

NOTICE INVITING TENDER FOR SELECTION OF VENDOR FOR TRANSACTION MANAGEMENT,DESIGN ,PLANNING & CONSTRUCTION OF MILAN MELA , KOLKATA

A Tender is hereby invited by WBTPPO from the registered, bonafide, reliable and resourceful Transaction Advisors empanelled by any Department, Corporation, Development Authority of the Govt. of West Bengal for transaction management, design, planning & construction management for the proposed **RENOVATION & MODERNIZATION OF MILAN MELA, KOLKATA**

Tender Reference No. WBTPPO/33/2017-18, DATED- 2.8.17

List of Important Dates of Bids

1. **Name of Work:** Transaction management, Architectural design, planning & construction management of the proposed Renovation & Modernization of Milan Mela, Kolkata
2. **Date of Uploading of Notice Inviting Bid :** 2.8.17
3. **The Tender Document can be downloaded from the e-procurement portal www.wbtenders.gov.in from-** 2.8.17
4. **Last Date of Pre-Bid Queries:** 8.8.17
5. **Time and Date of Pre-Bid Meeting:**10.8.17,1 PM
6. **Venue of Pre-Bid Meeting:** Office of the West Bengal Industrial Development Corporation Limited, (WBIDCL), 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017.
7. **Last Date for Online Submission of Bid(s):** 22.8.17, 3 PM
8. **Time and Date for Opening Technical Bid/Bids:** 24.8.17, 3:30 PM
9. **Place for Opening Technical Bid/ Bids:** West Bengal Industrial Development Corporation Limited, (WBIDCL), 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017.
10. **Time, Date and Place of Presentation:** 26.8.17 ,11 AM at the Office of West Bengal Industrial Development Corporation Limited, (WBIDCL), 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017
11. **Time, Date and Place of Opening Financial Bids:** 28.8.17, 1 PM at the Office of West Bengal Industrial Development Corporation Limited, (WBIDCL), 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017
12. **Bid validity:** 120 (One hundred twenty) Days from the last date of bid submission.

WBTPPO reserves to itself the right to accept or reject any or all the tenders received without assigning any reason whatsoever.

Notice Inviting E-Tender

Objective	Selection of Consortium comprising a Transaction Advisor & an architectural firm for Transaction management, design, planning & construction management of the proposed Renovation & Modernization of Milan Mela, Kolkata
Location	Milan Mela Complex, 3, J B S Haldane Avenue, Kolkata – 700 046
Completion time for submission of tender documents	Documents required for invitation of tender for construction works shall have to be submitted within 3 months from the date of placement of LOI/Work Order.
Qualification Criteria	1. Registered, bonafide, reliable and resourceful Transaction Advisors empanelled by any Department, Corporation, Development Authority of the Govt. of West Bengal may participate in this bidding process.
Bid Evaluation Methodology	<p>The proposals shall be evaluated in three following stages –</p> <p>Stage 1: Qualification Proposal;</p> <p>Stage 2: Bidder's Experience</p> <p>Stage 3: Financial Proposal</p> <p>In Stage 1, the Bidders submission documents shall be verified with respect to Eligibility Criteria. The Bidder's who meet all the submission requirement and Eligibility Criteria shall be eligible to be evaluated for Stage 2.</p> <p>a) In Stage 2, the Bidder's overall credential, shall be evaluated by panel of experts to be constituted by WBTPPO. The participants will have to make presentation of their design proposal d) before the said panel. The participants will have to arrange for laptop computer etc. WBTPPO will arrange for venue of the presentation. Final selection will be made on the basis of marks given by the panel. The agencies securing more than 70 % marks in stage 2 evaluation shall be qualified for opening of financial bid (Stage-3).</p> <p>In stage 3, the Financial Proposal shall be opened and each Bidder shall get Financial Score in accordance with the following formula:-</p> <p align="center">100 x (Lowest Financial Proposal / Bidders' Financial Proposal)</p> <p align="center">Selection of preferred Bidder- The agency securing the highest marks as per following formula shall be the preferred bidder.</p> <p align="center">70% of Stage 2 Score (Technical Score) + 30% of Stage 3 Score (Financial Score)</p> <p>The accepting authority reserves the right to reject any or all of the bid(s)/offer(s) received without assigning any reason whatsoever to the participants including the lowest bid/offer received.</p>
Bidding Platform	Online Competitive Bidding eProcurement System of Government of West Bengal shall be used (www.wbtenders.gov.in)
Earnest Money Deposit	Rs. 900,000/- through NEFT/ RTGS Name of the Bank : ICICI Bank

	A/cs holder's name : WEST BENGAL TRADE PROMOTION ORGANISATION Account Number : 000601041826 Account Type : Savings Account Branch: Sir R. N. Mukherjee Road Branch address: Rasoi Court, 20, Sir R N Mukherjee Road, Calcutta - 700001 MICR Code of branch : 700229002 IFS Code of branch : ICIC0000006 The scanned copy of the RTGS/NEFT details must be uploaded at the time of submission of bid through e-tender.
Tender Fee	Tender Fee – Rs.10,000/- through NEFT/ RTGS Name of the Bank : ICICI Bank A/cs holder's name : WEST BENGAL TRADE PROMOTION ORGANISATION Account Number : 000601041826 Account Type : Savings Account Branch: Sir R. N. Mukherjee Road Branch address: Rasoi Court, 20, Sir R N Mukherjee Road, Calcutta - 700001 MICR Code of branch : 700229002 IFS Code of branch : ICIC0000006 The scanned copy of the RTGS/NEFT details must be uploaded at the time of submission of bid through e-tender.
Pre-Bid Conference	Time and Date of Pre-Bid Meeting: (Venue of Pre-Bid Meeting : Office of West Bengal Industrial Development Corporation Limited, (WBIDCL), 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017.
Site Visit	Bidders shall be deemed to have visited the site before submission of bid.
Submission of tender	Bidding documents, signed by authorized person of the bidder, must be submitted online on or before (as per server clock)
Procedure for submission of tender	Bidders are requested to submit their tenders through e-procurement portal www.wbtenders.gov.in . If required, the bidders may be requested to submit the hard/original copy of the technical bid at the time of verification of the documents
Contact Person	S.K.Majumder, Advisor(Engineer), WBTP, Ph no. 9434191095, e-mail id- skmajumder@ymail.com
Taxation	The Financial Proposal of the Bidder shall be inclusive of all taxes for the performance of the Contract. No additional claim on account of any changes in tax liability of the Contractor shall be entertained by the Employer for the purpose of this Contract.

Submission of Document

The RFP document is to be submitted through online in two folders at a time, one is Technical Proposal & the other is Financial Proposal before the prescribed date and time using the Digital Signature (DSC). The virus scanned copies of all the documents are to be uploaded after duly digitally signed. The documents will get encrypted.

Part I Submission: Technical Proposal:

The Technical Proposal should contain scanned copies of the following in two cover folders:

a. Statutory Cover containing the following digitally signed documents :

1. RFP Document/NIT documents
2. EMD Document
3. Concept design & Architectural views scheduled for presentation.(In pdf)
4. Addenda issued

b. Non Statutory cover containing the following digitally signed documents:

