

**INVITATION FOR EXPRESSION OF INTEREST CUM REQUEST FOR
PROPOSAL (EOI CUM RFP)**

FOR

**Conceptualizing, Designing, Turnkey Execution of Interpretation Centre
cum Museum in the Tourism Complex Building
inside Jagannath Ballav Math, Puri**



**Odisha Tourism Development Corporation Limited
(A Govt.of Odisha Undertaking)
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[email: otdc@panthanivas.com](mailto:otdc@panthanivas.com)**

Dated: 23.02.2018

1. Introduction

The temple of Lord Jagannath at Puri occupies primacy in the religious and cultural history of Odisha. The mode of worship at Shri Jagannath temple is a blending of elaborate Vedic, Puranic and Tantrik protocols. More than sixty five festivals are celebrated annually in honour of the Lord. The Ratha Yatra (Chariot Festival) is an event of great religious experience and devotional fervor attracting large number of devotees from across the country and abroad. Being a Hindu temple, non-hindus are not allowed to enter to the temple complex. Puri being the major tourist hub of the State is visited by about a crore of tourist and about 65,000 foreign tourists. Department of Tourism has created core infrastructure for Interpretation Centre measuring about 240 sq.mtr within Jagannath Ballav Math which is closed to Puri Temple. The Math Complex measuring about 42 acres of land have other tourist amenities like parking, craft shop, pilgrim rest centre, public convenience etc. for the tourists. Department of Tourism intends to furnish & operationalize the Interpretation Centre on a turnkey basis starting from conceptualizing, designing to execution.

2. REQUEST FOR PROPOSAL

Odisha Tourism Development Corporation Limited (the "*Authority*") is issuing this Expression of Interest cum Request for Proposal (EOI cum RFP) inviting techno-commercial bids from interested and eligible Architect / reputed furnishing house having relevant experience in planning, designing and turnkey execution of furnishing of Interpretation Centre / Museum of similar nature under design & build model. The core house for the above purpose measuring about 16500 sq.ft shall be provided by OTDC, (drawing of the building is given at **Annexure-I**). The estimated cost of the project is Rs.6.00 Cr.

Bid Summary and Brief Particulars of the Project

S. No.	Key Information	Details
1	Project Title	Conceptualizing, Designing, Turnkey Execution of Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri
2	Location	Inside Jagannath Ballav Math near Shree Jagannath Temple, Puri alongside the grand road. The Math complex is on 42 acres of land wherein other infrastructure like parking, craft shop, pilgrim rest centre, public convenience etc. are already available. Department of Tourism has already developed 16500 sq.ft. covered space comprising of three Hall for an Interpretation Centre to showcase the rituals of Lord Jagannath and Jagannath Culture.

3	Authority	Managing Director, OTDC Ltd., Lewis Road, Bhubaneswar
4	Scope of Work	<ul style="list-style-type: none"> • Bidder should create a curatorial approach for the content for the Centre-cum-Museum, create the exhibits to be displayed and design the space in an integrated manner, including the spaces of the Centre, display structures, audio-visual displays, lighting and services (those in the not in the scope of the ongoing work of the Department) <p>A. <u>Conceptualize the Interpretation Centre</u></p> <ul style="list-style-type: none"> - The Interpretation Centre is for both visitors, international and non-Hindu tourists who cannot enter the temple, and those visitors and pilgrims who enter the temple. - Interpretation Centre-cum-Museum Should deal with: <ul style="list-style-type: none"> - Background of the Puri Temple Complex: legend, history, festivities and culture. - The Centre should use all contemporary technologies and traditional heritage to highlight the importance of this landmark temple complex including but not limited to: <ol style="list-style-type: none"> I. Models as displays II. Interactive technologies and displays III. Audio-visual displays IV. Use of corridor space for display with durable displays <p>B. <u>Research & selection of exhibits, components, layout & design :</u></p> <ol style="list-style-type: none"> I. Research and curate II. Design all components <ul style="list-style-type: none"> - The research & selection of exhibits will include but not limited to the following ground works before proceeding actual work of designing - Research on theme, historical & mythological background, rituals and legends. This must be based on authentic previous research work done by reputed scholars. - Selection of exhibits which can be made available for displaying in the Interpretation Centre. - Conceptualizing other visuals (secondary sources) which are not readily available with the authority but relevant to the theme. - Visualizing multisensory Ads - Analysis of display method

