



**CHHATTISGARH STATE RENEWABLE ENERGY
DEVELOPMENT AGENCY (CREDA)
(Dept. of Energy, Govt. of Chhattisgarh)**

Near Energy Park, Village Fundhar,
VIP Road (Air Port Road), Raipur 492015, Chhattisgarh,
E-mail: credatendercell@gmail.com, Website: creda.co.in

E-BID DOCUMENT No. 131311/CREDA/ HIRING DESIGN CONSULTANT /2023-24 Dated: 19-04-2023

CREDA invites Limited Expression of Interest (EoI) cum QCBS e-TENDER for Hiring Consultant/Consultancy Firm, only from Shortlisted bidders, for designing of Sustainable Super ECBC compliant, Net Energy Positive, and Green Office Building for CREDA at Nava Raipur, Atal Nagar, Chhattisgarh, with complete architectural and all related consultancy services defined in the scope.

Particulars	From Date & Time	To Date & Time	Place
Date of issue of notice inviting limited EoI cum QCBS e-Tender	19-04-2023 05:00 PM	-----	-----
Period of availability of bidding document at website	19-04-2023 05:00 PM	02-06-2023 05:00 PM	www.creda.co.in/Tenders https://eproc.cgstate.gov.in
Submission of Stage-II Bid Technical (Offline) + e-Financial Bid (Online) and submission of documents in hard copy	19-04-2023 05:00 PM	02-06-2023 05:00 PM	1. Technical Bid (DPR) - To Submit hard copy at CREDA HO,Raipur. 2. e-Financial Bid - https://eproc.cgstate.gov.in
Opening of Technical Bid	06-06-2023 12:00 PM Onwards		At CREDA H.O., Conference Hall, Raipur.
Presentation of Shortlisted Eligible Bidder	13-06-2023 12:00 PM Onwards		At CREDA H.O., Conference Hall, Raipur.
Evaluation of Technical bid	15-06-2023 12:00 PM Onwards		At CREDA H.O., Conference Hall, Raipur.
Opening of e-Financial Bid (online)	19-06-2023 12:00 PM Onwards		https://eproc.cgstate.gov.in

- Document can be downloaded from our website www.creda.co.in or from Chhattisgarh e-Procurement portal i.e. <https://eproc.cgstate.gov.in>

CHATTISGARH STATE RENEWABLE ENERGY DEVELOPMENT AGENCY

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NOTICE INVITING TENDER

CREDA invites online bid for the below stated work:

SNo	Description of Work
1	CREDA invites Limited Expression of Interest (EoI) cum QCBS e-TENDER for Hiring Consultant/Consultancy Firm, <u>only from Shortlisted bidders</u> , for designing of Sustainable Super ECBC compliant, Net Energy Positive, and Green Office Building for CREDA at Nava Raipur, Atal Nagar, Chhattisgarh, with complete architectural and all related consultancy services defined in the scope.

Important events and time schedule for this Bid are as follows: –

Particulars	From Date & Time	To Date & Time	Place
Date of issue of notice inviting limited EoI cum QCBS e-Tender	19-04-2023 05:00 PM	-----	-----
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- **At Stage II (Limited e-tender)**, Technical Bid (DPR) is to be submitted off-line duly sealed & signed hard copy at CREDA, CE (RE-IV) and Financial Bid will be submitted online at <https://eproc.cgstate.gov.in>.
- Details of this tender are mentioned at Tender Documents which can be downloaded from our website-www.creda.co.in
- Bidders are requested to submit their suggestions/objections/ reservations if any with details so as to avoid any confusion and to ensure clarity and transparency regarding the Bid in writing or by e-mail.
- Any Addendum/Corrigendum/Amendment Notice if arises will only be uploaded on CREDA’s Website.
- The eligible bidders at Stage III will have to present the conceptual design for Super ECBC net energy positive green office building through a power point presentation (off-line).
- If any amendment is done in this tender then the same will be notified through CREDA’s website <https://creda.co.in>

- At Stage IV the Financial Bid will be opened (Online) of eligible bidders only.
- For further information, may contact the following:
Shri Rajeev Gyani, Superintending Engineer, RE II, CREDA - Mob. No.: +919425503742
- CREDA reserves all rights to accept/reject any or all tenders in full/part without assigning any reasons.

**Chief Engineer
RE-IV, H.O. CREDA
Raipur (CG)**

SECTION -1

1. INTRODUCTION

Chhattisgarh State Renewable Energy Development Agency (CREDA) has been constituted on 25th May 2001 under the Department of Energy, Government of Chhattisgarh for implementation of various schemes pertaining to Renewable Energy sources and Energy Conservation activities. The major schemes like solar roof top (off grid & grid connected), National program on bio gas development, solar thermal, solar agriculture pumps are implemented by CREDA in the field of renewable energy.

The Government of Chhattisgarh has nominated CREDA as the State Designated Agency (SDA) of Bureau of Energy Efficiency (BEE), Ministry of Power, Government of India to coordinate, regulate and enforce the provisions of the Energy Conservation Act-2001 and implement schemes under the said Act of Ministry of Power, Govt. of India within the State of Chhattisgarh. Under this mandate, CREDA promotes & implements energy efficiency and conservation activities in the State of Chhattisgarh. CREDA in support of BEE has implemented the National programs such as PAT, ECBC, Demand Side Management and Standards & Labelling in Chhattisgarh. Numerous State energy conservation activities are also executed by CREDA in industries, agriculture, residential/commercial buildings & educational institutes etc.

CREDA has always played an important role in innovation & promotion of renewable energy & energy efficient technologies for every sector of the society. Energy Conservation Building Code that defines energy efficiency norms for commercial buildings is the need of the hour. By realising its importance, CREDA is in the process to construct its own office building as a **Sustainable Super ECBC compliant Net Energy Positive Green Building** at Nava Raipur, Atal Nagar, Dist. Raipur. This proposed building will be an iconic model for other upcoming green & energy efficient buildings in the State. This proposed building must incorporate every possible feature of sustainable architecture, energy efficiency/energy surplus systems with latest green building technologies.

