

STATE BANK OF INDIA

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**Selection of Architectural and Project Management Consultancy Firm
(APMCF)**

Important instructions for prospective bidders

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DISCLAIMER

The purpose of this document is to provide information to prospective bidders. This is NOT a part of invitation for Expression of Interest for Architectural and Project Management Consultancy firm (APMCF) for rendering comprehensive Architectural and Project Management Consultancy Services (PMC) etc. for the 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). Bidders should NOT enclose any part of this document with technical bid. Nothing in this document brings any obligations, contractual or otherwise, on State Bank of India.

1. About Gift City Project

1.1 GIFT CITY

Gujarat International Finance Tec-City or GIFT is an under-construction central business district in the Indian state of Gujarat. It will be on 886 acres (3.59km²) of land. Its main purpose is to provide high quality physical infrastructure (electricity, water, gas, district cooling, roads, telecoms and broadband), so that finance and tech firms can relocate their operations there from Mumbai, Bangalore, Gurgaon etc. where infrastructure is either inadequate or very expensive. It will have a special economic zone (SEZ), international education zone, integrated township, an entertainment zone, hotels, a convention centre, an international techno park, software technology parks of India (STPI) units, shopping malls, stock exchanges and service units.

To develop and implement the Project, Government of Gujarat(GOG) through its undertaking Gujarat Urban Development Company Limited(GUDCOL) and Infrastructure Leasing & Financial Services(IL&FS) have established a Joint Venture Company, "Gujarat International Finance Tec-City Company Limited" (GIFTCL). The estimated cost of the entire project is Rs. 70000 crore (USD 11 billion).

GIFTCL proposes to implement GIFT with an eventual built on area of 85,00,000 sq ft (7,900,000 m²). The company plans to develop, finance, implement all infrastructure in and around GIFT on a turnkey basis to ensure that all conceivable services in relation to connectivity, communication, technology, security, services for quality of life etc. are established and sustained.

It is centrally located in the state of Gujarat, between Ahmedabad and Gandhinagar, on the bank of river Sabarmati, having geographical coordinates 23.9'26" N 72.41;12"E. The site is 18 km from the Sardar Vallabhbhai Patel International Airport and 8 km from Gandhinagar.

All the electricity cables will be underground. Natural Gas will be distributed to every house and building via pipes. GIFT will have a centralized air conditioning system called district cooling, which is cheaper to run and uses less electricity.

GIFT offers real estate packages in the form of shell, furnished, plug and play or press and play spaces. Uniformity of design and aesthetics would be maintained. To facilitate developers, GUDC has been designated as the Single-Window Area Development Authority. A separate building code is being written for GIFT.

The office address of GIFT CITY authority is Zonal Facility Centre, Block-12, Road 1-D. Zone-I GIFT SEZ, Gandhinagar Gujarat – 380235. Further information regarding GIFT City can be obtained by visiting its official website giftgujarat.in. Contact details are as under :

Phone : +91 79-30018300 Fax : +91 79-30018321 e-mail : query@giftgujarat.in

2. Schedule of events

Event	Date
Announcement of RFP in Bank's website	26 th August, 2021
Last Date for sending queries for pre-bid meeting	6 th Sept., 2021
Pre-bid meeting	7 th Sept., 2021, 3:30 PM
Last Date of submission of tender documents	18 th Sept., 2021 ; 5:00 PM
Opening of tender documents	20 th Sept., 2021 ; 3:30 PM
Declaration of names of bidders shortlisted for design competition	On or before 11 th Oct., 2021
Design Competition	2 nd Nov., 2021
Opening of financial bids	2 nd Nov., ; 3:30 PM
Declaration of name of successful bidder	8 th Nov., 2021

The bank has right to change date scheduled for any event. The revised date will be put up at Bank's website.

