

Ministry of Chemicals & Fertilizers
(Department of Pharmaceuticals)

EOI No. – 50014/1/2014-NIPER (1)

**EXPRESSION OF INTEREST (EOI) IS INVITED FOR CONSTRUCTION OF CAMPUS
AND BUILDINGS OF NATIONAL INSTITUTES OF PHARMACEUTICAL EDUCATION
AND RESEARCH (NIPER) AT HYDERABAD (ANDHRA PRADESH).**

The Government of India has set up six new NIPERs at Guwahati, Kolkata, Hyderabad, Hajipur, Rae Bareli and Gandhinagar. Currently, these are being run with the help of Mentor Institutes. However, land has now been made available at Hyderabad (Andhra Pradesh) and Rae Bareli (Uttar Pradesh). It is, therefore, proposed to take up construction of campus at Hyderabad and Rae Bareli. Accordingly, Department of Pharmaceuticals invites Expression of Interest (EOI) for construction of campus and buildings of NIPER, Hyderabad (Andhra Pradesh).

2. In terms of amended provisions of Rule 126(2) of General Financial Rules 2005, a Ministry or Department may at its discretion assign original works of any value to (i) any Public Works Organisation, such as Central Public Works Department (CPWD), (ii) State Public Works Divisions, (iii) other Central Government Organisations authorized to carry out civil or electrical works such as Military Engineering Service (MES), Border Roads Organisation (BRO) etc., (iv) Public Sector Undertakings set up by the Central or State Government to carry out civil or electrical works or (v) any other Central/State Government

organization/PSU which may be notified by the Ministry of Urban Development after evaluating their financial strength and technical competence. Accordingly EOIs are invited from these organizations. The selected organization will function as Project Management Organisation for construction of buildings etc., of NIPER, Hyderabad. The job inter-alia will include all works from the stage of conception to completion. The job would involve securing the land / site preparation of drawings, getting local approvals, selection of vendor such as architects, contractors, construction management and other assurance service as well as overseeing and assuring implementation of the project at Department of Pharmaceutical as well as local NIPER levels.

3. Organisations, referred to above, and who are interested in taking up this work are requested to send their EOI on a plain paper within 21 days from the date of publication of the advertisement in newspapers. The applicant organization must inter-alia indicate (i) its experience of having worked as Project Management Organisation of similar construction projects, (ii) projects already successfully completed during the last three years, and (iii) such projects under construction. Details about the organization, financial details, its key personnel, to be dedicated to the project, and terms and conditions under which such works would be carried out etc. should be provided. The Eols should be sent to **Shri A.K. Sah, Under Secretary, Department of Pharmaceuticals, Room No.223 – A Wing, Shastri Bhavan, New Delhi** within 21 days from the date of its publication in the newspapers. EOIs received after 21 days will not be entertained.

Scope of Work:

4. Project Management Organisation will be entrusted with all works from the stage of conception to completion. This would include:

- i. Surveying of site and preparing preliminary conceptual drawing
- ii. Conducting soil investigation in the proposed site
- iii. Preparing detailed Architectural and structural drawings
- iv. Preparation of BOQ for Civil including site development work electrical and air conditioning, elevators, escalators, Fire detection, Fire protection and Security Systems works based on CPWD schedule of rates
- v. Getting plan approvals from the local bodies
- vi. Calling tenders as per CPWD norms
- vii. Selection of vendor such as architects, contractors, construction management and other assurance service
- viii. Justifying of rates with local market rates and awards of work
- ix. Strict site supervision engaging qualified Civil Engineers/Electrical Engineers / Air-conditioning Engineers
- x. Designing the buildings as per BIS Standards
- xi. Constructing and handing over the building in stipulated time.
- xii. Certifying the bills for contractor's payment.

