



बिहार सरकार
बिहार राज्य भवन निर्माण निगम लि०, पटना
(बिहार सरकार का उपक्रम)

SHORT NOTICE E-RFP INVITING NOTICE NO.- 02(CONS)/2025-26

- 1- OFFICER INVITING BIDS : CHIEF GENERAL MANAGER , Bihar State Building Construction Corporation Ltd. Patna.
- 2- DATE OF INVITING BID : 23.06.2025
- 3- START DATE OF DOWNLOADING : FROM DATE 30.06.2025 TO 23.07.2025
- 4- LAST DATE AND TIME FOR UPLOAD OF BID DOCUMENTS : DATE 24-07-2025 up to 3.00 pm
- 5- TIME, DATE AND PLACE OF PRE-BID MEETING : DATE 03.07.2025 TIME 3.30 PM
 PLACE: CHIEF GENERAL MANAGER,
 BIHAR STATE BUILDING CONSTRUCTION CORPORATION LTD., PATNA
PREBID: - Online, for vc link - Google Meet joining info
 Video call link: <https://meet.google.com/gwh-hirb-fwq>
- 6- PLACE OF SALES/RECEIPT OF Bid Documents : Only on website www.eproc2.bihar.gov.in
- 7- TIME AND DATE OF OPENING TECHNICAL BIDS : DATE 25-07-2025 Time: 15.00 Hour / (3.00 pm).
- 8- TIME AND DATE OF OPENING FINANCIAL BIDS : After disposal of Technical bid by Competent Authority
- 9- LAST DATE OF BID VALIDITY : 120 days from Last date of Bid submission
- 10- Following work :-

| Sl N o. | Dist | Name of the work | Consultant Fee for Preparation of DPR | Earnest Money (In Rs.) | Cost of Bid document (In Rs.) | Bid processin g Fee | Time of submission of DPR after work order | Name of PIU |
|---------------|-------|--|--|------------------------------|-------------------------------------|---------------------------|--|----------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1 | PATNA | RFP - Selection of Consultant for Preparation of Model Drawings/DPR for Multistoried building B+G+7 buildings - Sr. P.O. And P.O. Qtrs (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), Gym Cum Yoga Centre with Child Related sports at Chajju bagh, Patna *Detailed Requirements and others Details will be made available through Eproc-2 website & BSBCL website. * Construction of Aesthetically appealing structure with campus development. *Plot size is 608'-0"x 244'-0" | As per offer | ₹100,000.00 | ₹5,000.00 | ₹5,900.00 | 30 days | PATNA |

- 11- Registration certificate from Council of Architecture of Principal / Partner / Director and also of other Architects in the firm.
- 12- Evaluation of technical details of the firm to based on eligibility criteria.
- 13- Evaluation of technical documents shall be done by the evaluation committee. Bidder found responsive in technical bid shall be invited to make presentation in before jury member. Financial proposal of the successful Bidder shall be opened in presence of the bidder/their representative.
- 14- Details regarding e-RFP can be procured from Help-Desk, 1st floor, Plot no. M/22, road no. 25. Sri Krishna Nagar, Bank of India Compound, Patna 800001. Ph. no. 7542028164, 0612-2523006. E-tendering invitation notice can be seen from www.prdbihar.gov.in also.
- 15- **EMD Amount in favour of DGM (Patna PIU), BSBCL.** EMD Amount as form Bank Guarantee /Online/IPG (Internet Payment gateway challan). EMD must be submitted before Tender opening. Be careful EMD will be **submitted to Dgm (Patna PIU) BSBCL /Gm(South) BSBCL/CGM, BSBCL**

- 16- Interested bidders should have to get registered with **E-Proc2**, details of which are available on the website. Bidders need to procure DSC (Digital Signature certificate). Bidders can participate in the E-tendering process with user id, password, DSC and internet connection.
- 17- The bidders need to upload the technical documents pertaining to the firm on the website. The date and time of opening of RFP or any correction in the regard will be published on the website www.bsbcccl.bih.nic.in.
- 18- The RFP shall pay the Bid processing Fee including GST through Internet Payment Gateway (Credit / Debit Cards) or Internet Banking or NEFT / RTGS Challan to be credited to Bid processing Fee Account of BSEDC prior to the last date & time of down loading the tender document. It is mandatory failing which the tender shall not be considered.
- 19- RFP is available on the website www.eproc2.bihar.gov.in in the view format.
- 20- **BSBCCL** reserves the right to cancel all the tenders without any information.

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**Chief General Manager
Bihar State Building Construction
Corporation Ltd. Patna**

Memo: - 2513

Date:- 23/06/25

Copy: - Director, Information and Public relations Department, Patna. For e-Advertisement by publications in Newspaper.


23/6/25

**Chief General Manager
Bihar State Building Construction
Corporation Ltd. Patna**

Request for Proposal

PREPARATION OF COMPREHENSIVE DETAILED PROJECT REPORT FOR SELECTION OF CONSULTANT FOR PREPARATION OF MODEL DRAWINGS/DPR FOR MULTISTORIED BUILDING B+G+7 BUILDINGS - SR. P.O. AND P.O. QTRS (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), GYM CUM YOGA CENTRE WITH CHILD RELATED SPORTS ETC . AT CHAJJU BAGH DISTRICT :- PATNA,BIHAR.

**BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED,
PATNA**

- 1.0 Bihar State Building Construction Corporation Ltd., Patna (BSBCCL) proposes to promote a single stage design competition and invites architects / architectural firms of national /international repute to participate in preparation of Comprehensive detailed project report for selection of consultant for Preparation of MODEL DRAWINGS/DPR for Multistoried Building B+G+7 Buildings for SR. P.O. AND P.O. QTRS (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), gym cum yoga Centre with Child related Sports Etc. At Chajju Bagh ,District :- Patna,Bihar. (For repeat design the clause No. 6.1 of RFP shall apply.)

