and any other specialized services as per Project requirement suitable for construction and release to site including getting necessary approvals from USIDCL.
- j) Detail electrical planning including power supply line from UPCL, Control panel room, meter room, external electrification for the campus and individual buildings etc.
- k) All concept plans shall also include the furniture layout.
- l) Submission of final detailed project report as per details given at Para 6.1.1

8.1 STRUCTURAL DESIGN:

- a) The building shall be designed to withstand static/dynamic loading (**wind/seismic load as per zone**) and the design shall be strictly in accordance with the latest Indian Standard Code of Practices/National Building Code. The structural analysis and design shall be done by using latest version of software packages such as STAAD PRO or equivalent. The provisions in various BIS Codes shall override the packages output.
- b) The architectural consultant shall supply all design calculations/computer input and output giving specific reference to BIS/NBC, along with soft copies. The structural drawing showing the reinforcement details / bar bending schedule shall be prepared as per latest edition of SP: 34 (S&T) etc. All overriding conditions prescribed by IS:

13920 or any other BIS code shall be taken into account while preparing the structural drawings.

- c) The consultant shall also submit the design parameters as desired by USIDCL.
- d) The design period of the structure shall be as per NBC Norms. The design of the structure shall be got vetted/ proof checked by the consultant from any reputed engineering institution/structural consultant empanelled with Govt. of Uttarakhand or as directed by USIDCL. The cost of vetting/proof checking shall be borne by the consultant.

9.1. SERVICES DESIGN

The design for the following services shall be carried out as per the provisions of the design brief for respective services and shall be approved by USIDCL.

- a) **ELECTRICAL (External & Internal), HVAC & COMMUNICATION SYSTEMS etc.**
- b) **WATER SUPPLY & PLUMBING SYSTEMS etc.**
- c) **DRAINAGE SYSTEM FOR WHOLE PROJECT.**
- d) **SEWAGE DISPOSAL SYSTEM (Septic Tank, Soak Pit) or S. T. P. etc.**
- e) **APPROACH ROAD, INTERNAL ROAD NETWORK & DRAINAGE SYSTEM etc.**
- f) **FIRE FIGHTING SYSTEM** (Fire safety norms in accordance with local fire by-laws/ codes are to be followed by the consultant.)
- g) **SOLAR WATER HEATER / SOLAR PHOTOVOLTAIC SYSTEM FOR LIGHTING OF BUILDING.**

10.1 ENVIRONMENTAL PROTECTION

Cautious effort shall be made to ensure positive contribution to the Environment and confirm to local pollution control norms.

11.1 LAND-SCAPING & ARBORICULTURE

Appropriate hard and soft landscaping shall be designed to be in harmony with the surrounding Environment and neighborhood. The objective is to provide a harmonious and friendly environment with green area and landscape features.

12.1 OTHER SERVICES

Any other services connected with the work shall be designed as per standard practice.

13.1 DETAILED ESTIMATE

Preparation of detailed estimate as per Para 6.1.1 above, with complete working details and take-off sheet, schedules such as internal and external finishes, hardware sanitary fitting and electro mechanical services, building specifications, including specification for all trades and services, and bill of quantities including those of various services all based on schedule of rates conforming to specifications and procedures approved and prescribed by the USIDCL to describe the whole project adequately, supplying details of calculations of such Schedule of quantities to enable the USIDCL to invite tenders for the said project. Where prescribed specifications and/or schedule of rates do not provide for certain items/services, specification and rates based on proper market rate analysis supported by Quotations from reputed/specialized agencies shall be adopted along with Engineering Market Rate Analysis for these items with the approval of the USIDCL.

14.1 SITE VISITS

During the execution (Construction Stage) of the project, the consultant is required to visit the site before presenting his bill for payment for each stage of construction as given in Clause 16.1.3(b). Additional visits, if any, required during construction stage shall be paid at the rate of Rs. 2500.00 per visit for consultants located within 100 km of site and Rs. 8000/- per visit for other consultants.

14.1.1 COST OF THE PROJECT DOES NOT INCLUDE FOLLOWING ITEMS/EXPENDITURE FOR THE PURPOSE OF PAYMENT CALCULATION FOR CONSULTANCY FEE

To arrive at the payment of architectural fee to the architect, the cost of project shall be derived by deducting following items from sanctioned cost of project by the Government:-

- 14.1.2 Contingency charges sanctioned
- 14.1.3 Centage charges/ supervision charges sanctioned
- 14.1.4 Payment allowed for external power connection, sewerage, water supply etc and to development authorities to sanction the project maps etc and any type of eligible taxes as applicable and any other payment made directly to Govt. agencies. In no case, the project cost should be more than the sanctioned cost.
- 14.1.5 Any other items of works/services sanctioned for which architectural services are not required/ approved.
- 14.1.6 Lift equipments, tube well equipments and pumps.
- 14.1.7 Gadgets/appliance like refrigerators, AC units, EPABX, CCTV etc.
- 14.1.8 Cost of land, if any.
- 14.1.9 The repetitive residential building/non residential buildings.

15.1 PAYMENT OF CONSULTANCY FEES:

- 15.1.1 The USIDCL agrees to pay to the appointed Consultant the fee for the professional services to be rendered by them, for the stipulated schedule of services, as arrived at based on the agreed rate which is accepted by all consultancy firms during empanelment with USIDCL i.e. cost of project as calculated at Clause 14.1 above multiplied by the accepted lowest bid rate for class A (Sum of rates for Architectural Design Consultancy + Structural Design Consultancy).
- 15.1.2 Service tax shall be paid separately.
- 15.1.2 Statutory charges/fees payable to any local authority for obtaining statutory approvals for commencement/Completion /occupation of the building shall be paid by USIDCL on demand by the competent authorities.
- 15.1.3 The Consultant shall have to submit the self attested copy of his PAN No. along with the RFP Document.

16.1 PAYMENT SCHEDULE

- 16.1.1 Payments to the consultant shall be “on account” and shall be adjusted against the final bill.
- 16.1.2 All payments shall be subject to Income Tax deduction at source.
- 16.1.3 The Consultant shall be paid for each of the services in the schedule as far as possible by 14th working day after the day of submission of the bill, complete in all respect to the Project Manager in the various stages as follows:

A) PAYMENT AT DPR STAGE:-

Payable fee =70% of amount arrived at Para 14.1.1 :-

1.	On approval of Concept Planning and Master Plan by the Client/Govt.- Deptt.	20% (Twenty percent) of the payable fee as above.
2.	On approval of Architectural Drawings and Design and approval of documents from statutory bodies (if any)	25% (Twenty Five percent) of the payable fee as above.
3.	On submission of Preliminary DPR in Hard & Soft copy	15% (Ten percent) of the payable fee as above.
4.	Submission of DPR-	20% (Fifteen percent) of the payable fee as above.
	(i) On Approval of DPR by USIDCL-	
5.	(ii) On Approval of DPR by the Client/Govt.- Deptt	20% (Thirty percent) of the payable fee as above.