Sl. No.	Category	Sub category	Details
	Name	Description	
1.	Certificate	Certificate	(i) The current income-tax clearance certificate, return and GST registration no.
			(ii) An affidavit that the information furnished with the bid documents is correct in all respects
			(iii) PAN Card Xerox copy
2.	Credential	Credential	a. Details of Bidder and details of Staffs .
			b. Details of Work Experience with all supporting Documents.
3.	Financial Information	P/L & Balance Sheet 2013--2014	A minimum gross yearly turnover of at least Rs.1 crores in the current and immediately preceding three financial years
		P/L & Balance Sheet 2014-2015	
		P/L & Balance Sheet 2015-2016	
4.	Stamp paper	a) Power of Attorney	Need to be furnished on Stamp paper of relevant value. (Original in hardcopy to be produced before signing of Consultancy Agreement, if selected)
		b) Consortium	Need to be furnished on stamp paper of relevant value in case of Consortium clearly mentioning the intent of consortium its lead member & roles & responsibilities of parties.
		c) Agreement	(Original in hardcopy to be produced before signing of Consultancy Agreement, if selected)
5.	Declaration	Declaration1	Addenda issued in accordance with and/or Minutes of Pre-Bid Meeting .

About the Project :-

Existing scenario of Milan Mela :-

- The Existing Milan Mela Campus have the following Structures
- Four numbers of Exhibition Halls, each of area 1183.5 sq.mt. area built on Steel columns and steel roof truss with color coated steel sheet roofing. Existing peripheral walls are of brick masonry, plastered and painted. Two numbers of Halls are Air-conditioned with ductable split A.C. units of 132TR capacity for each hall, and two numbers of Halls are Non Air conditioned.
- There is a Open air Food plaza of 400 sq.mt. area built on Steel Tube Columns and truss with translucent polycarbonate sheet roof covering. There is also a Food court building of area 792 sq.mt. of RCC framed structure. Besides these, there are 9 nos. of Food Kiosks of 3mt. x 3 mt.size spreaded out in the open area.
- There is a two storied Administrative building of built up area 808 sq. mt. on RCC framed structure
- There is Gate complex with ticket counter covering an area of 1250 sq. mt. on a steel space frame structure and an Open Air Theatre covering an area of 567 sq. mt.
- There are 4 nos. Toilet blocks each of 54sq.mt.area, 9 nos. small independently operable Fountains spread all over the campus.
- Besides this, there are existing utility and services structures like Fire pump room, under -ground water reservoir, electrical substation building, an open central plaza partly paved and pertly green open landscaped areas with 8 nos. of shallow pools, 9 nos. of Fountains spreaded all over the campus.
- The average RL of the existing site is 9.359 considering the RL of the existing Haldane Avenue in front of the site (southern side) as 9.055. The Benchmark have been fixed from Milan Mela Area assumed as RL 10.00. So an average filling of 300 mm. had been considered in the existing Milan Mela area. For the proposed car parking area an average filling of 300mm. may be considered depending on the Proposed Renovated Concept Design and approach.
- The present complex have 11 KV power supply from CESC, the power supply authority.
- The present complex have underground Fire tank with pumps and fire hydrant line all round the complex
- The water supply, at present, is supplied from Deep Tubewells(2 nos.) and is supplied to toilets and other strategic areas through underground GI pipe lines.
- The present area lighting is done with post top lanterns and 3 nos of 6 arm Tower light.

Scope of Work-

The work would include preparation of details of Architectural Drawings, Structural Designs including preparation of details of estimate with BOQ of the proposed project components like HVAC, Electrical capacity augmentation & illumination, STP & disposal , Raw water system, Drinking water system, Rain water harvesting, Solar power, Parking area, Open area, Horticulture & aesthetics, CCTV, Roads, fire fighting system etc.

The detailed estimate is to be prepared on the basis of PWD schedules. In case of non-scheduled items, analysis of rates may also be provided.

The selected consultant shall have to provide the following-

- 1)Architectural Designs including preparation of Plans, Elevations, Sections, Perspective Drawings, Architectural Details etc.

2) Structural Design of the proposed halls & buildings & design of other project components with drawings including vetting to be done by PWD ,BESU, JU, IIT-Kharagpur or similar Institute as agreed upon by WBTPO and the fees for the same would have to be borne by the Architect / Agency / Consultancy Firm.

3) Circulation & evacuation plan for both vehicles (cars, buses, OB Vans ,fire tenders etc.) and pedestrians in drawings.

