

## **Expression of Interest**

### **Architectural Project Management Consultancy Service**

#### **Skill Development Institute (SDI) at Ettumanoor, Kottayam, Kerala.**

Bharat Petroleum Corporation Limited is setting up a Skill Development Institute (SDI) at Government ITI Campus, Ettumanoor, Kottayam District through the Skill Development Society (SDS) promoted by Oil Companies for this purpose.

#### **Brief overview**

Skill Development Society (SDS) invites Expression of Interest from experienced and reputed Architectural Project Management Consultancy Service firms for setting up all the infrastructural facilities for a world class Skill Development Institute having approximately 1 lakh square feet built up area with completion time of 15 months from date of award.

The Society in its first phase plans to setup all required infrastructure facilities for skilling approximately 1000 fully residential students per year in 20 different trades. This requires approximately 1 lakh square feet built up area, consisting of administrative / class room block, canteen / hostel blocks, Laboratory / workshop facilities, Amphi Theatre along with all its required support facilities.





### **Site Conditions**

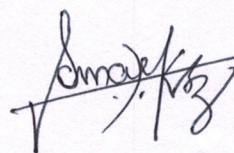
Government of Kerala has allotted 8 acres of land located in Government ITI campus at Ettumanoor on 30 year lease to Bharat Petroleum Corporation Ltd. The land is adjacent to Ettumanoor Railway Station and can be accessed through PWD road. The plot has sufficient frontage with land topography slopping downward from Main Road to the other end. The plot is fully hard soil with lot of greeneries and trees which should be maintained to maximum extent possible. The plot plan is available for inspection. The detailed Site topography along with level mapping and soil investigation has to be done along with compound wall construction before commencing the construction of main facilities.

### **Site Visit**

Interested parties may visit the site to realistically assess the site conditions and prepare the estimate as per site / geographic conditions. The consultant can visit the site for any queries and clarifications on 22<sup>nd</sup> May 2018 from 10:00 hours to 12: 00 hours wherein BPCL representative will be available at site.

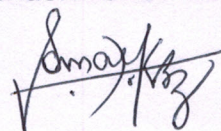
### **Salient Features of the scope of work:**

- Skill Development Institute should be developed in 8 acres of land having World Class Ambiance.

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- Design and detailing of various building blocks with minimum disturbance to existing natural terrain and trees in the plot.
- Developing adequate facilities for Administrative block, Class rooms block, Laboratories, Workshops, Canteen, Boys & Girls Hostel blocks, Water Supply, Drainage, Sewerage, Road network, Recreation, Play ground etc.
- Total built up area – 1,00,000 sft.(approx.)
- Site visit is advisable before submission of Expression of Interest.
- Consultant should be ready to deploy sufficient skilled & experienced personnel at site during the entire construction period as per site requirement
- The Society having been promoted by all oil PSE Companies general Government norms like competitive bidding and open tendering has to be complied for selection of contractors for all jobs. The tendering and purchase procedure for all jobs should be transparent and should withstand the test of scrutiny by the client and any statutory authorities.
- The selected consultant should ensure that different jobs are tendered and awarded on competitive bidding only
- SDS will award the job to Vendor / contractors recommended by the consultant. The recommendation of the consultant should be after thorough scrutiny and bid evaluation of technical / financial competency of the contractor / vendor. SDS will make the

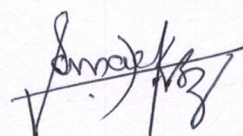




payment directly to the contractors / vendors on receipt of bills from the contractor / vendor duly certified by the consultant.

**Scope of Service:** The scope of service include providing consultancy service from concept to commissioning and not limited to

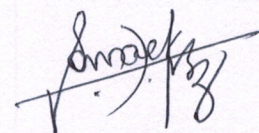
1. Preparation and finalization of master plan layout based on the information collected from the client and conceptual drawing provided by the client, reviewing the same and formulate it according to the rules and regulations and site conditions after Site survey, soil testing / investigation etc.
2. This Consultancy service, on turnkey consultancy contract basis includes but not limited to, architectural design, detailed engineering, preparation of estimates, inviting tenders, selection of contractors, execution of the work, oversee construction and handing over the site upon completion relating to construction of internal roads with ducts & drains, water distribution system, land development & allied works in the land allotted to BPCL for constructing a Skill Development Institute at Government ITI Ettumanoor campus (Kottayam District).
3. Finalization of master plan considering the functional requirement of the campus (academic / administrative block, Workshop / laboratory block, Canteen /Kitchen/ dining facilities, hostel blocks, multipurpose hall, library, compound wall construction etc.)





