

STATE BANK OF INDIA



PREMISES & ESTATE DEPT., 3rd FLOOR,

Local Head Office, Lal Darwaja, Bhadra

AHMEDABAD – 380 001

Phone No. 079-25506402, e-mail: agmpe.lhoahm@sbi.co.in

NOTICE FOR SELECTION OF ARCHITECTURAL AND PROJECT MANAGEMENT CONSULTANCY FIRM (APMCF)

SBI invites expression of interest from Architectural and Project Management Consultancy firms (APMCFs) for rendering comprehensive Architectural and Project Management Consultancy Services etc. for the proposed construction of multi-storied building having about 1,00,000 sq ft Built Up Area at GIFT CITY, Gandhinagar (Gujarat). The prequalification criteria, scope of the services to be offered, terms and conditions of appointment and the detailed formats etc. for submission of the application form for the purpose can be downloaded from our website www.sbi.co.in under procurement news. Please also note that the last date for submission of completed application form in the prescribed format at this office will be up to 5.00 pm on 18th September, 2021.

sd/-

Asst. General Manager (Premises& Estate)

Expression of interest

from

Architectural and Project Management Consultancy Firm (APMCF)

for

Providing Architectural and Project Management Consultancy Services

for construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat)

STATE BANK OF INDIA

PREMISES & ESTATE DEPT., 3rd FLOOR,
Local Head Office, Lal Darwaja, Bhadra
AHMEDABAD – 380 001

Letter of invitation

Expression of interest are invited from Architectural and Project Management Consultancy Firms (APMCFs) for Providing Architectural and Project Management Consultancy Services for construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat).

1. APMCFs are hereby invited to submit technical and financial bids for providing Architectural and Project Management Consultancy Services required for construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat).
2. The scope, roles and responsibilities of consultant are given in detail in FORMAT -III
3. **Pre-bid meeting:** A pre-bid meeting will be held on **7th September, 2021** at 3.30 pm at State Bank of India, Local Head Office, Bhadra, Ahmedabad. Prospective bidders, if interested, may depute their representatives to attend this meeting to seek any clarification. The queries to be raised in this meeting should be mailed to the Bank by **6th September, 2021**.
4. **Eligibility criteria:** The eligibility criteria are specified in FORMAT-II. The firms satisfying those requirements only shall become eligible to bid the assignment. Clear evidences like photographs, certificates, documents etc. should be submitted with the bid.
5. **Submission of bids:**
 - a) The Proposal shall be in two parts i.e. Technical Bid (Format-I to XI) in cover-A and Financial Bid (Format-XII) in cover-B shall be submitted in two separate wax sealed envelopes (with respective marking in bold letters).
 - b) Cost of application fees is Rs. 15,000/- . This must be submitted by way of DD/Banker cheque , favouring State Bank of India, payable at Ahmedabad. Applications without application fees shall be rejected and will not be considered for further process. DD/Banker cheque must be enclosed to the Technical bid.

c) Both the sealed envelopes cover-A and cover-B should again be placed in a cover-C and the same shall be sealed with wax and dropped in the tender box which will be kept available in the office of Assistant General Manager (P&E) located at 3rd Floor State Bank of India, Local Head Office, Bhadra, Ahmedabad-380001 from 10.30 am to 5.00 pm on all working days from **01.09.2021 to 18.09.2021**.

d) The documents mentioned in above mentioned Formats shall be furnished along with the technical bid.

e) The formats I to XI duly signed by the firm with stamp on each page, shall be furnished in Cover-A. Format XII duly signed and stamped by the firm shall be furnished in cover-B.

6. Opening of Bids:

The cover-A containing Technical Bid will be opened by the authorized committee of the Bank in the presence of all bidders or their authorized representatives having brought proper letters of authorization to participate in the bid opening event at 3.30 pm on **20.09.2021**.

7. Evaluation:

The Technical Bids of only those bidders shall be evaluated who have deposited cost of application fees (non-refundable) and fulfil eligibility criteria as per Format-II. The evaluation will be done as per criteria given in Format-V (A) and ranking will be given on the basis of this evaluation top 5 bidders will be selected to participate in design competition. In case there is tie, the Bank will have right to increase number of shortlisted bidders suitably. The names of these bidders will be displayed on Bank's website on or before **11th October, 2021**. Intimation in this regard will be sent to bidders through e-mail on their e-mail addresses advised to the bank in their technical bids on or before **11th October 2021**.

8. Design competition:

Bidders shortlisted for participating in design competition will have to present their scheme of building to the committee on **2nd November, 2021**. Each bidder will be given 30 minutes for making presentation. After presentation committee members will interact with the bidder to understand presentation. The exact timing of start of time slot shall be intimated to bidders through e-mail. To participate in design competition the bidders will have to attend the event on their own expenses.