[Online apply Through (All Technical and Financial Documents) E-Proc Website www.eproc2.bihar.gov.in .Hardcopies of all drawings to be submitted in BSBCCL HQ office at the time of opening of Technical bid. Interested Consultancy firms has to be registered himself in E-Proc ,govt.of Bihar.]

- 2.0 Objective - To obtain best possible concept design with which further elaboration of the project could be developed.
- 3.0 **Eligibility Criteria** – Only those individual / firms fulfilling criteria mentioned below are eligible to participate in the design competition and to offer comprehensive Architectural services.
- 3.1 Relevant Experience of consultancy services to **Govt. / Semi Govt/Private. (Private Projects would be accepted if consultants include the turnover of the Attached Projects-Mandatory to Attach).**
- 3.1.1 Should have provided comprehensive Architectural services for **Experience In Residential Apartments with Pent House ,Gymnasium etc /P.O. Qtrs. / In Campus Residential Units/Flats. (with Site Photographs) –One Project of 40.0 Crore \Two projects Of 25.0 Crore each \Three projects of 22.0 Crore each. Minimum 10 years' experience in the profession of Architecture .**
- 3.2 Financial Capabilities: - Minimum Annual turnover of 40 lakh. from professional fees in any one year of last three years .
- 3.3 Registration of Principal / Partner / Director with **Council of Architecture (COA)** is mandatory.
- 3.4 **Documents to be submitted Through E-Proc ,govt.of Bihar.**
- (i) Attested copy of Registration certificate from **Council of Architecture of Principal / Partner / Director** and also of other Architects in the firm.
 - (ii) Performance certificate from client with detail of qualifying project as per Para 3.1.1
 - (iii) Live Photograph / drawings / details of qualifying projects.
 - (iv) Audited balance sheet in favor of Para 3.2
 - (v) Bio-data of key technical personnel and sub-consultant.
 - (vi) Details of firm, equipment's software, registration with tax authorities **Income Tax / GST etc.**
 - (vii) Financial proposal as attached in E-Proc Website **www.eproc2.bihar.gov.in.**

4.0 Selection Process:

- (i) Publication of Request for Proposal and request for design proposal.
- (ii) Evaluation of technical details of the firm to be based on eligibility criteria.
- (iii) Evaluation of technical documents, concept design and presentation shall be done out of 100 points in the ratio of 50:50 (50 for technical documents and 50 for concept design & presentation by appointed jury). Only those firms, who will obtain 70 or more points, will be shortlisted for opening of financial bid.

Evaluation of Technical proposal–

| Summary of Evaluation Sheet | | | |
|-----------------------------|--|-------|--|
| S. No. | Criteria | Marks | Evaluation |
| A.1 | Experience In Residential Apartments with Pent House', Gymnasium etc. /P.O. Qtrs. / In Campus Residential units /flats. | 50 | For (as per Clause no-3.1.1) 40 marks and experience count should be of Completed projects in last 5 years. |
| | | | For (as per Clause no-3.1.1) 10 marks for live Projects photographs should be enclosed. |
| A.2 | Concept Design | 30 | Each invited applicant (who qualifies initial eligibility criteria) shall be required to submit the Concept Design. |
| A3 | Presentation | 20 | Each invited application (who qualifies initial eligibility criteria) shall be required for presentation. |

A.2 CONCEPT DESIGN DETAILS:

| S. No. | Criteria | Marks |
|--------------|---|-----------|
| 1 | Understanding of objectives, scope of work, complete coverage of components, site visit | 10 |
| 2 | Approach Methodology and Rough Estimate of cost | 10 |
| 3 | Concept for the theme in question | 10 |
| Total | | 30 |

- (iv) Opening of financial bid of shortlisted firm as (iii) above and selection of firm.
- (v) Final selection of consultant and award of work shall be based on **negotiation with the selected firm.**
- (vi) 5.0 Submittals for the design competition through **E-proc Website.**

5.1 The proposal shall be submitted through **E-proc Website** per following details.

5.1.1 It shall consist of A1 size (594 x 841) in 6 No's of sheets depicting (At the time of opening of Technical bid)

- (i) Approach to design concept.
- (ii) Concept design /lay out plan/ floor plans, view to sufficient to explain the design
- (iii) Plinth area rate estimates based on CPWD PAR basis on A4 sheets with indexing
- (iv) Soft copy of documents in DVD/Pendrive (**Submit Opening day Of Technical bid**).
- (v) The drawings may be organized in horizontal or vertical format to best represent the concept approach. Supplementary drawings, sketches, other information to be provided in **A3 size booklet format**.

5.1.2 It shall consist of **technical details of the firm**, details of project

Experience, As per 3.1.1 ATO of last three years, certificates, etc.

Supporting eligibility criteria, as per para 3.3 & 3.4 through (**E-proc Website**) 5.1.3

Financial proposal which shall be **Absolute cost in Attached format** (through **E-proc Website**).

5.2 "Technical Bid" shall be submitted (through **E-proc Website**).

