

**GREATER COCHIN DEVELOPMENT AUTHORITY  
KADAVANTHRA  
KOCHI-20**

**NOTICE INVITING EXPRESSION OF INTEREST FOR PREQUALIFICATION OF  
CONSULTANTS**

Greater Cochin Development Authority invites sealed applications for prequalification from reputed Consultants for 'Transformation of Jawaharlal Nehru International Stadium premises into urban livable open space'.

The application form can be collected directly from GCDA office till **13<sup>th</sup> March 2023, 4pm**. For full details as well as for downloading the blank application form, please visit our website at [www.gcdaonline.com](http://www.gcdaonline.com)

The last date of submission / receipt of duly filled application form is **15<sup>th</sup> March 2023, 2.30pm**. Applications shall be submitted in sealed cover **directly** at GCDA office or **through registered post**. Please superscribe the envelop as **EXPRESSION OF INTEREST FROM CONSULANTS - Transformation of Jawaharlal Nehru Stadium premises into urban livable open space**.

Application fee of **Rs.1000/-** including tax shall be remitted as **Demand Draft** in favour of **Secretary GCDA** payable at **Ernakulam**. In case of downloaded forms the fee shall be remitted along with the submission of duly filled application.

Contact details      **Ph: 0484-2204261, 2205061,2205882**

**Email: [gcdaonline@gmail.com](mailto:gcdaonline@gmail.com)**

**SECRETARY**

**GREATER COCHIN DEVELOPMENT AUTHORITY**



# GREATER COCHIN DEVELOPMENT AUTHORITY

## APPLICATION FORM FOR PREQUALIFICATION OF CONSULTANTS

Issued to

M/s .....

.....

.....

.....

Last date of submission: **15<sup>th</sup> March 2023, 2.30pm.**

The application form duly filled shall be addressed to

SECRETARY  
GREATER COCHIN DEVELOPMENT AUTHORITY  
KADAVANTHRA  
KOCHI-20

I/We have read and understood the instructions and the terms and conditions contained in the application form. I/We do hereby declare that the information furnished in the application and in the supplementary sheets from pages .... to..... is correct to the best of my/our knowledge and belief.

Signature .....

Name .....

Designation .....

Full Address .....

.....

.....

.....

Place .....

Date .....

Seal



**REQUEST FOR PROPOSAL (RFP)**  
**CONSULTANTS FOR TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL**  
**STADIUM PREMISES INTO URBAN LIVABLE OPEN SPACE**

**BID DOCUMENT**

CONTENTS		Page No
1	BACKGROUND	2
2	BRIEF OF THE PROJECT	2
3	SCOPE OF CONSULTANT	3
4	SERVICES TO BE RENDERED BY THE CONSULTANT	4
5	TIME FRAME FOR SERVICES	6
6	SELECTION PROCEDURE	8
7	PROFESSIONAL FEE	12
8	OTHER TERMS AND CONDITIONS	14
9	PRE-BID MEETING	16
ANNEXURE		
I	FORM OF AGREEMENT	17
II	FORM OF CONSORTIUM AGREEMENT	19
III	COVERING LETTER FOR BID SUBMISSION	21
IV	PROFORMA- A HIGHLIGHTS OF THE DESIGN	22
V	PROFORMA- B CONFIRMATION FOR ACCEPTANCE OF THE TERMS & CONDITIONS	23
VI	PROFORMA- C KEY PERSONS PROPOSED TO BE ASSIGNED FOR THIS PROJECT	25
VII	PROFORMA- D FINANCIAL BID – FEE STRUCTURE	27
VIII	PROJECT TEAM AND KEY PERSONNEL	29
IX	POWER OF ATTORNEY (limited company or corporation)	31
X	POWER OF ATTORNEY (firm in partnership or consortium)	32
XI	SITE SKETCH	34

Due date and time for submission of bid :15.03.2023 2.30PM

Date of opening of Technical bid :15.03.2023 3.00PM



# GREATER COCHIN DEVELOPMENT AUTHORITY

KADAVANTHRA

KOCHI-20

## TECHNICAL BID

### CONSULTANTS FOR TRANSFORMATION OF JAWAHARLAL INTERNATIONAL NEHRU INTERNATIONAL STADIUM PREMISES INTO URBAN LIVABLE OPEN SPACE

#### 1 BACKGROUND

Kochi is hosting several exhibitions and trade fairs throughout the year. But it lacks a permanent venue and infrastructure for the same. Many of the events are conducted in the Jawaharlal Nehru International Stadium ground, Marine drive open ground, Durbar hall ground, Eranakulathappan ground etc in temporary erected structures. About 200 such major events are organized in the city every year. Fire risk and unsafe conditions of structure cannot be ruled out in these cases. In each occasion, creation and dismantling of the required infrastructure are resulting in unnecessary expenditure and wastage of time which otherwise can be avoided if there is a permanent set up for the same. Also it will attract major fairs and conventions at the international level.

#### 2 BRIEF OF THE PROJECT

The proposed **site** is located at Kaloor, on the southern side of the Kaloor-Palarivattom Road, where the present Jawaharlal Nehru International Stadium is situated. The total extent of the site is about 32 acres. The north side of the site abuts the 24m wide Kaloor-Palarivattom Road with a frontage of about 97m. The southern side is connected to the 22m wide Stadium Link road. The open space in front of the stadium, where the exhibitions are presently conducted, has an average width and depth of 97m and 268m respectively. The existing 22m wide access to the stadium is provided through the middle portion of this open space. Ground condition of the site is fairly level. **Sketch** of the site with all measurements is attached.