Eligibility Criteria:

5. The Organization/company should meet the following criteria:
 - I. It should be a Public Works Organisation / Public Sector Construction company with proven record of completing the projects in time with in allocated budget. These include (i) any Public Works Organisation, (ii) State Public Works Divisions, (iii) other Central Government Organisations authorized to carry out civil or electrical works, (iv) Public Sector Undertakings set up by the Central or State Government to carry out civil or

- electrical works or (v) any other Central/State Government organization/PSU which are notified by the Ministry of Urban Development.
- II. The interested and eligible Agency should submit certificates related to liquidity of assets / credit facilities / solvency from Indian nationalized / scheduled Banks of value not less than Rs. 50 crore; or, they should have positive Net worth
 - III. The Agency should be making an operating profit during each of the previous three years ending 31.03.2013.
 - IV. The organization should have an average annual turnover of at least Rs. 400 crore during the previous three years ending 31.03.2013.
 - V. The Order Booking as on 31.03.2013 should at least be Rs. 600 crore.
 - VI. The organization must have at least one ongoing / successfully completed projects of similar nature during the last five years with the total cost of Rs. 160 crore or two such projects of Rs. 100 crore each or three such projects of Rs. 80 crore each.
 - VII. The agency should have liquid assets to cover 30 per cent of the estimated cost of the project
 - VIII. The agency should have either constructed a green building or have one such construction under progress
 - IX. The agency must have personnel with requisite qualification and experience on its role and should commit key personnel with requisite experience and expertise, who would be dedicated to the project. The organization should also have the ability to induct experts for labs and equipment relevant to the sector.

Brief Description of the Selection Process

6. A two stage selection process will be adopted in evaluating the Proposals. In the first stage, a technical evaluation will be carried out. The financial bids of only those bidders would be opened who is found to meet the eligibility criteria in the Technical evaluation. The L1 among the technically qualified applicant will be entrusted the work.

Submission of Proposals

7. The Proposal shall be typed and signed by the Team Leader, who shall initial each page, in blue ink. All the alterations, omissions, additions, or any other amendments made to the proposal shall be signed by the authorized person(s). While submitting the Proposal, the Organisation shall, in particular, ensure that following details are provided:

- a) Details of the agency as per the formats at Form A to Form E and Annex - I
- b) Certificate of Incorporation/Registration
- c) Copy of Certificates for Service Tax and copy of PAN and TAN
- d) Past experience in terms of type & size of work completed and Works in hand and project cost thereof
- e) Detail of staff & infrastructure.
- f) Availability of specialist in the field of Architecture, Structural Design, Intelligent Building Management Systems, Data & Telecom networking, fire detection, alarm and protection, electrical, air-conditioning, Water treatments supply effluent treatment (Public Health Engineering), Acoustic, Interior Design, External Development & Landscaping.
- g) Brief on the conceptual understanding of the project and implementation methodology.
- h) Staff having adequate experience with specific mention of experience in handling projects of similar nature.

- i) Financial turnover in the last 3-years/Audited reports to be furnished.
- j) CVs of key resource persons proposed to be associated with the work have been submitted; the CVs have been recently signed in blue ink by the individual and the Team Leader. The CV shall contain an undertaking from the Team which shall specify that the involvement of the Team Leader and members with any other duties with the organisation they represent shall not interfere with their time commitment for the assignment under consideration.

8. The Proposal will be sealed in an outer envelope, which will bear the address of the Department of Pharmaceuticals, EoI Notice No., Public Works Organisation's name and the name and address of the Team Leader. It shall bear on top, the following:

“Do not open, except in presence of the Authorized Person”

If the envelope is not sealed and marked as instructed above, the Department of Pharmaceuticals assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted. The completed proposal from interested eligible bidders shall reach Department at the assigned address within 21 days from the date of publication of the advertisement in newspapers.

9. The aforesaid outer envelope will contain two separate sealed envelopes; one clearly marked “Technical Proposal” and the other clearly marked “Financial Proposal”. The outer envelope should also contain the forwarding letter that should provide clear and unambiguous information on the eligibility of the Public Works Organisation for the work. The envelope marked “Technical Proposal” shall contain the Application in the prescribed format along with relevant Forms and supporting documents. The Technical Proposal shall not include any financial information relating to the Financial Proposal.

10. The envelope marked “Financial Proposal” shall contain the financial proposal in the prescribed format. The rates quoted shall be firm throughout the period of performance of the assignment.

11. The Technical Proposal and Financial Proposal shall be typed and signed by the authorized signatory of the firm. All pages of the original Technical Proposal and Financial Proposal must be numbered and initialed by the authorized signatory (on behalf of the firm) signing the Proposal. Proposals submitted without signature will be considered as incomplete and summarily rejected.