However the Bank will make payment of Rs.50,000/- (Rupees fifty thousand only) as appreciation for their efforts. The design brief can be seen in instructions to bidders, which are available at Bank's website.

9. Opening of financial bids

The cover-B containing Financial Bid submitted by bidders who participated in the design competition will be opened by the authorized committee of the Bank in presence of those bidders or their authorized representatives having brought proper letters of authorization to participate in the bid opening event at 3.30 pm on **02.11.2021**

10. Award of Contract:

- a. The firm which gets highest points (points obtained in technical as per Format-V(B) and commercial bid put together) will be decided as the prospective bidder for further decision on awarding of contract.
 - b. State Bank of India may reject any/all the bids received without assigning any reason whatsoever.
 - c. Validity period of bid and of agreement: 180 days shall be the validity period of bid from the date of opening of Technical Bid and 30 months shall be the validity period of agreement from the date of concluding the agreement.
11. On award of the contract, the Firm will be expected to take up/commence the assignment within 15 days of time.
12. If Bank finds that performance of APMCF is not satisfactory at any stage, the Bank will have the right to terminate the contract after giving a notice as per agreement.
13. The Bank will have right to change scheduled date of any event. Revised date will be displayed on our website.
14. Any corrigendum in this RFP shall be intimated through announcement at Bank's website only. The prospective bidders are requested to peruse Procurement News section of our Bank's website www.sbi.co.in on time to time till the process of RFP gets over.

15. Officials of Bank may visit office of bidder, sites of project completed by bidder and office of those clients to verify information submitted by bidder in technical bid. In case it is found that bidder has submitted misleading information in technical bid the candidature of bidder will be dismissed. We will seek confidential report from previous clients of bidder and in case Bank receives any negative report then Bank may take any action which the Bank consider fit.
16. The jurisdiction for any dispute shall be Ahmedabad only.
17. The terms and conditions mentioned in this RFP are final, binding and any change in terms is not permitted. Bidders are advised not to put any condition in the RFP or make any deviation in terms and conditions of RFP as application with conditions or found deviating from RFP will be summarily rejected.

Assistant General Manager (P&E)

FORMAT-I
Covering letter for bid submission

| From | To |
|------|---|
| | The Assistant General Manager (P&E), State Bank of India, Premises & Estate Department, 3 rd Floor, Local Head Office, Bhadra, AHMEDABAD- 380001 |

Dear Sir,

Subject: Submission of Expression of Interest from Architectural and project Management Consultancy Firm (APMCF) for rendering comprehensive architectural and Project Consultancy Services for proposed construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat).

Having examined the details given in EOI notice and EOI document for the above project, we herewith enclose:

- i) Technical Bid completed in all respect.
- ii) DD/Banker cheque of Rs. 15,000/- (Rupees fifteen thousand only), favouring State Bank of India, payable at Ahmedabad , towards non-refundable application fees. Details are as under

| Date of issue | Amount | Name of Bank and name of branch | Number of DD/Banker cheque |
|---------------|--------|---------------------------------|----------------------------|
| | | | |

- iii) Financial Bid in a separate sealed cover

We are agreeable to all terms and conditions laid down in the notice and Technical Bid. The information, facts and figures furnished in this expression of interest (EOI) document is true and correct to the best of my knowledge and belief and no information, facts and figure is incorrect or concealed. We acknowledge and confirm that in the event of any information, facts and figure is noticed to be false or incorrect, our offer shall be liable to be rejected. We also confirm that we have gone through the sample of proposed agreement between SBI and APMCF, which is available on the Bank's web site and we will execute the same if contract is awarded to us.

The terms and conditions mentioned in this RFP are final, binding and we have not made any change in RFP. We have not put any condition in the RFP or made any deviation in terms and conditions of RFP and SBI has right to reject our application if our application is found deviating from RFP .

Yours faithfully,

(Signature of authorized signatory)

Name:

Date:

Place:

FORMAT-II

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

Selection of Architectural and Project Management Consultancy Firm (APMCF) for proposed construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat).

MINIMUM ELIGIBILITY CRITERIA

| S.No. | CRITERIA | Minimum requirement | Please tick |
|-------|--|---|--|
| 1 | The experience should include all consultancy services for residential/commercial/institutional multi storey buildings such as architectural, structural, engineering and all internal and external services such as interiors/ electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, fire fighting / horticulture, landscaping, EPABX / Networking, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of waste water etc. and also of Project Management Consultancy (PMC). | Minimum 7 years' experience as a Consultant as on 31.07.2021 . | Yes / NO If yes please furnish detail in FORMAT-VI |