Note: (i) 5 % security deposit will be deducted from each running bill which shall be released after two months of completion of project and shall work as performance guarantee during the construction stage.

(ii) Till finalization of project cost as per Para 14.1.1, the cost of the project shall be assumed as Rs 209.00 CR. However, the final cost of the project will be the cost approved by the Finance Deptt of Govt of Uttarakhand.

(iii) The project shall be divided into number of phases which will be done in consultation with USIDCL/ User department as per availability of funds. Tentatively it is assumed that the project is divided in two phases as given in Annexure-I. The Consultant is required to submit the master plan for the entire project with phasing/ zoning. However, the DPR shall be submitted as per phasing/ zoning as per requirement of USIDCL/ user department and the payment shall be made to the consultant accordingly.

B) PAYMENT AT CONSTRUCTION STAGE:-

Payable fee =30% of amount arrived at Para 14.1.1.

1.	On submission of Detailed Design Report including Proof checked Detailed Structural Drawings	10% of the payable fee as above.
2.	On submission of Detailed Working Drawings for all stages of construction	10% of the payable fee as above.
3.	Site visits on completion of following sub-stages.	
	i) Completion of Plinth Level	10% of the payable fee as above.
	ii) Completion of superstructure including brickwork and plaster work.	25% of the payable fee as above.

	iii) Completion of internal electrical, plumbing, sanitation works and IT, Fire-detection & Fire alarm systems.	15% of the payable fee as above.
	iv) Completion of external electrical, plumbing and sanitation works	10% of the payable fee as above.
	v) Completion of HVAC, Fire-fighting, Arboriculture, Landscaping & Site Development, Road & Drain Networks etc.	10% of the payable fee as above.
4.	On submission of Completion Drawings & Completion Certificate.	10% of the payable fee as above.

Note: 5% Security Deposit will be deducted from each running bill, which shall be released after two months of completion of the work and shall work as Performance Guarantee during the construction stage.

17.1 PERFORMANCE GUARANTEE:

- 17.1.1 The Consultant shall submit an unconditional Performance Guarantee/FD/NSC of 5% (Five Percent) of the consultancy fee or Rs. 50,000 whichever is more for proper performance of the contract agreement from a nationalized/scheduled Bank valid for **62 months** in the prescribed Performa at **Annexure-V**, notwithstanding and/ or Guarantee without prejudice to any other provisions in the contract within **07** days of issue of Letter of Acceptance.
- 17.1.2 In case, the Consultant fails to deposit performance guarantee within 07 days of issue of letter of acceptance, the offer of appointment of Architectural consultant shall stand cancelled.
- 17.1.3 Performance guarantee shall be released after 2 months from date of completion of work.

18.1 FORFEITURE OF PERFORMANCE GUARANTEE:

When the consultant has made himself liable for action under any of the clauses aforesaid, the Engineer-in-Charge on behalf of the USIDCL shall have powers:

- 18.1.1 To determine or rescind the contract as aforesaid (of which termination or rescission notice in writing to the contractor under the hand of Engineer-in-Charge shall be conclusive evidence) upon such determination rescission, the Security Deposit already recovered and Performance Guarantee under the contract shall be forfeited and placed absolutely at the disposal of the USIDCL.
- 18.1.2 In case the consultant fails to complete the work, the USIDCL, without prejudice to rights and remedies available under the agreement shall forfeit Performance Guarantee in cash and/or by en-cashing the Bank Guarantee.

19.1 ADDITIONS AND ALTERATIONS:

- 19.1.1 The USIDCL shall have the right to make changes, additions, modifications or deletion in the design and drawings or any part of work and instructions given in writing for any such additions / alterations, deletions during the progress of the work and the same shall be complied by the consultant without any extra cost.

20.1 TIME SCHEDULE:

- 20.1.1 The date of commencement of project will be reckoned from the seventh day of the date of signing of the contract.
- 20.1.2 Completion of various professional services/activities shall be achieved within the time frame for submission of DPR as per the **Annexure-III**.

20.1.3 As the project has to be completed on fast track, the work shall be carried out with due diligence and as per time frame for submission of DPR for the assigned project. In case of any delay / default, performance/deficiency by the Consultant, to the agreed time schedule, for pre commencement activities the Consultant shall pay by way of agreed compensation and amount equivalent to 0.25% (Zero decimal two five percentage) of the total amount of fee payable for each stage for each week of delay subject to a maximum of 10% (Ten percent) of the fee quoted for the services.

21.1 EXTENSION OF TIME

22.1.1 If the consultant shall desire an extension of time for completion of the work on the grounds of his having been unavoidably hindered in its execution or on any other ground he shall apply in writing to the USIDCL within seven days of the date of hindrance on account of which he desires such extension as aforesaid.

22.1.2 The USIDCL after satisfying itself about the reasonableness of grounds may grant extension of time which shall be final and binding as in his opinion be justified and communicate the same in writing. Wherever such extension of time is granted, it would be without prejudice to the rights of USIDCL to take any other action under the provisions of the Contract. Any extension of time granted as stated above shall neither entitle the consultant to any claim for increase in their fees nor shall it release him from any of the obligations under the said agreement.

22.1.3 The consultant shall extend the validity of his Performance Guarantee if warranted on account of extension of time.

22.1 OUTPUT/DESIGN SUBMITTALS OF THE CONSULTANCY:-

22.1.1 The output of the consultancy and any other details envisaged under this agreement shall be supplied as specified in the following table:

S.No.	Description	No. of Copies	Scale
1	Geotechnical Investigation Report:-Soil Sampling & bore holes as per norms, Dynamic Cone Penetration Test, Standard Penetration Test, Plate Load Test, Safe Bearing Capacity Of Soil, Determination Of In-situ-Density, Detailed Laboratory Analysis etc and as desired by structural engineer/USIDCL.	As reqd.	
2	Concept Design Stage:- Concept plan having concept of proposed building, internal roads, boundary wall, landscaping & arboriculture, rain water harvesting, sewerage disposal (STP), water supply and external electrification. Preliminary master plan, specifications and rough estimates etc.	6 copies	1:200
3	Final Master Plan.	6 copies	1:100
4	Architectural Drawings showing Elevations and Floor plans. Including details of partitions, flooring, ceiling, staircase, railings, layout for electrical/telephone/LAN cables, landscaping, arboriculture etc. along with integration of the building.	6 copies	1:50
5	Drawings for submission to local / statutory authorities.	As Reqd. by local/ statutory	As Reqd.