5.3 **Walk through (On Presentation) But 3D (perspective) View to be submitted at the time of opening of technical Bid is mandatory) & Selected consultant (Selected Consultant Means-Agreement with BSBCCCL) should submit Physical model in suitable scale after approval of Proposal.**

6.0 General Conditions:

6.1 Use of design deliverable by the client at site other than designated site.

A) Entire work of the consultant, including all structural drawing, design, specification, tender documents, BOQ etc. should be copyright of the corporation (BSBCCL)

B) i) In case of repeat blocks without any modifications or with some in-house modification, the consultant should not be paid for such design /drawing.

ii) In case of repeat blocks with major modifications are required in such design/drawings, the consultant should be paid proportionately for that part of the project value at the rate originally decided between Consultants and BSBCCCL.

C) Consultant shall be fully responsible for the accuracy of the quantities in the BoQ. And that in case of any variation beyond +/-10% the consultant shall be fully responsible for the financial implications. He shall fully indemnify the corporation from any extra cost rising out of the variation.

6.2 Neatly typed / printed application in English with the signature and seal of the authorized signatory clearly indicating the detail of firm(s) and fulfillment of eligibility criteria shall be submitted along with supporting documents.

6.3 All paper submitted shall be duly signed and numbered except the documents in envelop 'A'(Only A1 size Drawings)

6.4 Duly completed and signed offer should be submitted as per published notice.

6.5 Tentative scope of work after award of work shall include:

Collection of site information& data , Architectural design work & site development ,contouring work, survey work, soil investigation test work/ Structural engineering design work (as per seismic zone-V) & help obtain vetting from IIT/NIT , Sanitary, Plumbing, drainage, water supply and sewerage work (All design calculation related upto the satisfaction of checking/vetting/engineer/agency/institution) / Electrical work, Firefighting system / HVAC / interior design (if applicable) / furnishing/ specialized services as per requirement Landscape work including design of open spaces, horticultural details etc., Tender documents (detailed Estimate of cost & BOQ) and other specialized services as per requirement, and any other related works specifically entrusted to the Architects by employer. (Add Maintenance for Five (05) Years to concern with Bsbcccl official)

6.6 MODE OF PAYMENT

Fees due, percentage of fees in Para 4.1

| | | | |
|-------|--|---|---|
| 6.6.1 | On completion of Sketch Stage | : | 10% (Ten percent) of total Fees payable. |
| 6.6.2 | On Completion of Final preliminary Drawings | : | 15% (Fifteen percent) of total Fees payable less paid. |
| 6.6.3 | On completion of Statutory Drawings stage and after Client's approval. | : | 20% (Twenty percent) of total Fees payable less paid. |
| 6.6.4 | On completion of Tender drawings stage | : | 30% (Thirty percent) of total Fees payable less paid. |
| 6.6.5 | On completion of Detailed Estimates of Cost | : | 40% (Forty percent) of total Fees payable less paid. |
| 6.6.6 | On completion of working drawings stage | : | 80 % (Eighty percent) of total Fees payable less paid. |

Details of sub Para 6.6.6 (Mode of payment)

The quantum payable against working Drawings will be released in installments as given below:

| | | |
|-------|--|------|
| a) | All Architectural & Structural drawings up to plinth/foundation stage. : | 8% |
| b) | All Architecture working drawings. | : 8% |
| c) | All Structural working drawings | : 8% |
| d) | All Sanitary and Water Supply drawings, Electrical drgs and air-conditioning drgs. | : 8% |
| e) | All drawings for Site Development and External services etc. | : 8% |
| | | 40% |
| 6.6.7 | Balance 20% would be released after 3 months of virtual | 20% |

6.7 Time Schedule:-

The time schedule shall be as follows:-

| Sl. No. | Item | Duration |
|---------|---|--|
| 1 a | Conducting Survey ,Soil test & Preparation of pre-design report | 3 weeks after agreement |
| 1 b | Preparation of Campus Layout plan & concept plans | 5 weeks after agreement |
| 2 | Preparation of revised concept plans, finalisation of plans | 8 weeks after agreement |
| 3 | Preparation of statutory drawings / documents / for approval. | 12 weeks after agreement |
| 4 | Preparation of Tender documents / drawings / detailed Estimates / BOQ . | 16 weeks after agreement |
| 5 | Working drawing stage | In phases as required so that work progress is not affected. |

6.8 The Architect consultant will have to provide **periodical supervision** by visiting the each site of construction to ensure general intent of drawing is being followed at site & submit reports of progress & observations.

6.9 BSBCCL reserves the right to verify the performance of the Architect / firm and to call for any further information.

6.10 Architect / firm may furnish any additional information separately as deemed necessary. However, they are advised not to furnish superfluous information. No information shall be entertained after the due time unless called for by BSBCCL.

6.11 Any information furnished by firm found to be incorrect at any stage would render their being ineligible without prejudice to any other right or remedy available in law of land.

6.12 BSBCCL shall not be responsible for any postal delay.

6.13 BSBCCL reserves the right to accept or reject any or all the applications without assigning any reason thereof and no correspondence in this regard shall be entertained.

6.14 **Selected firm from outside Bihar shall be required to have local office at Patna or, have local resident Architect (consent to be attached) having sufficient experience (with all gadgets such as sufficient no's of computers with cad and 3d software's with graphics card, Printers Etc.) & expertise for the period of completion of project or for a period as mutually agreed For desired level of co-ordination.**

6.15 Selected Architect / firm shall carry out the assigned job after executing the agreement with BSBCCL.

6.16 Short listed firms shall be asked for a presentation of their past works and approach to the project at Patna their own cost.

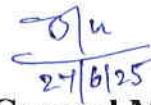
6.17 Incomplete application/ disregard to the laid conditions may summarily lead to rejection of the application.