3. Points to remember while applying

- i. Corrigendum, if any, to this RFP will be released only at Bank's website. Therefore we recommend you to regularly watch 'procurement news' section of www.sbi.co.in to get updates till competition of RFP process.
- ii. Format-II of EOI is a comprehensive check list of your eligibility. Before ticking 'Yes' on any column of that format, kindly critically examine the status. If you are sure that you fulfill that particular criterion and have a documentary evidence to support it then and only then tick 'yes'. It is necessary that answer to every column of Format-II is 'yes' and only then you should submit your tender bid.
- iii. Each page of technical Bid should be signed by authorized signatory of the firm along with affixing of seal of the firm. Only proprietor or one of the partners/directors can be authorized signatories.
- iv. All enclosures must be signed by authorized signatory. All enclosures must be serially numbered and index (on Format XI) be prepared and enclosed with the technical bid.
- v. Cost of application fees must be paid by DD/Banker Cheque.
- vi. The financial bid must be kept in a separate sealed envelope.

- vii. You have to mentioned particulars of building project completed by you during last 5 years period ended on **31st July 2021**-in Format-IX. For each of these projects you must enclose a certificate from the owner of the building. The certificate from the owner of the building 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.
- viii. While mentioning projects in Format-IX please restrict to mentioning only those projects which have bearing on selection process either as eligibility criteria for awarding of marks. Please don't mention any project having project cost less than-**Rs. 18 cr** because these projects will not be considered. Similarly don't mention any incomplete project or any project which was completed before **1st August 2016**.
- ix. IN Format-VI you have to mention primary e-mail address and an alternate e-mail address. All communications to you from the bank will be sent on this primary e-mail address and CC to secondary e-mail address. Please ensure that these e-mail addresses remain functional during RFP process and mail send to these e-mail boxes should not get bounced. Similarly you have to mention name and telephone number of a contact person in your firm. Please mention name of a responsible person from your firm for this purpose who knows the background of task of bidding and can resolve queries raised by the Bank in time bound manner.

4. Design competition and design brief

The Bank will shortlist 5 bidders to participate in the design competition on the basis of parameters given in Part A of Format-V of RFP. The design competition will be held on **2nd November,2021**.

The design brief for preparation of design for this competition is being given hereunder. Please note that this brief is for limited purpose of holding design competition. The brief which will be given to the selected consultant may slightly be different from this brief.

A. The details of total no. of flats required for GMs and DGMs and Pent House for CGM are as under:

S. No.	Detail of office	No. of GMs	No. of DGMs	CGM	VIP Guest House
1	LHO	3	12		
2	CAG Branch	1	1		
3	ZIO,CCG & SAMG	2	1		
4	Future provisions	4	6		
5	Pent house for CGM			1	
6	VIP guest house				2
	Total	10	20	1	2

B. Proposed Built up Area:

(i) Area requirement for flat for GMs and DGMs:

Carpet Area for GMs flats = 10 nos. X 2000 Sqft = 20,000 Sqft

Carpet Area for DGMs flats = 20 nos. X 1400 Sqft = 28,000 Sqft

Carpet Area for VIP guest house (02 flats area) = 02 nos. X 1400 Sqft = 2800 Sqft

Total = 50,800 Sqft

Built up area =50,800 x 1.2 = 60,960 Sqft

(ii) Built up Area for Pent house of CGM:

10,000 Sqft

Total

70900 Sqft

(iii) Add Built up area for Balcony and amenities like Garden, Swimming pool, Gymnasium, Common Hall, T T room, Badminton room, Snooker Room, Yoga room, Children play area etc.

30,000 Sqft

Total Built up area

1,00,900 Sqft

Say 1,00,000 Sqft

Break up of built up area of 30,000 sq.ft. for amenities :

S.No.	Description	Built up area
1	Balcony/terrace and amenities like Gymnasium, yoga, Common Hall with pantry facility and toilet, provision of ladies club, T.T. Room, Badminton room, Snooker Room & Dispensary	7,000 sq.ft
2	Swimming Pool	2,500 sq.ft
3	Creche facility, Children play park & Garden	6000 sq.ft
4	Parking for 31 occupants, parking for guest and internal road	6000 sq.ft.
5	Guard room, DG set room, Electric room, Lift Machine room & common store room for maintenance, Room for Electrician, Plumber, Maintenance staff and Drivers room with toilet	3000 sq.ft.
6	Fire exit/Emergency exit staircase with circulation area	5500 sq.ft
7	Total Built up area for amenities	30,000 sq.ft.