This limited EoI is invited for hiring a Consultant/Consultant Firm for the above mentioned project. The Detailed Project Report (DPR) for the project which is to be prepared at Stage II will be helpful to CREDA for finalizing the design and further process of construction of the office building. For ease of selection of the consultant the bidding process is divided in the following Stages of which Stage I is complete and eligible bidders have been notified:

Stage	Particulars	Submissions	Status
Stage I (Open e-Tender)	Qualification Bid	Eligibility and Work Experience	Completed
Stage II (Limited e-Tender)	Technical Bid + e-Financial Bid	Submission of DPR (off-line) + Submission of Consultancy Charges in % of the project cost (online)	Under Process through this limited EoI
Stage III	Final Review of Technical Bid	Presentation through power point (off-line)	
Stage IV	Opening of e-Financial Bid	Finalization of eligible bidder	

2. DEFINITIONS

In the “Bid / Tender” as herein defined where the context so admits, the following words and expression will have the following meaning:

- (A). “Bidder / Tenderer” shall mean Bidding Company submitting the Bid. Any reference to the Bidder includes Bidding Company including its successors, executors and permitted assignees jointly and severally, as the context may require”; Project, proposals are hereby invited from reputed organizations/firms that possess proven professional capabilities in comprehensive Architectural Design and are eligible.
- (B). “BIS" shall means specifications of Bureau of Indian Standards (BIS);
- (C). “Bid / Tender” shall mean the Techno Commercial and the Price/Financial Bid submitted by the Bidder along with all documents/credentials/attachments, formats, etc., in response to this Bid Document, in accordance with the terms and conditions hereof.
- (D). “Bidding Company” shall refer to such company / firm / partnership/ trust that has submitted the Bid in accordance with the provisions of this Bid;
- (E). “Bid Deadline” shall mean the last date and time for submission of Bid in response to this Bid as specified in Bid Information Sheet and as specified in this Bid document including all amendments thereof;
- (F). “Bid Document” shall mean all Definitions, Sections, Drawings, Formats & Annexure etc. as provided in this bid including all the terms and conditions hereof.
- (G). “Chartered Accountant” shall mean a person practicing in India or a firm where all the partners are practicing in India as Chartered Accountant(s) within the meaning of the Chartered Accountants Act, 1949.
- (H). “CoA” means Council of Architecture, Ministry of Education, Govt. of India.
- (I). “Competent Authority” shall mean Chief Executive Officer(CEO) himself and/or a person or group of persons nominated by the CEO, CREDA for the mentioned purpose herein.
- (J). “Company” shall mean a body incorporated in India under the Companies Act, 1956.
- (K). “Consultant” means a legally-established professional consulting firm or an organization that may provide or provides the Services to the Employer under the Contract.
- (L). "Contract" means the agreement entered into between the Employer and the Consultant / Consultant Firm/ Successful bidder, as recorded in the Contract Form signed by the parties, including all the attachments and appendices thereto and all documents incorporated by reference therein.
- (M). "Contract Price" shall mean the amount finalized in accordance with the prices accepted in Bid as payable to the Consultant/ Consultant Firm/ Successful bidder for full and proper performance of its contractual obligations.
- (N). “Completion of Work” means that the Project/Works have been completed operationally and structurally has been attained as per Technical Specifications.
- (O). “Contract Document" shall mean collectively the Bid Document, Design requirements, Scope of work and Annexures, agreed variations, if any, and such other documents consisting the bid and acceptance thereof.
- (P). “CREDA” means Chhattisgarh State Renewable Energy Development Agency (CREDA).
- (Q). “Day” means calendar day.