		authorities	
6	Working Drawings for plans, sections, elevations of building	6 copies	1:50
7	Working Drawings for Electrical Installation, Electrical Layout (both internal & external), HVAC details, HV/ MV panels, Fire detection, alarm and fighting systems, vertical elevators, Intelligent building Management System, IT & Communication networking, Access control, UPS, telecommunication system etc.	6 copies	1:50
8	Detailed Structural Drawings	6 copies	1:20
9	Detailed Structural Design	6 copies & Soft copy in CD	
10	Detailed Estimate of proposed building	6 copies	-
11	Detailed Working Drawings for execution of work (Good for Construction drawings)	6 copies	1:20/ 1:10
12	Preliminary Detailed Project Reports	2 copies	
13	Final Detailed Project Reports as per detail given at Para 3.1.1	6 copies	-
14	A soft copy of all drawings in AutoCAD and that of reports and statements in relevant soft form.	5 CDs	-
15	Completion drawings and completion certificate	6 copies	-

22.1.2 The USIDCL shall be supplied with such all Detailed Architectural and Structural Drawings in AUTOCAD and PDF format along with one reproducible hard copy in A-0/A-1 size. If there is any revision of any detail in any drawing for any reason whatsoever, same number of drawings shall be reissued in desired format to USIDCL after such corrections without any extra charge.

22.1.3 All drawings (Architectural, structural and services) shall be prepared by using latest version of Auto CAD or latest software.

22.1.4 The USIDCL shall be supplied with all Design Calculation and Detailed Project Reports in format as desired by USIDCL.

23.1 COPYRIGHT

23.1.1 All these drawings shall become the absolute property of the USIDCL and the consultant shall have no right to use the same anywhere else. Such drawings and designs shall not be issued to any other person, firm or authority or used by the Architectural Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except the USIDCL and/or its authorized representatives.

23.1.2 All design calculations along with original Architectural/Structural drawings (also in Auto Cad format) on CDs shall be submitted for proof-checking/ record and shall be the property of the USIDCL.

24.1 RESPONSIBILITY FOR ACCURACY OF PROJECT DOCUMENT

The Consultant shall appoint a team leader for this project who shall be an architect of at least Five years of experience and should have designed/supervised construction of similar building. His CV shall be submitted to the USIDCL within 7 days of signing of the

agreement for approval of USIDCL. He will regularly interact with the officers of the USIDCL and will be responsible for timely submission of the requisite reports/document. The Consultant shall be responsible for accuracy of the data collected by them directly or procured from other agencies/authorities, the designs, drawings, estimates and all other details prepared by them as part of these services. The Consultant shall indemnify the USIDCL against any inaccuracy in the work, which might surface during implementation of the project. The Consultant shall also be responsible for correcting, at his own cost and risk, the drawings including any re-designing and correcting layout/ design etc. if required during the execution of the Services, without any extra cost.

25.1 INDEMNIFICATION:

The Consultant shall fully indemnify and keep the USIDCL indemnified against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay any royalties which may be payable in respect of any article or part thereof included in the contract. In the event of any claims made under or action brought against the USIDCL in respect of any such matters as aforesaid the consultant shall be immediately notified thereof and the Consultant shall be at liberty, at his own expense, to settle any dispute or to conduct any litigation that may arise there from, provided that the Consultant shall not be liable to indemnify the USIDCL, if the infringement of the patent or design or any alleged patents or design right is the direct result of an order passed by the Engineer-in-Charge in this behalf.

26.1 GUARANTEE:

26.1.1 The Consultant shall agree to redesign at his cost any portion of his engineering and design work, which due to his failure to use a reasonable degree of design skill shall be found defective.

26.1.2 The USIDCL may make good the loss by recovery from the dues of the Consultant in case of failure to comply with the provisions of the above clauses.

27.1 DETERMINATION AND RESCISSION OF AGREEMENT:

27.1.1 The USIDCL without any prejudice to its right against the Consultant in respect of any delay by notice in writing absolutely determine/ rescind the consultancy contract in any of the following cases:

- i) If the Consultant, being a firm/ company shall pass a resolution or the court shall make any order that the firm/ company shall be wound up or if a Receiver or a Manager on behalf of the creditor shall be appointed or if circumstances shall arise which entitle the court to appoint a Receiver or a Manager or which entitled the court to make up a winding order.
- ii) If the Consultant commits breach of any of the terms of the agreement.

27.1.2 When the Consultant has made himself liable for action under any of the clauses aforesaid, the USIDCL shall have power: -

- a. To determine / rescind the agreement:
- b. To engage another Consultant to carry out the balance work debiting the Consultant the extra amount, if any, so spent for getting the balance work done. This amount

would be in addition to the penalties imposed under clause no. 20.1.3 herein above provided further that the Architectural Consultant shall not be entitled to any difference of cost if the balance work is done at a cost less than the contract value.

27.1.3 The decision of the Managing Director regarding the grounds for determination of the agreement by the Engineer- in- charge shall be final and binding.

28.1 DISPUTES

28.1.1 If the Consultant believes that a decision taken by the Engineer was either outside of authority given to the Engineer by the Contract or that the decision was wrongly taken, the decision of the engineer shall be referred to the Dispute Review Expert (DRE) within 10 days of the notification of the Engineer's decision.

28.1.2 The DRE for this project will be Chief General Manager (Projects), USIDCL.

29.1 PROCEDURE FOR DISPUTES

31.1.1 The Dispute Review Expert shall give a decision in writing within 28 days of receipt of a notification of dispute.

- i) If the Consultant is dissatisfied with the instructions or decision of the Dispute Review Expert, the Consultant may, within 15 days of the receipt of the decision, appeal to the MD, USIDCL who shall afford an opportunity to the Consultant to be heard, if the latter so desires, and to offer evidence in support of his appeal. The MD, USIDCL shall give his decision within 30 days of receipt of Consultant's appeal. If the Consultant is dissatisfied with this decision, the Consultant shall within a period of 30 days from receipt of the decision, give notice to the MD, USIDCL for appointment of arbitrator failing which the said decision shall be final binding and conclusive and not referable to adjudication by the arbitrator.
- ii) Except where the decision has become final, binding and conclusive in terms of Sub Para (i) above, disputes or difference shall be referred for adjudication through arbitration by a sole arbitrator appointed by the MD, USIDCL. If the arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever, another sole arbitrator shall be appointed in the manner aforesaid. Such person shall be entitled to proceed with the reference from the stage at which it was left by his predecessor.
- iii) It is a term of this contract that the party invoking arbitration shall give a list of disputes with amounts claimed in respect of each such dispute along with the notice for appointment of arbitrator and giving reference to the rejection by the MD, USIDCL of the appeal.
- iv) It is also a term of this contract that no person, other than a person appointed by MD, USIDCL as aforesaid should act as arbitrator.
- v) It is also a term of this contract that if the Consultant does not make any demand for appointment of arbitrator in respect of any claims in writing as aforesaid within 115 days of receiving the intimation from the Engineer-in-charge that the final bill is ready for payment, the claim of the Consultant shall be deemed to have been waived and absolutely barred and the USIDCL shall be discharged and released of all liabilities under the contract in respect of these claims.
- vi) The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996) or any statutory modifications or re-enactment thereof and the rules made there under and for the time being in force shall apply to the arbitration proceeding under this clause.

