

BRIEF INTRODUCTION TO PROJECT

CONSTRUCTION OF CHANCERY INCLUDING CONSULAR AREA , MULTIPURPOSE HALL AND ASSOCIATED ANCILLARY FACILITIES FOR EMBASSY OF INDIA, DOHA ON DESIGN AND BUILD MODE (ON A FIXED LUMP SUM PRICE)

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1. BACKGROUND

1.1 The Embassy of India, Doha owns plot of land in **New Diplomatic Enclave in Onaiza**. The Government of India's construction program envisages to develop this plot for construction of Chancery including Consular area and associated ancillary facilities for Embassy of India, Doha (henceforth referred to as "Project"), as defined in the **Press Notice**.

1.2 The plot is having 5140 Sq.M (approximately), as per available land documents. It is located in the new Diplomatic Enclave in Onaiza, which is approached by Al Shabab, the main road on Western axis and Lusail Expressway on the Eastern axis which connects Doha and neighbourhoods. The covered area for the project will be around **9000 sq.m.** including parking and ancillary services as per local norms.

1.3 The project area will include (i) Main Chancery building having access-controlled offices for the officials (ii) Consular area with independent public entry and controlled access yet connected to the main building (iii) Multipurpose Hall, business centre, etc., and supporting ancillary facilities for EoI Doha or any other facilities as per local norms..

1.4 The complex is expected to function efficiently with the help of modern security systems, heating/cooling systems, smooth circulation, and integration of open and built-up spaces and functional segregation of spaces.

Site Survey Plan

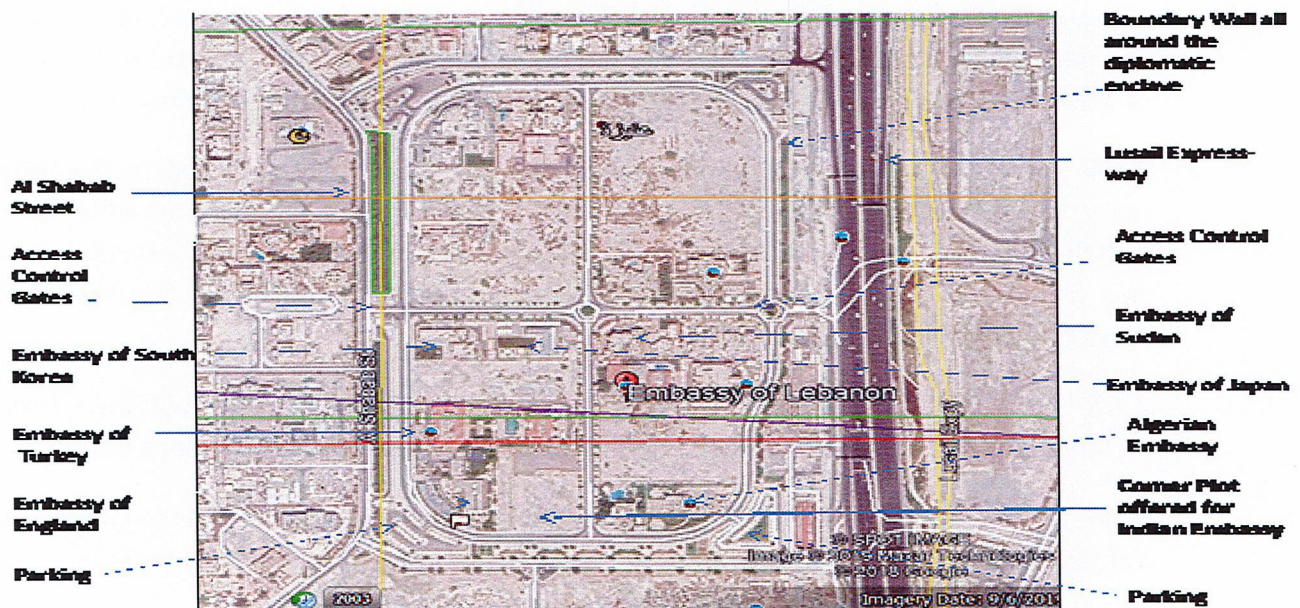


Image of the Diplomatic Enclave in Onaiza, Doha, Qatar

2. CLIMATIC CONDITIONS

2.1 Doha has a hot desert climate with long, extremely hot summers and short, warm winters. There are two main seasons:- a cooler season from December to February with minimum temperature around 14/17 °C and maximum around 22/25 °C, and a hot season from April to October, within which a very hot period distinguished from May to September with average high temperatures surpassing 38 °C and often approach 45 °C. March and November are transitional months, warm but without excesses.

