



# BEKAL RESORTS DEVELOPMENT CORPORATION LTD.

PALAKUNNU, BEKAL (PO), KASARAGOD Pin :671318, Phone: 0467 2236580.  
e-mail:brdcltd@bsnl.in, brdcltd1@gmail.com

## NOTICE INVITING EXPRESSION OF INTEREST (EOI)

No. BRDC/ADMIN/1/2015

19.08.2015

Selection of Architect/Architectural Firm for Construction of Head Office Complex of BRDC at Pallikere, Bekal, Kasargod.

Bekal Resorts Development Corporation Ltd (BRDC), a Government of Kerala undertaking invites "Expression of Interest (EOI)" from Competent, Experienced Architects/Architectural Consultancy Firms for the complete Architecture and Design Services for the construction of the Head Office Complex ; being planned at Pallikere, Bekal.

*For further details please visit our website [www.bekaltourism.com](http://www.bekaltourism.com)*

19-8-2015

Sd/  
Managing Director



## BEKAL RESORTS DEVELOPMENT CORPORATION LTD

KVS HYPER MARKET BUILDING, PALAKUNNU, BEKAL (PO),

KASARAGOD Pin :671318, Phone: 0467 2236580.

mail:brdcltd@bsnl.in, www.bekaltourism.com

### EXPRESSION OF INTEREST

Name of the Work: Selection of Architect/Architectural Firm - Construction of Head Office Complex of BRDC at Pallikkere, Bekal, Kasaragod

No. : BRDC/ ADMN/1/2015-16 dated 12.08.2015.

Situated in Kasaragod, the quintessence of Kerala, Bekal is well known for its Pristine Beaches, Backwaters, Lush Coconut Groves and a Rich Heritage complemented by the magnificent 300 year old Bekal Fort. The Government of India has selected the area to develop integrated infrastructure of international standards for the promotion of '**Beach Tourism**' under the '**Special Tourism Area**' programme. Bekal is fast becoming a Unique Beach Destination in 'God's Own Country'.

Bekal Resorts Development Corporation Ltd (BRDC), a Government of Kerala undertaking was formed in the year 1995 to develop Bekal as an International 'Beach Tourism Destination'. The Company concentrates on setting up comprehensive Tourism Infrastructure, at the same time ensuring that the development is beneficial to the local community. The Corporation provides support and assistance for almost all the new ventures happening in and around Bekal. By observing specific parameters on the carrying capacity of the region, sustainable limits, architectural guidelines, environmental safeguards and coastal regulations, the Bekal Project is planned, orchestrated and coordinated by BRDC. Thus persuasive role of BRDC is to improve or strengthen the existing infrastructure like roads, power supply, sanitation, lighting and water supply. By inviting more investors and promoters, various developmental processes can be carried out in Bekal.

BRDC invites "Expression of Interest (EOI)" from Competent, Experienced Architects/Architectural Consultancy firms for the complete Architecture and Design Services for the construction of Head Office Complex ; being planned at Pallikere, Bekal. Architects are required to give suggestions on the facilities to be included in the office complex. The interested applicants can submit detailed proposal as per the guidelines and formats Specified hereunder:

## **BRIEF DETAILS & SCOPE OF THE WORK AND GENERAL INSTRUCTIONS TO THE ARCHITECT**

### **A. BRIEF DETAILS OF WORK**

BRDC propose to construct approximately 1500 sq Meter Corporate Office at 0.40 Hectare of land at Pallikere. The main requirements of the office complex are the following:

- ❖ BRDC Corporate Office
- ❖ Meeting and Training hall
- ❖ Cafeteria/Restaurants
- ❖ ATM Centre
- ❖ Parking area
- ❖ Exhibition Centre/ Cultural Performance Centre/ Health Club

In additional to the above following facilities may be proposed in the building

- I-Max Mini Theatre
- Souvenir Shops
- Banks
- Office space

The Architects are required to suggest on the additional facilities to be included in the proposed building.

BRDC reserves its right to execute full or part of the works suggested above.

## **B. SCOPE OF WORK:**

BRDC intends to develop its Head Office at Bekal, Kerala and has decided to engage the services and support of competent Architect / Architectural Consultancy Firm for a Unique Design and that should stand out as an icon of its success of operation with regard to the services rendered for the Tourism growth of the Bekal Tourism Area. The scope of Architectural Consultancy is to provide suggestion on the various facilities to be included in the building, the concept plan, design, detailed drawings as per prevailing CPWD/ Government standards and, obtaining statutory clearances and assisting BRDC for releasing the tender and award of works. Planning and Design must be by taking into account the features such as Aesthetic view, Tourism Destination, Energy Conservation, Safety Standards and use of Renewable Energy.