- vii) It is also a term of this contract that the arbitrator shall adjudicate on only such disputes as are referred to him by the appointing authority and give separate award against each dispute and claim referred to him and in all cases where the total amount of the claims by any party exceeds Rs. 1,00,000/- the arbitrator shall give reasons for the award.
- viii) It is also a term of the contract that if any fees are payable to the arbitrator, these shall be paid equally by both the parties.
- ix) It is also a term of the contract that the arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees, if any, of the arbitrator shall if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including the fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any by whom and in what manner, such costs or any part thereof shall be paid and fix or settle the amount of costs to be so paid.
- x) The arbitration shall be conducted in accordance with the arbitration procedure stated in the Clause no. 3.19 below.

30.1 REPLACEMENT OF DISPUTE REVIEW EXPERT.

Should the Dispute Review Expert resign or die, or should the Employer and the Consultant agree that the Dispute Review Expert is not fulfilling his functions in accordance with the provisions of the Contract, a new Dispute Review Expert will be appointed by the Managing Director, USIDCL.

31.1 ARBITRATION:

- 31.1.1 Excepting the decisions taken by the Managing Director, USIDCL, all disputes or differences whatsoever arising between the parties out of or relating to the construction, meaning and operation or effect of this contract or the breach thereof shall be settled by arbitration by a reference to the sole arbitrator or the person appointed by the Managing Director, USIDCL and the award made in pursuance thereof shall be binding on the parties. Such arbitration shall be governed by the Indian Arbitration and Conciliation Act, 1996.
- 31.1.2 It is also the term of this agreement that consultant shall have no objection whatsoever, in the appointment of an officer of the USIDCL as the sole Arbitrator by the Managing Director.

32.1 FORECLOSURE OF CONTRACT DUE TO ABANDONMENT OR REDUCTION IN SCOPE OF WORK.

If at any time after acceptance of the consultancy tender, the USIDCL decides to abandon or reduce the scope of the work for any reason, the Engineer- in- charge shall give notice in writing to that effect to the consultant and the consultant shall act accordingly in the matter. The consultant shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the work. Further, the consultant shall not have any claim for compensation by reasons of an alteration having made in the scope of work which shall involve any curtailment of work as originally contemplated. However, the consultant shall be paid at contract rates full amount for works executed to the extent and accepted by the Engineer-in-charge.

33.1 MODIFICATION

- 33.1.1 Modification of the terms and conditions of this contract, including any modification of the scope of the Services, may only be made by written agreement between the Parties. Pursuant to Clause 34.1 hereof, however, each party shall give due consideration to any proposals for modification made by the other Party.
- 33.1.2 In case scope of work is increased on account of requirement of additional facilities, the consultant shall be paid for additional DPR in the same proportion as their quoted fee for the present scope of work with respect to the sanction amount of DPR excluding centage & contingency.

34.1 OPERATION

The parties recognize that it is impractical in this Contract to provide for every contingency which may arise during the life of the Contract, and the Parties hereby agree that it is their intention that this contract shall operate fairly as between them, and without detriment to the interest of either of them, and that, if during the term of this Contract either Party believes that this Contract is operating unfairly, the Parties will use their best efforts to agree on such action as may be necessary to remove the cause shall or causes of such unfairness, but no failure to agree on any action pursuant to this Clause shall give rise to a dispute to arbitration in accordance with Clause 3.16, Section 3.

35.1 KEY PERSONNEL

Key personnel for this project which shall be intimated at the time of assigning of the consultancy work as specified in Clause 39.1.

38.1 PENALTY

Penalty shall be imposed on the consultants for poor performance/deficiency in service as expected from the consultant and as stated in General Conditions of contract. The Architect/Design Consultancy Firm is required to submit the report as per schedule that will be given in the RFP document for the assigned project. The Architect/Design Consultancy firm is supposed to pay the site visit as per schedule to be given in RFP document. If the Architect/Design Consultancy Firm fails to adhere to the schedule, a penalty of Rs. 10,000.00 (Rupees Ten Thousand Only) per visit/per week delay of submission of reports/documents may be imposed.

37.1 APPLICATION FORM

Application for empanelment of architectural and design consultancy firms duly filled with relevant details is required to be submitted.

38.1 ELIGIBILITY

- 38.1.1 The architectural and design consultancy firms must have completed similar type of atleast one project.
- 38.1.2 “ARCHITECTURAL AND DESIGN CONSULTANCY FIRMS” should have a valid registration with the Council of Architecture for their architects under the Architects Act-1973 and valid registration of firms with the appropriate authorities. Either sole owner (in case of proprietary firm) or one of the partners (in case of partnership firm) should be a Senior Architect who can represent his firm during interaction with and presentation of the plan to the client.

39.1 Technical Staff Strength:

The firms must have minimum qualification and experience of its permanent key staff as under:

S. No	Position Held	Minimum Qualification & Experience	
1	Team Leader/ Chief Architect	1 No.	B.E./B.Arch with 12 Years experience
2	Structural Engineer	1 No.	M. Tech (Structure) with 10 Years experience
3	Civil Engineers	1 No.	B.tech/B.E. with 6 years experience
4	Electrical Engineer	1 No.	B.tech/B.E. with 6 years experience
5	Architect	3 Nos.	B.Arch with 6 years experience
6	CAD Operator/ Draftsman	5 Nos.	Diploma with 5 years Experience
7	Plumbing and Fire Frightening Engineer	1 No.	Degree/ Diploma in relevant field having Minimum 5 Year experience.

Details of qualification and experience of key staff must be submitted in the format given at **Annexure- VI**.

40.1 ASSOCIATED CONSULTANTS

The architectural and design consultancy firms should have sufficient number of technical staff (Clause-39.1.) and associated consultants for the proper execution of the contract with irrevocable letter of association for sufficient period. The applicant should submit a list of these staff and consultants stating clearly how these would be involved in planning and execution. Details of associated consultants should be furnished as per **Annexure-VII**.