		<ul style="list-style-type: none"> - Analysis of adequacy of the support infrastructure available such as power, water, sewerage etc. <p>C. Estimation of bill of quantity and specifications</p> <p>This will include determination of various bill of quantity estimate including partition, layout of the gallery, showcases, pedestal, signage, lighting, air-conditioning, multi-media equipments, miniature exhibits etc.</p> <p>D. Actual implementation of the work</p> <ol style="list-style-type: none"> I. Supply & installation of materials, equipments, furnishing, software & all other inputs required to make the Interpretation Centre fully operational. II. Turnkey execution of the project so as to give a final product as per the concept, drawing & design approved by the authority by using the materials, equipments as specified in the Bill of Quantity. <p>E. Operation & maintenance of Interpretation Centre</p> <ol style="list-style-type: none"> I. The agency shall assist in selection of an O&M agency and shall provide necessary training & capacity building, handholding to the employees of the selected agency.
5	Estimated Project Cost	Rs.6 crore.
6	Project Structure	Design, Built and Transfer
7	Construction Period	18 (Eighteen) months The above stated time line shall become applicable from the date of signing of Agreement.
8	Bid Processing Fee	INR 10,000 in the form of DD/BG from any scheduled bank in the favour of Director, Tourism, Govt. of Odisha.
9	Bid Security/ EMD	INR 1 lakh in the form of a DD/ BG in the favour of Managing Director, OTDC Ltd. In case of BG, the validity period should be at least 180 days from the Bid Due Date
10	Evaluation Methodology	The selection of the Agency shall be on QCBC method . Stage-I The applicant to be short-listed to perform the above mentioned scope needs possession of the required professional expertise, related sector capability, financial capability and experience of turnkey execution as mentioned in the eligibility criteria mentioned in sl.no.11.

		<p><u>Stage-II</u></p> <p>Apart from above, the concept, exhibits and nature of furnishing proposed by the applicant are also very vital.</p> <p>The applicant will be selected based on combined Techno-Commercial evaluation of the proposal in the ratio of 70% (Technical) and 30% (Commercial)</p> <p><u>Stage-III</u></p> <p>The commercial bids will be evaluated on a score 0 to 30. L1 will get 30 marks and the others will get marks in proportion to the Bid. Thus, if the quote of L1 is Rs.X and L2 is Rs.2X, then L2 will get 15 marks.</p> <p>The applicant obtaining the highest combined Techno-commercial score will be the selected Agency</p>	
11	Eligibility Criteria for the bidder	<p>The Bidder may be a single entity/ firm/ Company, Government-owned entity.</p> <p>Technical Eligibility Criteria:</p> <ol style="list-style-type: none"> 1. The applicant should be a design consultant or a registered Design Firm with experience in Museum Design (not below State level Museum). 2. Qualification of the principal applicant - should be at least having diploma / degree in exhibition / spatial Design / Architecture from a leading design or architectural college in India or abroad. 3. The applicant should have designed at least one permanent National level / State level thematic exhibitions / State level museum on turnkey basis (project value not below Rs.0.5 crores). The supporting images & brief description of the client, location, value of project and bidders role in the project to be submitted along with the technical bid. <p>Financial Eligibility Criteria</p> <p>Turnover : The Bidder must have average turnover of Rs.0.5 Cr. per annum during the last 2(two) audited financial years immediately preceding the Bid Due Date.</p>	
12	Technical Evaluation	<p>Evaluation Criteria</p> <p>Should be a reputed design consultant or a registered design firm with experience in designing at least one State level Museum or National level thematic exhibition. 10 marks for one such project and 5 marks each for additional projects (project cost not below Rs.0.5 Cr.)</p> <p>Turnover from consultancy service should be at least Rs. 0.5 Cr. annually in last 2 years – 5 marks. For each addl. 0.25 Cr., 2.5 marks</p>	<p>Max.Weightage</p> <p>20</p> <p>10</p>

