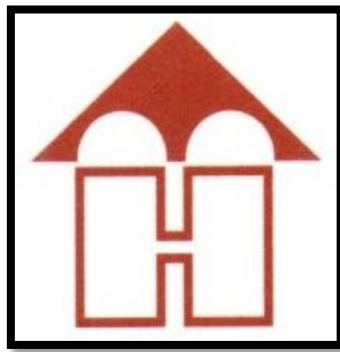


**APPLICATION FOR PRE-QUALIFICATION OF
CONTRACTOR**

**FOR CONSTRUCTION OF RESIDENTIAL APARTMENTS
WITH ITS ANCILLARY BUILDINGS AND EXTERNAL
SERVICES AT COLVALE BARDEZ, GOA**

LAST DATE OF SUBMISSION: 11TH DECEMBER 2017 UPTO 3.00 PM

DATE OF OPENING : 11TH DECEMBER 2017 AT 4.00 PM



**GOA HOUSING BOARD
ALTO BETIM, PORVORIM, GOA**

Tele Fax: +91 832 2417917 Website: www.goa.gov.in



GOA HOUSING BOARD

Notice No. : GHB/TECH/PLC/1101/2017

Date : 23/11/ 2017

NOTICE INVITING APPLICATIONS FOR PRE-QUALIFICATION

Goa Housing Board (GHB) an autonomous body which was constituted under Goa, Daman & Diu Housing Board Act 1968, invites prequalification application from reputed, experienced and Indian registered contractors for the following work:

CONSTRUCTION OF RESIDENTIAL APARTMENTS WITH ITS ANCILLARY BUILDINGS AND EXTERNAL SERVICES AT COLVALE BARDEZ, GOA

The contractors should meet the minimum qualifying criteria for the work as mentioned in Pre-Qualification Document for getting pre-qualified. The detailed Pre-Qualification can be downloaded from the Goa Housing Board website www.goa.gov.in tenders.

Last date of receipt of pre-qualification application is 11th December, 2017 by 3.00 PM. The delayed application shall not be considered.

The application formats duly completed in all respects giving the required information as per the Application Form & Annexure given below, may be submitted in a sealed cover super scribing in the top left hand corner of the cover as "**Application for prequalification of Contractor for Construction of Residential apartments with its Ancillary buildings & External Services at Colvale Bardez, Goa.**"

Managing Director
Goa Housing Board

SECTION - 1



GOA HOUSING BOARD

Notice no. : GHB/TECH/PLC/1101/2017

Date :23/11/2017

DETAILED NOTICE FOR PRE-QUALIFICATION

Goa Housing Board (GHB) an autonomous body which was constituted under Goa, Daman & Diu Housing Board Act 1968, invites prequalification application from reputed, experienced and Indian registered contractors/ firms for Construction of Residential apartments with its Ancillary buildings & External Services at Colvale Bardez, Goa.

Sealed applications are invited from eligible contractors/ firms for Pre- Qualification.

1.	Name of Work	Application for prequalification of contractor for Construction of Residential apartments with its Ancillary buildings & External Services in Plot H1 & H2 at Colvale Bardez, Goa
2.	Estimated value of the construction works	Estimated cost for both plot H1 & H2 are Rs. 267Crores
3.	Project Details	<u>PHASE – I</u> Plot H1: Construction of 840 Residential apartments of 1BHK typical units of G+7 storey structure. Plot H2: Construction of 360 Residential apartments of 2BHK typical units of G+7 storey structure. <u>PHASE – II</u> Plot H1: Addition of 240 residential apartments of 1BHK typical units thereby increasing the building height from G+7 to G+9 storey structure. Plot H2: Addition of 120 residential apartments of 1BHK typical units thereby increasing the building height from G+7 to G+9 storey structure. Contractor has to quote for both the Phases.
4.	Type of Contract	Lump sum Contract for both Phase I & II