41.1 WORK EXPERIENCE

The applicant should have minimum experience of consultancy services as given below:

- 41.1.1 The Architectural Consultants must be conversant with the architecture and designs of hilly region/terrain matching with the topography and environment of Uttarakhand State.
- 41.1.2 The Architectural Consultants must have the knowledge of requirements of different types of Government residential and non-residential buildings.
- 41.1.3 The Architectural Consultants must have specialization and adequate experience in latest technological innovations and trends using latest cost-effective materials, green building concept, earthquake proof design etc.
- 41.1.4 Software based designing, Auto CAD drawings, 3D modeling and presentation ability will be essential part of the qualification criteria for which the consultant should submit the list of software on the basis of which they will prepare the Architectural and Structural designs, the working 3D drawing, cost estimates 7 the models of presentation.

Tentative Requirement of SDRF Campus at Jollygrant Dehradun

Name of Work :- Construction of SDRF Campus at Jollygrant Dehradun								
SUMMARY OF COST								
S. No.	Particulars	Qty	Tentative Requirement		Total (LxB)	Total Area (In Sqm) (3xLxB)	1st Phase	2nd Phase
			L	B				
<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>		<i>5</i>	<i>6</i>	<i>10</i>	<i>11</i>
1	Q/G Armoury							
(i)	Armoury, Workshop, Gaurd room/ C.C. Tv Room, Q/M office	5	6	5	30	150.00		
	Varandha	1	10	8	80	80.00		
						230.00		
	Utility & Circulation area 40% of 230					92.00		
	Total					322.00	8050000.00	
2	M.T. Office							
(i)	Wating Room	1	6	5	30	30.00		
(ii)	Office room	1	5	4	20	20.00		
(iii)	Store (Oil, Machine Parts, Battery)	3	5	4	20	60.00		
						110.00		
	Utility & Circulation area 40% of 110				110.00	44.00		
	Total					154.00	3850000.00	
3 (i)	Garrage	20	6	4	24	480.00		
(ii)	Tub for washing	1	6	4	24	24.00		
(iii)	Tub small size	1	5	3	15	15.00		
	Total					519.00		5190000.00
4	Dog Kennal (2 dog for each company) 2x7= 14nos.	14	3	2	6	84.00		
(i)	Store	1	5	4	20	20.00		
(ii)	Staff Room	1	4	4	16	16.00		

	Total						120.00		3000000
5	Helicopter & Hanger for two helicopter								
(i)	Helipad	2	6	6	36	72.00		720000	
(ii)	Hanger, Store, Office	1	20	15	300	300.00		4500000	
6	Primary School								
(i)	Class room	2	6	6	36	72.00			
(ii)	Office	1	3	3	9	9.00			
(iii)	store	1	3	3	9	9.00			
(iv)	Kitchen	1	5	4	20	20.00			
						110.00			
	Utility & Circulation area 40% of 110						44.00		
	Total						154.00		3850000.00
7	Pared Ground								
(i)	Making Ground	1				450.00	90000		
	Making Ground (Hard CC Ground)	1				450.00		450000	
(ii)	Pavallion for 100 person	1				200.00		5000000.00	
(iii)	Open sitting Arrangement	500 person				650.00		16250000.00	
8 (A)	G.O Mess/Guest House								
(i)	Kitchen	1	5	4	20	20			
(ii)	Store	1	5	4	20	20			
(iii)	Dining Hall	1	8	6	48	48			
(iv)	Entertainment Room/Recreation Room	1	8	6	48	48			
(v)	Drawing room	1	8	6	48	48			
(vi)	Lobby	1	4	4	16	16			
(vii)	Bar	1	5	5	25	25			
(viii)	Office	1	4	4	16	16			
						241			
	Utility & Circulation area 40% of 241						96.4		
	Sub Total						337.4		
(i)	Drawing room	1	5	4	20	20			

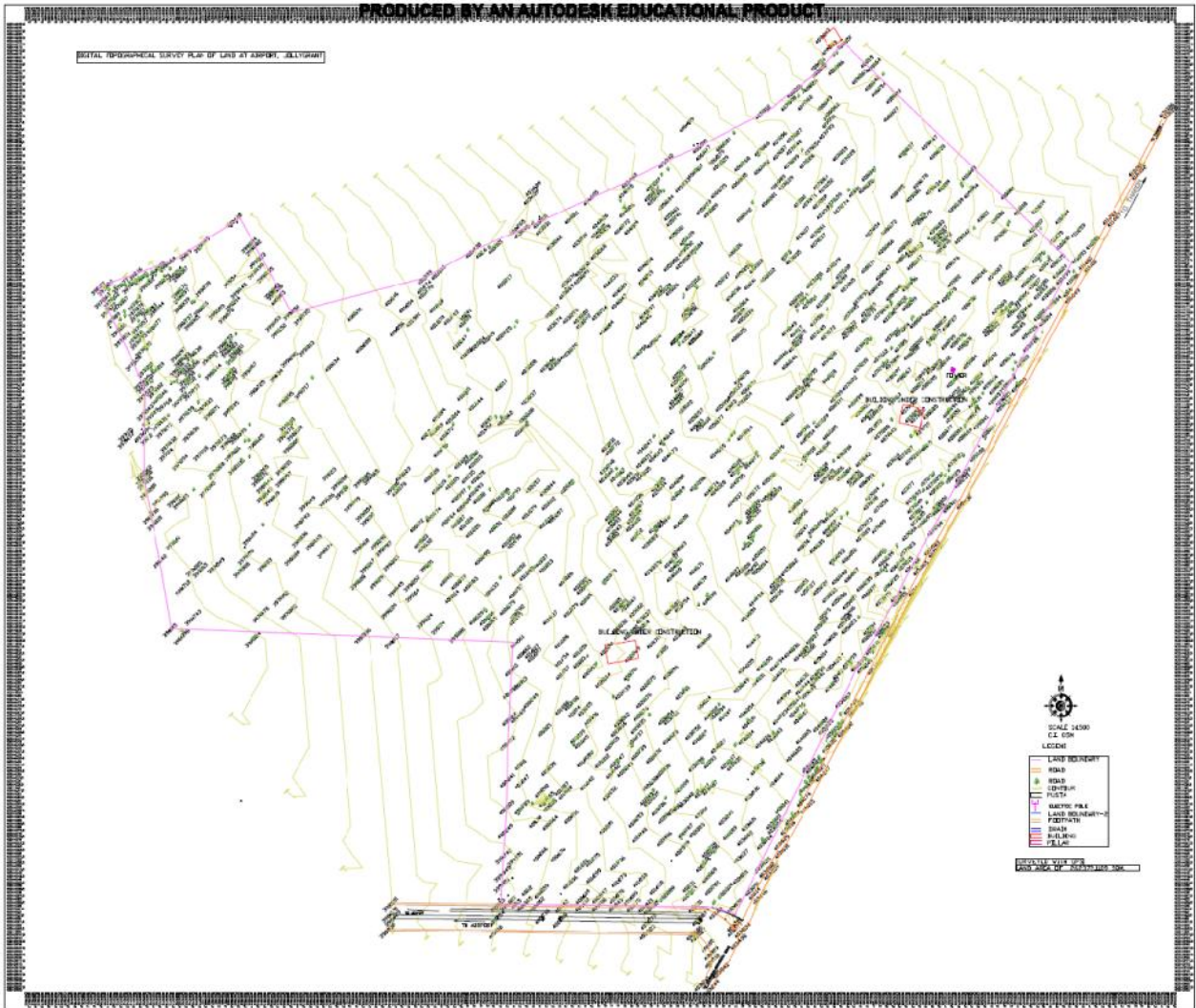
(ii)	Bedroom with Balcony	1	5	6	30	30		
(iii)	Toilet/dress	1	3	2	6	6		
						56		
	Utility & Circulation area 40% of 56					22.4		
						78.4		
	For 6 Suits	6	78.4			470.4		
	Grand Total					807.8	20195000	
9 (A)	NGO Mess							
(i)	Kitchen	1	8	5	40	40		
(ii)	Store	2	8	5	40	80		
(iii)	Dining Hall	1	10	8	80	80		
(iv)	Entertainment Room/ Recreation Room	1	10	8	80	80		
(v)	Lobby	1	4	4	16	16		
(vi)	Office	1	4	4	16	16		
						312		
	Utility & Circulation area 50% of 312					156		
	Sub Total					468		
(B)	Bedroom with Balcony	1	4	6	24	24		
(i)	Bedroom with Balcony	1	4	6	24	24		
(ii)	Toilet	1	3	2	6	6		
						30		
	Utility & Circulation area 50% of 40					12		
						42		
	For 10 suits	10	45			450		
	Grand Total					918	22950000.00	
10	Canteen dry & Wet shops (Super Market)							
(i)	barbar shop	1	4	5	20	20.00		
(ii)	tailor	1	4	5	20	20.00		
(iii)	cobbler	1	3	3	9	9.00		
(iv)	loundary (Press)	1	3	3	9	9.00		
(v)	carpenter	1	5	5	25	25.00		
(vi)	General Store/Grossary	1	15	6	90	90.00		
(vii)	canteen	1	5	6	30	30.00		
(viii)	Electrician Shop	1	5	4	20	20.00		
(ix)\	Milk Booth	1	5	4	20	20.00		