### 3 SCOPE OF CONSULTANT

The Consultant shall prepare the **site layout** for the optimum utilisation of the entire land including the building . This should includes the arrangement of existing stadium, the buildings both existing and proposed which are allied to sports, demarcate stadium premises for urban forestry, sports museum , for conducting various events , gatherings , exhibitions ,arrangement of security cameras and lightings, required parking spaces for the entire facilities, circulation patterns, supporting facilities and the landscape design which includes art of class statues etc. Due consideration shall be given to the parking, traffic circulation and evacuation requirements of the stadium for its unhindered and smooth functioning.

The tentative major requirements include retrofitting of the stadium building (exclusive of stadium roof) in line with international standards;preparing buiding allied with sportsactivities;landscape the site area,provide suitable location for advertisement boards with LED provision of specific designs and size.

The Consultant shall prepare the following in respect of the **proposed project**.

- Detailed Project Report (DPR) including SWOT Analysis, financial feasibility etc.
- **Architectural drawings and Master Plan for the entire stadium.**
- **Structural design and drawings including foundation design and earth retaining structures if any.**
- **Designs for Mechanical, Electrical & Plumbing (MEP) works including Acoustic system.**
- **Designs for fire protection**
- **Designs for security systems**
- **Design of parking area and circulation system** including direct vehicular access to the entrance(s) to the centre.
- **Specifications, Quantities & Cost Estimate** sufficient for obtaining Administrative Sanction from GCDA & Sanction from Government of Kerala and also for inviting tenders.
- **Project implementation schedule in the form of MS Project or similar software covering all activities** of preparing drawing, obtaining statutory approvals, expenditure sanction award of contract, work execution and commissioning.



*concerned authorities and/ or as recommended by the authority.*

JNIS being one of the International Stadium in Kerala that host international cricket and football matches. The design should include various aspects retrofitting the existing stadium(exclusive of stadium roof) according to the international standards; commercial activities; The premises surrounding the stadium should be designed so to accommodate various others sports allied activities like skating rink, open gym, cycle tracks , sports museum etc and care also to be taken so as to provide the required parking space, circulation plan ,areas earmarked for exhibition and other commercial activities.

#### **4 SERVICES TO BE RENDERED BY THE CONSULTANT**

The consultant shall render the following services in connection with the project including site visits during the execution of the project.

1. Visit the site, collect details and identify the possible developments for optimum utilization of available land and prepare alternative master plan layouts to enable GCDA to select the most promising plan. The consultant shall also furnish project implementation schedule in the form of MS project or similar software covering all activities of preparing drawing, obtaining statutory approvals etc.
2. Prepare detailed plans for retrofitting the existing stadium, according to international standards.
3. Prepare required detailed drawings on receipt of approval of the detailed plans by GCDA and submit copies of drawings to GCDA and obtain all mandatory NOC's / clearances / approval including preparing Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) if any and obtaining Environmental Clearance, for the project from the concerned statutory authorities if any fulfilling the conditions stipulated by them. Necessary fee payable to the statutory authorities (except the cost of preparing EIA Report & EMP and obtaining the Environmental Clearance) shall be paid by GCDA.
4. Drawings to be submitted as mentioned above include the master plan of the stadium



compound and location plan, site plan, building plan, elevation and sections along with a computer generated 3D image with rendering of the existing and proposed building.

5. Design and prepare detailed architectural drawings; structural design/ calculations and drawings; designs for Mechanical, Electrical, Plumbing (MEP) works as applicable such as acoustics, sanitary, plumbing, water proofing and drainage; water supply, waste disposal and sewerage; electrical, electronic & communication systems; heating, ventilation and air conditioning design (HVAC) and other mechanical systems such as elevators, escalators, fire detection, fire protection, security systems including evacuation plan in case of hazard; interior design, landscaping design of the site, vehicle access and circulation system, general vehicle parking area, adequate entry and exit system, and any other services / systems as may be found necessary for functional requirement of the site. Initially, preliminary foundation and structural design shall be prepared for quantity estimation required for preparing cost estimate.
6. Prepare detailed specifications and schedule of quantities and cost estimate including rate analysis in PRICE as required for obtaining administrative sanction/ investment approval and issuing technical sanction for the project.
7. Prepare and submission of Detailed Project Report(DPR) including all the details necessary and as instructed by GCDA from obtaining the technical approval of the project.
8. Prepare and issue working drawings and other details as required for proper execution of works during the progress of construction.
9. Assist the Departmental Engineer in selecting materials for various elements and components.
10. During execution of the work, the consultant shall make minimum two visits to the site / GCDA office in a month for inspection and quality surveillance. The Consultant shall, wherever necessary, clarify the interpretation of the drawing, specifications etc. to ensure



that the project proceeds generally in accordance with the approved design and specifications through GCDA. They shall also inform and render advices to GCDA on actions, if any, required.

11. Prepare and submit sets of completion drawing of the site for obtaining completion certificate and occupancy certificate. Detailed specifications and schedule of quantities of the completed structure shall also be submitted for future reference and periodical services.
12. Apart from submitting the hard copies, soft copies including AUTOCAD sketches of the Master Plan and of all construction drawings and designs of major structures if any shall be submitted to GCDA for its record & future reference.
13. Obtain final building completion and occupancy certificate and secure permissions from any such other authorities as per the byelaws/ laws/ regulations/ rules etc. for the occupation of the building. Necessary fee payable to the statutory authorities shall be paid by GCDA.
14. Green Building certification from recognized agencies like GRIHA, IGBC, BEE shall be obtained. Statutory fees for Green building certification shall be reimbursed by the authority on receipt of the original bill.

