

## KEY DATES

S No.	Nagar Nigam Stage	Contractor Stage	Start	
			Date	Time
1	Bid Start Date		29-07-2017	17:30
2		Bid Due Date	19-08-2017	15:00
3		Physical Doc Submission End Date	22-08-2017	13:00
4	Bid Open Date (Scheduled)		22-08-2017	16:00

**MD**

**RAIPUR SMART CITY LIMITED,**

**RAIPUR (C.G.)**

The encrypted bid data of only those bidders who have submitted their bids within the stipulated date & time will be accepted by the e-Procurement system. It is expected that the bidder complete his bid and submit within timeline, a bidder who has not submitted his bid within the stipulated date & time will not be available during opening.

Bid documents uploading during bid preparation should be less than five MB (for individual document) and over all bid documents should be less than fifty MB.

**9. Submission of Earnest Money Deposit:** The bidders shall submit their Earnest Money Deposit either as usual in a physically sealed Earnest Money Deposit envelope and the same should reach the concerned office OR Online using payment gateway as stated in the Notice Inviting Tender. Bidders also have to upload scanned copy of Earnest Money Deposit instrument OR Online Payment /NEFT/RTGS receipt along with the reference details online.

**10. Opening of Tenders:** The concerned department official receiving the tenders or his duly authorized officer shall first open the online Earnest Money Deposit envelope of all the bidders and verify the same uploaded by the bidders. He / She shall check for the validity of Earnest Money Deposit as required. He / She shall also verify the scanned documents uploaded by the bidders, if any, as required. In case, the requirements are incomplete, the next i.e. technical and commercial envelopes of the concerned bidders received online shall not be opened.

The concerned official shall then open the other subsequent envelopes submitted online by the bidders in the presence of the bidders or their authorized representatives who choose to be present in the bid opening process or may view opened details online.

**11. Briefcase:** Bidders are privileged to have an online briefcase to keep their documents online and the same can be attached to multiple tenders while responding, this will facilitate bidders to upload their documents once in the briefcase and attach the same document to multiple bids submitting.

For any further queries / assistance, bidders may contact:

1. The Service Integrator of e-Procurement system, M/s. Mjunction Service Ltd. on Help Desk Toll free No. 1800 258 2502 or email [helpdesk.eproc@cgswan.gov.in](mailto:helpdesk.eproc@cgswan.gov.in).
2. Mr. Shailesh Kumar Soni, Sr. Manager, Chhattisgarh Infotech & Biotech Promotion Society (CHIIPS) on Tel. No. 0771 - 4014158 or email: [pro-chips@nic.in](mailto:pro-chips@nic.in).

# **Expression of Interest (EOI) to Conceptualize, Implement, Operate and Manage, Upgradation of Shaheed Smarak with parking & Façade improvement, in Raipur Smart City – Chhattisgarh**

## **1. Background**

- 1.1. Raipur is selected as one of the Smart City Projects under Smart City Mission India. Raipur has a rich cultural and built heritage and as part of Smart City Proposal the Raipur Smart City Ltd is keen to promote this through creation of a Heritage Walk.
- 1.2. Raipur Smart City Ltd intends to upgrade “Shaheed Smarak” by renovating the facade of the structure and develop the vast and unutilized podium level as an evening market. Additionally, organized parking facilities is intended to be developed in the open space available at ground floor.
- 1.3. In this regard, Raipur Smart City Ltd invites **Expression of Interest (EOI)** from interested service providers/contractors to **Conceptualize, Implement, Operate and Manage, Upgradation of Shaheed Smarak with parking & Façade improvement.**