5.	Proposed Formwork system	Aluminium formwork system
6.	Stipulated period of completion of the construction works	Total duration of the project is 28 months with partial handing-over in the following stages as per the client's requirement. <ol style="list-style-type: none"> 1. At least 1/3rd to be handed over within 15 months from the date of award of work; 2. Next 1/3rd to be handed over within 21 months from the date of award of work and 3. Remaining 1/3rd to be handed over within 28 months from the date of award of work.
7.	Defect Liability Period	Three (03) years' for Defect Liability Period (DLP).
8.	Contract Period	Time is the essence of the contract. Liquidated damages applicable for delay in completion. Incentive/ Bonus for early completion.
9.	Last Date, time and place of submission of PQ documents	11 TH DECEMBER, 2017 up to 3:00 PM Address: Managing Director, Goa Housing Board, Alto Betim, Porvorim,Goa
10	Date & time of opening	11 TH DECEMBER, 2017 at 4:00 PM
11.	Officer to be contacted	<ol style="list-style-type: none"> 1. Shri,Gajanan Khorjuvekar, Asst. Engineer (P); Contact no. 9421248111 2. Shri Vijay Pandit; Contact no. +91-22-67339426 Email:- vijay.pandit@wadiaengg.com

The contractors should meet the minimum qualifying criteria for the work as mentioned in Pre-Qualification Document for getting pre-qualified. The detailed Pre-Qualification can be downloaded from the Goa Housing Board website www.goa.gov.in/tenders

The Pre-Qualification document can also be collected free of cost from the under mentioned address of Goa Housing Board till one day before the last date of submission of application. Application complete in all respects should reach to the office of Managing Director, Alto Betim, Porvorim, Goa.

Managing Director

Goa Housing Board, Goa

SECTION - 2



GOA HOUSING BOARD

INFORMATION & INSTRUCTIONS FOR APPLICANTS

1.0 INTRODUCTION:

Goa Housing Board (GHB) an autonomous body which was constituted under Goa, Daman & Diu Housing Board Act 1968, invites prequalification application from reputed, experienced and Indian registered contractors/ firms for Construction of Residential apartments with its Ancillary buildings & External Services at Colvale Bardez, Goa, from competent agencies with sound technical and financial capabilities and meeting the Applicants Qualification Criteria as stated.

2.0 SCOPE OF WORK:

The development in Plot H1 & H2 is planned in 2 phases as mentioned in the project details in above Section – 1. In the first phase, the height of the structure to be restricted to G+7 storey. Second phase will be, increasing the height of the structure to G+9 Storey by adding 2 floors. Execution of second phase will be intimated to the contractor within 6 months from the Award of work. However, contractor shall be willing to take up work for both Phases, 1 & 2.

The development planned in 2 adjoining plots H1 & H2 are admeasuring a plot area of **36,803 Sqm & 25,458 Sqm** respectively. Plot H1 consist of 1,080 – 1BHK apartments & H2 consists of 480 – 2BHK apartments including both Phase 1 & 2.

Brief scope of work shall generally comprise of but not be limited to the following:

- i. Detail structural design and Engineering for Aluminium formwork system.
- ii. Construction of Civil, Structural & Finishing works.
- iii. Internal and External Electrification.
- iv. Sanitary & Plumbing works.
- v. Installation of Fire Suppression and Fire Alarm System works.
- vi. Drinking water system and installation of pumps.
- vii. Sewerage/Drainage system.
- viii. Elevators.
- ix. STP Plant with zero discharge.
- x. Landscaping and Horticulture Works.
- xi. Parking, pathways and road works etc.
- xii. Allied works, if any.

3.0 TIME SCHEDULE:

28Months from the date of issue of Letter of Acceptance as follow:

- Initial 1/3 to be handed over within 15 months from the date of Award.
- Next 1/3 to be handed over within 21 months from the date of Award.
- Balance 1/3 to be handed over within 28 months from the date of Award.

Three (03) years' for Defect Liability Period (DLP).

4.0 PRE-QUALIFICATION CRITERIA:

4.1 Minimum Qualification Criteria

(Figures are in INR in Crores)

Average Annual Turnover during last 5 years ending 31.03.2017	Past experience in completed similar works(only housing i.e. residential apartments, mass housing, etc.) during last 7years (To fulfil either of three options) as on 30.09.2017			Net worth as on 31.03.2017	Bank Solvency issued not before September, 2017
	Single Project	Two Projects each at least	Three Projects each at least		
200.00	200.00	150.00	100.00	250.00	100.00

Please note: Bidders to attach all relevant documents/ statements/ certificates as proof of the same.