(x)	Plumbing shop	1	5	4	20	20.00		
(xi)	Stionery	1	5	4	20	20.00		
(xii)	Office	1	5	5	25	25.00		
						308.00		
	Utility & Circulation area 40% of 308					123.20		
	Total					431.20	10780000.00	
11	Uitlity & Washing/Loundary	1	8	5	40	40.00	800000.00	
12	Hospital (5 bedded hospital)	1				502.10	12552500.00	
13	Traning Block							
A (i)	Lecturer room	4	20	6	120	480.00		
(ii)	library	1	6	4	24	24.00		
(iii)	Reading room	1	8	4	32	32.00		
(iv)	Office	2	4	4	16	32.00		
(v)	Computer Training Room	1	8	6	48	48.00		
(vi)	Equipments store cum training room	1	8	6	48	48.00		
						664.00		
	Utility & Circulation area 40% of 1444					265.60		
	Total					929.60	23240000.00	
B (i)	Swimming Pool for Training	1	50.00	15.00	750.00	750.00		
(ii)	Changing Room	2	5	3	15	30.00		
						780.00		7800000.00
14	Admin Office							
(i)	Commandent (attached Toilet) with PS/Rest room	1				55.00		
(iii)	Dy. Commandent (attached Toilet) with PS	2			40	80.00		
(iv)	Asst. Commandant (attached Toilet) with PS	7			30	210.00		
(v)	Ministral Staff	40			6	240.00		
15	Library	1	8	6	48	48.00		
16 (i)	Meeting Hall	1	8	6	48	48.00		
(ii)	Office Store	3	4	5	20	60.00		
						741.00		
	Utility & Circulation area 40% of 741					296.40		
	Total					1037.40	25935000.00	
17	Auditorium/Conference Hall (500 capacity)	1	1168.2			1168.16		29204000.00
A	Transit CAMP & Barrack (5 Block)							
(i)	120 nos./ company							
(ii)	Bed	120	7.00			840.00		
(iii)	Kitchen	1	6.00	5.00	30.00	30.00		

(iv)	Store	1	6.00	5.00	30.00	30.00			
(v)	Dining Hall	1	12.00	6.00	72.00	72.00			
(vi)	Washing Area	1	2.00	2.00	4.00	4.00			
(vii)	Toilet	10	4.00	2.50	10.00	100.00			
(viii)	Entertainment Room	1	8.00	5.00	40.00	40.00			
						1116.00			
	Utility & Circulation area 25% of 1116					279.00			
						1395.00	34875000.00		
B (i)	Bed Double Decker	120	4.00			480.00			
(ii)	Kitchen	1	6.00	5.00	30.00	30.00			
(iii)	Store	1	6.00	5.00	30.00	30.00			
(iv)	Dining Hall	1	12.00	6.00	72.00	72.00			
(v)	Washing Area	1	2.00	2.00	4.00	4.00			
(vi)	Toilet	10	4.00	2.50	10.00	100.00			
(vii)	Entertainment Room	1	8.00	5.00	40.00	40.00			
						756.00			
	Utility & Circulation area 25% of 756					189.00			
	Total						985.00		
	Area for 2 blocks double decker	2				1970.00	49250000.00		
18	Overhead tank, Guard Room, Gate and Tubewell, Services/boundary walls						15000000.00		
19	petrol Pump (Diseal, Petrol)	1	30.00	20.00	600.00	600.00	6000000.00		
20	Gas Godown	1	20.00	10.00	200.00	200.00	3000000.00		
21	Wireless Room	4	6.00	5.00	30.00	120.00			
22	company Store	7	5.00	3.00	15	105.00	2625000.00		
23	Bollyball court	1	18.00	9.00	162	162.00	32400.00		
24	Basketball court	1	40.00	20.00	800	800.00	160000.00		
25	Play Ground	1	124.00	75.00	9300	9300.00	930000.00		
26	Meditation park	1	40.00	15.00	600	600.00	3000000.00		
27	Green Park	1	60.00	20.00	1200	1200.00	6000000.00		
	Sub Total (A)						384314900.00	75964000.00	
Residential Unit									