4) Any change in Architectural and other Designs of the components as may be suggested by an Expert Panel must be done by the selected bidder free of cost. Also, any other unavoidable change if required is to be done by the selected bidder free of cost.

5) Sanctioning/Approval of plans of proposed halls, buildings of different utilities to be obtained from the respective regulatory authority & necessary cost to be borne by the consultant.

6) Preparation of tender documents & finalization of the contract .

7) To prepare a good model of the renovated & Modernized Milan Mela by a reputed Modeler without any additional cost.

8) The consultant shall have to change design, drawings if necessary during construction without any additional cost.

9) The consultant shall have to carry out survey , investigation ,analysis of different required parameters of soil ,water etc. at their own cost.

The Master layout plan of the propose Renovation & Modernization works shall be considered the following aspects :-

- **Traffic Circulation**
- **Differentiation of Vehicular & Pedestrian movement**
- **Dedicated Service Entry**
- **Organized Utility Yard and Corridor**
- **Logistic segregation of Closed Exhibition and Open Exhibition Areas**
- **Landscaping and Beautification**
- **Exhibition Halls – 2 Nos.**
- **Administrative Building – G +2**
- **Food Court – 2 Nos.**
- **Interactive Plaza**
- **Entrance Foyer**
- **Supporting Infrastructure**

Proposed Facilities (Design Guidelines)

❖ EXHIBITION HALLS – 2 Nos. (120 m x 75 m)- Approximate

The Hall should have to be designed with columns with sufficient space in between. The entire Hall should have to be Air conditioned. The maximum height should be 19m and the minimum height should be 12m. inside the hall. Provision of False Ceiling, Fire sprinklers, Fire alarm etc. should have to be provided as per norms. Sufficient provision to be kept for Toilets, washing, drinking water, Media Room, Sick room, Conference room, Support rooms, Air condition plant room with AHU's, Sound and Electronics workshop and other Service rooms inside the hall.

The Exhibition halls should have visitors' entry from the sides. Separate entries from the shorter span sides to be provided for loading/unloading of heavy/light materials and services required for the Exhibits.

Total numbers of stalls in the exhibition—300 per hall

Total numbers of visitors coming to the exhibition-----800 per hall/hr

❖ FOOD COURT – 2 Nos.

Capacity- 800-1000 people.

There should be the provisions of two Food Courts in the Complex. One number Food Court should have to be provided in the Interactive Plaza, in a manner that it should serve as eateries center for the Exhibits and the visitors coming to the Exhibition Hall. The other Food Court should have to be interlinked with the Open Stall Exhibition area.

The Food Courts should have to be planned in such a manner that there should be Food Outlets for at least 10 -12 National/International branded Food chain near the Interactive Plaza, and 6-8 nos. counters for the Open Stalls. There should be provision for Kitchen and store facility with each outlet. But there should be no provision of direct cooking in the kitchen. Cooked foods should be made elsewhere and brought here for ready serve to the customers. Preference should be given for waste management policies within the food courts. Storage facility should be sufficient for at least 2 days storage.

❖ THREE STORIED ADMINISTRATIVE BUILDING (apprx. 3000sqM)

This building should accommodate office space for the administrative staff that would monitor the operation and maintenance along with other activities of the proposed complex. The building will be centrally air – conditioned.

Following facilities should have to be provided

- Administrative office for 15 persons
- 4nos. of VIP Rooms in the form of suites
- Cloak rooms, 2 nos.
- Display lobby
- Meeting rooms- 2 nos. for at least 8 persons/room
- Conference room for 25-30 persons
- Technical office- 2 rooms with 2 workstations each per room
- Media Room
- Gents and Ladies toilet
- Pantry and store

❖ **INFRASTRUCTURE & SUPPORT FACILITIES**

Peripheral roads should be of 15m R.O.W. Concrete road with two lanes of 9M width and central divider and Grass paver block footpath on both sides. The utility service corridor would run below this footpath.

The following facilities should also have to be provided:

- Central Electrical substation
- Central Water storage reservoir with Treatment plant & Pump room
- Chilled drinking water supply
- Central Underground Firefighting water storage of designed capacity
- Dedicated Fire Fighting Ring Main with Hydrant posts
- Sound Proof Captive power generation system
- Underground storm water drainage line
- Underground sewerage lines with STP
- Telecommunication facilities
- CCTV Surveillance and BMS
- O & M Store

Proposed Built-Up Area Statement

Land Area	=	18.40	acres
	=	73425	sqm
F. A. R. permissible as per KMC Rule	=	2.75	
Maximum Permissible Height of Building	=	No restriction	
Maximum Permissible Ground Coverage	=	26056 sqm	
Total permissible built-up area	=	201918.75	sqm
Floor area of two halls @ 8925 sqm (119mx75m) each	=	17850	sqm
Floor area of Admn. Bldg. @ 525 sqm per floor (G+2)	=	1575	sqm
Floor area of Food Court	=	5000	sqm
Total proposed built area	=	24425	sqm
Floor area of Open Plaza	=	8000	sqm
Area kept as green for open stalls	=	13500	sqm
Total area of Roads (15m ROW), paved areas, loading/unloading bay	=	15000	sqm
Total area of entrance paved foyer	=	4500	sqm
Area kept for Utility service area	=	2000	sqm
Area left for incidental green space	=	7050	sqm

TERMS & CONDITIONS:

(1) Participating firms must have ST and PT clearance certificate and IT & PAN valid at least up to the date of submitting their bid. Application for such clearance addressed to the competent authority, subject to production of authenticated receipt, may also be considered.

(2) Before submitting any bid offer, the intending participants should make themselves acquainted, thoroughly, with the local conditions prevailing by actual inspection of the site and take into considerations all aspects including actual size and availability of land, communication facilities, climate conditions etc. As no claim whatsoever will be entertained on these accounts, afterwards.

(3) The selected bidder will have to enter into an agreement of contract with WBTPO within 10 (ten) days of issuance of the LOI.

(4) The building design must conform to the prevailing rules of the Sanctioning Authority. Fire safety norms must be as per relevant B.S. Codes and National Building Code.

(5) Any bid/offer containing overwriting is liable to be rejected. All corrections are to be attested under the dated signature of the bidder without which the bid/offer may be informal.

(6) The consultant shall be responsible for documentation of all engineering drawing upto finally revised. All documents submitted by the consultant shall be in hard copy (3 copies) & also in AUTOCAD version..The drawings & documents shall remain property of WBTPO & shall not be used for any purpose other than that intended under these Terms & Conditions.

Payment Terms : -

(i) Finalization of Detailed Architectural designs & drawings – 10%

(ii)Preparation and sanction of Building Plans, & all other statutory clearances – 10%

(iii) On finalization Structural Designs & details of the halls ,buildings, all other utilities mentioned in the tender & ancillaries including drawings – 20 %

(iv)Preparation of Estimates with Bills Of Quantities (BOQ) – 10%

(v)Preparation of Tender Documents & finalization of the contract- 10%

(vi)Construction Management which includes management of Dismantling & disposal of existing structures, Engineering, procurement, construction, commissioning, logistics & other related issues related to the project- 30 %

This amount shall be paid to the agency in 5(five) phases on pro-rata basis .

(vi) Preparation of a good model by a reputed modeler – 5%

(vii)Periodical support service towards any addition or modification whatsoever during construction period. – 5%

In this connection if any work component is left out by the consultant for whatsoever reason no payment shall be made. The payment under this item shall be made on issuing of completion certificate.

(7) Separate tender/ bid will be invited by WBTPPO for construction of the Proposed project. During execution any change in design, drawing & any other aspects to be set right by the consultant & revised drawing ,designs to this effect to be submitted free of cost as per requirement & schedule given by the WBTPPO.

(8) No conditional bid/offer shall be accepted.