requirement for Electrical & Utilities, Drainage systems, internal roads, water tanks, STP, Landscaping etc

4. Coordinating and enabling all statutory clearances / approvals for construction including building permit/ license, electrical approvals. All statutory fees will be paid directly to the concerned by SDS
5. Detailed Engineering, preparation of detailed design including structural design, and engineering drawings of all civil works, electrical works, firefighting system, lift etc.
6. Preparation of estimates for tendering along with detailed engineering drawings.
7. Preparation of tender documents, tendering, tender finalization / making recommendation to the client for all the different works, packages / or composite tender based on the discussion with the client
8. Site supervision of construction activities and handing over the completed facilities including site management.
9. Furnishing of rooms and internal design, layout, erection of machinery is not in the scope of work. However all electrical points and electrical distribution network to be provided as per drawings provided by the client for the requirement.





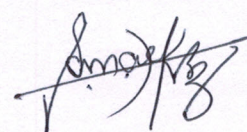
Separate two bid system enquiry will be floated among the shortlisted parties meeting the eligibility criteria, for submitting their detailed quote on centage basis of the total project cost. The quote should be on percentage basis of the total project contract value / estimated project contract Value. Final payment will be made as per the actual project executed work. However, in case of variation in finally concluded project value, the variation will be limited to plus or minus (+/-) 20% of original awarded project contract value.

#### **Completion time and Penalty Clause**

Time being the essence of this job, the entire work is expected to be completed within 15 months from date of award. No time extension will be granted. Being a green field turnkey project with single point responsibility no other delays can be attributed to any other agencies. For all jobs awarded suitable penalty clause has to be incorporated.

The Pre-Qualification criteria are

- (1) The company / firm should have a turnover of not less than 1 crore for previous three years (Chartered accountant certified audited balance sheet as proof to be enclosed)
- (2) The company / firm should have executed at least three independent jobs as Architectural consultancy including PMC covering total built up area of 1,00,000 square feet in which at least one should be an



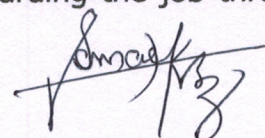


educational institution or skilling Institute (PO copy and Completion certificate from owner / client specifying the built up area to be enclosed). The project so executed should have been completed in time and should not have exceeded the targeted project completion time. If the firm has executed any project for BPCL with delay in completion the same will be disqualification factor.

The company / Firm should have Architect in their roles or as owners / partners.

Architectural Consultancy Service companies / firms having experience in similar type of jobs of developing Skill Development Institutes / Educational Institutions and interested in doing a total Project Management consultancy job from basic site development to handing over of completed institute on Centage charges of the executed value, may submit their "expression of interest" along with credentials of similar line experience, copy of last three years audited balance sheet, copy of Purchase Orders of consultancy for completed Institutional Buildings etc. to the CEO, Skill Development Society, BPCL Learning Centre, Kundanoor, Maradu, Kochi 682304 on or before 14:00 hrs, 30<sup>th</sup> May 2018.

SDS proposes to shortlist capable firms, from the responses received for this EOI, and those meeting the requirement detailed herein, for issuing the tender documents for participating and awarding the job through

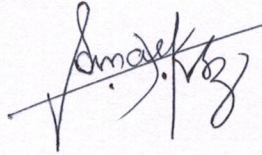
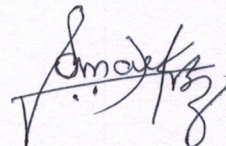




competitive bidding and all further communication will only be with these shortlisted parties meeting the eligibility criteria.

All queries and communication to be addressed only to

Chief Executive Officer  
SKILL DEVELOPMENT SOCIETY  
Regd Office: BPCL Learning Centre,  
Kundannoor, Maradu PO  
KOCHI 682304  
Email – ceosdikochi@gmail.com

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