7.0 Brief Requirement of the Project/Site Plan:-

Brief Requirement of the Project and site area: as/Annexure-A attached

- 7.1 Fulfillment of the requirements of project, use of innovative idea and techniques, Green building concepts(if any), planning in reference of the context, Optimum land Utilization & campus planning etc. shall be the basis of evaluation of the concept design.
8. The consultants are expected to acquaint themselves with the site before designing the project.
9. Submission of design implies acceptance of the conditions of the competition. Competitors indemnify and hold harmless BSBCCL and jury member from any expenses, claim and/or liability which may result directly or indirectly arising from their participation and the documents submitted become the property of the department. However, the author shall retain full copyright of the drawings until or unless assigned. BSBCCL shall retain unrestricted, but not exclusive right to display, exhibit, and publish the documents without further notice or additional compensation. In all cases the authors will be credited and cited.
- a. The undersigned may be contacted for any clarifications at Tel: 0612-2284861, Mobile No.09534600010 (Sr. Architect ,Bsbcccl)
- b. All entries should reach the office of the undersigned positively as per the published notice.

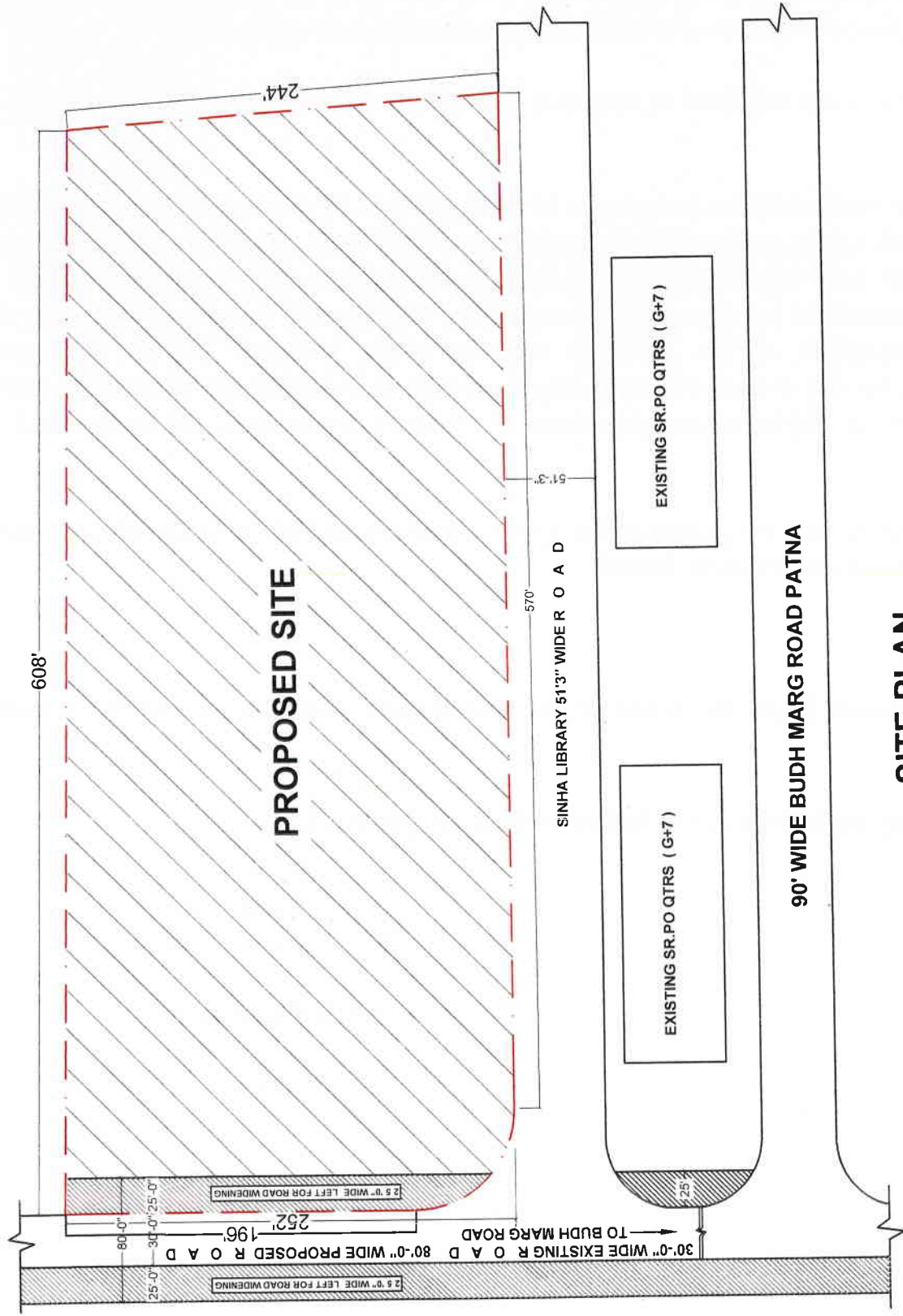
10. Important dates: As Mention in Notice Inviting Tender (N.I.T.)


27/6/25
Chief General Manager

BSBCCL, Patna

Annexure –A:- Site Plan of proposed Site.
Annexure –B:- Detailed Requirements of Project.

