



**BUILDING 1 OF TECHNOLOGY INNOVATION ZONE  
AT KALAMASSERY  
FOR KERALA START UP MISSION  
COMPOSITE TENDER – BUILDING 1**

**NOTICE INVITING TENDER**



**ENGINEER-IN-CHARGES / CONSULTANTS**



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**BUILDING 1 OF TECHNOLOGY INNOVATION ZONE AT KALAMASSERY FOR  
KERALA START UP MISSION COMPOSITE TENDER – BUILDING 1**

**NOTICE INVITING TENDER**

**TENDER NO: KSITIL/TIZ/B1/2017-18/002**

e-Tenders (Composite Tender) under two part bid system (Bid I Prequalification & Techno Commercial bid and Bid II Price bid – in item rate wise) are invited from Eligible contractors for the following works under Building 1, Technology Innovation Zone , Kalamassery.

**BID SYNOPSIS**

1	Tender No:	<b>KSITIL/TIZ/B1/2017-18/002</b>
2	Name of Project	Building 1 at Technology Innovation Zone Kalamassery
3	Scope of work	Construction of Building 1 Civil, External site development works (Roads, Pathways, Drains and trenches, Retaining walls etc.), MEP, Lifts & Escalators and External Façade Works of 2.00 lakh sq.ft. Innovation Zone building complex works for Kerala Technology Innovation Zone project.
4	Probable amount of contract	<b>Rs. 84.22 Cr</b>
5	Type of Tender	Item rate tender
6	Basis of estimate	DSR 2016 with cost index for Ernakulam. The items not covered under the DSR, market rate is adopted.
7	Issue of Tender Documents	Tender documents can be down loaded free of cost from the e-tenders website <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a>
8	Submission of Bids: Two Bid system	Technical bid (upload following documents in PDF format)  <ol style="list-style-type: none"> <li>1. Part A – Conditions of Contract</li> <li>2. Part B – Technical Specifications</li> <li>3. Tender drawings</li> </ol>

		4. Documentary Evidence of prequalification Price bid (upload filled up price bid documents available in the website)
9	On line bid submission starting Date & Time	24.02.18 at 11.00 A.M
10	Pre – Bid meeting	15.02.18 at 11.00 A.M, Kerala Technology Innovation Zone, Kalamassery, Kochi
11	On line bid submission closing Date & Time	05.03.18 at 3.00 P.M
12	Tender Opening Date (Technical bid)	08.03.18 at 3.00 P.M (venue : Kerala Technology Innovation Zone, Kalamassery, Kochi)
13	Hard copy submission period	08.03.18 at 11.00 A.M (For details refer clause of Instructions to Bidders)
14	Clarifications if any	Mail to <a href="mailto:sta@ksitil.org">sta@ksitil.org</a> / <a href="mailto:abdusamad@infopark.in">abdusamad@infopark.in</a> on or before 14.02.18 at 11.00 A.M
15	Completion period	20 Months from the date of commencement which is 15 days from the date of LOI
16	Bid Submission fee	<b>Rs. 15000/-</b> + GST to be remitted on line through e-procurement system of Government of Kerala.
17	Bid system	Two bid system (On line) (Cover. I: Technical Bid along with EMD and Cover II: Price Bid)
18	Earnest Money Deposit (EMD)	<b>Rs. 5.00 Lakh</b> to be remitted through On line payment of e – procurement system of Govt. of Kerala.
19	Performance Guarantee to be made within 15 days from the date of Work Order	Performance Guarantee shall be 5 % of the total contract value. At least 50 % of the Performance Guarantee amount shall be in the form of Treasury Fixed Deposit in favor of Managing Director, Kerala State IT Infrastructure Ltd, Trivandrum and the rest in the form of DD / Bank Guarantee from scheduled / National bank and valid up to the end of Defects Liability period in the format prescribed by the Owner within 15 days from the Work Order. The validity of Bank Guarantee shall be further extended as required by KSITIL .
20	Retention money	2.5 % of the gross bill amount of each bill will be deducted from each running and final Bill.

21	Release of retention money	Security deposit/ Retention Money can be released against Bank Guarantee on its accumulation to minimum amount of Rs. 5.00 lakhs. The minimum amount of Bank Guarantee shall not be less than Rs. 5.00 lakhs and it should be valid till the end of defects liability period. The balance amount will be released after defect liability period or two months after the last notified defect had been rectified whichever is later, if defects are rectified to the satisfaction of Engineer in Charge.
22	Validity period of tender	120 days from the date of opening of technical bid
23	Defects liability period	36 months.
24	Minimum interim bills	Rs. 2.0 Cr
25	Liquidated damages	0.5% of balance contract value per week subject to a maximum of 5% of the amount of contract for delay after completion period / extended completion period agreed by KSITIL.
26	Mobilization Advance	Not Applicable
27	Arbitration	No arbitration. Disputes, if any by the contractor will be finalized under the jurisdiction of Court at Ernakulam.

**MINIMUM ELEGIBILITY CRITERIA FOR PRINCIPAL TENDERER.**

1. The bidder on his own should have successfully completed similar works during last 7 years at least one similar Building Construction of Civil, Structural, Site Development works, MEP, Lifts & Escalators and External Façade works of contract value not less than Rs. 67 Crore. or two such works each having minimum value of Rs 46 Crore or three such works each having minimum value of Rs. 33 Crore within the last Seven years for IT buildings, Commercial/ Industrial buildings for reputed IT parks, PSUs or other reputed private organizations.

To satisfy these PQ criteria (1), the bidder should produce notary attested work order, Bill of quantities & completion certificate issued by the client showing the value of the work done, client name and address and year of start and completion etc.

2. The annual average turnover of the tenderer should not be less than Rs 70 Crore for any three consecutive financial years ie (2013-14, 2014-15 and 2015-16) or(2014-15,2015-16 and 2016-17).

3. The bidder should be making profits in three consecutive financial years (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16& 2016-17).

Notary attested audited balance sheet for the last three financial years as above shall be furnished as proof for the PQ Criteria (2) and (3 ).

4. The bidder should produce valid solvency certificate from a Nationalized/ scheduled Bank for value not less than Rs . 8 Crore obtained not earlier than 6 months from the date of tender.

5. Performance Evaluation by the Client for the pre-qualifying project to be submitted by bidders, in the attached format for completing the pre-qualification procedure.

The bidders performance in respect of completed works and ongoing works should be certified by the Client and should be obtained and delivered in sealed covers as proof for the PQ Criteria 5. The Format for this performance certificate is given as Annexure XIV.

6 . Any entity which has been barred or charge sheeted by Central/State government in India, any entity controlled by them from participating in any project and the bar subsists as on the date of proposal, would not be eligible to submit a proposal.

Note :

Scanned copies of Documentary evidence for the eligibility criteria shall be submitted online with the e-tender.

Hard copies either in original or notarized copy in a separate sealed cover superscribed "**Pre-Qualification Criteria of Contractors for Construction of Building 1, at TIZ, Kalamassery**" should be submitted to our office. This is only for verification and does not relieve the bidder from adherence to e-Tender norms. Hard Copy of Price Bid should not be submitted. Price Bid has to be furnished online only.

**The Similar works under this clause shall mean "Multi-storied Office/commercial/IT/ITES/ buildings in RCC framed structure and this works should be with a minimum built up area of 1,80,000 sq.ft (Two lakhs sq.ft) as a Principal contractor.The scope includes Civil, MEP, Lifts & Escalators & Façade works etc.**

**(Performance / Completion certificate with completed value issued by an Officer not below the rank of an Executive Engineer in case of Government/ Public sector Organization and the Chief Executive officer /Chief Technical Officer in case of other companies shall be attached with the tender. The completion certificate issued by Client/SPV shall only be considered)**

**SUBCONTRACTING**

As referred in earlier section under General Guidelines to Contractor, the Contractor shall hold the single point responsibility for entire work which includes all civil and fine finish works with plumbing. The Contractor shall not sub-contract the whole of the contract. The proposed shall be a full- fledged civil construction contractor with adequate experience as referred in Minimum Eligibility Criteria for Contractor. The project team engaged at site shall strictly be employees in the pay roll of the contractor for ensuring one point contact and direct responsibility of the work.

**The Minimum Eligibility Criteria for External Façade is stipulated below :**

**External Façade Works:**

- 1) The sub-contractor should be a well-established and reputed facade contractor based either in India or foreign country with branches in India, and experience of minimum Ten years' in the field of high quality facade works.
- 2) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 9.0 Cr. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 3) Experience of having successfully completed similar works as mentioned as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs 8.0 Cr.  
OR
  - b) Two similar completed works costing not less than the amount equal to Rs 6.0 Cr. each

**Heat Ventilation Air Conditioning Works:**

- 1) The sub-contractor should be a well-established and reputed HVAC contractor based either in India or foreign country with branches in India, and experience of minimum Seven years' experience in the field of HVAC works.
- 2) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 6.5 Cr. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 3) Experience of having successfully completed similar works as mentioned as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs 6.0 Cr.  
OR
  - b) Two similar completed works costing not less than the amount equal to Rs 4.0 Cr. each

**Electrification Works:**

- 1) The sub-contractor should be a well-established and reputed electrical engineering contractor having experience of minimum seven years and previous experience in the Electrification Works. The Bidder should have a valid A-Grade Contactor/ Supervisor license

issued by Kerala State Electricity Licensing Board authorizing the Contractor to carry out all the works or should appoint a person/agency with A-Grade Contactor/Supervisor license issued by Kerala State Electricity Licensing Board.

- 2) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 9.0 Cr. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 3) Experience of having successfully completed similar works as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs 8.0 Cr.

OR

- b) Two similar completed works costing not less than the amount equal to Rs 5.5 Cr.

**Fire Protection System:**

- 1) The sub-contractor should be a well-established and reputed contractor with experience based either in India or foreign country with branches in India, and experience of minimum Seven years experience in implementation of Fire Protection and Fire Alarm System in buildings.
- 2) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 1.70 Cr. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 3) Experience of having successfully completed similar works as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs 1.5 Cr.

OR

- a) Two similar completed works costing not less than the amount equal to Rs 1.0 Cr.

**Lift/Elevators**

- 1) The sub-contractor should be a well-established and reputed contractor with OEM (Original Equipment Manufacturer) standards with experience of minimum Seven years in implementation of installation of lifts/elevators in buildings.

- 2) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 4.0 Cr. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 3) Experience of having successfully completed similar works as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs.3.5 Cr.

OR

- b) Two similar completed works costing not less than the amount equal to Rs 2.5 Cr. each

**Integrated Building Management System (IBMS):**

- 1) Average Annual financial turnover during the 3 consecutive years, ending 31st March of the previous financial year (2013-14, 2014-15 & 2015-16) or (2014-15, 2015-16 & 2016-17) should be at least Rs. 52 Lakh. (Original/notarized copy of Profit & Loss A/c., Balance sheet/certificate issued by the CA shall be submitted.)
- 2) Experience of having successfully completed similar works (IBMS) as mentioned in Point no.1 above during last 7 years ending last day of month previous to the one in which the tenders are invited should be either of the following:-
  - a) One similar completed works costing not less than the amount equal to Rs.46 Lakh.

OR

- b) Two similar completed works costing not less than the amount equal to Rs.32 Lakh. each

**MEP Contractor:**

If the Principal Contractor proposes to appoint a single agency to execute the entire MEP works, the MEP Sub-Contractor shall meet the prescribed specific eligibility criteria referred above for each service viz. HVAC, Electrical, Fire Protection System, Lifts, IBMS etc.

(Performance / Completion certificate with completed value issued by an Officer not below the rank of an Executive Engineer in case of Government/ Public sector Organization and the Chief Executive officer /Chief Project Manager in case of other companies shall be attached with the tender. The completion certificate issued by Client/SPV shall only be considered.)

The Principal Contractor shall not sub-contract any part of the works without the written consent of the Architect/Consultants/KSITIL and such consent, if given, shall not relieve the Principal Contractor from any liability or obligation under the contract and the Principal Contractor shall be responsible for the acts, defaults and neglects of the sub-Contractor, his agents, employees or workmen as fully as if they were the acts, defaults or neglects of the Contractor or his agents, servants, or workmen. The Principal Contractor shall be responsible for coordination of all



activities of subcontractor and issues (if any) that arises out of lack of coordination has to be managed by the Principal Contractor at his own cost.

Place: Trivandrum

Date: 08/02/18

Managing Director  
KSITIL, Trivandrum