1	Transit Camp for Commandent (type-v)	1	300.00			300.00		7500000.00	
2	Transit Camp for Dy. Commandent (type-iv)	2	200.00			400.00	10000000.00		
3	Transit Camp for Asst. Commandent (type-iv) (Phase-I)	2	150.00			300.00	7500000.00		
	Transit Camp for Asst. Commandent (type-iv) (Phase-II)	14	150.00			2100.00		52500000.00	
4	Transit Camp for CC, PC. ETC. (type-iii) (Phase-I)	40	80.00			3200.00	80000000.00		
	Transit Camp for CC, PC. ETC. (type-iii) (Phase-II)	40	80.00			3200.00		80000000.00	
5	Transit camp of Head const., Cost., Peon (type-ii) (Phase-I)	250	60.00			15000.00	375000000.00		
	Transit camp of Head const., Cost., Peon (type-ii) (Phase-II)	250	60.00			15000.00		375000000.00	
	Sub Total (B)						472500000.00	515000000.00	
							Total	856814900.00	
								590964000.00	
							Add @10% for Site Development	85681490	
								59096400	
							Total	942496390.00	
								650060400.00	
							Add Cost Index @1.9%	17907431.41	
								12351147.60	
							Total	960403821.41	
								662411547.60	
							Add @4% for Contingency charges	38416152.86	
								26496461.90	
							Total	998819974.27	
								688908009.50	
							Say (In Crore.)	99.88	
								68.89	
	Extra cost for Green Building concept like Landscaping, Environmental Component, Solar System, Horticulture, Arboriculture etc. 15%							14.98	10.33
							Total (In Cr.)	114.86	
								79.22	
							Centage Charges @8%	9.19	
								6.34	
							Grand Total (In Cr.)	124.05	
								85.56	

PRELIMINARY SURVEY PLAN



TIME FRAME & PAYMENT SCHEDULE FOR DELIVERABLES AT VARIOUS STAGES**A) PAYMENT AT DPR STAGE**

Payable fee =70% of amount arrived at Para 14.1.1. to 14.1.9

Sl. No	Stages	Deliverables (No. of Sets)		Payment (%)	Time Schedule
		Hard Copy	Soft Copy		
1	Concept Planning and Master Plan				
	Concept plan having concept of proposed building, environment friendly/ green architectural feature, internal roads, boundary wall, landscaping & arboriculture, rain water harvesting, sewerage disposal (STP), water supply and external electrification. Preliminary master plan, specifications and rough estimates etc.	As reqd by client deptt	As reqd by client deptt	20	02 week
2	Approval of Architectural Drawings and Design from the client department				
	Submission of site layout, floor plans, master plan, elevations, 3D views duly signed by the authorised signatory from the client/ user department	6 sets	1 copy	10	02 week
3	Approval of Architectural Drawings and Design and approval of documents from statutory bodies (if any)				
	Architectural Drawings showing Elevations and Floor plans including details of landscaping, arboriculture etc. along with integration of the building.	As reqd	As reqd	15	01 week
4	Submission of Preliminary Reports				
	Detail floor plan, elevations, section, details of site development, green building features, material/ make list, BOQ, detail of measurement, interior plans with furniture layout etc.	4 sets	2 copies	15	01 week

5	Submission of Design Reports				
	On submission of Detailed Design Report including Detailed Structural Drawings including proof checking	4 sets	2 copies	10	01 week
6	Submission of final DPR				
	Final DPR containing all reports, documents, estimates, drawings, designs etc as mentioned in "Clause no. 6.1, Scope of Consultancy".	6 sets	4 copies	15	02 week
7	Submission of GFC Drawings				
	On submission of Detailed Working Drawings for all stages of construction	4 sets	2 copies	15	2 weeks

Note: 5% Security Deposit will be deducted from each running bill, which shall be released after two months of completion of the complete project (Civil Work) and shall work as Performance Guarantee during the construction stage.

B) PAYMENT AT CONSTRUCTION STAGE:- Following percentages of the consultant's fee as given in Para 14.1.4 shall be paid to the consultant for various sub-stages as under:

Payable fee =30% of amount arrived at Para 14.1.1. to 14.1.9

Sl. No.	Stages	No. of visits	Payment (%)
1.	On submission of Detailed Design Report including Proof checked Detailed Structural Drawings	As required by USIDCL	10% of the payable fee as above
2.	On submission of Detailed Working Drawings for all stages of construction	As required by USIDCL	10% of the payable fee as above.
3.	Site visits on completion of following sub-stages.		
	vi) Completion of Plinth Level	2 visit per block or as required by USIDCL	10% of the payable fee as above.
	vii) Completion of superstructure including brickwork and plaster work.	2 visit per block or as required by USIDCL	25% of the payable fee as above.
	viii) Completion of internal electrical, plumbing, sanitation works and IT, Fire-detection & Fire alarm systems.	2 visit per block or as required by USIDCL	15% of the payable fee as above.
	ix) Completion of external electrical, plumbing and sanitation works	2 visit per block or as required by USIDCL	10% of the payable fee as above.
	x) Completion of HVAC, Fire-fighting, Arboriculture, Landscaping & Site Development, Road & Drain Networks etc.	2 visit per block or as required by USIDCL	10% of the payable fee as above.
4.	On submission of Completion Drawings & Completion Certificate.	2 visit per block or as required by USIDCL	10% of the payable fee as above.

Note: 5% Security Deposit will be deducted from each running bill, which shall be released after two months of completion of the complete project (Civil Work)

AGREEMENT

(ON NON-JUDICIAL STAMP PAPER OF APPROPRIATE VALUE)

This agreement made on this _____ day of _____ between USIDCL, a Corporation incorporated under the Companies Act, 1956 and having its Office at Opposite ITI Majra, Saharanpur Road Dehradun. (hereinafter referred to as 'USIDCL') which expression unless excluded by or repugnant to the context shall include their successors and assigns of the one part and M/s. _____ having their Registered office at _____ (hereinafter referred to as 'Architectural consultant') which expression, unless excluded by or repugnant to the context, shall include their successors and assigns of the other part.

Whereas the USIDCL is desirous of obtaining the consultancy for Architectural Structural and Interior design with Engineering Design of specified services for Providing consultancy Services for Design & Planning for Construction of Uttarakhand Space Application Center, (USAC), Dehradun (Uttarakhand) in accordance with the general requirements and conditions hereinafter appearing and whereas the Architectural consultant has agreed to provide the same.