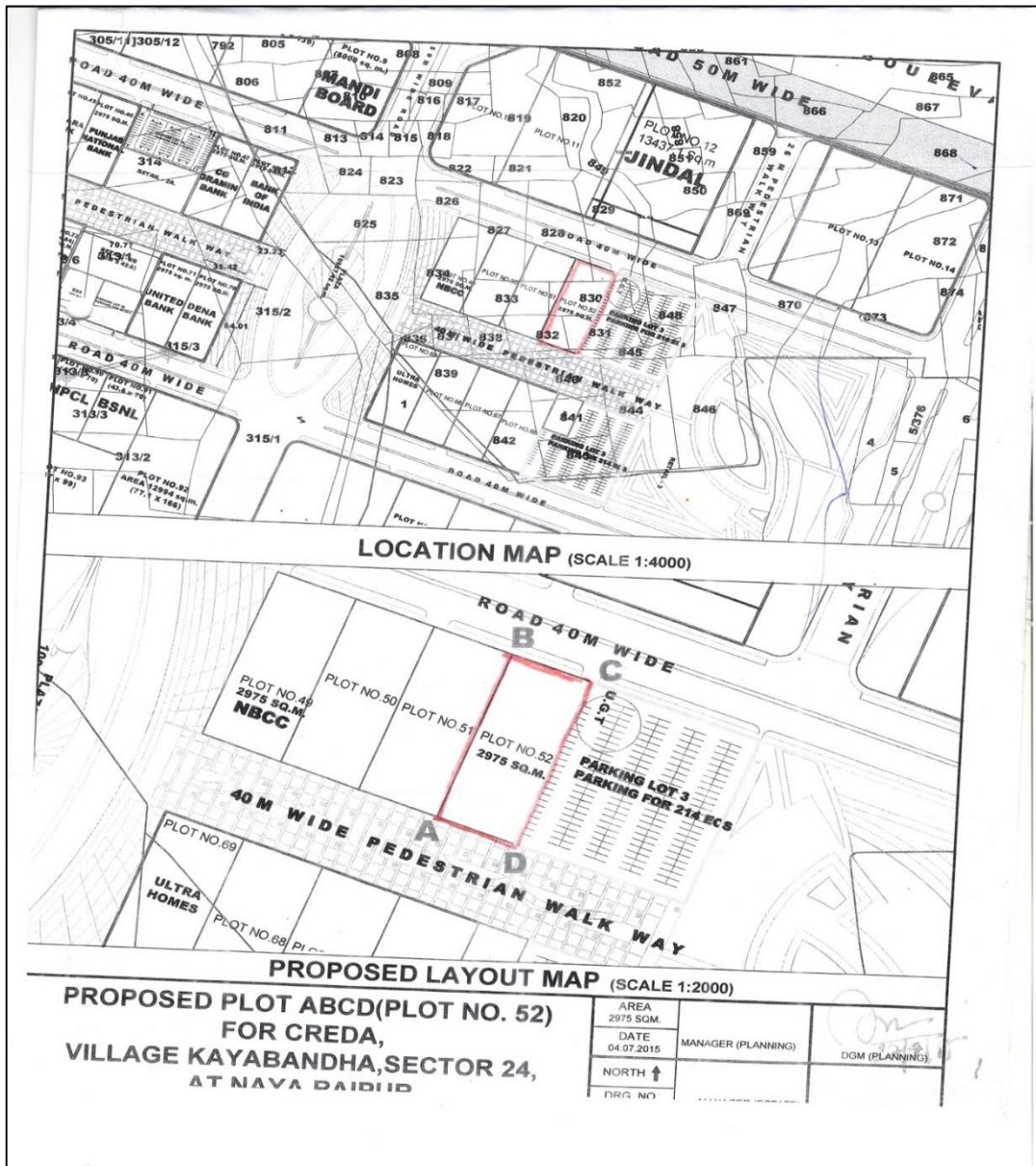
- (R). “DPR” means – A report containing Design Proposal and also include architectural design guidelines, requirements and salient features, estimated cost & timeline and requirements of building services and infrastructure etc. Therefore, the Architect should bid the fee including preparation of Detailed Project Report.
- (S). “DP Consultant “Means a consultant that has been selected for the preparation of Design Proposal of the permanent Sustainable Super ECBC Compliant, Net Energy Positive, Green Office Building for “CREDA”.
- (T). “EMD” Earnest Money Deposit shall mean the unconditional and irrevocable online payment to be submitted along with the Bid by the Bidder;
- (U). “Employer” or “CREDA” shall mean Chhattisgarh State Renewable Energy Development Agency (CREDA)
- (V). “Effective Date” means the date from which the Time for Completion shall be determined;
- (W). “GCC” means the General Conditions of Contract contained in this section;
- (X). “GFC” means the Good for Construction drawings/documents;
- (Y). “IFB” Shall mean Information for Bidder.
- (Z). “Key Expert(s)” means an individual professional whose skills, qualifications, knowledge and experience are critical to the performance of the Services under the Contract and whose CV is taken into account in the technical evaluation of the Consultant’s proposal.
- (AA). “MNRE” shall mean Ministry of New and Renewable Energy.
- (BB). “NIT” Shall means Notice Inviting Tender
- (CC). “Price / Financial Bid” shall mean separate Envelope, containing the Bidder’s Quoted Price as per the format prescribed in Section-III (Technical & Special Conditions of Contract) of this BID.
- (DD). “Qualified Bidder” shall mean the Bidder(s) who, after evaluation of their Techno Commercial Bid as per Eligibility Criteria set forth in Section III: Technical & Special Conditions of Contract of this BID stand qualified for opening and evaluation of their Price/Financial Bid.
- (EE). “QCBS” shall mean Quality Cum Cost Based Selection.
- (FF). “SDA” shall mean State Designated Agency.
- (GG). “Statutory Auditor” shall mean the auditor of a Company appointed under the provisions of the Companies Act, 1956 or under the provisions of any other applicable governing law;
- (HH). “SNA” shall mean State Nodal Agency.
- (II). “Successful Bidder(s)” shall mean the Bidder(s) selected by Employer pursuant to this Bid i.e., on whom award is made.
- (JJ). “Time for Completion” means the time within which Completion of the Project/Works is to be attained as per the respective PO/LoA or the relevant provisions of the contract.
- (KK). “The Project” means proposed Sustainable Super ECBC Compliant, Net Energy Positive, and Green Office Building for CREDA at Nava Raipur, Atal Nagar, Chhattisgarh.
- (LL). “VOC” Volatile Organic Compounds, or VOCs, are gases that are emitted into the air from products or process such as paints, polishes, adhesives, solvents, aerosol sprays etc. causing air pollution with harmful side effects such as eyes, nose, throat irritation, causing cancer etc.

3. SITE DESCRIPTION

The plot allotted to CREDA has an area of 2975 Square Meters and will be used to develop a “Sustainable Super ECBC compliant Net Energy Positive Green” office building for approx. 170 office staff. The following are the basic details of the site.

- Plot number = 52
- Total plot area = 2975 sq. m (32011 sq. ft)
- Plot Size = 35.42 m X 84 m (116’-2” X 275’-6”)
- Address = Sector 24, Kaya Bandha, Nava Raipur,
Atal Nagar, Chhattisgarh

***Note: Plot Survey drawing in CAD format will be provided to the bidder by CREDA.



LAYOUT OF PLOT

4. SATELLITE IMAGE & LOCATION OF THE SITE

Latitude-21°9'44.58" N
Longitude- 81°46'23.75" E



5. REQUIREMENTS

CARPET AREA REQUIRED FOR CREDA OFFICIALS AND STAFF				
S. No.	Designation		Area Per Post (Sqft)	Total Area Required (Sqft)
1	Chairman	1	300	300
1.1	Meeting Room + Washroom	1	350	350
1.2	PA of Chairman & Staff & Waiting	1	200	200
2	Members	2	275	550
2.1	Meeting Room + Washroom	2	350	700
2.2	PA of Members & Staff & Waiting	1	200	200
3	CEO	1	250	250
3.1	Meeting Room + Washroom	1	350	350
3.2	PA of CEO & Staff & Waiting	1	200	200
4	Officers I + Washroom	9	220	1980
5	Officers II + Washroom	27	175	4725
6	Officers III	100	100	10000
7	Energy Conservation Cell (ECBC + PAT Cell + Washroom)	1	500	500
8	Supporting Staff	48	10	480
9	Conference Hall with washroom (35 - 40 Seating Capacity)	2	800	1600
10	Meeting Hall with Washroom (100 Seating Capacity)	1	1600	1600
12	Waiting Room + Canteen + Library	1	1600	1600
13	Recreation Room	1	600	600
14	Public Utility	5	500	2500
15	Dispatch Section	1	250	250
16	Atrium Lobby in each floor	6	1250	7500
17	Store/Record Room	6	300	1800
18	PRO & Staff	1	175	175
19	Circulation Space (25% of Built up area)	1	9600	9600
TOTAL BUILT-UP AREA			48010 sqft (4460.23 sqm)	

SECTION -2

1. SCOPE OF WORK

Based on the given requirements and site details, under complete scope of work, the bidder shall provide details as mentioned in this section including any other details not explicitly mentioned but required for complete understanding of the project in a holistic way. CREDA expects the project to serve as a prototype demo project for forthcoming projects in Chhattisgarh. The building should stand as a landmark, representative of CREDA's operations and functions.