## **5 TIME FRAME FOR SERVICES**

1. Time allowed for commencement of assignment from the date of issuing work order –  
To+7 working day.  
(To- Date of issue of work order)
2. Visit the site, collect details and identify the possible developments for optimum utilization of available land and prepare alternative master plan layouts to enable GCDA to select the most promising plan. The consultant shall also furnish project implementation schedule in the form of MS Project or similar software covering all



activities of preparing drawing, obtaining statutory approvals, expenditure sanction, tendering and award of contract, work execution and commissioning – To+21 working day.

3. Prepare detailed plans of various amenities like open gym, sports museum, retrofitting existing stadium , street scape and landscape the entire premises so that they meet the international standards. The drawing should conform to the prevailing byelaw including Green Building code- To+42 working day
4. Prepare required detailed drawings on receipt of approval of the detailed plans by GCDA and submit copies of drawings to GCDA and obtain all mandatory NOC's / clearances / approval including preparing EIA and EMP and obtaining Environmental Clearance, for the project if any from the concerned statutory authorities, fulfilling the conditions stipulated by them.
  - a. Submission of drawing to local bodies -14 working day from the issue of approval as in clause 5(4).
  - b. Submission of application for environmental clearance if any -14 working day from the issue of approval as mentioned in clause 5(4).
5. Design and prepare detailed architectural drawings, structural design/ calculations and drawings, designs for MEP works as applicable such as acoustics, sanitary, plumbing, water proofing and drainage, water supply, waste disposal and sewerage; electrical, electronic & communication systems; heating, ventilation and air conditioning design (HVAC) and other mechanical systems; elevators, escalators, etc; fire detection, fire protection and security systems etc; interior design, landscaping design of the site and any other services / systems, vehicle access and circulation system, general vehicle parking area, adequate entry and exit system etc. all complete as may be found necessary for functional requirement of the site. Initially, preliminary foundation and structural design shall also be prepared for quantity estimation required for preparing cost estimate – 28 working days from the issue of approval as mentioned in clause 5(4).



6. Prepare detailed specifications and schedule of quantities and cost estimate including rate analysis in PRICE as per the prevailing procedures as required for obtaining administrative sanction for the project – 42 working days from the issue of approval as mentioned in clause 5(4).
7. Prepare and issue construction drawings and other details as required for proper execution of works during the progress of construction – 56 working days from the issue of approval as mentioned in clause 5(4) till the completion of the execution of work based on the approved time frame to be fixed by GCDA.
8. During execution of the work, the consultant shall make visits to the site / GCDA office in a month for inspection and quality surveillance as and when requested by the authority. The Consultant shall, wherever necessary, clarify the interpretation of the drawing, specifications etc. to ensure that the project proceeds generally in accordance with the approved design and specifications as and when required by GCDA. They shall also inform and render advices to GCDA on actions, if any, required. – from the date of commencement of construction work as per the implementation schedule.
9. Prepare and submit the required sets of completion drawings for obtaining occupancy certificate. – 7 working days from the date of substantial completion of the construction.
10. Obtain final building completion and/or occupancy certificate and secure permission of any such other authorities as per the byelaws/ laws/ regulations/ rules etc. for occupation of the building. Necessary fee payable to the statutory Authorities shall be paid by GCDA and also obtain Green Building accreditation – 14 working days from the date of substantial completion of the construction.

## 6 SELECTION PROCEDURE

**Two cover system of tendering** is followed for the selection of consultant. The offer document comprises of **technical bid (cover-1)** and **financial bid (cover-2)** in the specified proforma, strictly in **separate sealed envelope with covering letter. Respective marking in bold letters**



shall be made on both the envelopes. Both the sealed envelopes shall **again be placed in a cover** bearing the identification '**CONSULTANCY SERVICES FOR TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO LIVABLE OPEN SPACE** and the same shall be sealed and submitted **through registered post/ courier** strictly within the stipulated date and time. Any bid received after the stipulated date and time will not be accepted and shall be returned unopened to the bidder.

In case the applicant is a consortium, the bid shall be accompanied by a copy of legally binding consortium agreement signed by both the members of the consortium. (format prescribed in Annexure-II)

The **bid must be properly signed** in all pages by

- i. The Proprietor in case of proprietary firm.
- ii. Duly authorized person holding the Power of Attorney in case of a Limited Company or Corporation (certified copy of Power of Attorney shall accompany the bid- Annexure - IX).
- iii. The Partner holding the Power of Attorney in case of a firm in partnership or in case of consortium (certified copy of Power of Attorney shall accompany the bid- Annexure -X).

**Technical bid** submitted in **cover-1** shall include **concept plan of the site layout and sketch plan of the proposed and existing buildings besides the bid document**. The sketch plan shall include the **indicative plans, elevations & perspective views** of the existing and proposed buildings. A **design brief** on the basic approach and identification of various developments that can be located optimally in the site shall be submitted. The highlights of the design of the proposed project in **Proforma A** and confirmation for acceptance of the terms and conditions in **Proforma B** shall also be submitted. Details regarding the key personnel of the bidder proposed to be assigned for this project shall be submitted in **Proforma C** along with their Curriculum Vitae. A demand draft for ₹ 20,000/- ( Rupees Twenty thousand only) drawn in favour of **Secretary GCDA** payable at **Ernakulam** towards **Earnest Money Deposit (EMD)** shall be enclosed with the Technical bid. In case of unsuccessful bidders the EMD will be released one month after the award of contract to the successful bidder.