C. Accomodation

Dy. General Manager	General Manager	Chief General Manager	VIP Guest House
1 Drawing and Dining room	1 Drawing and Dining room	1 Drawing and Dining room 1 Visitors Room 1 Office cum Library with VC facility	1 Drawing and Dining room
3 Bed rooms (all Bed rooms with attached bath cum toilet)	4 Bed Rooms (All Bed Rooms with attached bath cum toilet)	4 Bed Rooms & one Guest Room (All Bed Rooms with attached bath cum toilet)	4 Bed Rooms (All Bed Rooms with attached bath cum toilet)
1 Kitchen cum store/Utility area	1 Kitchen cum store/Utility area	1 Kitchen cum store/Utility area	1 Kitchen cum store/Utility area
1 common toilet cum bath room	1 common toilet cum bath room	2 common toilet cum bath room	1 common toilet cum bath room
1 Study room, 1 Store	1 Study room/Office room with VC Facility	1 Study room, Store	
1 Servant's room with toilet (not included in carpet area)	1 Servant's room with toilet, (not included in carpet area)	1 Servant's room with toilet, (not included in carpet area)	1 Care taker room with toilet, (not included in carpet area)

Built-in amenities etc

S. No.	Dy. General Manager	General Manager	Chief General Manager	VIP Guest House
1	Grills for all windows,	To suit needs	To suit needs	To suit needs
2	Virtrified tile flooring for all rooms of superior quality, Vitrified anti-skid tile flooring for toilet/bath room	-do-	-do-	-do-
3	Granite Kitchen platform with SS Sink	-do-	-do-	-do-
4	Modular Kitchen	-do-	-do-	-do-
5	One built in wardrobe in each bedroom.	-do-	-do-	-do-
6	Entrance door to be provided with magic eye, safety chain, aldrop and letter slit,	-do-	-do-	-do-
7	Wash basin in dining area	-do-	-do-	-do-
8	AC, Fans and light fittings in all the rooms and geyser in all the toilets	AC, Fans and light fittings in all the rooms and geyser in all the toilets	AC, Fans and light fittings in all the rooms and geyser in all the toilets	AC, Fans and light fittings in all the rooms and geyser in all the toilets

Basements : 2 numbers

B1 will be used for parking of cars. B2 will be used for parking of two wheelers and utilities like transformers, chilling plants etc. Size of basement will be equal to maximum area permissible . The basement will be designed as per bye laws of GIFT authority, Basement area is free of FSI.

5. Frequently Asked Questions

Though Bank is organizing a pre-bid meeting to provide clarifications to bidders on issues to be raised by them, following are some queries generally raised by prospective bidders in bank's RFP. We are also furnishing Bank's standard response on those queries.