ANNEXURE-A



SITE PLAN

NOTE:- VISIT THE ABOVE SAID SITE IS MANDATORY AND ATTACHED SITE PHOTOGRAPHS WITH REPORTS (ATTACHED ALL WITH BID DOCUMENTS IN EPROC -2)

Requirement of Preparation of MODEL DRAWINGS for Multistoried Building B+G+7 Buildings for SR. P.O. AND P.O. QTRS (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), gym cum yoga Centre with Child related Sports Etc. At Chajju Bagh ,District :- Patna,Bihar. (Design should be based on Bihar Building By Laws -2014/NBC)

- Sr PO क्वार्टर के लिए 50 Dwelling Units एवं PO क्वार्टर के 50 Dwelling Units का प्रावधान Bihar Building Bye Laws-2014 एवं National Building Code (NBC) के कंडिकाओं के अनुसार किया जाना आवश्यक है। सभी भवन बहुमंजीला रहेगी। Semibasement+Ground Floor पर पार्किंग की सुविधा रहेगी।
- Sr PO क्वार्टर के लिए प्रति Dwelling Unit Area=192 वर्ग मी० रखा जाना है एवं PO क्वार्टर के लिए प्रति Dwelling Unit का Area=161 वर्ग मी० रखा जाना है। दोनों प्रकार के क्वार्टर का Requirement एक जैसा रहेगा। उपर्युक्त अंतर्गत Master Bed Room (Attached Toilet+Balcony), Bed Room-1 (Attached Toilet+Balcony), Bedroom-2, Common Toilet, Library, Drawing Area+Dining Area with Balcony+kitchen with utility के अतिरिक्त हर Dwelling Unit से सटे एक छोटा कमरा Home Guard with Toilet के साथ प्रावधान किया जाना है। नक्शे में सभी Dwelling Unit का प्रावधान इस प्रकार से किया जाए कि घर में मुख्य द्वार से पूर्णतः Privacy हो।
- सभी Sr PO क्वार्टर एवं PO क्वार्टर के ऊपरी तल पर Ear Marked Qtr. For CJM, SDJM, Sub Judge-1 etc. के लिए Part House के रूप में विकसित किया जाना है। Sr. PO क्वार्टर के भवन पर दो Pent House एवं PO क्वार्टर वाले भवन पर चार Pent House का निर्माण किया जाए। ज्ञातव्य है कि पूर्व में कार्यस्थल के सामने वाले भूखण्ड पर निगम कार्यालय के द्वारा Sr PO+PO क्वार्टर (G+7 भवन) का निर्माण किया जा चुका है।
- उपर्युक्त बिन्दुओं के अतिरिक्त Yoga cum Sports Complex का निर्माण किया जाना है। इसके अंतर्गत Badminton, Yoga, Child Friendly Indoor Sports का प्रावधान किया जाना है।
- प्रशासी विभाग के अनुरोध पर समय-समय पर प्रस्तुतीरण भी किया जाना होगा। इस हेतु आपको अवगत कराया जाएगा।
- विषयांकित कार्य का Conceptual नक्शा, कार्यकारी नक्शा (3D नक्शा एवं Walk through के साथ), संरचनात्मक नक्शा, PHE नक्शा, विद्युतीय नक्शा, परिसर विकास (Internal Road, Campus, Drainage, Landscape etc.) आदि पूर्ण विवरणी के साथ तैयार किया जाना है।
- सभी निर्माण कार्य अंतर्गत Structural Drawing का Vetting IIT/NIT से कराकर NOC प्राप्त कर उपलब्ध कराया जाना होगा। Vetting कराने का Fees भी परामर्शी द्वारा वहन किया जाएगा।
- परामर्शी के द्वारा ही Soil Test का कार्य किया जाना है। Topographical Survey का कार्य किया जा चुका है। वरीय वास्तुविद्, बिहार राज्य भवन निर्माण निगम लि०, पटना से Cad File प्राप्त किया जा सकता है। कार्य शुरू करने के पूर्व कार्यस्थल का भ्रमण कर Drawing के साथ अवश्य ही संलग्न किया जाए।

AGREEMENT BETWEEN BIHAR STATE BUILDING CONSTRUCTION COPORATION LTD.

AND

M/S

This deed of Agreement made on between **Bihar State Building Construction Corporation Ltd.** (hereinafter called Client) and **M/s.....** carrying on business as CONSULTING ARCHITECTS AND ENGINEERS under and style (hereinafter called Consultant-Architect) of the second part which expression shall, unless repugnant to the context of meaning thereof include the PARTNERS of the said firm for the time being, the Survivor of them and their respective Heirs, executors, administrators and assigns of the other part.

WHEREAS THE CLIENT intends to construct (**Project name-** Multistoried Building B+G+7 Buildings for SR. P.O. AND P.O. QTRS (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), gym cum yoga Centre with Child related Sports Etc. At Chajju Bagh ,District :- Patna,Bihar.
(Hereinafter called the "SAID WORK")

AND WHEREAS THE ARCHITECTS have agreed to design & render Consultancy for the SAID WORK on the terms and conditions hereinafter agree as follows:



1. FEES AND REIMBURSEMENT :

The EMPLOYER AGREES TO PAY to the ARCHITECTS as remuneration for the professional services to be rendered by the ARCHITECTS in relation to the SAID WORKS and in particular for the services hereinafter mentioned, fees as stipulated in Article 3 here of the same Fees being hereinafter called the FEES.

2. SCOPE OF WORKS :

- 2.1 Site Evaluation and analysis.
- 2.2 Architectural work and site development.
- 2.3 Structural engineering work.
- 2.4 Sanitary, plumbing, drainage, water supply and sewerage work.
- 2.5 Electrical work.
- 2.6 Firefighting system / HVAC / specialized services as per requirement.
- 2.7 Landscape work including design of open spaces, horticulture etc.
- 2.8 Any other related works specifically entrusted to the Architects by employer.
- 2.9 Supervision of work till its completion.
- 2.10 All Clauses of the Rfp / Technical Sheet will remain in force.