- A. All drawings, documents, reports and any other documents submitted in fulfilment of the scope of work shall be prepared strictly as per statutory provisions and guidelines issued by the central/state government/local authorities and also in adherence with the local climatic conditions and best global practices as applicable to such development.
- B. All intellectual Property Rights of the schemes and proposals submitted in fulfilment of the scope of work shall rest with CREDA.
- C. The bidder selected for the final design consultancy & supervision work shall provide detailed design, detail estimation, engineering and working drawings, architectural consultancy support, Interior Design & consultancy, MEP services details covering the all systems, material selection/approval and site supervision till the building is ready in all aspects along with reports of Climate analysis, detailed Energy simulation, Daylight simulation, Computational Fluid Dynamics (CFD) analysis, Building Information Modelling, Green building considerations, etc. necessary for completion of the project in all aspects.
- D. The duration for the completion of project is estimated to be 24 months from the date of inception of work at site.
- E. Preparation of a DPR including details as mentioned in Section-2(2).
- F. The bidder shall prepare schemes of architectural works & services covering all expected works/systems and shall make presentations to CREDA. The following requirements should be incorporated in the design to ensure Green Building Certification of the project viz. LEED/IGBC/GRIHA/GEM. Final decision of the rating system to be applied during detail design stage shall remain with CREDA. The building should also be Super ECBC compliant as per ECBC 2017 and net energy positive.

Certain criteria that CREDA expects to be incorporated in the design are as follows:

i. Integrated Design Approach

Design of building must consider whole building design approach from its conception including Architecture, Structural Engineering, Landscape, Mechanical, Electrical & Plumbing, building life cycle management, Construction, Operation & Maintenance and a greater consideration for the comfort & wellbeing of the end users of the building aiming to produce sustainable architecture.

ii. Passive design strategies/climate-responsive design may include the following techniques:

Building orientation, Daylight & Natural Ventilation, Optimum window

to wall ratio, Shading devices, Vegetative roof, Cool roof, Filler Slab, Roof Pond, Water Bodies, Earth Air Tunnel, Evaporative Cooling, Wind Tower, Solar Chimney, Solar Tube, Louvers & Jallies etc.

- iii. **Super ECBC Envelope Design Compliance and Net surplus energy strategies:** The design must follow Energy Conservation Building Code 2017 (with latest amendment) compliance through Whole Building Design Approach & net positive concept.
- iv. **Active energy efficient design strategies may include the following techniques:**
 - High COP HVAC System
 - Occupancy sensors
 - Daylight sensors
 - Efficient & rated Pumps & motors
 - Energy efficient BLDC ceiling fans
- v. **The design may include Grid Interactive Renewable Energy integration concept for net energy positive, green office building with following options:**
 - Grid connected/off grid ground mounted or roof top solar power plant
 - Wind turbines
 - Hybrid Renewable Energy Systems
- vi. **Use of Building Integrated Photo Voltaic System (BIPV)**

Building integrated photo voltaic systems on building envelope may include any or all of the following products:

 - Thin film modules used as skylights or glass curtain walls.
 - Flexible modules laminated to building envelope element or mounted on building envelope substrate
 - Double glass window solar panels. etc.
- vii. **The concept design must be developed in adherence to National Building Code 2016 for thermal comfort standards.**
- viii. **Net-Zero water design strategies may be considered in the design, such as:**
 - Waste Water management
 - Water metering
 - Low flow fixtures
 - Waterless Urinal
 - Sensor based fixtures
 - Grey water recycling & reuse
 - Use of BIS labelled products
 - Water Harvesting
- ix. **The design may incorporate Waste management infrastructure, such as:**
 - Waste segregation at source
 - Waste to manure
 - Waste to energy
 - Recycling & reuse waste

- Biogas system based on organic waste
- x. **Consideration for occupant health & wellbeing through Indoor environment quality strategies including following options:**
 - Use of zero or low VOC products
 - Green labelled carpets & rugs
 - Green cleaning
 - Biophilic Interiors
 - CO₂ Sensors MERV rated filters
- xi. **The design may include the Energy efficient lighting such as:**
 - Indoor & outdoor LED lights
 - Sensor based lighting design
- xii. **The concept design may be based on the use of Low embodied/certified green materials such as:**
 - AAC Blocks
 - Fly Ash bricks
 - Hollow blocks
 - High SRI Paints
 - Building insulations etc.
- xiii. **Sustainable approach to landscape design may be considered for outdoor water efficiency by use of any of the following techniques:**
 - Use of Native & adaptive plant species
 - Mulching
 - Xeriscaping
 - Bio swales
 - Retention ponds
 - Reed Bed Systems
 - Open grid pavers
 - Moisture sensors
 - Water metering
 - Drip irrigation
 - Minimize Turf areas etc.
- xiv. **Considerations for reduction in outdoor light pollution**
 - Procure fixtures as per lighting zone BUG requirement (Backlight, Up-light, Glare of a fixture)
- xv. **Green Transportation Infrastructure**
 - Bicycle Stands
 - EV charging infrastructure

2. REQUIRED DESIGN AND DETAILS AT STAGE II (As a part of DPR)

A. Conceptual sketches describing:

- Design Development & Summary
- Form Evolution

- Key Features of the design
- Special considerations

B. Building Floor Plans highlighting the following:

- Building Orientation
- Furniture layout
- Circulation
- Area Statements - Built up area, Carpet area, circulation area, Open & semi-open space areas

C. All side Conceptual Elevations highlighting the following:

- Fenestrations
- Shading devices
- Balconies & Terraces
- Other features if any

D. Building Sections (Min. 4 Nos.)

- Minimum one through Staircase
- One through Toilets
- One through Courtyard or open spaces if provided
- As required to specify design details

E. 3-D rendered Views

- Blow up views of special features incorporated in the design
- HD Walk through with voice over OR Scaled Physical model (1:100)

F. Basic Landscape Details must include followings:

- Basic details of types of plants used
- Landscape details highlighting water & waste reduction techniques

G. Basic Interior Details must include followings:

- Concept & themes of various category of office cabins

H. Diagrammatic representation & details of techniques incorporated to make the building sustainable and energy efficient:

- Basic Model (Box Model) energy simulation report

I. Preliminary Cost Estimate considering the requirements of detailed design stage.

Note: Any exclusions of services to be clearly mentioned by the consultant in the format provided in the Annexure –I

3. DOCUMENTS TO BE SUBMITTED (AFTER AWARD OF WORK TO THE FINAL ELIGIBLE BIDDER)

- A.** The Design & Detailed engineering shall be complete with Design basis reports of all works & systems/services, design calculations, specifications, required documentation, drawings, Item rate tender inputs etc. With sufficient details for

clear understanding.