| | | | |
|---|--|---|--|
| 2 | Experience of consultancy services (as given in Sr No 1) in construction of multi storey residential / institutional / commercial buildings. | Must have satisfactorily executed at least one multi-storey project of Rs 35.00 Crore (or above) or two multi-storey projects of Rs 22.00 Crore (or above) each or three multi-storey projects of Rs 18.00 Crore (or above) each of comparable nature during last 5 years ending on 31.07.2021 Out of above one, two or three projects, as the case may be- Height of at least one building must be 30 meter or more above ground level and it should have least one basement. | Yes / NO If yes please furnish detail in FORMAT-IX |
| 3 | Experience of consultancy services of Green building as on 31.07.2021 . | Minimum one building having LEED/ GRIHA certification or having features of Green building. The project cost of this building should be minimum Rs.10 Cr. | Yes / NO If yes please furnish detail in FORMAT-IX |
| 4 | Experience of consultancy services (as given in Sr No 1) for multi-storey buildings for public sector organization / Public Sector Bank/ Government Department within last 5 years ending on 31.07.2021 . | Minimum one building having project cost of Rs 10 Cr or above | Yes / NO If yes please furnish detail in FORMAT-IX |

| | | | |
|----|--|--|--|
| | | | |
| 5 | The Proprietor/partner /Director of the consultant should have a valid registration and license as an Architect from Council of Architecture | Minimum one promoter should be registered with "Council of Architecture" | Yes / NO If yes please furnish detail in FORMAT-VI |
| 6 | Average annual turnover for last three years ending 31.03.2021. | Shall not be less than Rs.35.00 lacs. | Yes / NO If yes please furnish detail in FORMAT-VI |
| | Cost of application fees (Rupees fifteen thousand only) | By DD/Banker cheque only. | Yes/No If yes please furnish detail in FORMAT-I |
| 8 | FORMAT- I to XI and Letter of invitation | Duly signed on each page and placed in technical bid cover along with DD/Banker cheque | Yes/No |
| 9 | FORMAT-XII | Duly signed in Price bid (only one page) and placed in separate cover | Yes/No |
| 10 | Technical bid cover (A) + price bid cover (B) | To be placed in one large cover (C) | Yes/No |

Signature of authorized signatory along with seal

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

Selection of Architectural and Project Management Consultancy Firm (APMCF) for proposed construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat).

Scope of services to be offered

Role and responsibilities of Consultant

State Bank of India proposes for construction of 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat). This will be a 'state of art' multi-storey residential buildings having all modern amenities and will comply / have features of 'Green' and Energy efficient building.

SBI intends to commence the work and propose to complete the building in all respects viz. ready for occupation within a **maximum time span of 30 months** from the date of commencement.

The proposed consultant will take up all further necessary work on the project including all works permissions, CCs, NOCs, occupation / completion certificate required to be obtained from GIFT General Development Control Regulations (GIFT GDCR) and other State / Central Government / Statutory authorities will have to be obtained by the consultant. SBI now proposes to engage the services of a full-fledged consultant who will assume total responsibility for completion of the project in all respects till obtaining of occupation and completion certificate from respective GIFT CL /Govt. authorities within the specified time frame of 30 months as stated above. The time is the essence of the contract and the duties of the consultant will be governed by the standard agreement (sample of proposed agreement is displayed on Bank's web site separately) to be executed with SBI by the successful consultant. The role and responsibilities of the ACF will broadly include:

- a) Preparation of sketch designs with two/three alternative schemes including carrying out necessary revisions till the sketch designs are finally approved by the SBI, making block estimates, likely type of foundation required, structural design provisions to be made including preparation of detailed Architectural/structural design of building including its foundation.

- b) Preparation of detailed design of all internal and external services such as electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, fire fighting / horticulture, EPABX / Networking, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of waste water , Building Management System, Garbage shafts, etc. All drawings will have to be prepared to the specified scale in three colour copies and editable soft copies in AutoCAD and PDF format.
- c) Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, recycling of waste water, rain water harvesting, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages so that if SBI desires, the Building can be rated as Green building of 'Gold/Platinum' standard.
- d) Preparation of all detailed architectural, engineering, structural drawings including those for all services as stated above.
- e) Preparation of 2/3 alternatives for external façade / elevation / perspective view of building and its 3D presentation by computer for its approval by SBI and preparation of model for one of the selected alternatives for its display.
- f) Calling of competitive tenders for detailed soil investigation work for deciding load bearing capacity and type of foundation etc. and also for deciding minimum depth of foundation from specialized and reputed contractors in consultation with SBI including preparation of detailed estimates, draft tenders and advising panel of contractors to SBI.
- g) Preparation of subhead-wise item-wise/ detailed estimates based on current market rate analysis, which will include preparation of rate analysis for all major items, take off / quantity sheets. Working out overall built up area rate and its comparison for reasonableness with other buildings recently done as also with CPWD built up area rates etc. for submission to the SBI for approval of the cost.
- h) Preparation of documents and assisting SBI for prequalification and empanelment of trade-wise contractors by following elaborate procedure / norms laid down by Bank/ CVC guidelines.
- i) Preparation of draft tenders subhead-wise including detailed bills of quantities (BOQ) based on approved estimates by SBI and full set of tender documents including all terms, conditions, special conditions and standard clauses.
- j) Calling of competitive tenders each trade-wise or single at appropriate time from the pre-qualified contractors. Required sets of tender documents will have to be prepared by the consultant themselves at no extra cost to SBI.