3. SCHEDULE OF SERVICES

A preparation of layout plan and concept plans

- 3.1
 - a) Take Clients instructions regarding requirements of project as a whole, and prepare Pre-design report.
 - b) Prepare layout plan, conceptual plans with reference to requirements given and Prepare approximate estimate of cost by area basis.
- 3.2 Modify conceptual plans specifications incorporating required suggestions/changes and prepare preliminary drawings and designs for Clients approval along with revised preliminary estimate of cost.
- 3.3
 - a) Prepare drawings necessary for submission to statutory bodies for sanction and advise on formalities help obtain sanctions as required.
 - b) Upon Client's /statutory approval necessary for commencement of construction /working drawings. Ensure compliance with codes, standards, legislations as applicable.

B Detailed Working Drawings & Estimates Stage:

3.4 Tender drawings stage :

- 3.4.1 Prepare basic working drawings and details for all aspects of work referred to under the Clause 'Scope of Work' including architectural , structural , plumbing , sanitary, electrical communication system ,detailed specifications sufficient for preparation of item-wise detailed Estimate of cost.
- 3.4.2 Prepare basic working drawings for external services, site development, roads, pathways, compound wall and landscape works. Prepare tender documents/drawings , quality control procedures on material and works as per requirement of client.

3.5. DETAILED ESTIMATE OF COST :

- i) Prepare detailed Estimates of cost supported by detailed measurement sheets, calculations and abstract of quantities and cost based on current PWD schedule of rates . In the absence of rate in PWD SOR, the same shall be referred to CPWD SOR or lastly arrived at by actual analysis as applicable to the locality and obtaining the approval of the employer for the same.
- ii) Preparation of Tender documents for invitation of Tenders and Tender drawings for issue to Tenderers.

3.6 Working drawings stage :

- a) Preparation of detailed working drawings for all aspects of Architectural works.
- b) Preparation of detailed working drawings for all aspects of Structural works
- c) Preparation of working drawings for all aspects of Sanitary, Drainage and Water Supply works.
- d) Preparation of working drawings for all aspects of Electrical works.
- e) Prepare necessary drawings for ventilation / air-conditioning,(as required)
- f) Prepare drawings for Landscape work, Interiors, boundary wall, internal roads, Site Development etc.
- g) Prepare / revise all specific working details, specification etc. as required by the client during construction.

C Construction stage

- (i) Visit the site of work at least monthly and as and when required intervals to inspect the construction works and where necessary to clarify and doubts or interpretation of drawing / specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract. The **Architect will record his observations about the work in a register maintained at the site and render advice on actions if required.**
- ii) Preparation and submission of completion reports and drawings for the project as required and with the assistance of Employer's Engineers.
- (ii) Advising Employer on exercising cost control and economy measures to ensure that the approved estimates are not exceeded.

On completion of works, Architects will prepare and submit two sets of As-built drawings and one set on CD of the building and services.

PROFESSIONAL FEES PAYABLE

- 4.1 A) The lump sum fee mentioned in financial bid for all services mentioned in items "SCOPE OF WORK" shall be **Rs...../- (Rupees only)** as per model proposal decided by BSBCCCL. Inclusive of all taxes but exclusive of GST .
- B) The fee payable for consultant supervision as per para3C is included in 4.1 (A)
- C) The fees payable for other site shall be as per clause no-4.2(Repeat Design) & 4.2 (A)

4.2 Repeat Designs:-

1. Entire work of the consultant, including all structural drawing, design, specification, tender documents, BOQ etc. should be copyright of the corporation (BSBCCL)
2. In case of repeat blocks without any modifications or with some in-house modification, the consultant should not be paid for such design/drawing.
3. In case of major modifications are required in such design/drawings, the consultant should be paid proportionately for that part of the project value at the rate originally decided between Consultants and BSBCCL.
4. Consultant shall be fully responsible for the accuracy of the quantities in the BoQ. And that in Case of any variation beyond +/-10% the consultant shall be fully responsible for the financial Implications. He shall fully indemnify the corporation from any extra cost arising out of the variation.

4.2 (A) ***"Consultant shall not be paid more than 50% of the value of entire original fee of the similar/repeat works of different sites and the entire works shall be divided into five components and percentage of fee of each component may be as follows"***

1. Architectural Drawings
 - (a) Site Layout Plan (Surveying Drawing, Contouring Map Work, Soil Test Work) : 15%
 - (b) Plan of School Building, Hostel Building, Teachers Qtrs, Staff Qtrs etc : 15%
 2. Structural Drawings : 30%
 3. PHE (Internal & External) : 12.5%
 4. Electrical (Internal & External) : 12.5%
 5. Other Services such as Interior design, External services etc. : 15%
- 4.3 Traveling expenses to the site including lodging / food etc. by the principal consultant/ sub-consultants is included in 4.1 A above
- 4.4 All drawings and documents will be submitted in 6 (six) sets free of cost. Additional Copies would be supplied on actual cost.
- 4.5 **Any delay in agreed deliverable time schedule will invite penalty @1% per week subject to maximum 10% of the fees. Delay and Unsatisfactory performance may lead disqualification of consultants and termination of agreement with due show cause.**

5. MODE OF PAYMENT

| | | <u>Fees due, percentage of fees in Para 4.1</u> |
|-----|--|--|
| 5.1 | On completion of services mentioned in item 3.1 (Sketch Stage) | : 10% (Ten percent) of total Fees payable. |
| 5.2 | On Completion of Services mentioned in item 3.2 (Final preliminary Drawings) | : 15% (Fifteen percent) of total Fees payable less paid. |
| 5.3 | On completion of service mentioned in item 3.3 (Statutory Drawings stage) and after Client's approval. | : 20% (Twenty percent) of total Fees payable less paid. |
| 5.4 | On completion of service mentioned in item 3.4 (Tender drawings stage) | : 30% (Thirty percent) of total Fees payable less paid. |
| 5.5 | On completion of service mentioned in item 3.5 (Detailed Estimates of Cost) | : 40% (Forty percent) of total Fees payable less paid. |
| 5.6 | On completion of services mentioned | : 80 % (Eighty percent) of Fees as per Para |

in item 3.6 (working drawings stage)

4.1 less paid.