12. The Proposal shall also provide all information sought in the enclosed Forms against the respective columns in the Form. Any attachment to such Forms must be provided on separate sheets of paper and only information that is directly relevant should be provided. This may include photocopies of the relevant pages of printed documents.

Financial Proposal

13. Applicants shall submit the financial proposal in the Forms at Annex - I clearly indicating its fee / charges for the service expressed as percent of the actual cost of project worked on the basis of CPWD schedule of rates including the element of Contractor’s profit and overheads (restricted to 7.5%), and signed by the authorized signatory of the firm. In the event of any difference between figures and words, the amount indicated in words shall be taken into account.

Evaluation Process

14. The Department of Pharmaceuticals shall open the Proposals at 3.30 PM on the due date, and in the presence of the applicants who choose to attend. The forwarding letter providing information on eligibility of the bidder shall be considered first. The envelopes marked “Technical Proposal” of only those bidders shall be opened who are found to be eligible as per the information provided in the forwarding letter. The envelopes marked “Financial Proposal” shall be kept sealed for opening at a later date.

15. Prior to evaluation of Proposals, the Department of Pharmaceuticals will determine whether each Proposal is responsive to the requirements of the EoI. A Proposal shall be considered responsive only if:

- a) it is received in the specified format;
- b) it is received by the due date including any extension thereof;
- c) it is signed, sealed and marked as stipulated;
- d) it contains all the information (complete in all respect) as required in the EoI;
- e) it does not contain any condition or qualification; and
- f) it is not non-responsive in terms hereof.

16. The technical evaluation will be based on the fulfillment of financial criteria as specified in para 5; past experience in executing similar projects; and infrastructural capabilities in terms of equipment, machinery and manpower etc. The shortlisted bidders will make a presentation before CEC. This presentation will carry a weight of 10% in their Technical evaluation as indicated at Para-18 below.

17. After opening of envelope in the presence of bidders or their representatives, the Consultancy Evaluation of the Committee (CEC), Department of Pharmaceuticals would prepare a list of pre-qualified applicants for opening of

their technical proposals. A date, time and venue will be notified to all applicants for announcing the result of evaluation and opening of financial proposals

18. The Technical Evaluation will be in the following format.

Details	Marks	Criteria
Relevant past experience of the Organisation	15	Whether undertaken such similar tasks in the past?
Green Building: Have ongoing/completed green building	5	How long has the organization been involved in such activities and with what outcome? No. of successfully accomplished projects? Average cost and time over-run, if any
Turnover	25	Average annual turnover of the company in the previous three years
Net worth / Solvency	10	Net worth/ Solvency position of the organization during last three year and its trend.
Operating Profit	10	Level of operating profit of the organisation
Liquidity position	5	Sufficient liquid assets to cover 30 per cent of the estimated cost of project
Order Booking as on 31.03.2013	5	Magnitude of order booking with the organisation
Personnel /Team proposed for the job	15	Number of key persons identified and committed to the project Assessment of CV's key personnel
Presentation before CEC	10	Proposed methodology, work plan and milestones.
Total	100	

19. Only those Applicants who score 70 marks or more out of 100 in Technical evaluation shall qualify for further consideration. After the technical evaluation, Department of Pharmaceuticals would prepare a list of pre-qualified Applicants for opening of their Financial Proposals. The opening of Financial Proposals shall be done in presence of applicants who choose to be present. The Department of Pharmaceuticals will not entertain any query or clarification from Applicants who fail to qualify at any stage of Selection Process.

20. The Department of Pharmaceuticals will determine whether the Financial Proposals are complete, unqualified and unconditional. The cost indicated in the Financial Proposal shall be deemed as final and reflecting the total cost of services. Omissions, if any, in costing any item shall not entitle the Team to be compensated and the liability to fulfill its obligations as per the TOR within the total quoted rate shall be that of the Organisation.

21. The Selected Organisation shall be the L1 (quoting the lowest rate). The L2 (second ranked Organisation) shall be kept in reserve in case the selected Organisation withdraws, or fails to comply with the requirements as the case may be.