- k) Detailed scrutiny of the tender received including preparation of the comparative statement etc. and submission of recommendations for acceptance or otherwise, of the tender of successful bidder / vendor, placing of work order etc.
- l) Preparation and issuance of detailed working drawings 3 sets to the contractor well in advance so that work is not held up at any point of time for want of the drawings / details. Additional 2 sets of such drawings will have to be issued to SBI for its records.
- m) Complete role of Project Management Consultant (PMC) will also be played by consultant to ensure both qualitative and quantitative aspects of the project and would include day to day supervision of work through a team of various experienced Engineers led by a Project Manager to be posted at the site and who will be overall responsible for smooth and timely completion of all works within the agreed time schedule without cost overruns barring exceptional circumstances beyond the control of the consultant. The PMC work will broadly include recording of measurements, verification of running account, final bills of contractors, finalization of accounts, extra / deviated items, rate analysis, maintaining various registers as per CVC / Bank's guidelines at site, preparation of bar chart, CPM networks and its updating for monitoring progress etc. The collection of samples of various materials being used at the site and arranging for its testing through approved laboratories / institutes will have to be done and proper record / registers need to be maintained at site.
- n) The consultant will have to apply and obtain on behalf of the Bank all required approvals, CCs / NOC from GIFT CL and other Govt. / Statutory authorities from time to time such as plinth verification / further CCs / occupation / completion / drainage / water supply and electrical connection, verification by lift and electrical authorities etc. well in time so that the progress of the work is not hampered. The consultant will have to issue structural stability certificate and other certificate required by statutory authorities.
- o) The effective communication between various agencies / vendors contractors will have to be ensured by the consultant. The problems / hindrances / bottlenecks need to be sorted out / removed by arranging site meetings of all concerned including employer (SBI) and record of such meetings, decisions taken etc. need to be maintained in a chronological manner kept in a separate register.
- p) During the defects liability period carrying out periodical inspection along with representatives of SBI and contractor, preparation of defects list and arrange for its rectification from contractor.

q) Preparation of 'As Built' drawings including those for all services and 2 sets of such drawings mounted on cloth papers and also in the form of a CD/Pendrive (soft copy in AutoCAD and PDF format) will have to be prepared and submitted to SBI.

r) The Bank's project comes under Technical Audit by the Chief Technical Examiner's (CTE) Organization of Central Vigilance Commission. The APMCF will assist the Bank in submission of reply to CTE's queries, if any and compliance of their observations. The list of duties mentioned above is only indicative and the consultant will have to assume full responsibility for completion of the project both qualitatively and quantitatively as per accepted contract conditions in the best possible workmanlike manner in all respects till its occupation within the agreed time schedule and cost by following laid down norms / procedure of SBI and guidelines of CVC in an open and transparent manner to the satisfaction of the Bank and towards achieving this goal whatever is required to be done will have to be arranged by the consulting firm with the approval of SBI.

s) The consultant shall establish office in Ahmedabad/Gandhinagar (within two month of LOI) if they do not already have office in Ahmedabad/Gandhinagar.

Signed as token of acceptance

Signature of authorized signatory along with seal

Date:

Place:

FORMAT 'IV'

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

1. PREQUALIFICATION (PQ) CRITERIA

(i) Minimum 7 years' experience as a Consultant as on **31.07.2021**. The experience should include all consultancy services for residential multi story buildings such as architectural, structural, engineering and all internal and external services such as electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, fire fighting / horticulture, EPABX / Networking, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of waste water etc. and also of Project Management Consultancy (PMC).

(ii) The consultant should have planned, designed & supervised viz. offered all types of consulting services as in (i) above in a single or more multi-storey building projects, from inception to completion for

(a) at least one multi-storey project of **Rs.35.00 Crore** or two multi-storey projects of **Rs 22.00 Crore** (or above) each or three multi-storey projects of **Rs 18.00 Crore** (or above) each of comparable nature during last 5 years ending on **31.07.2021**. These building projects may be residential/institutional/commercial multi-story building project. Height of at least one of these buildings must be **30 meter**-or more from ground level with minimum one basement

(b) Should have planned and designed at least one building (of project cost of **Rs. 10 cr**-or more) having LEED/ GRIHA certification of 'Green building' or having features of Green building certified by client within last 5 years ending on **31.07.2021**; and

(c) at least one multi-storey buildings for public sector organization / Public Sector Bank / Government Department having project cost of **Rs. 10 cr**-or more within last 5 years ending on **31.07.2021**.