The quantum payable against working Drawings will be released in installments as given below:

| | | | |
|-----|--|-------|--------|
| a) | All Architectural & Structural drawings up to plinth/foundation stage. | : | 8% |
| b) | All Architecture working drawings. | : | 8% |
| c) | All Structural working drawings | : | 8% |
| d) | All Sanitary and Water Supply drawings, Electrical drgs and Air-conditioning drgs. | : | 8% |
| e) | All drawings for Site Development and External services etc. | : | 8% |
| | | | 40% |
| 5.7 | Balance 20% would be released after 3 months of virtual Completion & submission of 'as built' drgs. | | 20% |
| | | Total | : 100% |

6. PROGRESSIVE PAYMENTS TO THE CONSULTANT - ARCHITECTS

6.1 The payments to the Architects during various stages shall be as follows :

- a) At stage Sl. 5.1 & 5.2 : On preliminary cost Estimate accompanying Sketch / Preliminary drawing.
- b) At stage Sl. 5.3 & 5.4 : On Cost Estimate accompanying this stage.
- c) At stage 5.5 : On detailed estimate at this stage.
- d) At stage 5.6 : On evaluated original Project cost excluding Lump sum Cost Items, Contingency, Consultancy Fee and Centage.

6.2 Progressive payments may be made to the Consultant – Architects in any of the above stages based on the quantum of work done in that stage as may be mutually agreed to by the parties.

6.2 The cost of the Project shall be the cost of the building works and site development works including the cost of structural, sanitary, plumbing and electrical works and electrical fittings & fixtures, landscaping i.e. on all items on which the Consultant – Architects had rendered professional services but shall exclude the cost of the client's site office, cost of land and supervisory staff. Thus, total evaluated cost of the original Project excluding Lump sum cost Items, Contingency, Consultancy Fee and Centage would be considered as the Project Cost.

7. CLIENT'S RESPONSIBILITIES :

The following shall be the responsibilities of the client:

- 7.1 Provide detailed requirements of the project.
- 7.2 Furnish site details & reports on soil conditions and soil test as required by the Consultant-Architects; to be conducted by clients.
- 7.3 Pay the fees of the Consultant – Architects within four weeks of submission of bills.

8. TIME SCHEDULE

The time schedule shall be as follows:-

| Sl. No. | Item | Duration |
|---------|---|--|
| 1 a | Conducting Survey & Preparation of pre-design report | 3 weeks after agreement |
| 1 b | Preparation of Campus Layout plan & concept plans | 5 weeks after agreement |
| 2 | Preparation of revised concept plans, finalisation of plans | 8 weeks after agreement |
| 3 | Preparation of statutory drawings / documents / for approval. | 12 weeks after agreement |
| 4 | Preparation of Tender documents / drawings / detailed Estimates / BOQ . | 16 weeks after agreement |
| 5 | Working drawing stage | In phases as required so that work progress is not affected. |

For each Package as decided the time schedule for the buildings / works to be taken up shall generally be as follows unless otherwise specifically written instructed by the Client.

9. BUILDING SUB-COMMITTEE:

9.1 Project Sub-Committee consisting of Representatives of client and Consultant-Architects may, if necessary, be constituted for co-ordination.

9.2 The Consultant-Architects would be required to participate in the meetings as necessary at Patna during at important construction stage.

10. EXECUTION OF THE ASSIGNMENT :

10.1 All the stages of work shall be completed by the consultant –Architects and the necessary approval given by the clients according to the time schedule mutually agreed upon.

10.2 In the event of Consultant –Architects firm closing its business, the clients shall have the power to employ any other agency to complete the work and all due payments shall be forfeited with penalty of blacklisting of the consultant.

10.3 In the event of reduction of the scope of construction after approval of the work done by the Architects at any stage mentioned in clause 5 above, the Architects shall be entitled to the appropriate percentage due up to the relevant stage on the value of the portion of the work that is abandoned in addition to the percentage due on actual cost of work completed.

10.4 TERMINATION :

10.4.1 Termination for defaults

10.4.1.1 The client may without prejudice to any other remedy for breach of agreement, by written notice of default sent to the consultants, terminate the agreement in whole or in part

a) If the consultant fails to deliver any or all of the services within the time period(s) specified in the agreement or any extension thereof granted by the client in writing.

b) If the consultant fails to perform any other obligations under the agreement,

Or

c) If the consultant fails in either of the above circumstances, do not cure its

failure within a period of thirty (30) days after receipt of the default notice from the client or any such extensions allowed from time to time, under the circumstances that appear reasonable until a conclusion is arrived at that the consultant has abandoned the project which connotation shall be construed mean a defined under the prevalent contract laws.

d) If the consultant refuses to accept and perform the assignment given by the client.

e) In the event of the failure on the part of the consultant to complete his work or the clients to give their approval and / or make payments within the time specified in the time schedule or in the event of either of the parties committing a breach of any one or more of the terms and conditions of the agreements, the aggrieved party shall be entitled to rescind this agreement without prejudice to its rights to claim damages or remedies under the law. The period of notice to be given to rescind the contract will be 30 days. No payment to the consultant would be done except those which have already been made or which may become payable against the bills of works already submitted as on the date of notice.