## **2. About “Shaheed Smarak”**

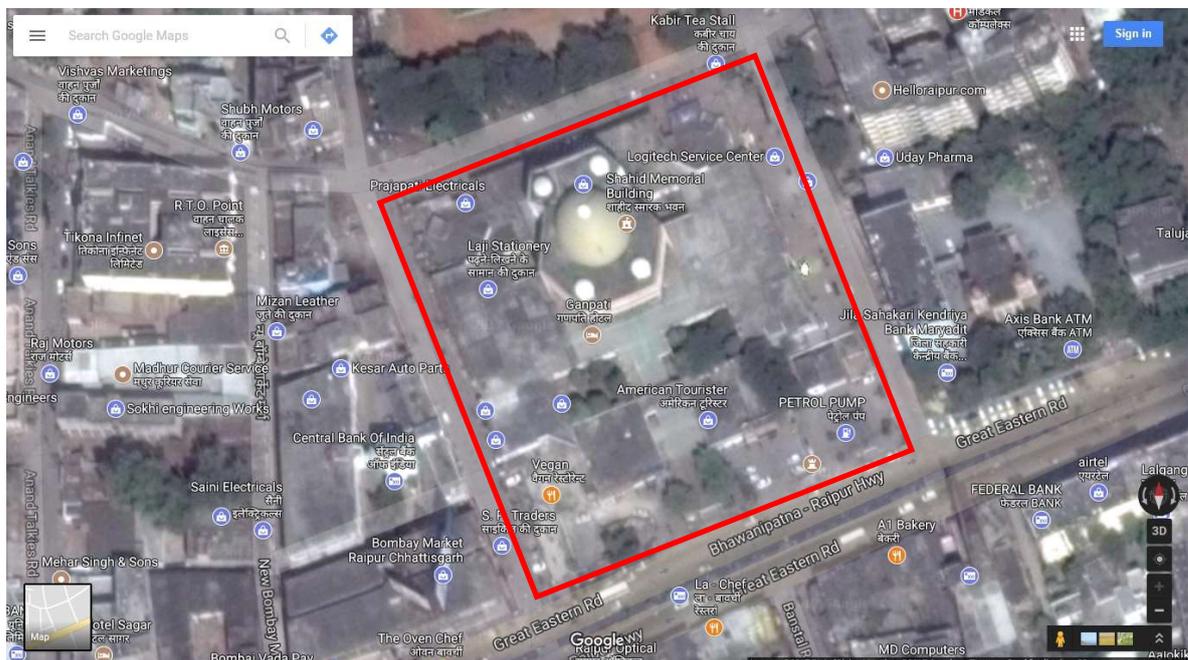
### **2.1. Site Location**

- 2.1.1. Shaheed Smarak was constructed in the year 2003, in memory of martyrs of Indian freedom struggle. It consists of a 1,000 seater auditorium and a public library. Shops were incorporated on all four sides of the structure for sale to generate funds for funding the construction cost.
- 2.1.2. The auditorium hosts public gatherings, drama, musicals, etc. Food is prohibited within the auditorium. The restriction on food, does not suit use of the auditorium for private functions and ceremonies like marriages, etc.
- 2.1.3. The structure is located on G E Road on the front, Navbharat Press road on the rear, Moudha Para Road on the RHS and LHS. The plot size is approx 10,000 SqM.
- 2.1.4. NavBharat press is located on the rear side of the complex. Gandhi Chowk bus stop is located on the front left corner of the plot. Raipur’s first multi-storey residential building is located on the rear right corner, across the road.



## 2.2. Planning & Design

- 2.2.1. The auditorium hall is accommodated in a hexagonal shape, in plan. The auditorium has a seating capacity of approx 800 seats on the main floor and another approx 200 seats on the balcony floor. The roof consists of approx 21 m dia central dome, flanked by 4 smaller domes on 4 sides.
- 2.2.2. The shops are located on all four sides facing roads. The planning incorporates 2 courtyards at the front, on the LHS and RHS side of the entry stairway. Shops are also present facing into the courtyards.
- 2.2.3. The public library is located below the auditorium and has access from the ground floor, through an East West walkway across the entire structure.
- 2.2.4. The roof of the shops on all sides, create a podium level, which is also the access level for the auditorium.
- 2.2.5. The two courtyards on the front side have many trees which pop up above the podium level.
- 2.2.6. The overall architecture of the building, gives it an iconic and monumental scale.