The bidders will be called for **visual presentation on their approach, indicative plans, elevations, perspective views/ simulated 3D images with rendering and salient features**. Visuals of the major projects executed by the consultant during last ten years which individually



cost above ₹10 crores .The conceptual design and presentation will be evaluated and assessed by the Selection Committee.

A composite evaluation method will be adopted to get the best combination of technical offer and price. The Technical Bid will be given 70% weightage and Financial Bid will be given 30% weightage. The maximum achievable Technical Score (TS) and Financial Score (FS) is 100 points in both cases. Proposals will finally be ranked according to combined TS & FS. Final Score will be calculated as  $S = (TS \times 0.7 + FS \times 0.30)$ . Decision of the GCDA in regard to selection of the consultant shall be final and binding on the applicants. Misleading facts and information shall make the applicant liable for rejection. No remuneration/ cost or Traveling Allowance (T.A)/ Daily Allowance (D.A) will be paid to the bidders by the GCDA for preparing the bid or for attending the pre-bid meeting and for visual presentation.

The selection committee will determine the TS of the bidders on the following criteria:

Sl.No.	Criteria	Maximum Points
1	Understanding of project, main thematic vision, originality of concept, aesthetics, innovation and facilities planned, usable/ rentable floor area, efficiency of the architectural design	40
2	Quality and efficiency of Structural innovation and cost optimisation	20
3	Key Personnel of the team	40
Total		100

For evaluating sub criteria at Sl.No.3 above, the following weightage will be given:

Sl. No	Key Personnel	Max. Score	Total for team
1	Architect (Team leader)	9	40
	Experience 10 to 15 years	5	
	Experience 15 to 20 years	7	
	Experience over 20 years	9	
2	Urban Designer	7	
	Experience 10 to 15 years	3	
	Experience 15 to 20 years	5	
	Experience over 20 years	7	
3	Green building auditor	7	



	Experience 10 to 15 years	
	Experience 15 to 20 years	
	Experience over 20 years	
4	Structural Engineer	7
	Experience 10 to 15 years	3
	Experience 15 to 20 years	5
	Experience over 20 years	7
5	Geotechnical / Foundation Engineer	3
	Experience 10 to 15 years	1
	Experience 15 to 20 years	2
	Experience over 20 years	3
6	Electrical Engineer	3
	Experience 10 to 15 years	1
	Experience 15 to 20 years	2
	Experience over 20 years	3
7	Mechanical & HVAC Specialist	2
	Experience 5 to 10 years	1
	Experience over 10 years	2
8	Fire & Safety Specialist	2
	Experience 5 to 10 years	1
	Experience over 10 years	2

Minimum requirements for the key personnel are given in **ANNEXURE-VIII**.

**Financial bid** with covering letter for the proposed consultancy services in **Proforma D** shall be submitted in **cover-2**. The financial bid shall be expressed in Indian Rupees only. The financial bid of the technically qualified bidders will be opened after intimating the qualified bidders. After opening of Financial Bids, the lowest financial bid (FM) will be given a financial score (FS) of 100 points. The financial scores of other bidders will be computed as follows:

$$FS = 100 \times FM / F$$

(F = Amount of financial bid of bidder concerned)

The firm which gets the highest final score (S) will be decided as the prospective bidder for further decision on awarding of contract. The applicant thus selected will be appointed as the Consultant for the project after obtaining approval from GCDA and Government of Kerala. GCDA may reject any/ all of the bids received without assigning any reasons whatsoever.

The consultant shall enter into an agreement with GCDA in the prescribed form of agreement attached with this bid. The consultant has to remit an amount of ₹. 50,000/- (Rupees Fifty



thousand only) towards **security deposit** at the time of the execution of the agreement. Earnest money deposit will be adjusted towards the security deposit. Hence the balance amount of ₹. 30,000/- (Rupees Thirty thousand only) shall be remitted by way of a DD in favour of **Secretary GCDA** payable at **Ernakulam**.

No personnel employed by the CONSULTANT or associate consultant for the work will be liable for any sort of compensation or employment from GCDA.

The bid shall be valid for a period of **135 days** from the due date of submission of the bid.

## **7 PROFESSIONAL FEE**

Quoted Consultancy Fee will be paid subjected to the approval of the LSGD department of Government of Kerala PWD procedures as required for tendering the construction work. Fee for the scrutiny by proof consultant AND the cost of preparing EIA Report & EMP and obtaining the Environmental Clearance shall also be included in the consultancy fee. The fee is also inclusive of the cost of discharging the responsibilities of carrying out modifications, additions in approved designs and drawings, if any, required during execution of work due to site conditions or any other reasons and site visits during the progress of work. The total fee payable shall be assessed and decided by GCDA based on the applicable rules. The decision of the GCDA in this respect shall be final and binding on the consultant. Stages of payment will be as given below:

- i. On completion of activities I & 2 under services as mentioned in section 4 – 10 % of total fees (pending finalization of the total fee based on approved plan by the municipal authority, provisional amount shall be arrived at, based on the drawing accepted by GCDA for interim payment purpose).
- ii. On preparation of Detailed Project Report and sufficient drawings, particulars for applications for approval, processing and obtaining approval / sanction from the municipal authority– 10 % of total fees