4.2 No Joint venture or Consortium of firms shall be allowed and the contractors should meet the above criteria by themselves.

4.3 Desired agencies/contractors should apply on the prescribed documents as per the PQ document along-with documentary evidence for the following:

- i. Audited Balance Sheet for last three years i.e. 2014-15, 2015-16 & 2016-17.
- ii. Completion Certificates from Clients/Owners,
- iii. Plant & Machinery holding,
- iv. Manpower details,
- v. Details of pending litigation etc.
- vi. Valid Electrical License.
- vii. EPF Regn. No. along with copy of challans for the month of September-2017.
- viii. PAN
- ix. GST Regn. No. along with Valid Clearance Certificate.
- x. Bank Solvency Certificate for 40% value of Pre-Qualification limit
- xi. Certificate of Incorporation in India.

- 4.4 The Applicant should be registered in new centralized registration system in any Central / State Government/ Semi Government works department in Class – I. And must also be ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2008 Certified.
- 4.5 The Applicant should be a legal entity incorporated under the (Indian) companies Act, 1956 or any amendment, substitution thereof and operates in conformity with the provisions of laws of India and should have been in the business of construction of building projects for the last 7 years.
- 4.6 The Applicant who have undergone or applied for CDR (Corporate Debt Restructuring) during the last 3yrs.is not eligible for participation in this bidding process.
- 4.7 Applicant should have a Net cash Accrual of at-least 15% of the project cost (for the last completed FY)
- 4.8 Applicant should have completed similar work(s) in previous Seven (7) years ending last day of the month previous to the one in which bids are invited. (Supported Documents to be enclosed as proof of the same)
- 4.9 In addition of the above clause, the agency should have completed at least one similar project constructed using **Pre-Engineered formwork/ modular formwork technology like Aluminium formwork system** (Mivanor equivalent). The total cost of such project should not be less than Rs.100Cr.
- 4.10 Applicant should have done one of the above projects for Govt. clientele: PSUs, CPWD, PWD, MES and central & state govt. Departments and the value of such completed project should not be less than Rs.100Cr.
- 4.11 Similar works means: Multi-storied RCC Framed structure with aluminium formwork system executed in residential/hospitality/Hotels, Healthcare/Hospitals, commercial, IT/ITES buildings, Institutional campus or office building, with all Electro-Mechanical works in India.
- 4.12 Applicant should have team of qualified technical professional and support staff having experience of similar projects (Supported Documents as proof of the same)
- 4.13 Applicant should have sufficient plants, machineries and equipment deployed immediately on work site. (Supported Documents as proof of the same)
- 4.14 Applicant should not have been Black Listed by Goa Housing Board or by other Govt. or Semi Govt. Agencies of Govt. of Goa and Govt. of India.

5.0 GENERAL CONDITIONS:

- 5.1 If any information furnished by the applicant is found incorrect at a later stage, he shall be liable to be debarred from tendering / taking up of work in Goa Housing Board for a period of 5 (five) years.
- 5.2 Employer reserves the right to reject any prospective application without assigning any reason and to restrict the list to any number deemed suitable by it, if too many applications are received satisfying the basic prequalification criteria.
- 5.3 The Employer does not bind itself to accept any application and has the right to refuse any application without assigning any reason.
- 5.4 The Employer also has right to re-issue the notice without applicants having right to object to such re-issue.
- 5.5 The applicant should sign and submit their application strictly in accordance with the terms & conditions of this notice.
- 5.6 The application shall be duly signed & stamped, wherever provided for on all the pages of the application and shall be initialled at the lower right hand corner by the applicant.
- 5.7 Acceptance of the application for pre-qualification will rest with the Employer or its Representative, which reserves the right to accept or reject any or all applications. Further any application, which does not fulfil any of the prescribed conditions, would be liable to be rejected.
- 5.8 The application shall be signed by a person or persons so authorized by the applicant with signature duly witnessed. In case of a corporation, the application shall be signed by the officer so authorized by the corporation with its seal duly affixed.