		The principal architect / consultant must have experience in designing of state level museum / cultural project (permanent nature) (5 marks for each project)	10
		Clarity & richness of the concept design suggested by the consultant. The consultant is required to make a presentation before a committee duly constituted by the appropriate authority on the concept, drawing, design proposed. Type of furnishing and bill of quantity suggested by the agency. Based on the presentation, the committee shall evaluate this aspect of the proposal.	60
13	Selection Method	Highest combined score in technical & financial bid.	
14	Performance Security during construction	The Preferred Bidder shall within 60 (Sixty) days from the date of Letter of Award (on or before the signing of Agreement) provide a Construction Performance Security of INR 2 lakhs to OTDC	
15	Responsibilities of the Preferred Bidder.	<p>i. Submit a detailed master plan, design, work components , details of exhibits, other logistic along with working drawings within two month from issue of LoA for approval of OTDC.</p> <p>ii. Procure required clearances for commencing and implementing the Project.</p> <p>iii. Develop and implement all the infrastructure and facilities mentioned in the master plan / presentation made before the OTDC authority during technical evaluation.</p> <p>iv. Fulfill all other terms & conditions set forth in bidding documents</p> <p>v. To confirm the requirement under Labour Laws and statutory requirement.</p>	
16	For delayed completion of construction	<p>In the event that Completion of Project construction does not occur on or before a period of eighteen months from the signing of Agreement (“Scheduled Completion Date”) for any reasons attributable to the selected agency, the Authority shall be entitled to recover liquidated damages at the rate of INR 5,000 per day for each day of delay subject to a maximum of INR 5 lakh for a delay of 100 days.</p> <p>For any delay beyond 100 days, the Authority shall have the right to terminate the Agreement and forfeit the performance security</p>	
17	Work assessment and check measurement	The Authority shall through its Engineering Division or appointed independent engineer assess the work executed by the agency vis-à-vis the master plan design, drawing, bill of quantity submitted by them at the time of approval of the master plan. Furnishing of the project must confirm to the prescribed quality norms.	

18	Stage payment	<ul style="list-style-type: none"> - 10% of the SI.No.1 & 2 of the Financial Bid shall be paid on approval of concept, detail drawing, design, bill of quantity by the OTDC authority. - 75% of SI.No.1 & 2 of the Financial Bid will be paid in three equal installment on the basis of actual progress of the work to be assessed by the OTDC Engineering Division / Independent Engineer. - 10% of the SI.No.1 & 2 of the Financial Bid only after completion of work, duly certified by OTDC authority and successful trial run. - Balance 5% of SI.No.1 & 2 of the Financial Bid will be released only after one year subject to successful operation of the project (defect liability period).
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In order to identify and select an entity for award of the Project, the Authority intends to carry out a single-stage competitive & integrated bidding process comprising of three envelopes containing Pre-Qualification, Technical Bid and Price Bid (hereinafter collectively referred to as "Bid"). The evaluation of the Bids would be carried out in three (3) mutually distinct and sequential stages. All the three envelopes shall be super scribed as (i) Pre-qualification Bid for Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri, (ii) Technical Bid for Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri & (iii) Financial Bid for Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri. The three Covers must be sealed and shall be put together in one outer envelope which shall be sealed and marked as "Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri".