- iii. On obtaining all the required statutory clearances including preparing EIA & EMP and obtaining Environmental Clearance – 20% of total fees.
- iv. On preparation of detailed architectural drawings, detailed specifications for various items of work, preliminary designs for structural components, schedule of quantities, and detailed cost *estimate including rate analysis based on Kerala State PWD procedures* in PRICE – 10% of total fees.
- v. On preparation and submission of tender documents for various packages of tender (10 hard copies along with the drawings and one soft copy) and its approval, tender process, detailed report and recommendations on tenders received and on award of work – 10 % of total fees (on submitting the documents for a particular package the payment shall be released on pro rata basis with reference to relevant estimated cost subject to a minimum of the accumulated amount being not less than 1% of total fees).
- vi. On submission of detailed architectural drawings and structural drawing along with the design and drawings for services and other facilities for construction purpose – 20% of total fees (on submitting the drawings for a particular component the payment shall be released on pro rata basis with reference to relevant estimated cost subject to a minimum of the accumulated amount being not less than 1% of total fees).
- vii. On issue of completion certificate to the contractors and submitting as built drawings to GCDA –10% of total fees.
- viii. On obtaining completion and occupation certificate from the local authority and green building accreditation –10% of total fees

No Traveling Allowance (T.A), Daily Allowance (D.A) or any other allowance shall be paid to the Consultant for visit to the site of project and/or GCDA Office.



All payments by GCDA under this contract will be made only in Indian Rupees (INR).

## **8 OTHER TERMS AND CONDITIONS**

- 1 Apart from such copies of drawings as are required for submission to the local authorities the Consultant will supply additional copies of drawings free of cost, as follows:
  - i. Two sets of all drawings for contractors.
  - ii. Two sets of all drawings for works/site engineer.
  - iii. One set of all drawings for other Service Consultants, if any.
  - iv. Two sets of all drawings and one set of completion drawings with all amendments incorporated, to GCDA.
  - v. The Consultant shall furnish a complete set of design calculation and drawing for the structural work and other items in the project for record by GCDA, whenever the work involves structural work, addition and alteration as well.
  - vi. The Consultant shall furnish a completion plan of the Building/Structures including all services on completion of the project, along with a complete set of design calculations and structural drawings to form a permanent record for GCDA to be referred in case of any future additions/alterations at a later stage.
- 2 All rights and title to the data or information and drawings furnished or disclosed under this Agreement shall remain the property of GCDA, and the furnishing or disclosure of any data or information by GCDA does not constitute any grant or license of the Consultant.
- 3 The drawings cannot be issued to any other person, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except to GCDA or their authorized representative.
- 4 The Consultant shall not make any material deviation, alteration, addition to or omission from the approved design without the knowledge and consent of GCDA.



- 5 This agreement can be terminated by GCDA on giving 3 months' written notice normally to be delivered at the registered address of the party. However, in exigent circumstances, the services of the Consultant can be terminated by GCDA by giving notice of lesser period.
- 6 If the agreement is terminated GCDA shall be entitled to make use of all or any of the drawings, designs or other documents prepared by the Consultant.
- 7 If the service of the Consultant is terminated, the charges payable in respect of the services performed shall be as follows:  
Payment will be made in accordance with Clause 7 PROFESSIONAL FEE hereinabove written for the stages that have been completed. For the incomplete stage, payment will be made on quantum-merit basis in which case assessment of fees will be made with due regard to all relevant factors and decision of GCDA will be final and binding on the consultant.
- 8 If the Consultant abandons the work for any reasons whatsoever or becomes incapacitated from acting as aforesaid, GCDA may make full use of all or any of the drawings & details prepared by the Consultant and that the Consultant shall be liable to refund such damages towards the cost of engaging another consultant as may be assessed by GCDA.
- 9 In case of any dispute between the Consultant and Contractor or any other agency, the matter shall be referred to GCDA whose decision shall be final and binding on all parties.
- 10 In case it is established that due to fault of Consultant, GCDA has to pay any extra amount due to over-run of the Project, over measurements, faulty description of tender item or any other lapse on the part of Consultant, necessary recovery may be effected from the fee.
- 11 No deduction will be made from the Consultant's fee on account of liquidated damages or such other sums withheld from the payments due to the contractor.
- 12 In the event of any dispute, difference or question arising out of or touching or concerning the terms and conditions of the agreement, the same shall be referred, at the option of either party



(GCDA or the Consultant), to the arbitration of a sole Arbitrator nominated by GCDA. It is also a term of this contract that no person other than the officer nominated by GCDA should act as arbitrator. The award of the arbitrator shall be final and binding upon the parties.

## 9 PRE-BID MEETING

A pre-bid meeting will be held on 28.02.2023 at 11.00 AM, in the **first floor conference hall located in the GCDA office building, Kadavanthra, Kochi-20**. Short-listed bidders are invited to attend the pre-bid meeting to understand the concerns and clarify the queries of the bidders regarding the documents, scope of work and other details. The queries or request for clarification shall be in writing. Accordingly an addendum or corrigendum will be issued prior to the due date for submission



**ANNEXURE - I**

**FORM OF AGREEMENT**

THIS AGREEMENT made at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand Thirteen between SECRETARY, GREATER COCHIN DEVELOPMENT AUTHORITY established in 1976 having its Office at Kadavanthra, Kochi-20 (hereinafter called "GCDA" and which includes its successors and assigns) of the ONE PART and ..... (Name and address of the Consultant) (hereinafter called "the Consultant ") of the OTHER PART.

WHEREAS GCDA intends to **TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO LIVABLE OPEN SPACE** (hereinafter called "the Project") and WHEREAS the GCDA is desirous of appointing the Consultant for the purpose of planning and designing the proposed project including civil; electrical, fire, air conditioning and other utilities of the proposed amenities & services works; parking; interior design and landscaping.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed as follows:

- 1 In this agreement words and expression shall have the same meaning as are respectively assigned to them in the Terms and Conditions of the Bid Document hereinafter referred to.
  
