

IISER-MOHALI

IISER MOHAL I-CONSTRUCTION MANAGEMENT AGENCY EXPRESSION OF INTEREST

Expression of Interest invited from Central Public Sector undertakings for taking up Construction Management Package-1 for the following buildings:

- 0.1 Academic Building 2 : G+5 floors (built up area : 16000 sq meters approx)cost Rs-
Construction time: 18 months
- 0.1.2 Informatics center: G+6 floors (built up area 9000 sq meter approx) time of
construction: 12 months.

- 0.2 As further induction of faculty and admission of students would largely depend upon
the availability of these buildings timely delivery is of paramount importance
- 0.3 Based on satisfactory performance by the CMA (Construction Management Agency),
construct of further buildings may be entrusted to them, on mutual consent, on the
same term and condition.

- 1.1 All drawings (architectural,structural PH, electrical and civil works for mechanical
services) with schedule of finishes specifications and BOQ (Bills of Quantities)would
be issued by the Institute (IISER Mohali). The Institute will also obtain the planning
approvals from the local development Authorities concerned.
- 1.2 Based on these, the CMA should work out the Abstract cost estimate and submit to the
Institute, for Administrative and Financial Sanction The estimated cost should be
worked out the lines adopted by CPWD
- 1.3 Along with the As and FS , the Institute would release an advance of 30% of the
abstract cost Estimate and further installments as per milestones achieved, as per
standard practice for deposit works.
- 1.4 The work should be carried out generally along the procedures adopted by CPWD

- 1.5 The CMA should tender out the construction work for both the buildings as one work on a 2 part bidding system (Technical part and Financial part) Financial bid to be opened after short listing on Technical evaluation and generally as per CPWD work procedure and guidelines.
- 1.6 The work should be carried out strictly as per drawings and specifications issued by the Institute. For deviations, arising out of any reasons, prior written consent of the Institute should be obtained.
- 1.7 Once the C.Management work is awarded, the CMA should take the work in hand, get construction started and strictly monitor the progress of work for time and quality,through to completion.
- 1.8 The CMA should ensure that all safety and health regulations in respect of site labour are complied with, by the Contractor.
- 1.9 The CMA should work in smooth coordination with other CMA'S already working at site, and also ensure that the contractor selected by them carries out the work with out disrupting the work of other contractors working at site.
- 1.10 As the Institute has already started functioning in the campus, it may not be possible to provide space for on site accommodation for contractor's labour. Suitable provisions should be made in the contract documents regarding this
- 1.11 The Institute would nominate a Nodal Officer for a single window contact for the CMA, for all purposes .
- 1.12 The Institute would also appoint an authorized committee to inspect the works (at reasonable intervals) to ensure that the construction is as per the design intent, Any deficiencies pointed out by the committee should be addressed by the CMA.
- 1.13 The CMA should arrange for its own site office, preferably by means of temporary structures (like portacabin etc) which should be removed or relocated (if necessary) on completion of the assignment so as not to hinder the use of the buildings constructed.

2.1. **Green Rating:** As per Govt of India instructions, the Institute has registered for GRIHA rating. The CMA should ensure that the construction aspect of the GRIHA norms are adhered to. The CMA should also help in evolving the data and documentation required for this, along with any consultant appointed by the Institute.

2.2 The CMA would be solely responsible for handling statutory audit concerned and answering queries therefor.

2.3 The CMA should resolve any or all disputes with the contractor and handle any arbitration proceedings (if any) on its own. If the arbitral awards make the design inputs responsible for the delay/deficiency, the Institute would pay the award amounts.

2.4 For 2.2 and 2.3 above, No additional fees will be paid to the CMA by the Institute.

3.0 Technical Bids:

This should give the following particulars

3.1 A brief history of the company (if it is a full time of construction PSU) or the construction Division,(if it is part of a PSU) such as: when it was set up, the organization chart; where the decision making offices/officials (in respect of the work proposed here in) are located.

3.2 Works of similar nature and magnitude successfully carried out earlier, with value, brief description of work, time schedule, time/cost overrun particulars. Works on hand and the capacity to take up this work immediately.

3.3 A brief write up as to how the CMA would deal with Tender excesses (over the estimated cost put to tender) ab initio as well as after the award of work and during construction.