10.4.1.2 In the event, the owner terminate the agreement in whole or in part, pursuant to Para 10.4.1.1 client may get the services done, upon such terms and in such manner as it deems appropriate, similar to those not rendered, with all payments due to the consultant up to that stage shall be liable to be forfeited and the client shall be at liberty to claim excess cost of such services, cost escalation and any other resulting damages by means of appropriate civil actions. However, the consultant shall continue to perform as per agreement, if not terminated.

10.4.2 Termination for insolvency :

10.4.2.1 The client may at any time also terminate the agreement by giving written notice to the consultant without compensation to the consultant, if the consultant becomes bankrupt or otherwise insolvent, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the client.

10.5 The Consultant – Architects shall prepare drawings, designs, outline specifications and estimates of cost by cubic measurements or on areas basis on schedule of rates of the PWD SOR . In the absence of rate in the aforesaid schedule of rates , the same shall be referred to CPWD , SOR (DSR) or arrived at by actual analysis.

10.6 The Consultant – Architects shall assume full responsibility for the design and specifications for items described in the scope of work . The clients will have full access to the details of the calculations and the designs for purpose of scrutiny for satisfying themselves as to their correctness. The Structural / services consultants of the Consultant – Architects will render all possible help for the above scrutiny.

10.7 The Consultant – Architects shall supply to the client free of cost six sets of final drawings at stage 3.2 of the agreement, six sets of all drawings, specifications and other particulars in stages thereafter. Any additional sets required by the client shall be paid for on actual cost basis.

10.8 The Consultant – Architects shall not make any deviation, alteration or omission from the approved drawings, involving financial implication without prior consent of client.

- 10.9** The Consultant – Architects shall make necessary revisions as may be required by client in the drawings and other documents submitted by him at the draft stage. Any subsequent revisions in the drawings and other documents once approved required to be made by client shall also be made available free of cost by the Architect.
- 10.10** No change shall be made in approved drawings and specifications at site without the consent of the Architect.
- 10.11** The client shall have the liberty to postpone or not to execute any work and the Architect shall not be entitled to any compensation for non-execution of the work except the fees which are payable to the Architect up to the stage of services already submitted.
- 10.12** The agreement shall be governed by the Indian laws in force from time to time and the courts at Patna shall alone have exclusive jurisdiction to entertain and try any or all matters arising out of this agreement.
- 10.13** Any disputes or differences in connection with the agreement shall be, to the extent possible, settled amicably between the parties. If it cannot be reached then, all disputed issues shall be settled by arbitration as proposed hereafter.

11. ARBITRATION :

All difference and disputes rising between the client and the Consultant-Architect on any matter connected with the Agreement or in regard to the interpretation of the content thereof shall be referred to the adjudication of sole arbitrator to be nominated by the client who shall be fellow of Indian Institute of architects and the award of the Arbitration shall be final and binding on parties under the provision of Indian Arbitration act 1940 as per the rules there under or any statutory modification thereof for the time being in force.

Witness

Parties

1. _____
(_____)
Name, Address with signature
(First Party)

1. _____
(_____)
Name, Address with signature
(First Party)

2. _____
(_____)
Name, Address with signature
(Second Party)

2. _____
Name, Address with signature
(Second Party)
(Authorised Signatory)

BIHAR STATE BUILDING CONSTRUCTION CORPORATION LTD PATNA

WORK NAME:- E-RFP - PREPARATION OF COMPREHENSIVE DETAILED PROJECT REPORT FOR SELECTION OF CONSULTANT FOR PREPARATION OF MODEL DRAWINGS/DPR FOR MULTISTORIED BUILDING B+G+7 BUILDINGS - SR. P.O. AND P.O. QTRS (PENT HOUSE IN TOP FLOOR FOR SENIOR JUDGES), GYM CUM YOGA CENTRE WITH CHILD RELATED SPORTS ETC . AT CHAJJU BAGH .
DISTRICT :- PATNA,BIHAR.

| | Specific Requirement | Document Required | Status | Remarks |
|---|---|----------------------|--------|---------|
| 1 | Cost of Bill of quantities B.O.Q. | Attched | | |
| 2 | Must be a registered firm with valid PAN/ GST NO. | Self attested Copies | | |
| 3 | Registration Paper (updated) with Council of Architecture ,Govt. of India | Self attested Copies | | |
| 4 | Architect must have at least 10 years of experience in the Field of Architecture. | Self attested Copies | | |
| 5 | Comprehensive Architectural services Under Completed projects- Experience In Residential Apartments with Pent House ,Gymnasium etc /P.O. Qtrs. / In Campus Residential Units/Flats. –One Project of 40.0 Crore \Two projects of 25.0 Crore each \Three projects of 22.0 Crore each. Minimum 10 years' experience in the profession of Architecture. All work must have been completed within the last five years. | Self attested Copies | | |
| 6 | Minimum Annual turnover of ₹ 40 lakh. from professional fees in any one year of last Three years . (i.e. F.Y. 2021-22 , 2022-23 and 2023-24) | Self attested Copies | | |
| 7 | An affidavit should be submitted that the firm has not been black listed/Debar by any statutory organization /public sector companies /state Government. | attached | | |
| 8 | The Proposal may be organized in horizontal or vertical format to best represent the concept approach. Supplementary drawings, sketches, other information to be provided in A3 size Coloured Drawings. {A1 size (594 x 841) in 6 No's of sheets depicting(at the time of Opening of Technical Bid)}:- | attached | | |