

BRIEF INTRODUCTION TO PROJECT

CONSTRUCTION OF CULTURAL CUM CONSULAR BUILDING & STAFF RESIDENCES ON DESIGN AND BUILD MODE

BACKGROUND

1.1 The Embassy of India, **Ulaanbaatar, Mongolia** owns plot of land at 8 Beijing street, 7th Khoroo, Sukhbaatar district, Ulaanbaatar, having plot area of 9292.34 sqm. along with existing Chancery building & other built-up structures. The existing built-up structures comprise (i) a main two-storied heritage building of neo-classical architectural style situated in the almost center of the plot, used as Chancery cum Embassy Residence (*to be retained, in a sound condition*) (ii) single storied, linear-shaped ancillary structures (garages, greenhouse, and boiler room) at the rear end of plot boundary (*to be demolished, in a dilapidated condition*). The Government of India's construction program envisages to develop the vacant portion of this plot for **Construction of Cultural Cum Consular Building & Staff Residences On Design And Build Mode** (henceforth referred to as "Project"), as defined in the Press Notice.

1.2 The plot is having **9292.34 sqm** (approximately), as per available land documents. It is located on **8 Beijing Street**. The site consists of mix of native and other trees. The covered/built-up area for the project will be around **7500 sqm** including parking and ancillary services.

1.3 The project area will have **(i) Consular area with independent public entry and controlled access; (ii) Cultural facilities comprising Multi-purpose Hall, business centre, etc; (iii) Staff Residences (14 nos of different sizes); (iv) Associated ancillary & MEP services or any other facilities as per local building regulations. The access and functioning of proposed facilities would be independent of each other but Consular area can be connected to Cultural block keeping in view the functional, spatial efficacy and maintenance ease. The project will also include Staff residences with associated ancillary services, MEP services, parking etc on the vacant portion of the plot.**

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.

2. CLIMATIC CONDITIONS

2.1 Ulaanbaatar is located at about 1,350 meters (4,430 ft) above mean sea level. Owing to its high elevation, its relatively high latitude, its location hundreds of kilometres from any coast, and the effects of the Siberian anticyclone, Ulaanbaatar is the coldest national capital in the world, with a monsoon-influenced, cold semi-arid climate that closely borders a subarctic climate and humid continental.

2.2 The city features brief, warm summers and long, bitterly cold and dry winters. The average low temperature in January is -25.9°C (-14.6°F) and an average high temperature in July is 24.5°C (76.1°F). Extreme temperatures in the city range from -49°C (-56°F) to 38.6°C (101.5°F). Most of the annual precipitation of 267 millimetres (10.51 in) falls from June to September. The highest recorded precipitation in the city was 659 mm (26 in). Ulaanbaatar has an average annual temperature of -0.4°C (31.3°F). The city lies in the zone of discontinuous permafrost.

3. PROPOSAL BRIEF

3.1 The property is situated on the at 8 Beijing Street, 7th Khoroo, Sukhbaatar district, Ulaanbaatar. The land has been given **Special Utility Land** status as per Master plan 2030, Ulaanbaatar city.

3.2 As per guidelines of the Construction Development Center (CDC), Ulaanbaatar there is a feasibility to construct the additional infrastructure on the existing plot of land. The project shall be based upon the **Ulaanbaatar construction norms and normative documents 2019**. However being near to Selbe river, Geological, Hydrological and Seismic studies shall be carried out for feasibility and for obtaining Environment Impact Assessment.

3.3 Total Plot area: **9292.34 sqm** (as per available land documents). The Land use of the plot permits 'Mixed- use' construction.

3.4 Total Ground coverage/foot print of buildings is permitted up to 70% of the plot; 30% of land plot area is to be reserved for open landscape area and Auto parking. On the front side of the plot, permissible height is up to Ground plus two-stories or matching the existing building height and at the rear side of the plot, building height is permitted up to 5 to 9 stories matching with surrounding structures.

3.5 The mandatory distance of 5m from the city utilities is to be maintained as per norms. The two basements are allowed for parking, technical rooms. All the basements shall be planned within the perimeter of the plot. The number of parking bays shall be based upon CDC norms. There is no concept of minimum /maximum Floor Area ratio or total built-up area.

3.6 The overall design and area of the proposed development and functional traffic management plan with entry/exits will be subject to the acceptance of CDC. However, Zoning regulations or any other 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 Expression of Interest (EOI).

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

3.7.1. 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 Ulaanbaatar Municipal Authority, or any other local authorities, as may be require.

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

3.7.3. 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.

3.7.4. The built up area of the Project is expected to be approximately **7500 sqm.**

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 **USD 8.4 Million or** (ii) two similar works on Design & Build mode of value of **USD 6.3 Million or** (iii) three similar works on Design & Build mode of value of **USD 4.20 Million.** Similar works means **project having the scope of work similar to the scope of this project i.e. providing comprehensive services from urban planning, architectural design & local body approvals, to construction and completion of similar projects and**

related services (including civil, electro- mechanical, plumbing, HVAC, security, landscaping, external services, interior-designing, & etc.). Eligible project(s) should be on contiguous piece(s) of land. Design & Build services including civil, electrical, HVAC, mechanical, plumbing, erection & commissioning of centralized AC plant, large sub-stations, captive power generation, interior works for Govt./ Semi-Govt./reputed Corporate Clients.

4.4 Bank Solvency: Certificate of Solvency for **USD 4.20 Million** 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 **USD 5.25 Million** 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 (*Bank details of the Mission/Post*) amounting to **USD 210,000 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 Gol 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 short-listed 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, Ulaanbaatar**.

6.4.1 Embassy of India, Ulaanbaatar right to waive - The **Embassy of India, Ulaanbaatar** reserves the right to waive any deficiency in any received bids where such waiver is in the interest of the **Embassy of India, Ulaanbaatar** 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

7.1.2 Number of years having relevant experience

7.1.3 Past experience of carrying out similar scope of work

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

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

- 7.1.6 Turnover figure for last three years
- 7.1.7 Net profit figure for last three years
- 7.1.8 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.
 - 7.1.8.1 Project summary with photographs
 - 7.1.8.2 Project name, location and brief description
 - 7.1.8.3 Project owner/ Name of Client
 - 7.1.8.4 Date of Commencement and Completion of the Project
 - 7.1.8.5 Total plot area and total covered area (in Sq. M.)
 - 7.1.8.6 Scope of work handled by the applicant in this project
 - 7.1.8.7 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 Cultural Cum Consular Building & Staff Residences On Design And Build Mode for Embassy of India, Ulaanbaatar** which shall have following two sealed envelopes inside:

- 7.3.1 **Envelope A:** Should contain the document mentioned in Annexure-II or Annexure-III. This envelope is to be super-scribed as "**EMD or BSD**" (as the case may be).
- 7.3.2 **Envelope B:** Should contain the documents mentioned in Para 7 along with Declaration mentioned at Annexure-I. 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 short-listed 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.

DECLARATION

I hereby submit the following documents:

- | | | |
|-------------|---|--------|
| 1.1 | Past experience details: | Yes/No |
| 1.2 | Address of the company / branch offices, as given in the Company registration Document: | Yes/No |
| 1.3 | General profile of key professionals details: | Yes/No |
| 1.4 | Overall Financial details: | Yes/No |
| 1.5 | Project summary with photographs: | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |
| 1.6 | Project name, location & brief description | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |
| 1.7 | Project owner / Name of Client | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |
| 1.8 | Date of commencement and completion of the projects | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |
| 1.9 | Total plot area and total covered area (in sq. M.) | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |
| 1.10 | List of the key buildings in the project, Height & and Covered Area | |
| | Project-I: | Yes/No |
| | Project-II: | Yes/No |
| | Project-III: | Yes/No |

1.11 Scope of Services in these projects

| | |
|--------------|--------|
| 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:

SIGNATURE:

Bank Guarantee Proforma for Earnest Money Deposit (EMD)

Bank Guarantee No.....

Brief description of contract: **Construction Agency/Joint Venture/Consortium For Construction Of Cultural Cum Consular Building & Staff Residences, Ulaanbaatar On Design And Build Mode (On A Fixed Lump Sum Price)**

Name and Address of Beneficiary: **Embassy of India, Ulaanbaatar, 8 Beijing Street, Khoroo #7, Sukhbaatar District, Ulaanbaatar 14190.**

Date:

Whereas M/s (**Construction Agency/Joint Venture/Consortium with address**) have submitted their tender for “**Construction of Cultural cum Consular cum Consular Building & Staff residences on Design and Build mode**” at **Ulaanbaatar (Mongolia)** for **Embassy of India, Ulaanbaatar** 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 **USD 210,000**. 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 **USD 225,000**.

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 herein above, the maximum liability under this guarantee is restricted to **USD 210,000**.

4. Notwithstanding anything to the contrary contained herein above, 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 **Mongolia** and is governed by the United Rule for Demand Guarantee(URDG) (ICC Publication No.758) and shall be subject to exclusive Jurisdiction of the **Mongolia** Courts.

Date:
Name:

Place:
Signature:

Bid Security Declaration Format

To,

Head of Chancery
Embassy of India
Ulaanbaatar, Mongolia

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).