FINANCIAL CAPABILITY**A.****as on 31.05.2014**

PARTICULARS OF ITEM	YEARS		
	(Rs. Crore) (Audited)		
	2012-13	2011-12	2010-11
(I) Gross annual turn-over			
(ii) Net worth / Solvency			
(iii) Profit /Loss			
Operating profit			
(iv) Liquidity position of the PSU			

B. The Order Booking as on 31.03.2013: Rs. _____ Crore

NOTE :-Financial Analysis - Details to be furnished duly supported by figures in balance sheet/Profit and Loss Account for the three years duly certified by the Chartered Accountant, as submitted by the applicant to the Income-Tax Department (Copies to be attached)

SIGNATURE OF APPLICANT

Designation : _____

Stamp:

A. DETAILS OF ALL WORK OF SIMILAR CLASS COMPLETED DURING THE LAST FIVE YEAR WITH PROOF i.e. AWARD LETTERS & COMPLETION CERTIFICATES

S. No.	Name of work / Project and Location	Owner or Sponsoring Organisation	Cost of work (Project) (Rs. Crore)	Date of commencement as per contract	Stipulated date of completion	Name and Address/ Telephone of officer of concerned organisation to whom reference may be made	Remarks (indicate whether any show cause notice issued or arbitration initiated during the progress of work)
1	2	3	4	5	6	7	8

B. GREEN BUILDING: DETAILS OF ALL WORK COMPLETED DURING THE LAST FIVE YEAR WHERE GREEN BUILDING NORMS WERE ADOPTED WITH PROOF i.e. AWARD LETTERS & COMPLETION CERTIFICATES

S. No.	Name of work / Project and Location	Owner or Sponsoring Organisation	Cost of work (Project) (Rs. Crore)	Date of commencement as per contract	Stipulated date of completion	Name and Address/ Telephone of officer of concerned organisation to whom reference may be made	Remarks (indicate whether any show cause notice issued or arbitration initiated during the progress of work)
1	2	3	4	5	6	7	8

SIGNATURE OF APPLICANT

Designation : _____

Stamp:

CURRENT CONTRACT COMMITMENTS/WORK IN PROGRESS**(Separate sheets may be used for this information) WITH AWARD LETTERS**

S.No.	Name of the contract Location and the Nature of the work	Contract No. & Date	Name and Address of Client (including Tel/Fax)	Contract Value (Rs. Crore)	Length of the Project
1.	2.	3.	4.	5.	6.

SIGNATURE OF APPLICANT

Designation : _____

Stamp:

**LIST OF TECHNICAL AND ADMINISTRATIVE PERSONNEL TO BE EMPLOYED FOR
THE WORK**

S. No.	Designation	Total Number	Name	Qualifications	Professional experience and details of work carried out	Remarks
1.	2.	3.	4.	5.	6.	7.

SIGNATURE OF APPLICANT

Designation : _____

Stamp:

DETAILS OF ASSOCIATED SPECIALISTS

S. No.	SPECIALIZATION	NAME OF SPECIALIST	EXPERIENCE	PROJECT DETAILS
1.	2.	3.	4.	5.
	STRUCTURE			
	ARCHITECT			
	ELECTRO MECHANICAL			
	FIRE DETECTION / CONTROL			
	SANITARY			
	LANDSCAPE			
	INTERIOR			
	IBMS			
	ANY OTHERS			

SIGNATURE OF APPLICANT

Designation : _____

Stamp:

FINANCIAL PROPOSAL

Date:.....

To:

Sub: Expression of Interest (Eoi) for construction of campus and buildings of National Institute of Pharmaceutical Education and Research (NIPER) at Hyderabad (Andhra Pradesh).

Dear Sir,

In response to RFP document for the above work, we hereby quote our Agency Charges as under:

Sr. No.	Description	Agency Charges Excluding Service Tax and any other Govt. Levy. (As percentage of Project Cost)	
		In Figures	In Words
1.	Project Management Consultant (PMC) for Pre-tender activities consisting of but not limited to Survey, Soil Investigation, Conceptual Drawing, basic design drawings, Detail Project Report (DPR), Inviting Tender and appointment of Construction Agencies and Post Tender activities consisting of but not limited to complete design engineer and drawing, Project Development, Monitoring and Control and handing over for the Construction of "National Institute of Pharmaceutical Education and Research (NIPER)" on Deposit Work Basis at Hyderabad		

Authorized Signatory:

Designation : _____

Stamp: