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MDI
GURGAON

Management
Development
Institute

**EXPRESSION OF INTEREST (EOI)
FOR THE EMPANELMENT OF CIVIL
CONSTRUCTION AGENCY.**

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EMPANELMENT OF CIVIL CONSTRUCTION AGENCY.**

MDI, Gurgaon intends to add additional buildings of approx. area 6,00,000 Sq.ft. to their existing campus. Expression of interest (EOI) is invited from leading Civil Construction agencies, who have constructed high rise buildings for reputed Institutions. Detailed terms & conditions of the EOI are available on Institute website at: www.mdi.ac.in, in the tender link.

Interested Civil Construction agencies may submit their proposal till 20/08/2022 up to 4.00 PM.

CAO (Admin), MDI, Gurgaon

EXPRESSION OF INTEREST

(Dated. 29th July 2022)

**FOR THE ELIGIBILITY OF BIDDERS FOR THE PROPOSED
CONSTRUCTION WORKS ON MDI CAMPUS, GURUGURAM,
HARYANA OF**

- (1) **ACADEMIC AND ADMINISTRATION BLOCK WITH
CENTRAL DINING & KITCHEN.**
- (2) **STUDENT HOSTELS**
- (3) **AUDITORIUM**
- (4) **OTHER ALLIED BUILDINGS.**



Management Development Institute Gurgaon

Mehrauli Road, Sukhrali, Gurgaon-122007

Ph:- 91-124-4560000, Fax :- +91-124-4560005, www.mdi.ac.in

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Introduction & Background

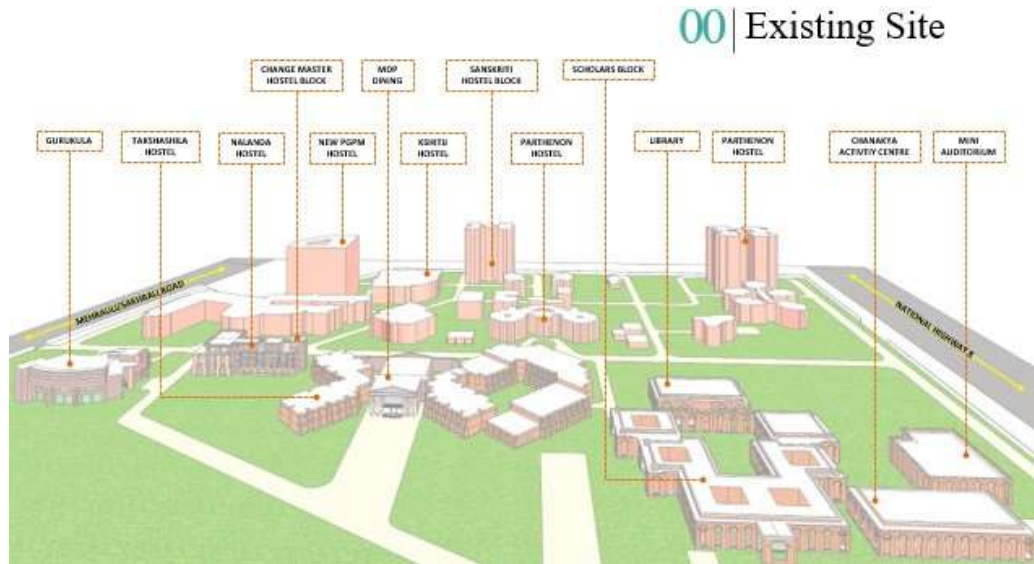
1. Background and Introduction

- 1.1. Management Development Institute (MDI) is an Educational and Research Institute imparting to middle and senior level executives of public sector undertaking / private / Government Organization besides Consultancy and research.
- 1.2. MDI has its own campus spread over an area of approx. 35.11 acres in the heart of the city of Gurugram, Haryana. Presently the total built up area of the Institute is about approx. 6,00,000 sq. ft with Lecture Halls, Mini Auditorium & Library Block, Computer Centre and Academic Complex, Residential accommodation for executives, students Hostel, Residential flats for faculty and staff members. Balance space is being maintained with lush green landscaped area with outdoor sports facilities.

Site Location



Existing Site



Proposed Zoning & Construction



1.3 **Concept**

A seamless progression, a series of interrelated spaces, each with a unique identity, a continuous ribbon runs through the site. Organizing and linking the site, free from the geometric boundaries of the site, a spine creates a structural reference, a statement, and ornamentation. Defining the main pedestrian route, crossing the roads, linking with the existing buildings, the line concentrates in places defining the location of the new functions. Building mass formed along, over and around the ribbon, spaces formed between buildings, integrating with the surroundings. Hidden from the world, waiting to be explored, forming a Continuous and strong architectural barrier, effectively separating the worlds inside and outside the buildings, the cloister. In parallel, creating a murmur, a transition, a sequence of events, acting in a non- conventional way the cloister metamorphoses to the students and staff.

Consideration of the future, not compromising growth, expansion and development, a flexible solution, delivered in a manner to minimize the functionality of the site. Delivering the built programme as provided, concentrated buildings, in clusters, create free land space, a buffer for noise, a space for construction materials and plant equipment, an approach that mitigates the impact on the current uses. A further organic growth along the pathways of the ribbon, providing additional built area, liberated from the functions of the existing and Phase I, safeguarded for Phase II.

Master plan, consideration to building orientation is given, to address the significant heat gains from solar radiation. The ideal of the orthogonal East- West orientation achieved for some buildings, however the current buildings and constraints of the site dictate a more open approach.

For efficiency, buildings are spaced apart for air flow, building cross sections minimized to allow natural light, with roof areas kept low, informing a high rise solution.

To maintain thermal comfort levels and reduce cooling demands, the following principles are adhered:

- Thermal mass in the form of concrete frame, walls and floors are utilized, assisting to regulate the temperature between day and night,
- glazing to be selected with appropriate U-values and coatings to reflect UV light,
- Building envelope emissivity reduced and reflecting light and heat.

2. **Invitation for Expression of Interest (EOI)**

- i. Management Development Institute Gurgaon (MDI) intends to construct of (1) Academic and Administrative Block with Central Dining & Kitchen, (2) Student Hostels, (3) Auditorium, (4) Other Allied Buildings of MDI Campus at Mehrauli Road, Sukhrali, Gurgaon– 122007. Eligible civil work Construction Agencies / contractors are invited to indicate their Expression of

Interest (EOI) for building works contract which include civil items such as RCC / brick or stone work / wood work or PVC work for door frames and shutters / steel or aluminum work / plaster work / flooring work / water supply and sanitary installation / drainage / water proofing work / lifts / external development works including horticulture and boundary wall etc. and including external building services works and other allied works.

- ii. Detailed scope of work, technical drawings, preambles, and other bid solicitation documents will be made available only to the pre-qualified contractors on the basis of technical and financial competencies such as fields of expertise, resources, available assets, financial stability, previous experiences in similar works, litigation history etc. as sought, in the prescribed format. Interested firms must provide the above information strictly in the format provided by this office along with documentary evidence.
- iii. Application Form for this EOI can be downloaded from www.mdi.ac.in from 29 July 2022 Onwards. Last date for submission of the EOI is up to 4 PM on 20 August 2022. The proposals must be sealed and delivered at the address mentioned above along with a Demand Draft of Rs. 25,000/- (Indian Rupees Twenty Five Thousand Only) as EOI processing cost (nonrefundable) in favour of Management Development Institute, Gurgaon.
- iv. Any proposal received not conforming to EOI guidelines will be considered as technically non-compliant and is liable to be rejected. The details of the agencies who meet the basic minimum criteria shall be evaluated according to the approved procedure adopted in MDI as well as inspection of works / offices of agencies. Final pre-qualification shall be done on the basis of above evaluation and MDI reserves its right to pre-qualify or disqualify any or all application and No correspondence in this regard shall be entertained. MDI reserves the right to reject any or all EOI submitted by interested parties, without assigning any reason thereof.

3. Information to Bidder Related to Expression of Interest (E.O.I.)

S. No.	Information	Dates
1	Date of Publication of E.O.I.	29 July 2022
2	Pre submission conference	04 August 2022
3	Date/Time of closing of E.O.I.	20 August 2022
4	Period of validity of E.O.I.	Four Months

- i. Sealed Expression of Interest (EOI) proposals are invited from reputed, well established and financially sound Construction Agencies.
- ii. The E.O.I duly filled in all respect enclosing necessary documents may be addressed to Chief Administrative Officer (Administration Management Development Institute Gurgaon Mehrauli Road, Sukhrali, Gurgaon-122007 (Haryana) so as to reach on or before 20 August 2022 till 4:00 PM.
- iii. Proposals received after the last date and time (i.e at 04:00 PM) will not be

considered.

- iv. MDI GURGAON reserves the right to either accept or reject any or all of the E.O.I proposals without assigning any reason whatsoever and decision of MDI Gurgaon shall be final and binding.

4. Brief scope of work

Expression of Interest (EOI) are invited from reputed, well established and financially sound Construction Agencies for prequalification for the following works:

MDI, Gurgaon would like to add additional buildings with basement and allied support building services of approx. area of 6,00,000 Sq. ft. to their existing campus which also involves revising the existing master plan. The designs will need to be compliant to green building guidelines like GRIHA / IGBC etc. The Construction Agencies should have executed multistoried buildings including basement with internal & external civil & building services including electrical and other services viz. HVAC, firefighting, lifts, etc.

Since the construction will take place on a running campus, the Construction Agencies has to make its own arrangements of construction power & water supply. Contractor has to make arrangements for construction labour accommodation outside the campus. The construction planning should be made so as to execute the project without disturbing any normal functions of the institute.

Details of proposed Construction:

S. No	Building's to be constructed	Nos of Floors
1	Academic, Admin. Block with centralized kitchen & dining incl. basement with related landscape & external development	B + G + 4 th Floor
2	STUDENT HOSTELS 1 & 2 incl. basement with related landscape & external development	B + G + 8 th Floor
3	1000 Seater Auditorium incl. basement with related landscape & external development	B+GF + 1 st Floor
4	Electric Sub Station	GF + 1 st Floor

5. Eligibility Criteria

- (i) Bidders who fulfil the following requirements shall be eligible to apply however the Joint ventures / Consortium and Special Purpose Vehicles are not allowed and this bids will not be accepted.
- (ii) Should have satisfactorily completed the following works in last 5 (Five) years ending previous day of last date of submission of bid. For this purpose, cost of work shall mean gross value of the completed work including cost of material supplied by the Government/client but excluding those supplied free of cost.
- (iii) Three similar completed works each of value not less than Rs. 65 Cr.

or

Two similar completed works each of value not less than Rs. 120 Cr.

Or

One similar completed work of value not less than Rs. 200 Cr.

“Similar Work” shall mean:

- a) Work/s comprising of minimum one building of eight storeys, with basement/s shall be counted as storey including Civil & E&M services if any, which are executed under one agreement. Mumty and Machine Room shall not be counted as storey / height. Completing balance construction work of one building including structural work minimum up to eight storeys shall be treated at par.
- b) At least one completed similar work should have minimum one basement under one agreement. Work of basement if executed under separate contract may also be considered for the purpose of assessing the technical competence only without adding its monetary value for determining the eligibility criteria.

The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple interest rate of 7% per annum, calculated from the date of completion to previous day of last date of submission of bid.

- (iv) Should have had average Annual Financial Turn Over of Rs. 80 Cr. on construction works during the immediate last 5 years' consecutive financial years ending March 2022 excluding covid years. This should be duly audited by Chartered Accountants. Year in which no turnover is shown would also be considered for working out the average.

The multiplication factor of 7% per annum simple interest is not applicable on the Annual Financial Turnover figures.

- (v) Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five consecutive Financial years ending March 2020 duly audited and certified by the Chartered Accountant.
- (vi) Should have a minimum solvency of Rs.35 Cr. the project value certified by his Bankers.

6. Evaluation Criteria for Technical

NAME OF THE FIRM:

ADDRESS: CONTACT

DETAILS:

S.N	Criterion	Maximum Marks	Marks Awarded
A	Organizations strength of the Applicant	40	
	Year of establishment of the firm (As on the date of submission).	10	
	Up to 5 Years - Marks 0.5		
	More than 5 years - Additional 0.5 marks for each year completed above 5 years subject to maximum 05 marks total.		
	Documentary evidence of existing of the firm like partnership deed/registration / bank account statements/ IT return / etc. must be given.		
	Presence of In-house professionally qualified Engineers in the firm.	30	
	Marks 'per employee' on experience:		
	> 15 years : 1.0 marks		
	> 7 and up to 15 years : 0.5 marks		
	> 3 and up to 7 years: 0.25 marks		
	NOTE:		
	List of all such persons with their field of specialization, total experience and tenure of work with the firm must be furnished.		
B	Experience of Works	30	
	B.1 Number of projects done with minimum built up area of One Lakh & Fifty Thousand Sqft. AND B.2 Number of Similar projects (Academic & Auditorium in educational institutes) done of built up area more than Fifty Thousand Sqft successfully completed and /or nearing completion since January 2015 till the date submission of EOI offer:	25	

S.N	Criterion	Maximum Marks	Marks Awarded
	<p>Marks based on the gross total built up area of all the buildings completed:</p> <p>0.25 mark for every 5000 square feet of built up area subject to maximum of 25 marks.</p> <p>(i.e. Marks = 0.25 x Gross Total built up area in sqft /5000)</p> <p>IMPORTANT:</p> <p>Certificate of satisfactory services from the client and / or other documents clearly stating the total built up area of the hostel building project designed and supervised by the firm must be submitted.</p>		
	<p>Experience in projects (completed as well as ongoing) that have been registered for or awarded green certification equivalent international certifications since January 2015 till the date of submission of EOI offer.</p> <p>(1 marks for each such project subject to maximum of 5 marks)</p>	5	
C	FINANCIAL CAPABILITY	30	
	<p>One of 5(iii) eligibility criteria similar completed works</p> <p>Three Works of Rs 65-80 Crore : 3 Marks</p> <p>Two Works of Rs 120-150 Crore : 3 Marks</p> <p>One Work of Rs 200-250 Crore : 4 Marks</p>	10	
	<p>5 of (ii) eligibility criteria Average financial turnover</p> <p>80-100 Crore: 3 marks</p> <p>100-150 Crore: 3 marks</p> <p>Above 150 Crore :4 Marks</p>	10	
	<p>5 of (iii) eligibility criteria Profit after tax should be positive) in more than two years during the last five</p> <p>50-80 Crore: 2 marks</p> <p>Above 80 Crore: 3 marks</p>	5	
	<p>5 of (iv) eligibility criteria minimum solvency</p> <p>35-50 Crore: 2 marks</p> <p>Above 50 Crore: 3 marks</p>	5	
	TOTAL A TO C	100	

Note:

Firms must provide sufficient information and valid proof for each parameter assigned for calculating the marks in the evaluation criteria. If sufficient information and valid proof is not available about during evaluation, zero (0) marks may be assigned to that parameter.

Ongoing projects and / or virtual completion shall be considered for evaluation only whenever specified in the particular evaluation criteria.

Wherever sought “experience” as on date of submission of EOI offer shall be considered for all purpose unless stated otherwise in the particularevaluation criteria.

For qualifying the agency should obtain at least 60 Marks.

The committee appointed by the Management Development Institute, Gurgaon at its sole discretion, shall have the right to interpret various aspects of the evaluation criterion as it deems fit. The decision of the committee on such interpretation and award of marks shall be final and binding on all. No reason what so ever shall be furnished regarding award ofmarks.

7. Applicant Profile

S. No	Description	Particulars
1	Name of the Company / Firm / LLP / Applicant	
2	Constitution of the Firm Company / Firm / LLP/ Applicant	
3	Name of Head of the Company/Firm	
4	Address	
5	Telephone Number with STD code	
	Cell number	
6	Year of Establishment	
7	Name of the Directors/partners/proprietor	
8	Whether registered with the Registrar of companies/the registrar of Firms If yes registration number and date	
9	a) Name and address of bankers:	
10	GST numbers and date	
11	PAN no. with date and Name in which PAN is registered	

7(b) Work Experience - Buildings

Details of Buildings successfully completed and /or nearing completion since January 2015 till dated of submission of EOI offer.

S. No	Details of Project	Year of start	Year of	Total Built UpArea	ProjectCost
1.					
2.					
3.					
4.					
5.					

7(c) Work Experience - Green Buildings

Experience in projects (completed as well as on going) that have been registered for or awarded green certification equivalent international certification since January 2015 till the date of submission of EOI offer.

S. No	Details of Project	Year of start	Year of Completion	Total Built Up Area	Project Cost
1.					
2.					
3.					
4.					
5.					

7(d) Information about your full-time permanent staff in regular appointment for the last three years (Do not include any part-time or contract staff).

No.	Description	Total No.
1.	Graduate/ Post Graduate/ Other Professionals a) Designation	
2.	Civil Engineers (Graduate/ Post Graduate) a) Designation	
3.	Diploma Civil Engineers	
4.	Electrical/ Mechanical Engineers	
5.	Administrative Office Staff	
6.	Others (Please specify) a. b. c.	
Total Manpower		

7(E) Details of Gross Financial Turnover and Net profit in Three Financial Years Individual Applicants should provide details of turnover for relevant years.

Year	Financial Turnover (rupees in Crores)	Net Profit (Rupees in Crores)	Remarks
2015-16			
2016-17			
2017-18			

Year	Financial Turnover(rupees in Crores)	Net Profit (Rupees in Crores)	Remarks
2018-19			
2019-20			
2020-21			Covid year
2021-22			Covid year
Average for Five years			

The covid year may or may not be included for the purpose of calculating the no. of Financial years at the sole discretion of scrutiny committee of MDI.

Copy of completed balance sheet for the relevant financial years duly certified by the Chartered Accountant must be attached.

For the purpose of turnover only the amount received on account of relevant projects shall be taken into account.

The years mean financial year from 1st April to 31st March.