The Architect shall be fully responsible for the correctness and accuracy of structural and service designs and the safety of the structure shall be the responsibility of the Architect, notwithstanding the approval by BRDC of these designs. The Architect shall certify in writing that the designs are in accordance with the up-to-date and relevant codes of practice. The Architect will have to take total responsibility of the project by preparation of Master Plan, Design the buildings, all Plumbing, Sanitary, Electrical, & all related works, prepare the drawings, and also supervise the works till its completion.

### **STAGE - I : PRELIMINARY STAGE**

The Architect shall:

- a. Discuss with BRDC and make a preliminary planning on the amenities required and prepare a Master plan with the concurrence of BRDC.
- b. Prepare preliminary drawings and designs with rough cost estimates. Preparation of visualized scheme with plan, layout sketches of elevation and other features and submit required number of copies of the designs (plans, layouts, elevation, rough cost estimates, 3 D Drawings etc) to BRDC.
- c. Schedule the work by incorporating all activities from planning till completion of the work including the time required for completion.

### **STAGE – II : WORKING DRAWING STAGE**

The preparation of working and detailed drawings. This will include:

- i) Preparation of detailed Architectural drawings including floor plan, Elevation, 3D images, sections, Electrical, Plumbing & Sanitation, Fire-fighting security etc and rough cost estimate and specifications for all items of works, along with details of quantities and analysis of rates. The estimates shall be based on the latest CPWD/Government standards.

- ii) To prepare Concept Plan, Detail Drawings, Material Specification, Service drawings, for Walls and Ceilings, Modular workstation, CCTV, Security Systems, Fire Detection, Central Air conditioning, Plumbing and Sanitary works, Electrical work, UPS and IT Server Room and False ceiling and other Ancillary work as per requirement with periodic site supervision as and when required. Direct and coordinate the Architectural, Engineering work and prepare (with help of other consultants if necessary) complete working details, schedules and specifications for the purpose of tendering the works.

## C. SHEDULE OF DATES

SI No	Description	Date	Time	Place
1	Notice inviting EOI	August 19, 2015		<b>BRDC office Palakunnu</b>
2	Issue of Bids	August 20, 2015 to September 8 , 2015		
3	Pre – bid Meeting	September 09,2015	14.30 PM	
4	Date of Submission of Bids	September 28,2015	11.00 AM	
5	Opening of Technical Bid	September 28,2015	14.00 PM	

## D. APPLICATION PROCESS

- a) Interested applicants can download the application form from the website [www.bekaltourism.com](http://www.bekaltourism.com). The Architect have to submit an abridged Bio-data in line with PROFORMA B specified in offer document and shall accompany with an application fee(Non refundable) for Rs.2,000/- (Rupees Two thousand only) in the form of DD drawn in favour of "**Bekal Resorts Development Corporation Ltd**" payable at Palakkunnu/Udma, in Kasaragod District.
- b) Application forms also available for sale at the BRDC office at Palakkunnu on payment of application fee(Non refundable) for Rs.2,000/- (Rupees Two thousand only)
- A pre- bid meeting of Architects, who have submitted the application fee shall be convened on the date as per the schedule of dates in the EOI document. The queries shall be forwarded to BRDC at least 3 days prior to the pre-bid meeting.
- c) The Architects/Firms are requested to refer to the terms and conditions in the EOI documents.
- d) The completed EOI document as per the guidelines shall be sent to "**BEKAL RESORTS DEVELOPMENT CORPORATION LTD, KVS HYPER MARKET BUILDING, PALAKUNNU, BEKAL (PO), KASARAGOD**" in a sealed envelope super scribed

**"Expression of Interest for the construction of Head Office Complex for BRDC".** The completed EOI document forms shall be received within the stipulated dates as per the schedule of dates given in this EOI document. BRDC is not responsible for any postal delay in receiving the documents.

- e) BRDC reserves the right to accept/reject any or all applications without assigning any reasons whatsoever.
- f) SUBMISSION OF THE PROPOSAL: The intending Architects have to submit their proposals in two separate sealed envelopes. The offer document shall be signed by the authorized person in all pages.
  - The first envelope to be super scribed as "Technical Bid" should contain Proforma A & Proforma B as detailed below:

**i. Proforma A**

1. Concept Drawings and Architectural Designs.
2. All copy of the Drawings should Duly signed by Architects

**ii. Proforma-B**

1. Bio- Data of the Architect with details of project recently undertaken.
2. Application Fee details

**iii. Architect should note that financial aspects of the proposal should not be disclosed in any way, in the Technical Bid and such technical bids consisting financial aspects are liable for rejection.**