(iii) At least one of proprietor/partners / Directors of the consultant should have a valid registration and license as an Architect from "Council of Architecture". The consultant should also have a full-fledged office or ready to establish an office in Ahmedabad/Gandhinagar and should have adequate number of qualified architects, engineers and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services consultant, RCC consultants / firms etc. The average annual turnover in last three years ending on **31.03.2021** shall not be less **35 lacs**.

2. The application forms have to be submitted in a prescribed format in a two cover system viz. technical and price bid in a sealed cover along with other details etc. as laid down in the enclosed FORMATS. Both the above covers named as technical (Cover-A) and price bid (Cover-B) should be placed in a third sealed cover (Cover-C) super scribed with the legend "**Prequali-**

fication of consultant for the Project : Construction of 30 flats for GMs & DGMs and a Pent House for CGM at GIFT CITY, Gandhinagar” and can be dropped in tender box which will be kept available in the

office of Assistant General Manager (P&E) located at 3rd Floor State Bank of India, Local Head Office, Bhadra, Ahmedabad- 380001 from 10.30 am to 5.00 pm on all working days from **01.09.2021 to 18.09.2021**. The bid in sealed cover may be sent to Assistant General Manager (P&E) on above address by Registered Post/ Courier but these should reach at his office on or before 5:00 pm on **18.09.2021**. The bid received after this cut off time and date will NOT be accepted.

3. Please note that the applications received will be screened and short listed on the basis of the aforesaid PQ criteria as laid down in part-A of format-V(A) and qualified firms will be further advised to submit and make a presentation of their detailed proposal / scheme before the Committee of the SBI on 2nd November, 2021 at State Bank of India, Local Head Office, Ahmedabad. For preparation and presentation of detailed proposal/Scheme, the shortlisted firms will be given honorarium of Rs. 50,000 (Rupees fifty thousand only). Maximum 5 bidders will be shortlisted for design competition on the criteria specified in part-A of the format V (A). In case of tie, the Bank will have right to increase number of shortlisted bidders suitably. The final selection of the consultant will be made on the basis of techno-commercial evaluation by assigning weightage in the ratio of 70% to the technical parameters as per Format (B) and 30% to the price bid (professional fees quoted in the sealed cover).

4. Please note that there will be **maximum cap / limit of fees at 3% and minimum floor rate of fees will be 1%** of the estimated cost or the actual project cost whichever is lower plus GST as applicable for the payment of the professional fees payable to the consultant. The fees is inclusive of travelling expenses and remain fix till completion of the project. The scope of the work may vary on either side and in case Bank decided to construct only part or lesser area, fees payable shall be based on estimated cost or actual cost, whichever is lower of the whole project. The above fees will be for rendering combined services of Architectural work and project management work. For the purpose of breakup fees payable for architectural work will be 70% of the total fees based on which payment on stages will be made from the stage of preparation of the plan to the completion of the work as per Bank's standard method of the payment. Remaining 30 % of the fees quoted will be for PMC work, the payment of which will start only when construction at the site will start and based on the value of the work executed at site and payments made to the contractor. The terms of payment of fees for Architecture and PMC part will be as under

Architecture work: Upon completion of the project 87.5% of the total fee for Architectural work will be paid and remaining 12.5% will be paid after completion of defect liability period of the work.

PMC work: 90 % payment against progressive bills within 15 days of the payment of the contractor. 5% will be paid after 36 months of settlement of final bills of all the contractors. Balance 5% after expiry of latest of the defects liability of various contractors or after attending the CTE's observations if any from time to time till its final disposal and award of arbitration, if any, whichever is later. The GST at the prevailing rate will be paid by the Bank to consultant in addition to the fee quoted and agreed. Tax Deduction at Source (TDS), if applicable as per Income Tax provisions, shall be deducted from the fee of ACF.

5. Rs 15,000.00 should be paid as application fees, which is non-refundable. The DD/Banker cheque should be submitted along with the application form.

6. The Bank reserves the right to reject any or all the applications without assigning any reason thereof and no correspondence would be entertained in this regard.