Note: Plot survey is under CREDA's scope and Soil Testing will be under Consultant's scope.

- B.** On approval of the above, design details and “Good for Construction” (GFC) drawings shall be prepared by the Consultant and submitted to CREDA for final review.
- C.** Subsequent to incorporation of all comments as received from CREDA after final review, the design details and GFC drawings shall be submitted by the consultant for final approval of CREDA
- D.** Preparation and submission of detailed Cost Estimates, Bill of Quantities and Tender documents. Preparation of Item Rate tender(s) inputs for the number of tender packages decided by CREDA (i.e., Scope of work, Tender drawings, schedule of quantities with backup documents, Schedule of Rates/Detailed Cost Estimates with analysis of rates along with back up documents/quotations, technical specifications, list of makes, specific provisions if any and any other input required for preparation of Item Rate tenders etc.) is included in the scope of works.
- E.** The Consultant shall attend pre-bid meetings of tenders and provide replies to bidder's queries pertaining to his scope of works during the tendering process.
- F.** The Consultant shall prepare & issue GFC Drawings including Architectural, Structural, Interior, Landscape plumbing , fire-fighting, electrical (HT & LT) , HVAC, Diesel/Gas based Generator sets, all LV /ELV systems [Automatic Fire Alarm System, Public Addressing System, Renewable energy systems, CCTV System, Access Control System, Lighting Control System, IT/ Data Networking System, Office printing solutions , Intelligent Building Management System, Elevator (Passenger & Goods), Vehicle Parking Audio & Video System including digital wall and HD video conferencing]& Security system . The GFC drawings shall be prepared in line with approved engineering design basis, approved concepts, approved tender drawings, specifications & Schedule of rates and shall be adequately detailed and shall contain enough information to enable construction, full measurement, pricing and production of bill for payment.
- G.** The Consultant shall review all technical datasheets, documents & shop drawings etc. submitted by the contractor.

4. COORDINATION

- i.** The statutory approval from the authority having jurisdiction and vetting of structural/MEP drawings from Centre for Environmental Planning & Technology (CEPT), Ahmedabad will be under the consultant firm's scope of work.
- ii.** The Consultant along with sub-consultants shall attend review meetings which may be conducted at short notice also.

5. NET POSITIVE AND GREEN BUILDING CERTIFICATION

- i.** The Consultant shall perform design analysis on different Net zero energy design strategies, in consultation with CREDA. Any amendments, thereto, shall also be

- in consultation with CREDA
- ii. All conceptual & detailed designs and supporting analysis pertaining to HVAC/ electrical/ renewables/ lighting/ envelope design, etc. will be peer reviewed and vetted by CREDA, before release for execution.
 - iii. Energy simulation and obtaining Green Building Certification will be under consultant's scope of services.
 - iv. The Consultant shall incorporate design changes required to obtain the Green Building Certification.
 - v. The targeted certification will be LEED/ IGBC Net zero rating system – Platinum/ GRIHA 5 STAR (Provisional & Final rating)
 - vi. The Consultant shall work along with CREDA to meet all the requirements {as listed in ECBC 2017 (with latest amendments)} to achieve a Super ECBC building design.
 - vii. Green building certification related works such as feasibility study, analysis, documentation, Day lighting & energy simulation, coordination, submission, registration of the project with LEED/ IGBC/ GRIHA/, coordination with LEED/ IGBC/ GRIHA officials for site visits and other stakeholders will be in the Consultants scope of services.
 - viii. The complete certification fee for green rating shall be paid by CREDA.

6. REVIEW OF CONTRACTOR'S DELIVERABLES

- i. The Consultant shall review, check and approve the technical data sheets, shop drawings, documents/ datasheets of equipment's/materials, Quality Assurance Plan for materials etc. prepared and submitted by the Contractor.
- ii. CREDA has all the right to peer review the deliverables prepared & submitted by contractor and approved by the Consultant and take corrective action, as deemed fit to meet project requirement.

7. CONSTRUCTION/EXECUTION

- i. Stage-wise supervision is required from the Consultant. The consultant will be expected to visit the site, as per the requirement of the progress of the project or if the contractor requires site review of special design features.
- ii. The Consultant shall aid in approval of samples, inspection and evaluation of construction works including selection and procurement of items.
- iii. The Consultant shall provide clarifications and decisions as required for construction/ execution activities.
- iv. The Consultant shall review the deviations (if required during execution) submitted by contractor including its technical & financial justification and forward the recommendation to CREDA for processing the deviations.
- v. The Consultant shall review and certify the As-Built drawings submitted by Contractor after completion of works.

8. OTHER ACTIVITIES AND IMPORTANT CONDITIONS

- i. The Consultant will make its best Endeavour to reduce the cost of Construction by any change of specifications, method of Construction, value engineering or any innovative or economical design.

- ii.** The Consultant shall visit the site during construction (till handing over), at regular intervals and additionally if required for the progress of the project at site, shall aid in the selection of materials, approval of samples, and to inspect and evaluate the construction works, provide clarification and decision, in drawings/specifications, attend conferences and meetings etc. No separate payment/reimbursement shall be made on this account and quoted price is deemed to be inclusive of these expenditures.
- iii.** The Detailed Estimate prepared by the Consultant for the Item Rate Tender(s) shall be reviewed by CREDA along with the backup documents /quotations and rate analysis provided by consultant. Any further documents/justification required to justify the estimate shall be provided expeditiously by Consultant. CREDA is at Liberty to ask consultant to make changes in the scope of works of Tender to meet its requirement. However, no additional payment shall be made to Consultant on this account.
- iv.** The Consultant or professionals engaged by him shall make visits to project site as required. All travels, boarding, lodging and other expenses for these visits is deemed to be included in his Fee and no additional cost is payable on this account.