The following documents attached hereto shall be deemed to form an integral part of this Contract

- a. RFP document containing Schedule of Financial Quote.
- b. The following appendices:-
 - Appendix A: Minutes of pre-bid meeting.
 - Appendix B: Copy of letter of acceptance.
 - Appendix C: Performance Guarantee in the form of Bank Guarantee.

The contract is subject to the jurisdiction of Court at Dehradun only.”

In Witness whereof the parties hereto have set their respective hands and seals in the day and the year first above written.

Signature and delivered by

Signed and delivery by

Architectural consultant

For and on behalf of the USIDCL

General Manager,
USIDCL, Dehradun

In presence of

1. -----

1. -----

2. -----

2. -----

PROFORMA FOR PERFORMANCE GUARANTEE**(ON NON-JUDICIAL STAMP PAPER OF APPROPRIATE VALUE)**

B.G No.:

DATE:

To,

General Manager

Uttarakhand State Infrastructure Development Corporation Limited (USIDCL)

Dehradun.

1. In consideration of you, "Uttarakhand State Infrastructure Development Corporation Limited (USIDCL)" having its head office at Opposite ITI Majra, Saharanpur Road Dehradun.-248001, (hereinafter referred as the "Corporation", which expression shall, unless it be repugnant to the subject or context thereof include its, successors and assigns) having agreed to receive the Bid of Rs. (Rupees only) from M/s (hereinafter referred to as the "Bidder" which expression shall, unless it be repugnant to the subject or context thereof include its, successors and assigns) for Providing Consultancy Services for Planning & Design of (hereinafter referred to as "the Project") pursuant to the RFP Document dated issued in respect to the Project and other related documents hereinafter collectively referred to as "Bidding Documents"),

We, (Name of the Bank) having its registered office at, and one of its branches at(hereinafter referred to as the Bank) at the request of the Bidder do hereby in terms of clause 5.5 of the RFP Document, irrevocably, unconditionally and without reservation guarantee the due and faithful fulfillment and compliance of the terms and conditions of the Bidding Documents (i.e. the RFP Document) by the said Bidder and unconditionally and irrevocably undertake to pay forthwith to the Corporation an amount of **Rs. (Rupees.only)** as performance guarantee (hereinafter referred to as the "Performance Guarantee") as our primary obligation without any demur, reservation, recourse, contest or protest and without reference to the Bidder if the Bidder shall fail to fulfill or comply with all or any of the terms and conditions contained in the said Bidding Documents.

2. Any such written demand made by the Corporation stating that the Bidder is in default of the due and faithful fulfillment and compliance with the terms and conditions contained in the Bidding Documents shall be final, conclusive and binding on the Bank.
3. We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest and without any

reference to the Bidder or any other person and irrespective of whether the claim of the Corporation is disputed by the Bidder or not, merely on the first demand from the Corporation stating that the amount claimed is due to the Corporation by reason of failure of the Bidder to fulfill and comply with the terms and conditions contained in the Bidding Documents. Any such demand made on the Bank shall be conclusive as regards amount due and payable by the Bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding **Rs. (Rupees. only)**.

4. This Guarantee shall be irrevocable and remain in full force for a period of(.....) months from the date of signing of the contract agreement inclusive of a claim period of 60 (sixty) days or for such extended period as may be mutually agreed between the Corporation and the Bidder, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.
5. We, the Bank, further agree that the Corporation shall be the sole judge to decide as to whether the Bidder is in default of due and faithful fulfillment and compliance with the terms and conditions contained in the Bidding Documents and the decision of the Corporation that the Bidder is in default as aforesaid shall be final and binding on us, notwithstanding any differences between the Corporation and the Bidder or any dispute pending before any Court, Tribunal, Arbitrator or any other Authority.
6. The Guarantee shall not be affected by any change in the constitution or winding up of the Bidder or the Bank or any absorption, merger or amalgamation of the Bidder or the Bank with any other person.
7. In order to give full effect to this Guarantee, the Corporation shall be entitled to treat the Bank as the principal debtor. The Corporation shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee from time to time to vary any of the terms and conditions contained in the said Bidding Documents.
8. Any notice by way of request, demand or otherwise hereunder shall be sufficiently given or made if addressed to the Bank and sent by courier or by registered mail to the Bank at the address set forth herein.
9. We undertake to make the payment on receipt of your notice of claim on us addressed to name of Bank along with branch address and delivered at our above branch which shall be deemed to have been duly authorized to receive the said notice of claim.
10. It shall not be necessary for the Corporation to proceed against the said Bidder before proceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstanding any other security which the Corporation may have obtained from the said Bidder or any other person and which shall, at the time when proceedings are taken against the Bank hereunder, be outstanding or unrealized.

11. We, the Bank, further undertake not to revoke this Guarantee during its currency except with the previous express consent of the Corporation in writing.
12. The Bank declares that it has power to issue this Guarantee and discharge the obligations contemplated herein, the undersigned is duly authorized and has full power to execute this Guarantee for and on behalf of the Bank.

(Signature of the Authorized Signatory)
(Official)

Details of proposed Technical & Administrative personnel deployed for this project.

S. No	Designation	Total No.	Name	Qualification	Professional Experience and Details of work carried out	Field of Expertise	Date since employed with the firm	Remarks
1	2	3	4	5	6	7	8	9
1. Chief Architect/ Team Leader 2. Architects 3. Civil Engineers (E.g. Structural, Pavement, Geotech, Environment, Service Engineers etc.) 4. Electrical Engineers 5. Architect 6. CAD Operator/Draftsman 7. Site Engineers etc. 8. Plumbing and Fire fighting Expert 9. HVAC expert 10. Any other specialist/ expert etc.								

- Note: (i) Proof of registration of all Architects with Council of Architecture shall be enclosed.
(ii) CVs of each personnel/expert shall be attached with their signatures and counter signed by the authorized representative of the firm.

Signature of Authorized
Signatory of Applicant (s)

List of Associated Consultants

S. No.	Nature of Consultancy	Name & Address of Consultants	Name, Qualification & Experience of Staff	Important Projects Handled	Since When Associated with the firm
1.	Architect Consultant				
2.	Structural Consultant				
3.	Quantity/estimation Consultant				
4.	Geotech Consultant				
5.	Topographical and Contour Survey Consultant				
6.	Landscape & Horticulture Consultants				
7.	E & M Consultant				
8.	HVAC Consultant				
9.	EIA Consultant				
10.	Medical Equipment Consultant				
11.	ETP/WTP Consultant				
12.	Any other relevant consultants				

Note: (i) CVs of each personnel/expert shall be attached with their signature and counter signed by the authorized representative of the firm. Affidavit on Rs.100 stamp paper shall be submitted for proof of association for external experts.

Signature of Authorized
Signatory of Applicant (s)