Signed as token of acceptance

Signature of authorized signatory along with seal

Date:

Place:

FORMAT-V (A)

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

SELECTION OF ARCHITECTURAL AND PROJECT MANAGEMENT CONSULTANCY FIRM (APMCF) FOR PROPOSED CONSTRUCTION OF ABOUT 30 Flats for GMs & DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the development of Residential Project on a piece and parcel of land situated at Block 41, Building Footprint 41 K, GIFT City, Gandhinagar (Gujarat)

(A) BRIEF TECHNICAL PARAMETER FOR EVALUATION BEFORE DESIGN COMPETITION (TOTAL MARKS- 50)

| S NO. | Broad criteria/technical parameter | Maximum Marks |
|-------|--|---------------|
| 1 | Number of technical staff (Architects and Engineers) in main office: Minimum 5 =1, More than 5 and up to 10 = 2, more than 10 and up to 25=4, More than 25= 6 | 6 |
| 2 | Experience of the firm, Minimum 7 yrs =1, more than 7 yrs and up to 10 yrs=3, more than 10 yrs and up to 15 yrs= 6, more than 15 yrs= 9 | 9 |
| 3 | Maximum value (Project Cost) of any single project handled , Minimum Rs.25 crores=5, More than 25 crores and up to 50 cr= 9, More than 50 crores=13, in the last 5 years as on 31.07.2021 | 13 |
| 4 | Certification level in green building in LEED/ GRIHA or other rating system in any building (having project cost of Rs. 10 cr or above) completed in the last 5 years as on 31.07.2021: Certified=1, Silver=2, Gold=4, Platinum=6 | 6 |
| 5 | Experience in design of High rise building Minimum 30 metre=3, More than 30 metre= 6, in the last 5 years as on 31.07.2021 | 6 |
| 6 | Experience with PSU/ Bank/Govt. One building=2, two buildings = 4, three buildings or more= 6, each should be of project cost of Rs 10 crores or more and complete in the last 5 years as on 31.07.2021 | 6 |
| 7 | Constitution of the firm, Proprietorship/ partnership firm = 2, Private Limited/Public Limited =4 | 4 |
| | TOTAL | 50 |

FORMAT-V(B)**(B)BRIEF TECHNICAL PARAMETER FOR EVALUATION OF PRESENTATION MADE
BY BIDDER IN DESIGN COMPETITION****(TOTAL MARKS 70)**

| S NO. | Broad criteria/technical parameter | Maximum Marks |
|--------------|---|----------------------|
| I | Over all Concept | 12 |
| II | Integration with GIFT City Master Plan. | 3 |
| III | <u>Statutory Approvals</u> : Capability/ experience in obtaining statutory approvals / liasoning with Local Government authorities and estimated time limit specified for the same. | 3 |
| IV | Design Innovation | 6 |
| V | Adhere to Urban form guidelines and National Building Codes. | 3 |
| VI | Integration of structure and services | 5 |
| VII | Provision of outdoor spaces | 5 |
| VIII | Green Building features | 5 |
| IX | Incorporation of client requirements | 5 |
| X | Overall Cost of the Project | 5 |
| XI | <u>PMC Services</u> : | |
| (a) | Road map and in house capability for preparation of detailed Architectural, structural and services design / working drawings and subhead wise / item wise estimates / draft tender etc. | 4 |
| (b) | Capability / experience in Project Management Services (PMC) in handling large multistoried projects, available in house infrastructure. Time Estimate, Bar Chart for completion of the project. | 4 |
| XII | Experience with PSUs / Banks and handling CVC matters. | 3 |
| XIII | Clarity of presentation | 7 |
| | TOTAL | 70 |

The consultant who scores maximum marks put together for technical bid for evaluation of presentation made by bidder in design competition as per Format-V(B) and price bid shall be considered for selection.

Marks in the price bid will be evaluated as under:

The lowest offer shall be treated as base and shall be given 30 marks. Example of calculation of marks for price bid will be as under:

Suppose financial bid quotes of four consultants are as follows

- (i) A: 1.00 % of the cost of the project
- (ii) B: 1.50 % of the cost of the project
- (iii) C: 2.00 % of the cost of the project
- (iv) D: 2.5 % of the cost of the project

The marks will be as under

- (i) A: $1.00 \times 30 / 1.00 = 30$
- (ii) B: $1.00 \times 30 / 1.5 = 20$
- (iii) C: $1.00 \times 30 / 2.00 = 15$
- (iv) D: $1.00 \times 30 / 2.5 = 12$

Signature of authorized signatory along with seal

Please pay attention

- Henceforth you will have to fill information in various forms. While doing so please keep in mind following things
- Information to be furnished should be crisp, to the point and precise
- Please do not keep any field blank. In case nothing has to be filled in a particular field then please write 'Not Applicable' there
- Supporting documentary evidences are needed for claims made in technical bid. Please keep copies of all these documents ready. Arrange them in order of appearance of their reference in technical bid. Write Annexure number in serial order on these documents in top right corner of document in bold letters. Annexed the set of these documents at the end of technical bid. Please mention correct Annexure number at relevant pages of technical bid. This will help us to evaluate the bid quickly
- There is possibility that same document has to be mentioned as evidence at more than one place in the technical bid. In that case keep only one copy of that document and mention that particular Annexure number at every place where that particular document needs to be referred
- The certificate from the client should clearly mention particulars of the project, scope of services offered by the consultant, actual project cost, date of completion of project, existence of green building features, number of basements and floors, height of building from ground and opinion of client on quality of services rendered by the consultant