- The first stage would be the Pre-Qualification stage which would involve a test for responsiveness based on qualification criteria set forth herein. In this stage, the information provided by the Bidders on their technical capacity and financial capacity for undertaking the Project would be evaluated. Based on this stage, only those Bids that meet the technical capacity and financial capacity & submitted bid security, bid processing fee as set out in this RFP shall be shortlisted / qualified and their Technical Bids would be evaluated.
- Technical proposal, as submitted by Bidders, would be evaluated at this stage as per para 13.
- The Financial Bids of technically qualified bidders will be opened and Highest combined score in technical & financial bid will be awarded the project, subject to the terms and conditions of this RFP

The Preferred Bidder shall be responsible for undertaking design, engineering, procurement, construction (on DB basis) under and in accordance with the provisions of an engineering, procurement and construction contract to be entered between the agency and the Authority.

Any queries or request for additional information concerning this RFP shall be submitted in writing or by fax and e-mail to the officer designated below. The envelopes / communications shall clearly bear the following identification / title: **"Queries / Request for additional information on Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri"**

Schedule of Bidding Process: The Authority shall endeavour to adhere to the following schedule:

S. N.	Event Description	Date
1	Availability of Bid Documents at Website	25.02.18
2	Last date for receiving queries	06.03.18
3	Pre-Bid meeting (OTDC Conference Hall)	13.03.18 (11.30 A.M.)
4	Authority response to queries latest by	15.03.18
5	Bid Due Date	Up to 5.00 P.M. (16.03.18)
6	Opening of bid for PQ and Technical Evaluation	17.03.18
7	Completion of Technical Evaluation	19.03.18
8	Opening of Price Bid	To be intimated later
9	Letter of Award (LOA)	Within 15 days of opening of Price Bid
10	Validity of Bid	180 days from Bid Due Date

Authority shall receive Bids pursuant to this RFP in accordance with the terms set forth in this RFP and other documents to be provided by the Authority pursuant to this RFP as modified, altered, amended and clarified from time to time by the Authority (collectively the "Bidding Documents"), and all Bids shall be prepared and submitted in accordance with such terms on or before the Bid due date specified for submission of Bids (the "Bid Due Date").

Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

For any assistance in respect to the site visit to the Bidders, Bidders can contact the following officer at Bhubaneswar at the address given below:

Mr. S. P. Patnaik, Suptd.Engineer, OTDC Ltd., Odisha

Phone : 0674-2433757, Cell : 9437024647

It shall be deemed that by submitting the Bid, the Bidder has:

- i. made a complete and careful examination of the Bidding Documents;
- ii. received all relevant information requested from the Authority;
- iii. acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the Authority relating to any of the matters.
- iv. satisfied itself about all matters, things and information including matters referred in the RPF, necessary and required for submitting an informed Bid, execution of the Project in accordance with the Bidding Documents and performance of all of its obligations thereunder;
- v. acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Bidding Documents or ignorance of any of the matters referred in the RPF shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc. from the Authority, or a ground for termination of the Concession Agreement by the Concessionaire;
- vi. acknowledged that it does not have a Conflict of Interest; and
- vii. agreed to be bound by the undertakings provided by it under and in terms hereof.

The Authority shall not be liable for any omission, mistake or error on the part of the Bidder in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the RFP or the Bidding Process, including any error or mistake therein or in any information or data given by the Authority.

Notwithstanding anything contained in this RFP, the Authority reserves the right to accept or reject any Bid and to annul the Bidding Process and reject all Bids, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefore. In the event that the Authority rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

The Authority reserves the right to reject any Bid and appropriate the Bid Security if:

- (a) at any time, a material misrepresentation is made or uncovered, or

(b) the Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid. Such misrepresentation/improper response shall lead to the disqualification of the Bidder. If such disqualification / rejection occurs after the Bids have been opened and the lowest Bidder gets disqualified / rejected, then the Authority reserves the right to annul the Bidding Process and invites fresh Bids.