### **2.3. Access & parking**

- 2.3.1. The plot does not have a boundary wall or fencing. Direct access is available on all sides from the road. Also there is no footpath between the property line and the road.
- 2.3.2. The auditorium has a wide and well defined on the front side. The entry is secured by MS hinged gates with a security post. This further leads to wide series of continuous stair flights leading the podium level, which is the entry level for the auditorium. Currently there is no provision of ramp. Two smaller stair flights on the sides, from the intermediate level and again lead down to the library at the ground floor, to the East west walkway.
- 2.3.3. The original planning provides additional access to the podium level, on the four corners of the structure. However currently, all the corner stair flights are blocked by a masonry wall constructed at podium level. As conveyed by local authorities, this was done to prevent frequent vandalism & robbery of the property, due to the unrestricted access available from all sides.
- 2.3.4. The plot is surrounded by sewage nallah on all sides, with concrete / stone slab crossovers, available at intervals.
- 2.3.5. Reasonable space for parking is available in front of the shops on all sides. However, vehicles are seen parked adhoc and the space lacks organised parking. Currently the parking is primarily used by the shop owners and its customers and is not designated as a public parking.

### **2.4. Occupants**

- 2.4.1. The front left corner of the plot has a SBI ATM, while the front right corner accommodates an "Indian Oil" petrol pump. The rear right & left corners closed and unoccupied / non-operational.
- 2.4.2. The prominent shops on the front side are "Tanishq", "Amit Traders" on the RHS of entry gate. "Durga Aluminium works" occupies the shop adjacent to the main entry on the LHS side. 4 shop units on the extreme left are unoccupied / non-operational.
- 2.4.3. There are a total of 56 shop units on the external side.

### **2.5. Visual eyesores**

- 2.5.1. MEP outdoor equipment like a/c outdoor units, PVC overhead water tanks, exhaust fans, DTH dish antenna, etc are seen installed on the podium level. At one location the roof slab is seen punctured for fresh air inlet / exhaust to the shop below. Electrical cables and a/c chillier pipes is seen installed in an unplanned way and passing through smaller openings in the roof slab / parapet wall.
- 2.5.2. Hoardings rise above the podium parapet, especially on the front side, and are unregulated.
- 2.5.3. The open parking area is seen littered with garbage at places.

## 2.6. Parallel activities planned by government agencies / departments

2.6.1. The internal renovation work including air conditioning and acoustical treatment has already been initiated by PWD and a formal inauguration for the same was also held recently.

2.6.2. Additionally, a skywalk is also planned along the front, GE road. Ground investigation, road barricading and foundation works for the same is already in progress, as on date. The sky walk when constructed, will partially block the view of the structure from across the front road, but at the same time, offer a better view of the auditorium and podium level, from the skywalk level, whenever made operational.



### **3. SCOPE OF WORK**

#### **3.1. The proposed works can be broadly classified as below :**

- 3.1.1. Façade Improvement of Shaheed Smarak Auditorium building
- 3.1.2. Vehicular Parking layout
- 3.1.3. Evening market development
- 3.1.4. O&M and management of the developed area for a period of min 5 years from date of commencement of operations

#### **3.2. General :**

- 3.2.1. The Vendor/ Contractor shall be responsible for preparing Proposals/Plan, technical designs and drawings, cost estimates of all possible requirements for the proposed works.
- 3.2.2. The design proposal must incorporate all necessary security, safety and disabled friendly features.
- 3.2.3. The proposal must comply with all prevailing local statutory regulations and best practices. The materials and finishes must comply to prevailing standards.
- 3.2.4. The selected contractor will be responsible for obtaining all necessary statutory approvals including required drawings, calculations, submittals, certificates, etc.
- 3.2.5. To make a sound judgment on the scope of services, it shall be the responsibility of the contractor to make a site visit before sending out any specific queries.

#### **3.3. Façade Improvement :** Facade improvement works will include -

- 3.3.1. Removal and disposal of existing stone cladding which is in condition of distress.
- 3.3.2. Civil repairs to the external façade of the structure, and waterproofing of the walls and roof.
- 3.3.3. Repainting / cladding of the façade elements.
- 3.3.4. Façade lighting of the auditorium building, entry gate and main approach entrance & staircase.

#### **3.4. Vehicular Parking layout :**

- 3.4.1. Developing of organised parking layout with dedicated entry / exit points.
- 3.4.2. Providing required area lighting, hard paving and landscape works within the parking layout.
- 3.4.3. Parking design and facilities to be such, to allow it to be operated as free parking for existing permanent shop owners in daytime, and paid parking for evening market visitors

#### **3.5. Evening market development :** Developing of unutilized area on ground floor and podium level [ roof of existing permanent shops ] as an evening market The proposed works will include

- 3.5.1. Essential structural & civil repairs, waterproofing of podium level [ roof of existing permanent shops ] slab, essential re-routing of utilities existing on podium level slab
- 3.5.2. Flooring / paving of hardscaped area, steps, etc

- 3.5.3. Constructing and finishing new urban design features required for the proposed use as an evening market, like platforms, benches, masonry works, etc
- 3.5.4. Providing essential MEP & PHE utilities for the operations of the evening market, like water supply, sewerage and rain water drainage
- 3.5.5. Providing street furniture and urban design elements like garbage bins, etc.
- 3.5.6. Safety & Security features like fencing, railings, fire fighting equipment, CCTV cameras, etc.
- 3.5.7. Providing area, general and accent lighting.
- 3.5.8. Providing essential public amenities like toilets, water ATM, etc.
- 3.5.9. Providing safety, statutory, directional and branding signage.

**3.6. O & M and management :** These works will include -

- 3.6.1. O&M of all utilities like light, power, water supply, drainage, housekeeping, safety & security features, etc
- 3.6.2. Management of Parking facility on pay per hour basis
- 3.6.3. Management of all temporary market stalls

#### **4. EXPRESSION OF INTEREST**

With a view to ensure a thoroughly professional implementation of the interested firms must have the association of such individual(s)/domain expert(s) of similar background.

Interested parties should support their interest along with following supporting documents / details:

**4.1. Company Profile & financial credentials**

- 4.1.1. The applicant should be a Company/ Firm/ Consortium/ Trust of allied professionals/organizations. Appropriate documents supporting their status must be submitted.
- 4.1.2. Company/Consortium Profile
- 4.1.3. CVs of key professionals
- 4.1.4. Experience of working in similar projects with documentary proof.
- 4.1.5. Last 3 years financial statements

**4.2. Technical Expertise/ Experience:**

- 4.2.1. Experienced Architects, Urban designers and Engineers, for designing / detailing the overall scheme
- 4.2.2. Experience in executing similar type of items of works
- 4.2.3. Experienced staff for providing O&M services
- 4.2.4. Experience in managing Pay & Park / sublease vendors

**4.3. Expression of Interest statement :**

- 4.3.1. Letter drafted on the company's letterhead, addressed to RSCL, confirming expression of interest for the said works.

## 5. SHORT LISTING OF EOIs:

Agencies of repute are invited to submit Expression of Interest (Eoi) to Conceptualize, Implement, Operate and Manage, Upgradation of Shaheed Smarak with parking & Façade improvement on which the RSCL will prepare a shortlist of qualified parties to invite for detailed proposals.

A Request for Proposal will be sent to the qualified parties.

Queries if any would be addressed to RSCL at email- [coo.rscl@smartcityraipur.com](mailto:coo.rscl@smartcityraipur.com) latest by 11<sup>th</sup> Aug. 2017

Intending bidders may carry out a site visit before submitting the Eoi which can be set up by contacting the office of the COO RSCL.

The short listing of bidders, through the Eoi will be based on the following demonstrable attributes:

- Levels of expertise and experience in development and operation of Memorial / Museum Building or building of similar nature & importance around the world/in India with high standard of delivery.
- Financial capabilities and ability to mobilize fund to implement the project.
- Established credentials of project delivery and visitor management skills.

## 6. SELECTION METHODOLOGY:

(i) Short listing at EOI stage

At the Eoi stage the agency is required to submit profile of the organization, experience in related sector project delivery, operational experience & final capabilities to execute such a project. A technical committee duly constituted by RSCL shall scrutinize the above capabilities & short-list the agencies.

(ii) Technical Presentation

The short-listed agencies are required to make a presentation before the technical committee of the RSCL on their proposed project vision components, Methodology of implementation & operation.

(iii) Final Selection

The preferred bidder shall be selected based on technical & financial bid.

## 7. SUBMISSION DETAILS:

Interested investors should forward their proposals, clearly marked "Conceptualize, Implement, Operate and Manage, Upgradation of Shaheed Smarak with parking & Façade improvement at Raipur" by 16.00 hours on 22.08.2017 addressed to the following:

**Managing Director**  
**Raipur Smart City Limited**  
**Ground Floor, Outdoor Stadium**  
**In front of Budha Talab, Raipur- 492001**