FORMAT VI

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

STATE BANK OF INDIA
P&E Department, Local Head Office, Ahmedabad

FIRM - PROFILE

| | | |
|----|---|--|
| 1 | Name of the Firm | |
| 2 | Address | |
| 3 | Telephone No with STD code | |
| 4 | Fax No with STD code | |
| 5 | Primary e-mail address | |
| 6 | Alternate e-mail address | |
| 7 | Constitution of the Firm (Proprietorship Firm/ Partnership Firm/ Private Limited Company/ Public Limited Company) | |
| 8 | Date of Establishment | |
| 9 | Name of document of evidence of establishment like certificate of incorporation and its number (if any) and date of issue | |
| 10 | Annexure number of document mentioned in col (9) | |
| 11 | Please mention any APMCF work done before 01.08.2014 -(to establish 7 yrs experience of the firm) | |
| 12 | Annexure number of document in evidence of information submitted in col (11) | |

| | | | | |
|----|---|---------------|--------------|-------|
| 13 | Name of proprietor / Partners / Directors | | | |
| | | | | |
| | | | | |
| | | | | |
| 14 | Registration Number(s) with "Council of Architecture" | | | |
| 15 | Annexure number of copy of registration certificate mentioned in col (14) | | | |
| 16 | GST registration number & PAN number | | | |
| 17 | Annexure number of GST registration certificate | | | |
| 18 | GST paid during last 3 years (amount in lacs) | Year ended on | GST paid | |
| | | 31.03.2019 | | |
| | | 31.03.2020 | | |
| | | 31.03.2021 | | |
| 19 | Annexure number of certificate issued by chartered accountant for supporting information mentioned in col (19) or any other evidence in that regard | | | |
| 20 | Turnover of the firm during last 3 years (amount in lacs) | Year ended on | Turnover | |
| | | 31.03.2019 | | |
| | | 31.03.2020 | | |
| | | 31.03.2021 | | |
| 21 | Annexure number of certificate issued by chartered accountant for supporting information mentioned in col (20) and audited P&L statement in that regard | | | |
| 22 | Annexure number(s) of audited Profit & Loss statement for last 3 years | Year ended on | Annexure No. | |
| | | 31.03.2019 | | |
| | | 31.03.2020 | | |
| | | 31.03.2021 | | |
| 23 | Number of Architects/ Engineers who | Architects | Engineers | Total |

| | | | | |
|----|--|--|--|--|
| | are promoters or permanent employee of the firm (These numbers should tally with details being given in Format VII and VIII) | | | |
| 24 | Annexure number of list of office equipments owned by the firm | | | |
| 25 | If firm is not having office in Ahmada-bad/Gandhinagar then confirm that they will be opened office within two month from date of appointment of letter at Ahmadabad/Gandhinagar | | | |
| 26 | Details of Bank account of firm | | | |
| | Account name (exactly as it appears on statement of account) | | | |
| | Account number | | | |
| | IFSC | | | |
| | Name of Bank | | | |
| | Branch name and branch code | | | |
| 27 | Name and designation of executive of the firm to whom Bank can contact for seeking information | | | |
| 28 | Mobile number of above contact person | | | |
| 29 | Annexure number of latest income tax clearance certificate | | | |

Signature of authorized signatory along with seal

Date:

Place:

FORMAT VII

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

BIO-DATA OF THE PARTNERS / DIRECTORS

**(SELECTION OF APMCF FOR CONSTRUCTION OF RESIDENTIAL TOWERS FOR
TOP MANAGEMENT AT GIFT CITY, Gandhinagar)**

Use separate form for each partner/director.

| | | |
|---|--|--|
| 1 | Name | |
| 2 | Designation/position | |
| 3 | Associated with the firm since | |
| 4 | Date of Birth | |
| 5 | Professional Qualification | |
| 6 | Professional Experience | |
| 7 | Professional Affiliation | |
| 8 | Details of Membership | |
| 9 | Annexure number of document evidencing association with the firm like partnership deed etc | |

Signature of authorized signatory along with seal

Date:

Place:

FORMAT-VIII

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

BIO-DATA OF TECHNICAL STAFF (ARCHITECTS/ ENGINEER)
(SELECTION OF APMCF FOR CONSTRUCTION OF RESIDENTIAL TOWERS FOR
TOP MANAGEMENT AT GIFT CITY, Gandhinagar)

Use separate form for each executive

| | | |
|----|---|--|
| 1 | Name | |
| 2 | Designation/position | |
| 3 | Associated with the firm since | |
| 5 | Professional Qualification | |
| 6 | Professional Experience | |
| 7 | Field of expertise | |
| 8 | Contact number | |
| 9 | e-mail Id | |
| 10 | Annexure number of document evidencing employment with the firm like EPF contribution etc | |