- 2 The following documents shall be deemed to form and be read and construed as part of this Agreement, viz:
  - a. The Bid Document for consultancy services for planning and designing the project.
  - b. All amendments to the Bid Document as issued by GCDA prior to submission of the bids.
  - c. Technical and Financial Bid submitted by the bidder in the reference.
  - d. Acceptance letter issued by GCDA vide No..... dated..... and all correspondence exchanged between GCDA and the



Bidder upto the date of issue of acceptance letter as specifically referred to in the said acceptance letter.

- 3 In consideration of the payment to be made by the employer to the Bidder as hereinafter mentioned, the Bidder hereby covenants with GCDA to execute and complete the works in conformity in all respects within the provisions of the contract.
- 4 GCDA hereby covenants to pay the Bidder in consideration of the execution, completion, of the works the charges / fees at the times and in the manner prescribed in the Financial Bid.

IN WITNESS WHEREOF the parties hereto caused their respective Common seals to be hereunto affixed (or have hereunto set their respective hands and seals) the day and year first above written.

SIGNED, SEALED AND DELIVERED

By the said

.....

Name .....

on behalf of the Bidder

By the said

.....

Name .....

on behalf of Employer

(Greater Cochin Development Authority)

In the presence of

1.

2.

In the presence of

1.

2.



ANNEXURE - II

FORM OF CONSORTIUM AGREEMENT

(On a Stamp Paper of relevant value and duly attested by notary public)

This Consortium agreement is made at.....on .....day of.....2013 between M/s. .... (please indicate the status viz. Proprietor, Partnership firm, Company) represented through its Proprietor/ Partner/ Director (hereinafter referred to as "First Party") and M/s. .... (please indicate the status viz. Proprietor, Partnership firm, Company) represented through its Proprietor/ Partner/ Director (hereinafter referred to as "Second Party")

WHEREAS the First Party is engaged in the business of .....

AND WHEREAS the Second Party is engaged in the business of .....

AND WHEREAS both the parties are desirous of entering into a Consortium carrying on the consultancy work of GCDA in connection with **Planning And Designing various amenities for the Transformation Of Jawaharlal Nehru International Stadium Into Livable Open Space..**

AND WHEREAS the First Party and Second party have agreed to form of consortium for the consultancy work.

NOW THIS DEED WITNESSED AS UNDER:

- 1 That under this Consortium the consultancy work will be jointly done by the First Party and Second party in the name and style of M/s.....
- 2 It is further agreed by the Consortium that M/s ..... has been nominated as **Lead member**.
- 3 That all the parties shall be liable jointly and severally for the satisfactory performance of services in all respect in accordance with terms and conditions of the bid and the lead member shall be authorized to incur liabilities and receive instructions for and on behalf



of any and all the parties of the consortium and entire performance of services including payments shall be done exclusively with the lead member.

4 The proposed role and responsibilities of each party in pursuit and performance of the project shall be as under:

**First Party** :

**Second Party :**

5 Subject to Clause-4, the parties shall depute their experienced staff as required for the works for the performance of services.

6 In the event of default by the party other than the lead member in performing the part of contract, the lead member will have the authority to assign the work to any other party acceptable to the employer (GCDA) to the satisfactory performance of services of the bid.

7 The registered office of the consortium shall be at .....

8 The consortium shall regularly maintain in the ordinary course of business a true and correct account of all its incoming and outgoing and also of its assets and liabilities in proper books of accounts which shall ordinarily be kept at the place of business and after completion of the above mentioned work all account shall be taken.

9 Opening and operation of Bank Account:

The Consortium shall open and maintain bank account(s) at Ernakulam. The Lead member as mentioned in Clause-2 above shall have the power to receive the payments on behalf of the Consortium and to give discharge on behalf of the consortium.

IN WITNESS WHEREOF the parties hereto have signed hereunder at ..... on this ..... Day of..... 2023

First Part

Witness

1.

2.

Second Party

Witness

1.

2.



ANNEXURE - III

**REQUEST FOR PROPOSAL (RFP)**  
(COVERING LETTER FOR BID SUBMISSION)

From

To

SECRETARY  
Greater Cochin Development Authority  
Kadavanthra  
KOCHI-20

Sir,

Sub: PLANNING AND DESIGNING **TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO LIVABLE OPEN SPACE**

Ref: Lr .no..... dt.....

I / We \_\_\_\_\_ herewith enclose technical / financial bid of my/our firm as consultant for designing the proposed project of **TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO LIVABLE OPEN SPACE**.

Yours faithfully,

Place

Signature of the Consultant

Date

Full address & Office seal



## ANNEXURE - IV

### PROFORMA- A

#### HIGHLIGHTS OF THE DESIGN

(To be submitted by the Bidder in their Letter Head along with the designs)

1. Total area of various amenities existing and proposed in the project.
2. Key features/ Highlights of the project.  
(A brief on aspects, evolution of design concept, organization/ visual quality of space, passive system for lighting & ventilation if any, organization of parking space, circulation and evacuation system, structural viability etc.)
3. Facility components and its area
  - i. Details of proposed amenities that will boost the sports activity.
  - ii. Common facilities
  - iii. Other facilities
4. Parking proposed
  - i. Number of parking
  - ii. Extent of land in sq m
5. Cost Estimate of project
6. Expected construction duration

**Place**

**Signature of the Consultant**

**Date**

**Full address & Office seal**



**ANNEXURE - V**

**PROFORMA- B**

**CONFIRMATION FOR ACCEPTANCE OF THE TERMS & CONDITIONS**

(To be submitted by the Bidder in their letter head along with the designs)

To  
SECRETARY  
Greater Cochin Development Authority  
Kadavanthra  
KOCHI-20

SUBJECT: Selection of Consultant for the project **“TRANSFORMATION OF  
JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO  
LIVABLE OPEN SPACE”**.

I/We have read and examined the Notice Inviting offer and the technical bid and all its components including the draft agreement to be entered with the GCDA and understood all other relevant particulars.

I/We are fully qualified to provide the professional consultancy services to the said work and have understood the scope of services, terms and conditions.

I/We are agreeable to extend our consultancy services for the subject project as per the professional charges mentioned in the bid.

I/We agree that the income tax (ie TDS) as payable to statutory authorities will be deducted from the above quoted fees.

I/We understand that the service tax will be paid extra over the quoted amount.

I/We agree that until a regular agreement is executed, this document with the GCDA written acceptance thereof shall constitute a binding contract between us.



Place

Date

Signature of the Consultant

Full address & Office seal



**ANNEXURE -V I**

**PROFORMA C**

**KEY PERSONNEL PROPOSED TO BE ASSIGNED FOR THIS PROJECT**

(To be submitted by the Bidder in their letter head along with the designs)

DESIGNATION	NAME	AGE IN YEARS	QUALIFICATION AND YEAR OF ATTAINING	EXPERIENCE IN YEARS
Architect (Team leader)				
Urban Designer				
Green Building Auditor				
Structural Engineer				
Geotechnical / Foundation Engineer				
Electrical Engineer				
Mechanical/ HVAC Specialist				
Fire & Safety Specialist				

**Curriculum vitae of these key personnel are attached herewith.\***

**Place**

**Signature of the Consultant**

**Date**

**Full address & Office seal**



\* Curriculum vitae of individuals mentioned above shall be submitted in detail in separate sheets duly signed by the individual concerned and certified by the organization it shall specifically contain details regarding the experience of the individual for enabling the assessment as per the requirement given in the selection procedures.



**ANNEXURE – VII**

**PROFORMA D**

**FINANCIAL BID – FEE STRUCTURE**

(To be submitted by the Bidder strictly as per this prescribed format in a separate sealed envelope- second envelope)

To

SECRETARY

Greater Cochin Development Authority

Kadavanthra

KOCHI-20

**SUBJECT: Selection of Consultant for the project “TRANSFORMATION OF  
JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO  
LIVABLE OPEN SPACE”.**

This is with reference to your notice inviting offers for submitting the bid document for the above mentioned project.

I/We have read the notice inviting offer, general instructions and the draft agreement to be entered with the GCDA.

I/We also understand that GCDA reserves its right to accept or reject any or all the offers partially or wholly.

I/We are fully qualified to provide the consultancy services for the said work and have understood the scope of services, terms and conditions.

I/We are agreeable to extend our consultancy services for the subject work on the following charges:



Consultancy Fee payable based on the estimated cost of the exhibition cum convention centre as per the latest available Kerala State PWD procedures, including the cost of services connected with planning, designing and providing all details and drawings including tender document for the ancillary buildings and facilities including all other cost detailed in the tender conditions shall be .....% (In words .....) The above fee shall be excluding Service Tax which shall be paid extra.

I/We agree that the income tax (ie. TDS) as payable to statutory authorities will be deducted from the above quoted fees.

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

Place

**Signature of the Consultant**

Date

**Full address & Office seal**



## ANNEXURE - VIII

### PROJECT TEAM AND KEY PERSONNEL

The Consultant shall deploy a comprehensive technical team with qualified and specialized personnel to carry out the various activities as detailed in this bid document. The Consultant shall make available the various experts as and when required for completing this assignment within the stipulated time period. The minimum tentative qualification and experience of the key personnel shall be as hereunder:

**1 Architect (Team leader)**

The person should have minimum of Bachelor Degree in Architecture with minimum overall experience of 10 years after graduation.

The person should be responsible for the overall performance of the Consultant for this Project.

The person should have experience in leading a team of technical personnel in similar projects.

**2 Urban designer**

The person should have minimum of Masters in Urban Design with minimum overall experience of 10 years after graduation.

The person should be equally responsible for the overall performance of the Consultant for this Project as the Architect

The person should be able to provide technical support for the project that will provide for and enhance the purpose of the project.

**3 Green Building Auditor**

The person should have a valid BEE certified energy manager or auditor of ECBC.

The person should have auditing and commissioning experience in atleast 5 green building projects, out of which minimum of 3 projects should be rated.

The person should carry GRIHA certified professional & GRIHA Evaluator certificate.



**4 Structural Engineer**

The person should have Masters Degree in Structural Engineering with a minimum experience of 10 years after post graduation.

The person should be able to optimize the cost of structures with innovative designs.

**5 Geotechnical / Foundation Engineer**

The person should have Masters Degree in Geotechnical/ Foundation Engineering with a minimum experience of 10 years after post graduation.

The person should have experience in working with a team of technical personnel in project with underground/ basement structures.

**6 Electrical Engineer**

The person should have minimum of Bachelor Degree in Electrical Engineering with a minimum experience of 10 years after graduation.

The person should have recent experience working with a consulting engineering or engineering/ architectural firm designing electrical systems for facilities/ buildings.

**7 Mechanical/ HVAC Specialist**

The person should have minimum of Bachelor Degree in Mechanical Engineering with a minimum experience of 5 years after graduation.

The person should have recent experience working with a consulting engineering or engineering/ architectural firm designing mechanical systems for facilities/ buildings.

**8 Fire & Safety Specialist**

The person should have minimum of Diploma in Fire and Safety with a minimum experience of 5 years after attaining the same.