2.2 Humidity is usually the lowest in May and June. Rainfall is scarce, at a total of 75 mm (2.95 in) per year, falling on isolated days mostly between October to March. The winter's days are relatively warm while the sun is up and cool during the night. The temperature rarely drops below 7 °C. The environment is corrosive due to salt laden air and nearness to the sea.

3. PROPOSAL BRIEF

3.1 The property /plot with pin no. (66030217) falls under Zone 66 of Doha Master Plan (DMP).

3.1.1 The permitted mixed land use allows for construction of Chancery along with ancillary facilities including annex buildings for service and security staff.

3.1.2 Applicable development regulations on plot of land: Maximum Ground coverage (GC) is fixed as 50% of the plot area, and it will cover main buildings under Principal use. The structure is permissible up to B+G+1 storied building with a rider of 13 meters maximum height (top of parapet) from the street level.

3.1.3 The building and basement setbacks are fixed as front-10m, sides-5m and back-5m. Security and guard annex buildings are allowed adjacent to the front boundary wall with dimensions not exceeding 3m x 7.3m and height 4m, with setback not less than 6m from the Embassy building. The annex building for staff accommodation are allowed adjacent to the back boundary wall with dimensions not more than 4.4m x 12m and height 4m, with setback not less than 3m from the Embassy building. Ancillary use will comprise of MEP areas, service staff accommodation, security and guard annex building, etc.

3.1.4 GSAS and QCS guidelines are recommended to be followed in the project with the current applicable urban parameters and zoning regulations and adherence to Gulf Sustainability Assessment System (GSAS) 2 Star requirements. However GSAS certification from GORD is not mandatory. Qatar Construction Specifications (QCS-2014) or later version needs to be mandatorily followed.

3.1.5 Setbacks between the buildings shall not be less than 6m. Windows directly on street are not allowed for security and guard and accommodation ancillary buildings.

3.1.6 One Basement is permitted, which is free of FAR and needs to comply with defined setbacks. Basements are allowed for MEP services, storage, and car parking.

3.1.7 Car parking must be provided in the basement floor as per the number of Embassy employees. Few shaded parking spaces are to be provided at the ground level.

3.1.8 No buildings or car shades are allowed adjacent to the boundary walls. The height of the boundary wall shall not be more than 3.5m. Site landscaping with green spaces and hardscape to be considered. Service spaces like electrical sub-station, water tanks, pump rooms, etc. need to be designed in co-ordination with the concerned departments.

However, Zoning regulations or any other detailed development norms applicable to this plot may be enquired by participants, on their own, from concerned local urban authorities as per land-use plan before submitting the proposal and Architect may do an urban study of surrounding structures, settlement plan and may suggest the maximum urban potential of the plot before submitting the proposal).

3.2 Total Plot area: 5140 Sq.m. (*site location plan attached*).

3.3. Overall planning, design and Construction of the Project which shall include:-

3.3.1 Preparation of Layout plan of the site, Architectural design, Landscaping, complete Interiors & furniture, , other associated building services including but not limited to electrical, MEP, plumbing, sewage, drainage, water supply etc., drawings and documents for all stages of the project including obtaining mandatory urban planning approvals, architectural design clearances and building permits from **Doha Municipality**, or any other local authorities, as may be required,

3.3.2 Demolition and Disposal of existing structures if any, assessment of salvage value, intimation of same to **Embassy of India, Doha** and adjustment of salvage value against Lump sum bid. Re-routing of existing utilities, if any.

3.3.3 Construction of building/buildings/complex as per approved plans including interiors, furniture & furnishings, Testing and commissioning of all electrical & MEP equipments on completion of project and obtain Occupancy certificates.

3.3.4 The total built up area of the Project is expected to be approx. **9000 sq.m including parking and ancillary services as per local norms.** The Area Program envisages building (i) Main Chancery having access-controlled offices for the officials (ii) Consular/ Labour area with independent public entry and controlled access yet connected to the main building (iii) Multipurpose Hall, business centre, etc., and supporting ancillary facilities for EoI Doha or any other facilities as per local norms.

4. ELIGIBILITY CRITERIA

4.1 To be eligible for pre-qualification, the applicant should be i.e Agency/JV/Consortium shall have:

4.1.1 ***In house capability/ capabilities to design and execute the project on Design & Build Mode.***

4.1.2 Having executed similar projects on Design & Build mode, with exclusive interiors of highest quality of finishes & furnishings.

4.1.3 Valid registration/license for submitting the proposal to the Municipal Authorities and the other local authorities for obtaining building permissions/ approvals and licenses etc. as required.

4.1.4 Permit/Registration in the requisite category/class for Construction of similar buildings.

- 4.2 Conditions of eligibility for Joint Venture firms:** A certified copy of MOU between the firms having a joint venture shall be provided. The joint venture firm shall meet all the laid down criteria of registration, experience, turnover, awards etc. as a single entity.
- 4.3 Similar work:** The Bidder must have satisfactorily completed one similar work on Design & Build mode of value of (**72 million QAR**) or (ii) two similar works on Design & Build mode of value of (**54 million QAR**) or (iii) three similar works on Design & Build mode of value of (**36 million QAR**). Similar works means value of (**Construction of Chancery premises of other Diplomatic Missions or equivalent office spaces of MNCs etc**).
- 4.4 Bank Solvency:** Certificate of Solvency for (**36 million QAR**) certified by bank. The certificate should not be older than six months.
- 4.5 Annual Turnover:** The annual turnover of the Bidder should be equal to (**45 million QAR**) during the immediate last three consecutive financial years.
- 4.6 Profit-Loss:** The Bidder should not have suffered loss in more than two years in the previous five financial years and must not have suffered loss in the immediate preceding financial year.
- 4.7 Earnest Money Deposit/Bid Securing Declaration–** The bidder shall submit a Demand draft or Banker's cheque **OR** Bank Guarantee **OR** Online payment to (**Account of Embassy of India, Doha**) amounting to (**1.8 million QAR**) **OR** Bid Securing Declaration (Format as per Annexure-1). It may be noted that 50% of EMD will be forfeited, if the Agency/Firm amend its tender amount or add any condition after opening of financial bids or failed to complete the tender proceedings till selection of prospective bidder and 100% of EMD will be forfeited if bidder failed to provide performance guarantee by due date or failed to start the work by due date after its selection at its tender cost. The defaulter will be blacklisted from any further participation in any future tenders of GoI for a period of 2 years.
- 4.8 Validity of EMD/Bid Security Declaration -** The Bid shall remain valid for a period of 180 (One Hundred Eighty) days from the date of the opening of the bid or up to any mutually extended period.

5 DESIRABLE CRITERIA

5.1 National or International level competitions and awards won for similar projects.

5.2 Experience in use of green technologies with standard ratings (e.g. LEEDS, or international certification for energy efficiency, global practices like use of solar power, green building features, sustainable practices adopted in executed projects etc. – any three similar projects implemented by the applicant.

6. SELECTION PROCESS

6.1 The selection of the Agency/Joint Venture/Consortium shall be through two stage selection process:

6.1.1 Stage-I: Pre-qualification; The technical and financial capability of the applicants will be examined.

6.1.2 Stage-II: Technical presentation and Financial bid submission; RFP shall be given to shortlisted bidders after pre-qualification and they will be invited for a proposal presentation. After presentation the proposals will be graded and bidders with minimum qualifying marks will be eligible for opening of their financial bids. The final selection will be on Least cost basis.

6.2 Short-listed applicants of Stage-I, will be invited for selection of Stage-II. They will be given an RFP detailing the scope of work. They will be required to submit a Technical and Financial Proposals in two separate sealed envelopes. The bidders will be invited to make a presentation of their capability and proposal before a Selection Committee.

6.3 The Selection Committee will evaluate the proposals on various parameters on a weightage of 100 marks. The minimum qualifying marks for opening of financial bids is 60. The financial bids of qualifying bidders shall be opened in the presence of their representatives.

6.4 The applicant with **least cost bid** will be selected and required to enter into an agreement with the **Embassy of India, Doha**.

6.4.1 Embassy of India, Doha's right to waive - The **Embassy of India, Doha** reserves the right to waive any deficiency in any received bids where such waiver is in the interest of the **Embassy of India Doha** except that no proposal will be accepted if the Earnest Money Deposit (EMD) or Bid Securing Declaration in lieu of EMD or/any of the preceding statutory documents was not submitted with the bid.

7. SUBMISSION OF DOCUMENTS FOR SHORT LISTING

7.1 **For Eligibility Criteria:** Applicants are required to provide certified or self attested documents for the following:

7.1.1 Past experience details

7.1.1.1 Number of years having relevant experience

7.1.1.2 Past experience of carrying out similar scope of work

7.1.2 General profile of the qualifications, experience and number of key professionals (not individual CV's)

7.1.3 Overall financial strength of the consultant in terms of turnover, profitability and cash flow (liquid assets) situation

7.1.3.1 Turnover figure for last three years

7.1.3.2 Net profit figure for last three years

7.1.4 Applicants are required to provide information of the projects completed in the last 10 years and which are similar to the proposed project. Only those projects will be considered which satisfy the eligibility criteria (as prescribed in Section 4.1 above) determined from the following data duly certified by the client.

7.1.4.1 Project summary with photographs

7.1.4.2 Project name, location and brief description

7.1.4.3 Project owner/ Name of Client

7.1.4.4 Date of Commencement and Completion of the Project

7.1.4.5 Total plot area and total covered area (in Sq. M.)

7.1.4.6 Scope of work handled by the applicant in this project

7.1.4.7 References (name, title, telephone number/ email)

7.2 For Desirable Criteria:

7.2.1 Attach certified copy of citation/ award received or copy of official announcement in press. Details of the projects which were awarded.

7.2.2 Copy of certificate received for use of Green Technologies in respect of buildings or projects/buildings .Write up on a single page A4.

7.3 Bidders shall submit their bid in a large sealed envelope super-scribed with **Construction Of Chancery And Associated Ancillary Facilities For Embassy Of India, Doha On Design And Build Mode** for **Embassy of India Doha** which shall have following two sealed envelopes inside:

7.3.1 Envelope A: Should contain the document mentioned in Annexure-1 or Annexure-2. This envelope is to be super-scribed as "**EMD or BSD**" (as the case may be).

7.3.1.1 Envelope B: Should contain the documents mentioned in Para 2 (Section-2). This envelope should be super-scribed as "**Technical Bid**".

8. NOTE

8.1 Physical visit to the site is mandatory to acquaint himself with the Site of the Works. The bidder shall take entire responsibility in the interpretation of the site conditions. No consideration or compensation will be given for any alleged misunderstanding of the nature of the work to be executed.

8.2 Site data including topographical survey & soil investigation will be provided to the shortlisted bidders with RFP.

8.3 Please provide sufficient information and valid proof for each parameter/factor for eligibility Criteria. If sufficient information and valid proof is not provided, it will become a ground for disqualification of the bidder.

8.4 Information, as sought for each eligibility Criteria, is to be given by individual applicant or each member of the consortium including lead member separately as attached annexure.