SECTION-3

1. SELECTION PROCESS (TECHNICAL EVALUATION)

The bid documents of bidders will be reviewed by the tender committee of CREDA, and will be evaluated on the basis of Quality cum Cost based System (QCBS) tendering system.

- A. At Stage II Limited e-tender the documents as mentioned in Section-2 (2) will be submitted by the eligible bidders. These submissions will be done to CREDA HO (CE, RE-IV), in hard copies by Stage I shortlisted bidders only within **45 days** from the date of issuance of Stage II tender. The Financial bid documents will also be submitted online at this Stage at <https://eproc.cgstate.gov.in>. Evaluation of the documents submitted in hard copies will be done by the tender committee of CREDA.
- B. The committee after review will shortlist eligible bidders on the basis of marks obtained as prescribed in Section-3(2)(A) and Section-3(2)(B) to qualify for Stage III.
- C. Stage III evaluation will be done for the power point presentation of the conceptual design. The tender committee will shortlist eligible bidders on the basis of marks obtained as prescribed in Section-3(2)(A), Section-3(2)(B) and Section-3(2)(C)
- D. At Stage IV, the e-financial bid will be opened and the eligible bidder will be finalized based on total marks obtained in technical and e-financial bid.

The evaluation by the technical committee will be done as prescribed below:

2. Overall Stage-wise Marks Distribution

Particulars	Stage	Marks
Eligibility and Work Experience	Stage I	20
Particulars	Stage	Marks
Designing Concept- DPR including concept design, drawings, and simulation reports	Stage II	30
Presentation through power point	Stage III	30
Consultancy Charges in % of the project cost.	Stage IV	20
Total Marks		100

A. Criteria for Evaluation at Stage I: Eligibility & Work Experience

The review process will be based on the following parameters:

S. No.	Requirement	Range	Maximum Marks
1	Bidder must have designed & got executed total area of certified green	3500-5000 sqm	8
		5000-10000 sqm	4

	building/Energy Efficient building projects.		
2	No. of Super ECBC/LEED Platinum/ GRIHA 5 Star/ IGBC Platinum/ GEM-5 rated office building by the Bidder with minimum area of 3500 sq.m	2 marks per building	8
3	Average Annual turnover of last three consecutive financial years (2019-20, 2020-21 and 2021-22)	2.5 to 5 cr.	2
		5 to 10 cr.	4
Total Marks			20

B. Criteria for Evaluation at Stage II: Concept Design Documents

Sections	Parameters	Key Point of the review
Section 1	Architecture: Concept Design	<ul style="list-style-type: none"> • Design strategies & considerations • Architectural Plan / Space Utilization and 3D form.
Section 2	Programs & Ratings	<ul style="list-style-type: none"> • Compliance to Super ECBC envelope design • Adherence to Green rating system • Approach to achieve Net positive building
Section 3	Interior & exterior Design	<ul style="list-style-type: none"> • Efficient indoor & outdoor space use strategies • Building form & views • Building Model
Section 4	Renewable Energy & Electrical System	<ul style="list-style-type: none"> • Approach to grid interactive net positive building • Specification for integration of on-site renewable energy such as solar & wind power plant
Section 5	Materials	<ul style="list-style-type: none"> • Specifications on use of low embodied sustainable materials for building & interiors
Each section carries 6 marks i.e., TOTAL Marks - 30		

C. Criteria for Evaluation at Stage III: Concept Design Presentation

- i. The selection of bidders for presentation will be on the basis of total marks obtained from **Stage I & Stage II**, i.e. A. Eligibility & Work Experience Section and Concept Design documents. Only the eligible bidders scoring highest marks shall qualify to Stage III for making their presentation.
- ii. The eligible bidders shall present their DPR as per the work mentioned in the Scope of Work [Section-2(1)] with maximum 25 nos. of slides. The bidders shall have to present their presentation on date 13-06-2023 at CREDA Head Office Raipur.

- iii. The maximum marks for presentation is limited to 30 marks. It is the sole discretion of the review committee to evaluate the presentation on the grounds of requirements of CREDA.
- iv. The presentation including concept design, all technical details, drawings, 3D views, simulation reports & other details shall be CREDA’s property & CREDA may use the components of DPR & presentation as & where needed.
- v. **Technical Evaluation marks = Marks (A) + Marks (B) + Marks (C)**

D. Final Selection

- i. Only those eligible bidders who have secured minimum 55 marks in Technical Evaluation will be declared eligible for opening their e-financial bid. The bench mark of consultancy charges is decided by CREDA at a maximum of 10 % of total project cost.

E. Criteria for Evaluation Stage IV

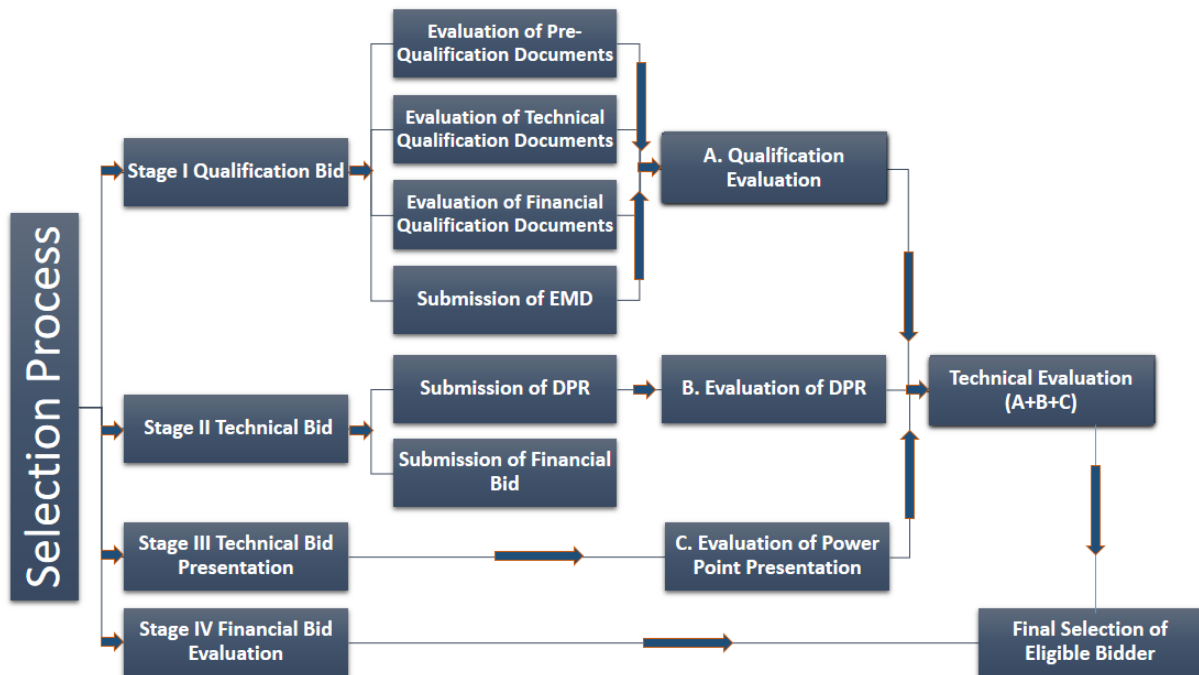
Financial Evaluation marks = $20 + [(1 - P/10) \times 20/2]$