In case it is found during the evaluation or at any time before signing of the Concession Agreement or after its execution and during the period of subsistence thereof, including the Operations Period, that one or more of the qualification conditions have not been met by the Bidder, or the Bidder has made material misrepresentation or has given any materially incorrect or false information, the Bidder shall be disqualified forthwith if not yet appointed as the Concessionaire either by issue of the LOA or entering into the Concession Agreement, and if the Bidder has already been issued the LOA or has entered into the Concession Agreement, as the case may be, the same shall, notwithstanding anything to the contrary contained therein or in this RFP, be liable to be terminated, by a communication in writing by the Authority to the Bidder, without the Authority being liable in any manner whatsoever to the Bidder and without prejudice to any other right or remedy which the Authority may have under this RFP, the Bidding Documents, the Concession Agreement or under applicable law.

The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP. Failure of the Authority to undertake such verification shall not relieve the Bidder of its obligations or liabilities

FORMAT FOR FINANCIAL BID (Cover 3)

Date:

To

The Managing Director,
O.T.D.C. Ltd.
Lewis Road
Bhubaneswar - 751 014

Dear Sir:

**Ref: Financial Bid for Interpretation Centre cum Museum in the Tourism Complex
Building inside Jagannath Ballav Math, Puri**

I / we offer to Design, Built and Transfer the Project **Interpretation Centre cum Museum in the Tourism Complex Building inside Jagannath Ballav Math, Puri** on the stipulated terms and conditions and other particulars therein.

S. No.	Details	Quotation (In Rs.)
1.	Cost for preparation of Curation & Design of the Document including BOQ for the project:	
2.	Turnkey Execution of the Interpretation Centre, including interiors, exteriors, landscaping, display structures and relevant exhibits required for the execution for the project as mentioned in the Scope of Work.	
	GRAND TOTAL	

(The amount quoted are inclusive of all taxes and duties but excluding GST.)

I / we understand that OTDC is not bound to accept the highest or any Financial Bid(s) received.

I/ we agree that my / our Financial Bid shall remain valid for a period of 180 days from the Bid Due Date prescribed for submission of Proposal. I / we confirm that our Financial Bid is unconditional and that we accept all terms and conditions specified in the RFP. I / we agree to be bound by this offer if we are the Selected Bidder for the aforementioned Project.

For and on behalf of:

Signature:

(Authorized Signatory and Signatory of the Bidding Company)

Name of the Person:

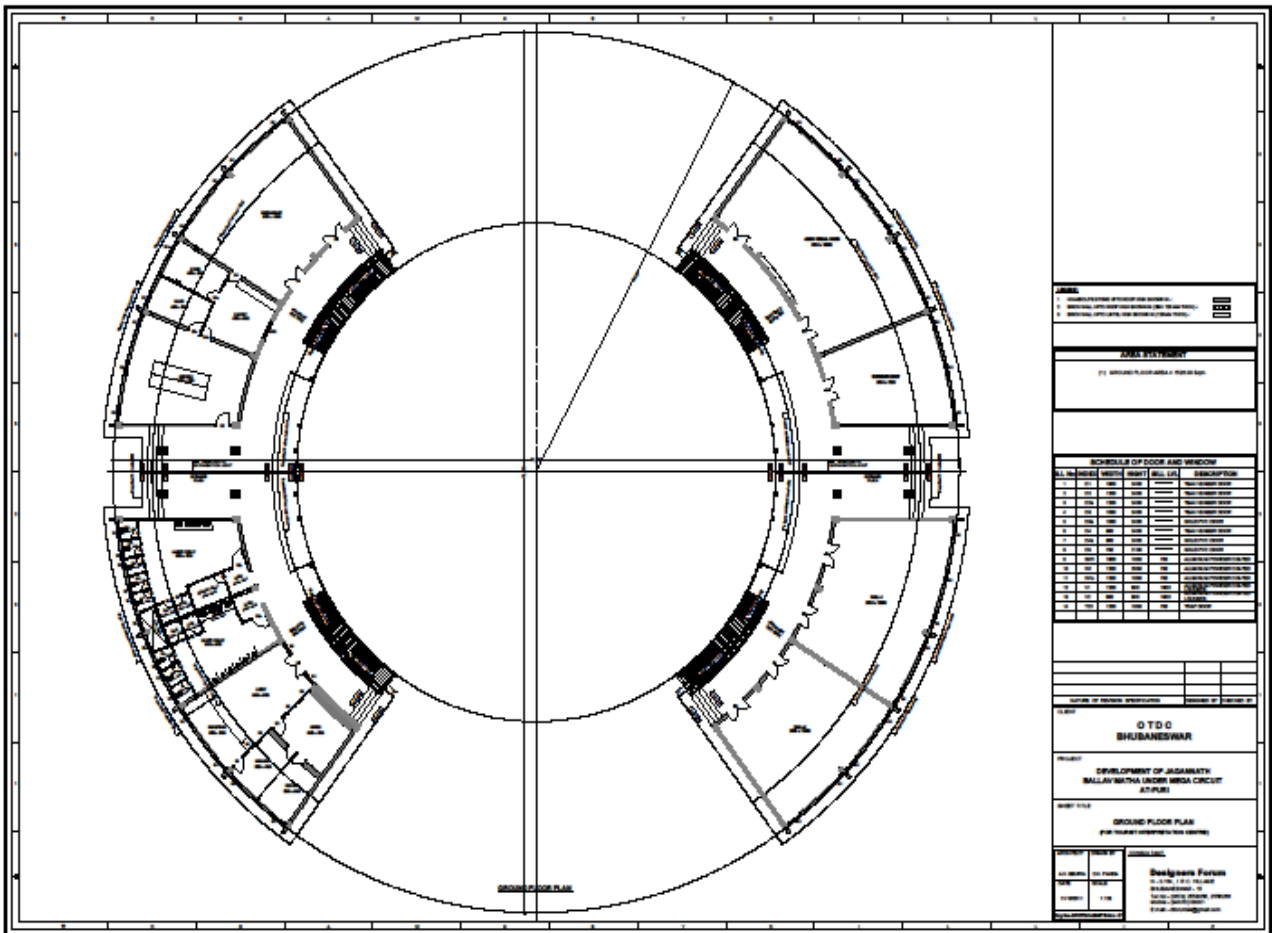
Designation:

SEAL OF THE BIDDING ENTITY

CHECKLIST OF SUBMISSIONS

#	Enclosures to the Bid	Status (submitted / not submitted)	Comments
COVER 1			
1.	Bid Processing Fee of Rs.10,000/- in shape of D.D. favouring M.D., OTDC Ltd.		
2.	Signed copy of RFP		
3.	Covering Letter cum Project Undertaking		
4.	General Information as Annexure-II		
5.	Bid Security		
6.	Documents to prove the technical eligibility criteria		
7.	Net-worth certificate / copy of the audited balance-sheet		
8.	Turnover certificate / copy of the audited accounts for last three years		
9.	Additional Information / Supporting documents		
COVER 2			
10.	Documents for technical evaluation as prescribed in Para-13		
COVER 3			
11.	Financial Bid		

DRAWINGS OF THE BUILDING



GENERAL INFORMATION (Cover 1)

- Bidder details
 - a. Name of the Bidder
 - b. Bidder's Constitution (Proprietorship / Partnership / Private Limited / Public Limited)
 - c. Country of incorporation
 - d. Address of corporate headquarters and its branch office(s), if any, in India
 - e. Date of incorporation and/or commencement of business.
- Brief description of the Bidder including details of its main lines of business
- Details of individual (s) who will serve as the point of contact / communication for OTDC:
 - a. Name
 - b. Designation :
 - c. Company :
 - d. Address :
 - e. Telephone Number :
 - f. E-Mail Address :
 - g. Fax Number :
- Name, Designation, Address and Phone Numbers of Authorized Signatory of the Bidder:
 - a. Name :
 - b. Designation :
 - c. Address :
 - d. Phone No. :
 - e. Fax No. :

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Signature of the Authorized Signatory

(Name, Designation and Address)