8.5 Length of experience will be counted as on the date of publication of Press Notice.

Project-I: Yes/No
Project-II: Yes/No
Project-III: Yes/No

1.12 References, if any (name, title, telephone number / email)

1.13 I have also enclosed the following documents:

- 1.13.1** Certified Copy of Citation / Award / Copy of official announcement in press: Yes/No
- 1.13.2** Copy of Certificate for use of Green Technologies, energy efficient features, etc. along with write-up: Yes/No
- 1.13.3** Details of projects executed on the basis of two stage two envelopes/Design & Build mode / FIDIC conditions of contract Design & Build: Yes/No
- 1.13.4** Certified copy of MOU between Joint Venture Firms as per laid down criteria of registration, experience, turnover, awards etc. as a single entity: Yes/No

1.14 I confirm that each statement and/or contents of this submission and /or documents, certificates submitted herewith are absolutely true, correct and authentic. In the event of any statement/document subsequently turning out to be incorrect or false it is understood and accepted that the undersigned is liable to disqualification from this selection process.

NAME OF THE APPLICANT:

ADDRESS

CONTACT DETAILS:

Bank Guarantee Proforma for Earnest Money Deposit (EMD)

Bank Guarantee No.....

Brief description of contract: **Construction Agency/Joint Venture/Consortium For Construction Of Chancery including consular area , multipurpose hall and associated ancillary facilities for Embassy of India, Doha on Design and Build mode** (on a fixed lump sum price)

Name and Address of Beneficiary: **Embassy Of India, Doha**

Date:

Whereas M/s (**Construction Agency/Joint Venture/Consortium with address**) have submitted their tender for (**Name of the Project**) at (**Name of the station**) for (**Name of the Mission/Post**) and one of the tender conditions is for the M/s (**Construction Agency/Joint Venture/Consortium with address**) to submit a Bank Guarantee for Earnest Money Deposit amounting **QR.....**. In fulfilment of the tender conditions, we, (**Name of Bank with address**) hereby irrevocably and unconditionally undertake to pay to you within three working days of receipt of your first written demand, without any demur whatsoever and without seeking any reasons, whatsoever, up to the maximum aggregate amount of **QR.....**

2. This guarantee is valid for a period of 180 (One hundred and eighty) Days and any claim and statement hereunder must be received at the above mentioned office before expiry. After expiry, this guarantee shall become null and void whether returned to us for cancellation or not and any claim or statement received after expiry shall be ineffective.

3. Notwithstanding anything to the contrary contained hereinabove, the maximum liability under this guarantee is restricted to **QR.....**

4. Notwithstanding anything to the contrary contained hereinabove, this guarantee is valid from (**date of issue**) up to the (**date after 180 days from date of issue**) and claims under this guarantee should be submitted not later than (**date after 180 Days from date of issue**).

5. This guarantee may not, without our prior written consent, be transferred or assigned and this guarantee is limited to the payment of a sum of money.

6. This guarantee shall be governed and construed in accordance with the laws of the **State of Qatar** and is governed by the United Rule for Demand Guarantee(URDG) (ICC Publication No.758) and shall be subject to exclusive Jurisdiction of the **State of Qatar** Courts.

Date:

Place:

Name:

Signature:

Bid Security Declaration (BSD) Format

To,

Head of Chancery
Embassy of India
Doha, State of Qatar

I/We, irrevocably declare as under:

I/We understand that, as per Clauseof Tender/bid conditions, bids must be supported by a Bid Security Declaration in lieu of Earnest Money Deposit. I/We hereby accept that I/We may be disqualified from bidding for any contract with you for a period of **Three years** from the date of disqualification as may be notified by you (without prejudice to FACT's rights to claim damages or any other legal recourse) if,

- (i) I am /We are in a breach of any of the obligations under the bid conditions,
- (ii) I/We have withdrawn or unilaterally modified/amended/revised, my/our Bid during the bid validity period specified in the form of Bid or extended period, if any.
- (iii) On acceptance of our bid by FACT, I/we failed to deposit the prescribed Security Deposit or fails to execute the agreement or fails to commence the execution of the work in accordance with the terms and conditions and within the specified time.

Signature:

Name & designation of the authorized person signing the Bid-Securing Declaration Form:

Duly authorized to sign the bid for and on behalf of: _____ (complete name of Bidder)

Dated on _____ day of _____ month, _____ year.

(Note: In case of a Joint Venture, the Bid Security Declaration must be in the name of all partners to the Joint Venture that submits the bid).