- The second envelope to be super scribed as "**Financial Bid**", quoting fee for complete service **in Proforma-C**. No other terms and conditions, information or document shall be furnished in the financial bid. Financial Bid is opened only of those who qualify in the Technical Bid.
  - i. The fee to be quoted by the Architect shall be maximum of 2.5% of the Probable amount of Contract(PAC)
  - ii. These two envelopes put in an outer envelope to be super scribed as "Proposal for selection of Architect for Construction of Head Office Complex of BRDC at Pallikkere, Bekal, Kasaragod" have to be submitted as detailed in EOI. The entire set of documents forming part of the EOI will constitute offer documents and the same will form the part of the contract. Hence, the Architect shall sign all the pages of the document forming part of this EOI and the same shall be submitted to BRDC. The proposals to be submitted by the applicants shall contain all the details and documents as mentioned in the EOI document and the

proposal is liable to be rejected if submitted without all the information and documents.

iii. Decision of BRDC in the selection process is final and BRDC will neither entertain any correspondence in this regard nor will be bound to furnish any explanation.

1. BRDC reserves the right to change/modify the criteria/method for final selection of Architect at any stage and also reserves the right to accept/select or reject any of the proposals or all the proposals without assigning any reason thereof.
2. The successful ARCHITECT/FIRM shall undertake the services by themselves except for the specialist/service associate consultant and shall not sublet or assign or transfer or sub contract any part of the services.
3. No personnel employed by the ARCHITECT/FIRM or associate consultant for the work will be liable for any sort of compensation or employment from the BRDC.
4. The successful ARCHITECT/FIRM shall execute an agreement based on this document and also with any additional terms and conditions considered by BRDC as essential, on a stamp paper of appropriate value and the charges have to be borne by the successful ARCHITECT/FIRM. All the documents and correspondence will form part of the contract.
5. Canvassing in favor of the proposal is strictly prohibited and any form of canvassing may make the proposal liable for rejection.

ii.

**"TECHNICAL BID"**

[THIS SHALL BE IN SEPARATE ENVELOPE]

**SUBJECT: Selection of Architect for the construction of Office Complex for BRDC**

This envelope to be super scribed as "Technical Bid" should contain Proforma A & Proforma B as detailed below:

**Proforma A**

Concept Drawings and Architectural Designs.

Particulars	No.of Copies
<b>Concept and Design Details</b>	
<b>Total layout</b>	
<b>Floor Plans</b>	
<b>3 D Designs</b>	

All copies of the Drawings should be duly signed by Architects.

**# The most important criteria in the selection of the Architect Firm is the concept design**



**PROFORMA – B**

**APPLICATION FORMAT**

Name of the Applicant:	
Address	
Status of the Firm (Whether company/Partnership/proprietary) :	
Name of the Proprietor/ Partners/ Director	
Year of establishment:	
Income-tax No. PAN/GIR NO;	
Particulars of Application Fee of Rs.2000/- (Rupees Two thousand only)	DD No.....Date Or Receipt No.....Date
Registration Number with Council of Architects:	
List of land mark buildings above 5000 Sq. M executed during the last 10 years. (name of the Client with address, concerned office and telephone number)	
Name of the Chief Architect:	
Name of Architect attending this Project:	

**D E C L A R A T I O N**

1. All the information furnished by me / us here above is correct to the best of my knowledge and belief.
2. I / we have no objection if enquiries are made about the work listed by me / us in the accompanying sheets / annexures.
3. I / We agree that the decision of BRDC in selection will be final and binding to me / us.

Place :

SIGNATURE

Date :

NAME & DESIGNATION

SEAL OF ORGANISATION

**PROFORMA – C**

[THIS SHALL BE IN SEPARATE ENVELOPE]

**“FINANCIAL BID – FEE STRUCTURE”**

**The Manging Director**

Bekal Resorts Development Corporation Limited  
Udma, Kasaragod  
Trivandrum -671318

Sir

**SUBJECT: Selection of Architect for the construction of Head Office Complex of BRDC at Pallikare, Bekal, Kasaragod**

I/We have read the Notice Inviting Offer, details & scope of work and general instructions as per EOI document. I/We also understand that BRDC reserves its right to accept or reject any or all the offers partially or wholly.

I/We are fully qualified to provide consultancy services for the said work and have understood the scope of services, terms and conditions. Accordingly, we are agreeable to extend our professional services for the subject work on the following charges:

Consultancy fees as per the "EOI Document", for complete consultancy services shall be (in figures)

<b>Consultancy fee</b>	<b>.....% (.....Percent) of the estimated cost of work.</b>
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(Rate should be quoted both in figure and words)

The above fee is excluding applicable Service Tax. The fees quoted shall include all other expenses like travelling, accommodation, out of pocket expenses and all other personal expenses. The

I/We fully understand that you are not bound to accept the lowest or any offer you may receive.

Place :

SIGNATURE

Date :

NAME & DESIGNATION

SEAL OF ORGANISATION