*where P – quoted consultancy charges as a percentage of total project cost.

The Final Evaluation will be done as per total marks obtained i.e.,

Final Evaluation = Technical Evaluation marks + Financial Evaluation marks.

The bidder who will secure highest marks in final evaluation, will be selected for the task mentioned in the tender.



SECTION-4

1. GENERAL CONDITIONS OF CONTRACT

- A. The design shall be developed as per Indian Standard Specifications, Nava Raipur Atal Nagar Vikas Pradhikaran (NRANVP) bye-laws of the concerned authorities of Chhattisgarh with satisfaction of CREDA.
- B. The eligible bidder shall not assign or transfer the work orders issued in full or any part thereof to any third party or consultant, as per the terms of this contract

For ease of accessing the e-bidding website and registration the following is to be done by bidder -

- i. Visit <https://eproc.cgstate.gov.in>
- ii. Prospective bidders are requested to download, read and understand the Manuals present on the website so as to clearly understand the bid submission process.
- iii. The user will be directed to e-bidding page where all information regarding registration is available along with helpline details.
- iv. e-Financial Bid shall be submitted online only at <https://eproc.cgstate.gov.in> latest by **5.00 PM on 02.06.2023**. Bids submitted after scheduled time and date shall not be considered.

2. SUBMISSION OF TENDER DOCUMENTS

- a. Bidders are advised to finish all the bidding portal related activities such as registration, USB certificate/token approval, and payments etc. well in advance so as to avoid last minute difficulties during the bid submission.
- b. Bidders are also advised to make themselves fully aware with the bid submission mechanism to avoid last minute hassles and doubts during bid submission. CREDA shall only entertain genuine technical issues/glitches, provided that the bidder submits evidence regarding the same.

3. SPECIFICATION AMENDMENTS

CREDA reserves the right to amend or change minor specifications of the entire or any suggested products/materials/construction details even after the issuance of supply order as per the site conditions and demand.

4. THE BID

- A. The timeline for submission of Technical BID [DPR] (off-line) + e-Financial BID (Online) & all related documents is **45 days** from the date of issuance of Stage II limited e-tender.
- B. The timeline for Technical Presentation (off-line) through power point is 7 days from the date of declaration of Stage II result.
- C. Nobody is authorized to receive or grant receipt for Bid delivered on behalf of CREDA. **Bid received through any other means shall not be considered and shall be rejected.**

5. ANALYSIS OF RATE

Bidder should quote their rates considering site conditions and all other factors in price and keeping the quantum and quality of work in mind.

6. VALIDITY

Full descriptive particulars and complete specifications should accompany the offer. Offers should be kept open for acceptance for at least **180 days** from the date of opening. After finalization of this Bid the approved rates shall be valid till two years from the date of award/contract; however, CREDA shall have liberty to increase or decrease this validity if needed.

7. TERMS & CONDITIONS

- A.** The terms, conditions and specifications mentioned in Bid document shall be binding on the Bidders and no condition or stipulation contrary to the conditions shall be acceptable. It may please be noted that the Bidders who do not accept terms and conditions stipulated in this Bid documents, their offers shall be liable to be rejected out-rightly without assigning any reason whatsoever.
- B.** Each page of Bid document & enclosures shall be signed by the Bidder and seal affixed. All the pages of the documents issued must be submitted along with the technical offer. In case of any corrections / alterations in the Bid, the Bidder should attest the same; otherwise Bids may not be considered.
- C.** Bidders are also instructed to submit their Bids in properly arranged manner (with index, proper paging and with flags on important documents). Incomplete, loose, conditional or improper arranged Bids will not be accepted.

8. CREDA RESERVES THE RIGHT

- A.** To reject or accept any or all Bids fully or partly without assigning any reason on the grounds considered advantageous to CREDA, whether it is the lowest Bid or not.
- B.** CREDA may undergo agreement with eligible Bidder who gives consent to CREDA and may allocate work to them.
- C.** CREDA reserves the right to amend or change minor specifications of the entire or any suggested material/construction details/design requirements/proposed design in consultation with the designer even after the issuance of sanction order as per the site conditions and demand.

9. COMMUNICATIONS

- A.** All the communication between Bidder and CREDA shall be in writing. Notice sent by Fax or other Electronic means shall be effective on confirmation of the transmission. Notice sent by registered post or speed post shall be effective of delivery or at expiry of normal delivery period as under taken by Postal Service.
- B.** Offers through Telegraph/Fax/Emails/Post/Courier or open offers etc. received shall be summarily rejected.

10. TECHNICAL CRITERIA

All the required tender documents, duly sealed & signed shall be submitted on or before last date **02-06-2023** up-to 05:00 PM [DPR (offline) + e-financial bid (online)] and hard copies at the CREDA Head Office, VIP Road, Near Energy Park, Raipur (C.G.). The tender should be addressed to Chief Engineer (RE-IV), CREDA, Head Office, Near Energy Park, VIP Road, Raipur, Chhattisgarh. Any Tender Document received through any other means like-Speed post, Courier etc. should be accepted if received within scheduled time.

Tender document cannot be accepted after the last date of time line for receiving the document.