S.No.	Question generally being raised by bidders	Bank's response
1	SBI is requested to provide the breakup of time for design and execution phase.	Design time will be given to the APMCF as per standard guidelines of the Bank and execution time of the project will be decided in consultation with the appointed APMCF at the time of tendering.
2	Validity of agreement is 30 months and time of the completion of the project is 24 months. Please clarify.	The APMCF are appointed for the project with no validity clause in agreement in general. The agreement will be valid till the defect liability period and the APMCF shall render the assistance ever after defect liability period in case of the examination of the works by the Chief technical Examiner(CTE)
3	SBI is requested to provide the estimated cost of the project so as to provide % quote of total professional fees.	The approximate cost for all works like civil, plumbing, electrical, AC, fire, lift, cabling/networking, interior/furniture, green building works, parking, Building Management System, etc has to be worked out by the APMCF as per prevailing market rates.
4	SBI is requested to provide charges which do not include the fees of the APMCF.	Testing charges of materials, testing of soil, surveying of plot, proof checking of drawing, fees to the GIFT Authority/other civic authority for approval purpose, etc are not included in the fees of APMCF. Also, any miscellaneous expenses incurred for repeated visits to various stake holders, calls, conferences, and meetings for clarifications etc. for getting the plan passed or getting commencement Certificate, Occupancy Certificate, Completion Certificate, routine supervision etc will be borne by the APMCF within the fees.
5	SBI is requested to provide Defect liability period.	One year
6	As Built drawings should be in the scope of contractor.	It is responsibility of the APMCF to prepare required number of sets of as built drawing on completion of the project with the support of the contractor(s) if required.
7	SBI is requested not to link PMC or APMCF fees with payment of the contractor's payment.	The Payment of fees to the APMCF is strictly linked to the payment to the contractors.
8	SBI is requested to consider escalation in fees in case of delay of project due to the reasons beyond the control of the APMCF.	Fees percentage will be fixed for the entire duration of the project and no escalation will be paid in any condition.
9	SBI is requested to provide full form of PVA and standard PVA Clause.	PVA stands for price variation adjustment and it will be applicable to the contractor(s) and not to the APMCF> Standard PVA clause of the Bank for incorporation in the tender document shall be made available to the APMCF later on at the time of finalizing the tender(s) for works.
10	SBI is requested to make mutual consent between SBI and APMCF before making any change in pro-	NO. It will be Bank's sole decision.

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11	SBI is requested to allow change in constitution of the firm without the consent of SBI and requested to delete the clause	The change can not be deleted.
12	SBI is requested not to appoint independent consultant in case of need and requested to relook clause	The clause mentioned in the agreement will remain in force without any change.
13	SBI is requested to clarify mode of the submission of bid.	The bid can be dropped in the tender box or can be sent by courier or registered post. IN any case bid should reach by 5.00 PM on 18.09.2021 .
14	SBI is requested to clarify whether the Interior work like partitions, loose furniture, storage units etc are in the scope of APMCF.	Yes. The interior works of the building are included in the scope. However for this work estimate, specifications, tender document etc will be prepared by APMCF I due course. Separate tenders will be invited for this work.
15	SBI is requested to consider on going projects also for eligibility criteria.	NO. Only completed projects as on 31.07.2021 will be considered for eligibility criteria.
16	SBI is requested to clarify the fees payable of which amount viz on estimate or on tender amount or on actual amount.	The fees will be calculated on percentage basis on the basis of actual work viz. Payment made to the contractor(s). However the estimate approved by the bank will be the base for payment of the fees of stages before award of the contract till work is awarded. And similarly the contract value will be the base till the final bills of the contractors are settled.
17	SBI is requested to set minimum/maximum number of trades (jobs) for which tender will be invited.	The decision of the bank regarding number of trades (jobs) for which tender shall be invited will be decided later on and Bank's decision shall be final and binding to the APMCF.
18	SBI is requested to clarify whether basement is part of 1,00,000 sq ft area or not.	The proposed 1,00,000 sq ft area is Built Up Area as per the GIFT Area Development Control Regulations and it do not include the area of basement/celler, refuse area, fire staircase, parking spaces, interior open spaces and ducts, staircase, lift open spaces and ducts, staircase, lift and lift well, water tank, stair cabin, sky-gardens. Stc.
19	SBI is requested to clarify that whether the PMC will record the measurements.	No. PMC will take the joint measurement with the contractors of work executed and maintain the measurement books. However if Bank desires, the PMC will record the measurements alone and maintain the measurements books at no extra fees.
20	Permission for making deviation in RFP	The terms and conditions mentioned in RFP are final, binding and any change in RFP not permitted in any condition. Bidders are expected not put any condition in the RFP or made any condition in the RFP or made any deviation in terms and conditions of RFP. Application found deviating RFP will be outrightly rejected.