Signature of authorized signatory along with seal

Date:

Place:

FORMAT IX

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

DETAIL OF MAJOR BUILDING CONSTRUCTION WORKS (OF Rs. 20 Cr AND ABOVE) COMPLETED DURING THE LAST 5 YEARS (As on 31.07.2021)

i) **Use separate sheet for each work**

ii) **Mention only completed projects**

iii) **Mention only those projects which have bearing on your eligibility and award of marks**

| | | |
|----|--|--|
| 1 | Name and address of the Client | |
| 2 | Client's status like Public Sector Bank/ Public Sector Undertaking/ Government Department/ Multi-National Companies/ Blue Chips Indian Companies/ Others | |
| 3 | Name of the Project | |
| 4 | Description and nature of work | |
| 5 | Location of the building with complete address | |
| 6 | Job assigned to consultant in the project like Design/ PMC etc | |
| 7 | Estimated value of project (Rs in Cr) | |
| 8 | Final value of Project (Rs in Cr) | |
| 9 | Scheduled date of start of project | |
| 10 | Scheduled date of completion of project | |

| | | |
|----|---|--|
| 11 | Actual date of start of project | |
| 12 | Actual date of completion of project | |
| 13 | Reasons of cost/ time over run , if any | |
| 14 | Number of stories | |
| 15 | Height of building from ground (in meters) | |
| 16 | Number of basements | |
| 17 | Annexure number of side elevation showing number of basement and height of building | |
| 18 | Has client certified that the building is having Green Building features | Yes/ No |
| 19 | Has building been certified as Green Building by IGBC or TERI in LEED or GRIHA system | Yes/No (If yes then indicate Certification Level like Silver/ Gold/Platinum etc) |
| 20 | If answer of col (19) is yes then Annexure Number of copy of green building certificate issued by IGBC/TERI in LEED/GRIHA | |
| 21 | Annexure number of the letter received from the client regarding award of the work | |
| 22 | Annexure number of the letter received from the client regarding successful completion of work. | |

Note:(a) The work should have been executed by the firm under the name in which they are submitting the application

(b) The Bank will obtain the confidential report from the previous clients and the bidder shall not object the same.

Signature of authorized signatory along with seal

Date:

Place:

FORMAT-X

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

List of Pending Arbitration/Litigation/Suits with previous clients
(SELECTION OF APMCF FOR CONSTRUCTION OF RESIDENTIAL TOWERS FOR
TOP MANAGEMENT AT GIFT CITY, Gandhinagar)

| <u>S.NO.</u> | <u>NAME OF PRO- JECT WITH NAME OF CLI- ENT</u> | <u>PENDING SINCE</u> | <u>REASONS FOR PENDING</u> | <u>ANNEXURE NUMBER OF SUPPORTING DOCUMENT</u> |
|--------------|--|--------------------------|----------------------------|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Signature of authorized signatory along with seal

Date:

Place:

FORMAT XI

(TO BE SUBMITTED WITH TECHNICAL BID COVER)

List of Annexures

(Use additional sheets if necessary)

[illegible]

| | |
|--|--|
| | |
|--|--|

Signature of authorized signatory along with seal

(TO BE SUBMITTED IN SEPRATE SEALED ENVELOPE-B)

PRICE BID

PROFORMA FOR SUBMISSION OF THE PRICE BID
SELECTION OF ARCHITECTURAL AND PROJECT MANAGEMENT CONSUL-
TANCY FIRM (APMCF) FOR PROPOSED CONSTRUCTION OF 30 Flats for GMs &
DGMs and a Pent-house for CGM having about 1,00,000 sq ft Built Up Area for the develop-
ment of Residential Project on a piece and parcel of land situated at Block 41, Building Foot-
print 41 K, GIFT City, Gandhinagar (Gujarat)

We have understood the prequalification criteria, scope of the services to be of-
fered, the terms and conditions for the appointment to be rendered by the Architectur-
al and Project Management Consultancy Firm (APMCF) specified by SBI in their tech-
nical bid as well from their standard agreement for the captioned purpose and we will
abide by the same in case our proposal is accepted.

Accordingly, we now quote a total professional fee at
Fee in figures: **(Percentage to the project cost)**
Fee in words:

plus GST at actual and as applicable. We agree that the above payment of the fees
will be released to us at pre-determined stages related to the progress of work based
on the standard terms of SBI in this regard.

We agree that the income tax (i.e. TDS) as payable to statutory authorities may be
deducted from the above quoted fees. The rates are inclusive of travelling expenses.
I/We fully understand that Bank is not bound to accept the lowest or any offer

Signature, name and designation of the Authorized signatory
Date: