

# Pre-Bid Meeting-I

Engagement of **Construction and Maintenance Agency**

Regional Science Museums at Bhuj



Department of Science & Technology  
Government of Gujarat



Investing in science  
Investing in the future!

**Gujarat Council on Science & Technology**  
Department of Science & Technology,  
Government of Gujarat

# Agenda

---

- ▶ Introduction and Overview
- ▶ Regional Science Museums – Implementation approach
- ▶ Bidding process
- ▶ Key Conditions in the Contract
- ▶ Queries

# Introduction and Overview

# Objectives of Regional Science Museums in Gujarat

## Driven by the objective:

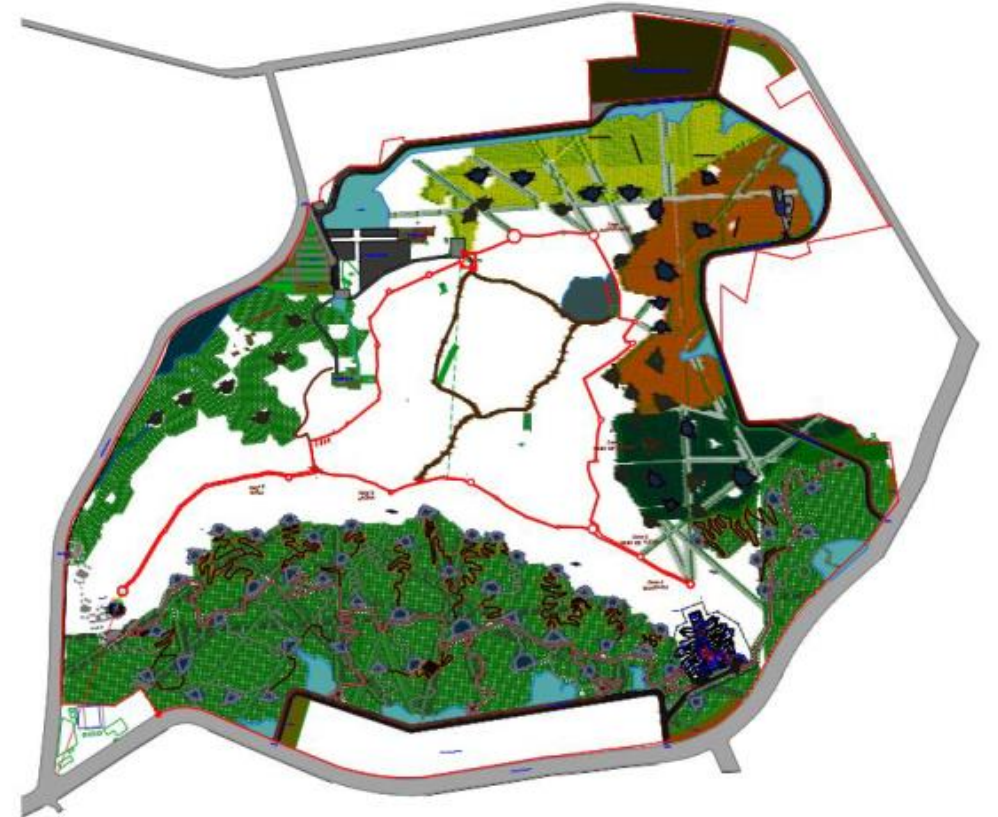
- ▶ To inculcate Scientific Temper among the society
- ▶ To portray / communicate the growth of S&T and its applications in improving the quality of life
- ▶ To communicate / popularize Science and Technology in cities, urban and rural areas for the benefit of students and the common man
- ▶ To collect, restore and preserve important Historical objects, which represent landmarks in the development of science, technology and industry
- ▶ To supplement formal Science education in schools and colleges through out-of-school educational activities



# Regional Science Museum at Bhuj

---

- ▶ Site located near **Smritivan Earthquake Memorial, Bhuj**
- ▶ Site Area – 10.00 Acre
- ▶ Development area – Over 5 Acre
- ▶ The following science themed galleries are being developed
  - ▶ Space Science Gallery
  - ▶ Energy Science Gallery Gallery
  - ▶ Bonsai Gallery
  - ▶ Marine Navigation Gallery
  - ▶ Nanotechnology gallery
  - ▶ Fields Medal Gallery (Mathematics)
- ▶ DTA - **M/s INI Design Studio in consortium with Kling Consult GmbH**



# **Regional Science Museums – Implementation approach**

# Implementation Approach – Regional Science Museums

## Two Agencies

Agency 1

Design and Technical Agency appointed

Agency 2

Bidding process in progress

### Design and Technical Agency (DTA)

- ▶ Detailed Architectural, Structural and Exhibit Design for the galleries
- ▶ Specifications for all the exhibits, including the theming and AV content
- ▶ Good for construction drawings
- ▶ Supervise CMA during the Construction Phase
- ▶ Construction Supervision

### Construction and Management Agency (CMA)

- ▶ Construction of the RSM building and all the exhibit works as per the specification and designs provided
- ▶ Procurement and fabrication of the exhibits
- ▶ Execution of the exhibit specific interiors and theming
- ▶ Operation and maintenance of the facility as per the specification for a period of 5 years after completion

# CMA-Broad Scope of Work

---

## ▶ Construction Phase

- ▶ Carry out the Construction works as per detailed designs and drawings while ensuring quality and safety. Completion of all internal amenities such as Internal water supply, Sanitary and Electrification and HVAC etc and handing over
- ▶ Procurement of all the exhibits and their associated components as specified
- ▶ Execution of the interior works and internal theming for the exhibits
- ▶ Inauguration of the facility

## ▶ O&M Phase

- ▶ Address any repair/maintenance of installations/exhibits and the overall facility for a period of 5 years after completion
- ▶ Providing the required personnel as specified in the specifications and Contract; Training of staff and volunteers
- ▶ Maintain project operating records, and reports that document the O&M of the Project.
- ▶ Preventive and Corrective maintenance of the facility



# Bidding Process and RFP Overview

# Engagement of Construction and Maintenance Agency (CMA)

## Approach

---

- ▶ Single stage – two envelope process
- ▶ QCBS selection (Technical 15% and Financial 85%)
- ▶ **Lumpsum Contract Price** is quoted by the Bidders

### Response to RFP

- Technical Bid
  - Technical and Financial Capacity
  - Details of past experiences in similar projects
- Financial Bid
  - **Quoted lumpsum price**

### The Bidder can be ..

- a firm incorporated/ registered under relevant Acts/laws either outside or within India, sole proprietary firm or partnership firm
- a consortium of up to 3 members

# Minimum Eligibility Criteria – Technical Capacity

---

- ▶ The Bidder can be a single legal entity or a consortium.
- ▶ If the Bidder is a single legal entity or a consortium, then it must meet the following criteria either individually or collectively:
  - ▶ **(a)** it has experience of at least one project in the last 7 years as the contractor for construction including MEP works for any building infrastructure project having total project cost of at least INR 50 crores (Rupees fifty crores only);

and either one of (b), (c) or (d)

- ▶ **(b)** must have supplied and/or fabricated and/or manufactured scientific instruments and/or science lab supplies and/or science museum exhibits and/or engineering and/or science models of cumulative total value greater than INR 15 crores in the last 5 years. This must be supported by a certificate/letter from a statutory auditor/chartered accountant;

# Minimum Eligibility Criteria – Technical Capacity

---

- ▶ (c) must have a curator/exhibit integration manager with the experience in managing assembly and/or production and/or procurement and/or fabrication and/or installation of exhibits in at least one museum having museum component and museum specific interior cost greater than INR 3 crores and having built up area greater than 500 square meters, as a full time employee of the Bidder /one of the consortium members or a consortium member itself (as an individual) in the last 5 years. The CV and the relevant experience details (along with the documentary evidence) must be provided as a part of the Technical Bid in Annexure G ;

or

- ▶ (d) One project in the last five years, as a supplier and/or manufacturer and/or system integrator of exhibits for any museum with total value of executed works greater than INR 3 Crore (Rupees three crore only) and having a built up area greater than 500 square meters

**Technical Score : Total 100 Marks**

Criteria	Max Marks	Evaluation Details
<b>Experience as the lead contractor in construction including MEP works for any building infrastructure project having total project cost of atleast INR 50 crores in the last 7 years.</b>	30	<ul style="list-style-type: none"> <li>• 1 project = 3 marks</li> <li>• 10 projects = 30 marks</li> <li>• N projects (N&lt;= 10) = 3 * N</li> </ul>
<b>Supplier/manufacturer/system integrator of exhibits and/or exhibit related theming for any museum in the last 5 years</b>  *This must be accompanied by a certificate/letter from a statutory auditor/chartered accountant	40*	Cumulative turnover from Supply/manufacturing/system integration of exhibits and/or exhibit related theming for museums in the last 5 financial years <ul style="list-style-type: none"> <li>• INR 5 crores- 5 marks</li> <li>• INR 5-10 crores- 12 marks</li> <li>• INR 10-25 crores- 21 marks</li> <li>• INR 25-50 crores – 30 marks</li> <li>• More than INR 50 crores - 40 marks</li> </ul>
<b>A. Experience of proposed Curator / Exhibit integration manager</b> <b>B. Presentation involving theming and storytelling/narration</b>	30	A. Experience of Curator / Exhibit integration manager for projects worth at least INR 1 crores in the last 5 financial years( 10 marks) <ul style="list-style-type: none"> <li>• 1 project = 2 marks</li> <li>• 5 projects = 10 marks</li> <li>• N projects (N, 1&lt;N&lt; 5) = 2 * N</li> </ul> B. Presentation involving theming, storytelling/narration for the following galleries(20 marks)

# Key terms in RFP Volume I

No	Particulars	Amount / Value	Remarks
1	Cost of tender document	INR 20,000	In form of Demand Draft
2	Bid Security	INR 60 lakh	In form of Bank Guarantee
3	Minimum average annual turnover required for the bidders (3 year average)	INR 75 Crores	Documentary evidence in the form of audited annual accounts
4	Net Worth	Positive	Documentary evidence in the form of audited annual accounts

# Schedule of the Bidding Process

<b>Event Description</b>	<b>Date</b>
<b>Issue of Bidding Documents</b>	27/03/2018
<b>1<sup>st</sup> Pre-bid Meeting/Webinar</b>	12/04/2018
<b>Last date for receiving pre-bid queries for 1<sup>st</sup> Pre-bid Meeting</b>	12/04/2018
<b>Response to 1<sup>st</sup> pre-bid meeting queries</b>	16/04/2018
<b>2<sup>nd</sup> Pre-bid Meeting/Webinar</b>	27/04/2018
<b>Last date for receiving pre-bid queries for 2<sup>nd</sup> Pre-bid Meeting</b>	27/04/2018
<b>Response to 2<sup>nd</sup> pre-bid meeting queries</b>	To be announced
<b>Bid Due Date</b>	25/05/2018
<b>Opening of Technical Bid</b>	25/05/2018

# Key conditions in the Contract



# Key conditions of the Contract

---

- ▶ **Lump-sum turnkey contract**

- ▶ Milestone based payments

- ▶ **Quoted Price to be divided into 2 parts**

- ▶ Construction Price (including exhibits and their installation) (**80%** of the Contract Price)
  - ▶ Provided on the basis of milestones mentioned in the RFP
- ▶ Maintenance Services Price (**20%** of the Contract Price)
  - ▶ Provided in equal quarterly installments

- ▶ **Term of the Contract**

- ▶ Construction Phase (“Appointed Date” → “Completion Date”) (24 months)
- ▶ Maintenance Services Phase (Till 5<sup>th</sup> Anniversary of the “Completion Date”) (60 months from Completion date)
- ▶ Defect Liabilities Period – Period of 60 months from Completion Date

# Bank Guarantees in the Contract

---

Bank Guarantee	Amount	Valid From	Valid To	Remarks
Performance Security	10 % of Contract Price	Appointed Date	Completion Date	Provided by contractor for due performance of its obligations during Construction Phase
Performance Guarantee	5 % of the Contract Price	Completion Date	End of Defect Liability Period	Provided by contractor for due performance of its obligations during Maintenance Services Phase
Advance Guarantee(Mobilization)	Mobilization advance ( 10% of Construction Price)	Date of submission of ABG	Completion of 25% of the civil construction Works	

# Training obligation during maintenance period

---

- ▶ The CMA must provide visitor experience personnel for the period of 12 months starting from the Maintenance Period
  - ▶ CMA must provide the requisite training to the Authority's personnel during the 12 month period
  - ▶ Authority responsible for visitor experience personnel after the 12 month period
- ▶ The CMA must provide all the O&M personnel with respect to the museum components for the five year period
  - ▶ CMA shall carry out the training of the Authority's Personnel regarding the Maintenance Services of the Project including training in relation to the exhibit specific Components of the RSM 12 months before the expiry of the Term of the Contract.
  - ▶ Personnel of the Authority would work side by side with the Contractor and Contractor's Personnel's' during this 12 month period

# Extension of Maintenance Period

---

- ▶ (i) The Maintenance Period of the Contract may be extended for an additional period of 3 (three) years on the terms and conditions mutually agreed between the Contractor and the Authority ("**Extended Maintenance Period**")
- ▶ (ii) During the Extended Maintenance Period, if any, the Contractor shall be entitled for quarterly maintenance fee calculated on the basis of a **20% increase over the original quarterly maintenance fee** payable to the Contractor during the Term of the Contract For avoidance of doubt, the fee for Extended Maintenance Period shall be increased by 20% one time at the beginning of it.
- ▶ (iii) The Contractor shall request the Authority, in writing, regarding its intention of extend the Contract, **6 months before the expiry of the Term.**

# Queries

# Thank You



Department of Science & Technology  
Government of Gujarat



Investing in science  
Investing in the future!

**Gujarat Council on Science & Technology**  
Department of Science & Technology,  
Government of Gujarat