7(f) AFFIDAVIT

(Format of Affidavit to be submitted with the proposal TO BE SWORN ON NON-JUDICIAL STAMP PAPER OF RS.100/ DULY NOTARIZED)

I..... am the * Proprietor / Partner of (mentioned name of firm and its completed address) do here by solemnly affirm and declare as under: -

1. That our Firm / company i.e.(mentioned name of *firm / company) is registered vide Registration No..... under the provisions of (mention the name of Act).
2. That our Firm / company i.e.(mentioned name of *firm / company) has applied in response to the EOI for eligibility Project Buildings in MDI campus Gurgaon.
3. That.....(mentioned name of firm / company) is eligible to render services in India as per the applicable law of the land, submit the aforesaid proposal and as it not is under liquidation, court receivership of similar proceeding.
4. That.....(mentioned name of firm / company) has not been barred and / or blacklisted by the prior to the Central Government and / or any State Government of India at any time prior to the date of submitting this affidavit.

5. That (mentioned name of firm / company) has, during the last Fiveyears, neither failed to perform on any agreement nor was expelled from any project or agreement nor any agreement terminated for nay breach by the applicant.

6. That.....(mentioned name of firm / company) has no contracts with any organization that are in arbitration. (In case some contract(s) are in arbitration give the details of such contract in a schedule to be attached with this affidavit).

DEPONENT

VERIFICATION

*I/ we the above named deponent do hereby verify that the contents of the aforesaid paragraphs 1 to 6 are true and correct to the best of *my/our knowledge and belief andnothing is concealed there from.

Verified at.....(place) this.....day of 2022.
(* Strike off whichever is not applicable)

DEPONENT

Note: deponent will be the principal Firm /proprietor /Authorized signatory of the Applicant.

8. Letter of Transmittal

(ON THE LETTER HEAD OF COMPANY)

From :

To :
CAO (Admin.)
Management Development InstituteMG
Road, Sukhrali
Gurgaon – 122 007

Sub : Pre-qualification of Contractors

Sir,

Having examined the details given in Notice for pre-qualification and pre-qualification Application documents for the above work, we hereby submit our qualification and relevant documents.

- i) We hereby certify that all the statements made and information supplied in the enclosed Forms 'A' to 'F' and accompanying statements are true and correct.
- ii) We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
- iii) We have submitted the requisite bankers certificate/ performance reports and authorize the MDI or their representatives to approach individuals, employers, firms and corporations to verify our submittals, competency and general reputation.
- iv) We hereby confirm that we have read and understood all the stipulations given in this pre-qualification shall be final and binding on us.
- v) We have submitted the following certificates in support of our meeting the minimum qualifying criteria of completed work(s) as specified for having successfully completed the following works:

	Name of Work	Certificate From
1.		
2.		
3.		

Enclosures:

Date of Submission

(Seal of Company)

(Signature of Applicant)

9. Declaration

DECLARATION

(To be submitted on non-judicial stamp paper of Rs.10/- duly certified by Notary Public)

Affidavit of ShS/o.....R/o..... I, the Deponent with above name do hereby solemnly affirm and declare as under :

- 1. That I am the Proprietor/ Authorized Signatory of M/s_____ having its head office/ Regd Office at_____.
2. I/we have no objection if enquiries are made about the work listed by me/ us in the accompanying sheets/ annexure.
3. I/ we agree that the decision of committee in selection will be final and binding to me/us.
4. I/ we have read the instructions appended to the proforma and I/we understand that if any false information is detected at a later date the committee is at liberty to act in a manner it feels deemed fit.
5. I _____ the Proprietor/ Authorized Signatory of M/s _____ do hereby confirm that the contents of the above affidavit along with the information furnished with respect to EOI document are true to my knowledge and nothing has been concealed there from and that no part of it is false.

Verified at ___ this ___ day of ___ 2022.

DEPONENT

I/We are authorized to submit the EOI document by the Competent Authority.

Signature: _____

Name : _____

Designation: _____

Name of Company / Firm : _____

Mobile No. : _____

Date :.....

Place :.....

10. Documents to be Enclosed

- i) EPF/ESI/Registration no. along with copy of Challan of previous month
- ii) Sales Tax/VAT & CST No with valid clearance certificate
- iii) PAN No.
- iv) Service Tax Registration No.
- v) Articles/ Memorandum of Association/ Partnership Deed etc.
- vi) Certificate of Registration from Registrar of Cooperative Societies.
- vii) Certificate of Enlistment
- viii) Bio-data of sub-contractors regularly employed
- ix) Chief Administrative Officer MDI Gurgaon