The person should have recent experience working with a consulting engineering or engineering/ architectural firm designing fire and safety systems for facilities/ buildings.



**ANNEXURE - IX**

**POWER OF ATTORNEY**

**(IN CASE OF A LIMITED COMPANY OR CORPORATION)**

(On a Stamp Paper of relevant value and duly attested by notary public)

Dated.....

TO WHOMSOEVER IT MAY CONCERN

Sri/Smt ..... (Name of person(s)),  
domiciled at  
.....  
..... (Address), acting as  
.....( Designation and  
name of the company), and whose signature is attested below, is hereby  
appointed as the signatory of the bidder and authorized on behalf of  
..... (Name of the bidder) to provide  
information and respond to enquiries etc as may be required by the  
Employer (GCDA) for the consultancy work in connection with  
consultancy for the project project **“TRANSFORMATION OF  
JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO  
LIVABLE OPEN SPACE”**.

and is hereby further authorized to sign and file relevant documents in respect of the above.

.....

Signature of Sri/Smt..... attested



ANNEXURE- X

POWER OF ATTORNEY

(IN CASE OF FIRM IN PARTNERSHIP OR CONSORTIUM)

(On a Stamp Paper of relevant value and duly attested by notary public)

Know all men by these presents that we,  
M/s..... and  
M/s..... (herein after collectively referred to  
as the consortium ..... (name of the  
consortium)) hereby appoint and authorize  
M/s..... as our Attorney.

Whereas Greater Cochin Development Authority (hereinafter referred as GCDA) have invited bid for the consultancy work in connection with consultancy for the project project "TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM INTO LIVABLE OPEN SPACE".

Whereas the members of the Consortium are interested in bidding the project in accordance with the terms and conditions and other related documents.

And whereas, it is necessary under the document for the members of the Consortium to appoint and authorize one of them to do all acts, deeds and thins in connection with the aforesaid project.

We hereby nominate and authorize M/s..... as our **LEAD MEMBER** and constituted attorney in our name and on our behalf to do or execute all or any of the acts or things in connection with the making an application to GCDA, to follow up with them and thereafter to do all acts, deeds and things related to the execution of the project, on our behalf.

And we hereby agree that all the acts, deeds and things done by our said attorney shall be constructed as acts, deeds and things done by us and we undertake to ratify and conform all whatsoever that our said attorney shall do or cause to be done for us by virtue of the power hereby given.



In witness hereof we have signed this deed on this ..... day of .....2022

For and on behalf of .....

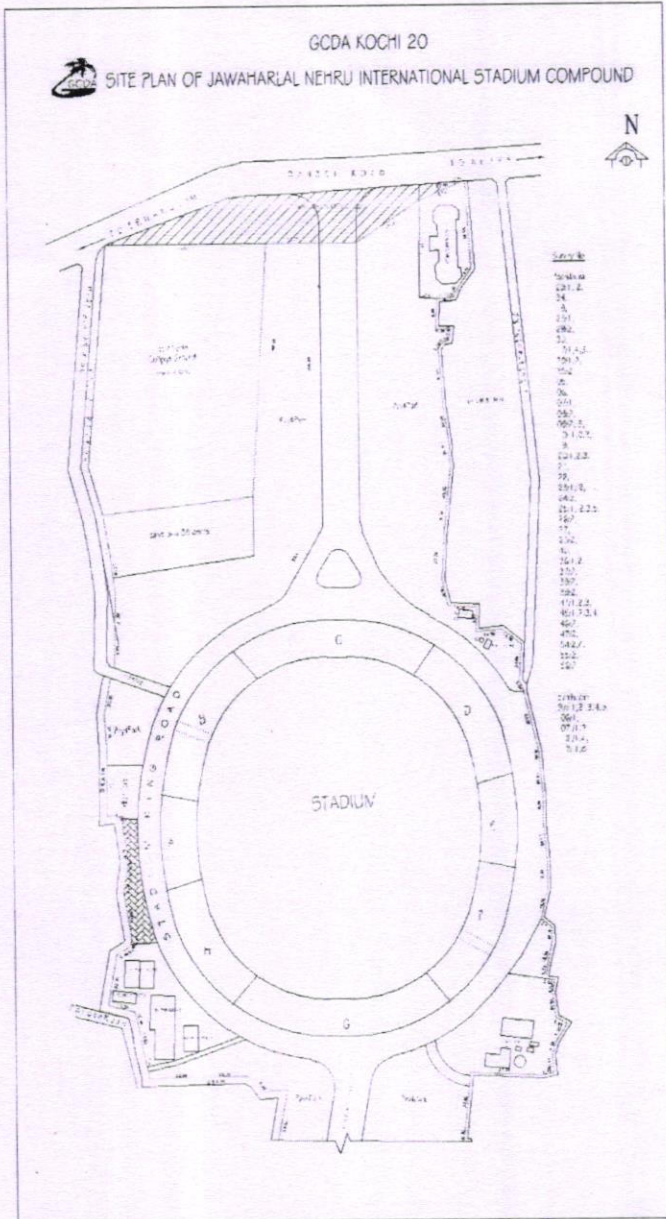
For and on behalf of .....



GCDA KOCHI 20



SITE PLAN OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM COMPOUND



NO.	DESCRIPTION	AREA (SQ. METERS)
1	STADIUM	1,20,000
2	OFFICE COMPLEX	1,50,000
3	CLUB HOUSE	1,00,000
4	ROADS	50,000
5	UTILITIES	20,000
6	SEATING AREAS	30,000
7	TRACK	10,000
8	LANDSCAPING	5,000
9	OTHER STRUCTURES	10,000
10	TOTAL	3,95,000