3.4 The team that would be deployed for this assignment: full time engineering and supporting staff at site, overseeing senior engineers for regular and rigorous inspection, accounts staff; Quality Assurance team, safety; engineers etc. The construction team should be available through out the construction period and key persons, up to the end of defects liability period (12 months after the completion of work)

3.5 The methodology proposed for monitoring the works, for quality control and timely completion;

The CMA is required to sound an early warning and take timely action to avoid mid course cost over norms, and if inevitable, take prior approval of the institute in writing if any item is projected to cost in excess of 5% vis-a-vis the contracted amounts

3.6 The Technical bid should be put in a cover superscribed "Technical bid: Construction Management package-1" and sealed.

4.0 Financial Bid:

4.1 For all the services set out above, the intending PSU'S should quote their fees as a percentage of the "cost" indicated in 0.1.1 and 0.1.2 at the outset. This "cost " will remain fixed for governing the fees chargeable by the CMA, regardless of the cost put to tender or the final cost of completion.

4.2 The Financial bid, in the enclosed Format should be typed on the letterhead signed by an authorized signatory of the applicant PSU, put in a cover superscribed “Financial Bid for Construction Management Package-1”, and sealed.

5.0 The Technical Bid and Financial Bid covers should be put in a 3rd envelope and sealed and delivered (in person or by speed post/Registered post/Courier) to the office of the Institute in MGSIPAP Complex, Sector 26, Chandigarh before 3 p.m on or before 27 January, 2011. This Cover should be superscribed “Technical Financial/Bids for Construction Management Package-1

6.0 **Method of Selection:**

6.1 The Technical Bids would be examined by a committee constituted by Director, IISER-MOHALI and a shortlist arrived at.

6.2 The shortlisted applicant PSU'S would be invited to make a presentation to the committee to explain their offer and answer questions if any. Out of 100 marks for the whole exercise, 75 would be based on the Technical evaluation(A). The presentation would be called for soon after the last date for submission of offers.

6.3 The Financial Bids of only the shortlisted applicants would be opened.

6.4 25 marks would be based on the Financial Bid. The lowest bidder would be assigned full 25 marks and others assigned marks in inverse proportion based on their offer (B).

6.5 The applicant PSU securing the highest marks (A+B) would be appointed as the CMA for package who should sign an agreement with the institute and **under take the assignment immediately.**

7.1 The Director IISER reserves the right to reject any or all the offers based on Technical Evaluation Report.

7.2 If the Financial offers (B) of the successful applicant PSU is considered by the Institute committee to be unreasonably high, the Institute reserves the right to negotiate for the fees to be reduced. If there is no agreement reached, the Institute reserves the right to cancel this invitation for Expression of Interest and decide further course of action by a fresh invitation or otherwise.

7.3 If there is a time over-run in completion of construction for no fault of commission or omission of the Institute, no additional compensation would be paid to the CMA by the Institute for continuing to deploy their personal till the completion.

8.0 **Disputes:**

8.1 Any disputes arising in administering this CM contract, between the Nodal office of the Institute and the CMA, would be referred to the Director whose decision would be final and bindings.

8.2 Arbitration, if it arises would be a per the Arbitration Act 1996 (as per the latest revision)

8.3 Any legal recourse (for any unresolved disputes) would be subject to the jurisdiction of the High court of Punjab and Haryana, Chandigarh.

Enclos: Format for Financial Bid.

**Executive Engineer cum Estate officer
IISER Mohali**

Format for Financial bid
(on letter head of applicant PSU)

Ref No:
Date:

To,
The Registrar,
IISER-MOHALI

Sir,

Sub: Construction Management Package 1-Fees Chargeable.

We have carefully noted the scope the work for the “Construction Management Package-1 on deposit work basis. We are pleased to quote our fees for the work as follows: _____ % (in words.....percent only) of the cost of the work given in the invitation document for providing our services as per the scope of work and terms and condition set out in the document. We have understood and agreed that the cost (for the purpose of computing our fees) will remain fixed regardless of the cost put to tender, final cost of work as built etc. If additional works (except minor modifications) are added extra fees would be chargeable at the same percentage on the cost of the additional works.

Thanking you,

your's faithfully,

Signature and date

Name

Authorized Signatory- SEAL