11. FORFEITURE OF EARNEST MONEY DEPOSIT

It should be clearly understood that shortlisted Bidders if fails to submit DPR in stipulated timeline and in the event of Bidder failing to enter into the agreement in the prescribed format on their quoted rates and also fails to execute assigned works under any Scheme of CREDA, within stipulated time, if he is so communicated within the validity period of the offer, the full amount of earnest money will be forfeited and Bidder shall be debarred from future business with CREDA including future participation in bids up to three years. CREDA's decision in this regard will be final and binding on the Bidders.

12. CONDITION FOR SUBMISSION OF DOCUMENTS

- A. The bidder can submit soft copies of designs where it is necessary. Intended bidder must not be black listed/debarred by any Central/State Govt. Organizations or Departments, PSUs or JVs.
- B. Any dispute arising out of the contract shall be subjected to the jurisdiction of court at Raipur.
- C. In case of any dispute referred to the CEO, the decision of CEO CREDA, will be final and binding to the Consultant / Consultant Firm.
- D. All information called for in the enclosed forms shall be furnished against the relevant column in the forms. If for any reason, information is furnished on a separate sheet, this fact shall be mentioned against the relevant column. Even if no information is to be provided in a column, a "nil" or "no such case" entry shall be made in that column. If any particulars/query are not applicable in case of the bidder, it shall be stated as "not applicable". The bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the bidder being summarily disqualified. Bidders made by telegram or telex and those received late will not be entertained.
- E. **The authorized signatory of the bidder shall sign each page of the document of tender and Enclosures.**
- F. Overwriting should be avoided. Correction, if any, shall be made by neatly crossing out, initiating, dating and rewriting. All pages of the pre-qualification document are to be numbered. Additional sheets, if any, added by the bidder, shall also be numbered by him. They shall be submitted as a bound volume with signed letter of transmittal.
- G. The bidder may furnish any additional information, which he thinks necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous or irrelevant information. No information shall be accepted after submission of pre-qualification document unless it is called for by the Employer.
- H. Any information furnished by the bidder found to be incorrect either immediately or later, would render him liable to be debarred from tender awarding working CREDA.

13. AWARD CRITERIA

CREDA reserves the right, without being liable for any damages or obligation to inform the bidder to:

- A. Amend the scope and value of contract to the bidder.
- B. Reject any or all of the applications without assigning any reason.

14. TERMS OF PAYMENT

SN	Project Event/Stage	Payment
1	On approval of concept drawings	15%
2	On approval of final designs and obtaining statutory permissions from govt. bodies	15%
3	On approval of GFC Drawings	15%
4	After approval of all detailed drawings and completion of tender stage	15%
5	After execution of 25% of its estimated work*	05%
6	After execution of 50% of its estimated work*	10%
7	After execution of 75% of its estimated work*	10%
8	After execution of 100% of its estimated work & handover to competent authority (CREDA) to their satisfaction along with ratings specified as per the scope of work*.	15%

***Estimated work will be defined in contractor's tender document of CREDA's new office building.**

15. JURISDICTION OF THE COURT

Any dispute arising out of the contract shall be subject to the jurisdiction of Hon'ble High Court of Chhattisgarh.

FINANCIAL BID

The Consultancy charges in terms of percentage of the total project cost are being quoted as below.

I/We understand that my/our scope of work is to provide complete Consultancy as mentioned in the scope of work of Sustainable Super ECBC compliant and Net Energy Positive Green office building of CREDA’s Office in Raipur, Chhattisgarh.

S. No.	Description	Rate in terms of percentage of total project cost
1	2	3
01.	Consultancy charges for designing, drawings, elevations, estimates (on the basis of PWD SOR-2015), architectural support, supervision of complete construction work of ECBC compliant and net positive green office building of CREDA’s Office in Raipur, Chhattisgarh% (exclusive of GST as applicable)

Note:

1. The rate will be compared as per Column No.-3.
2. The GST shall be paid extra as per prevailing rate [GST notification no. 24/2018-Central Tax (Rate) dated 31.12.2018 & notification no. 8/2021-Central Tax (Rate) dated 30.09.2021]. The prices shall be filled exactly as per **Financial Bid enclosed**.
3. Payment of GST according to GST prevailing rate applicable at the time of opening of bid, shall be applicable in addition to the base price.

Date.....

Signature of Bidder

Seal

AGREEMENT

This agreement is hereby made today the ----- day of ----- 2023 at CREDA, Raipur between M/s -----, a company/firm registered under the Companies Act, 1956 / Partnership Act / ----- Act, having its registered office at -----India (hereinafter called as "Consultant", the term which includes its successors, assigns and legal heirs),through ----- on one hand and Chhattisgarh State Renewable Energy Development Agency (CREDA) registered under Societies Act having its Registered office at Head Office, CREDA, Near Energy Education Park, VIP Road Raipur (C.G) hereinafter called as "CREDA" the term which includes its successors, assigns and legal heirs; through Shri Rajesh Trivedi, C.E., CREDA Raipur on the other hand on the following terms and conditions:-

1. Whereas, the "CREDA" intends to select & hire consultant for designing of Sustainable, Super ECBC Compliant, Net Energy Positive, Green Office Building for CREDA at Nava Raipur, Atal Nagar, Raipur, Chhattisgarh, with Complete Architectural, Engineering, and related Consultancy Services mentioned in the scope of work (hereinafter called as "Contract" for as per Tender No. 131311/CREDA/HIRING DESIGN CONSULTANT/2023-24, DATED - 19-04-2023 "Party/Firm" had submitted their rates and agreed to supply/perform the "Contract" to CREDA on the rates appended hereto in Part-1, as per the terms and conditions of the Tender already agreed upon, and,
2. Whereas, the "Party/Firm" is committed to provide Consultancy Services, on the rates already agreed upon, within the schedule mentioned in the Work/Supply orders that shall be issued from time to time and,
3. Whereas, it has been also agreed upon that during any disputes regarding interpretation of any of the clauses of this agreement, the decision of the "CEO, CREDA" shall be final and binding on both the parties,
4. Whereas, it is agreed upon that all the terms and conditions of the Tender and work/supply orders which have already been agreed upon shall form part of this agreement and,
5. Whereas, it has also been agreed that for any disputes arising, the jurisdiction shall be the Courts of Raipur, in witness whereof, both the parties thereto, put their signatures below:

Witness:

1 _____

For and on behalf of CREDA

2 _____

For and on behalf of Consultant