If the applicant is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.
- 5.9 Construction/Development of 'Own Real Estate' by developers shall not be accepted as eligible project to meet the qualifying requirement of past experience as construction contractor.
- 5.10 The value of executed works shall be brought to the current level by enhancing the actual value of work done at simple rate of 8% per annum, calculated from the date of completion to last date of receipt of application for pre-qualification.

5.11 EVALUATION CRITERIA FOR PRE-QUALIFICATION

- 5.11.1 For the purpose of pre-qualification, applicants will be evaluated on the basis of minimum stipulated financial and past experience criteria. The details of plant & machinery holding, manpower employed, pending litigations shall also be evaluated for pre-qualification of the firms.
- 5.11.2 Even though an applicant may satisfy the above requirements, he would be liable to disqualification, if he has:
- a. Record of poor performance such as abandoning work, not properly completing the contract, delay in completion of works, or financial failures/ weaknesses etc.
 - b. Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the Pre-qualification documents.

5.12 CANCELLATION OF PRE-QUALIFICATION

- 5.12.1 The pre-qualification of contractor shall be cancelled by GHB in case of their poor performance, abandoning of the allotted work, and abnormal delay in completion of other work, bankruptcy and for activities detrimental to the interest of GHB. The decision of GHB in this regard shall be final and binding on the contractor.
- 5.12.2 The pre-qualified contractor / firm shall not affect any change in the constitution of the firm without the prior approval of Employer. Such proposal, if any shall be submitted in advance furnishing full details of the proposed change along with all supporting documents. Any change in the constitution of the firm /company without the prior approval of Employer will render the contractor/ firm liable for removal from the approved list of contractors. The discretion to allow/disallow the proposed change shall vest solely with Employer. In case, the original partners/ constitution change by more than 50% either due to substitution or due to retirement or death the enlistment of the firm/ contractor by that name shall be cancelled.
- 5.12.3 In case of change of name of the pre-qualified firm/contractor without change of constitution/partners the same shall be intimated along with proof of such change to Employer immediately but in no case later than 30 days from the date of such change occurs failing which the enlistment of the firm/ contractor by that name shall be cancelled.
- 5.13 If the space in the pro-forma is insufficient for furnishing full details, such information maybe given in separate sheets.
- 5.14 Applicants are required to furnish information against each item of the application. In case certain item is not applicable, please write NA. Application containing incorrect and or inadequate information is liable to be rejected.

- 5.15 This notice shall form the part of the contract. Any information furnished by the applicant found to be incorrect at a later stage, the contractor is liable to be debarred from tendering / taking up any future work in Goa Housing Board.
- 5.16 The Employer reserves the right to verify the particulars furnished by the applicant independently. The Employer also reserves the right to reject any or all applications without assigning any reason

6.0 DEFINITIONS:

- 6.1 In this document the following works and expressions have the meaning hereby assigned to them:
- i. **“EMPLOYER”** or **“CLIENT”** means Goa Housing Board.
 - ii. **“ARCHITECT”** or **“CONSULTANT”** or **“PMC”** means Wadia Techno-Engineering Services Ltd.
 - iii. **“APPLICANT”** or **“CONTRACTOR”** or **“TENDERER”** means the individual, proprietary firm, firm in partnership, limited company, private or public or corporation.
 - iv. **“YEAR”** means “Financial Year” unless stated otherwise.

7.0 LETTER OF TRANSMITTAL:

- i. The applicant should submit the letter of transmittal attached with Pre-Qualification document duly signed by him.
- ii. Any effort on the part of the applicant or his agent to exercise influence or to pressurize the employer would result in rejection of his application. Canvassing of any kind is prohibited.

SECTION – 3

STRUCTURE AND ORGANIZATION

1.	Name and address of applicant.	
2.	Telephone No./Fax No./E-Mail/Telex No.	
3.	Legal Status of the applicant(attach copies of original documents defining the legal status)	
	The applicant is: (a) An individual (b) A Proprietary Firm. (c) Limited Company (Private or Public)or Corporation.	
4.	Particulars of Registration with various Government bodies/Organization.(attach attested photocopy)	
5.	Name of Directors/Partners with their addresses, Telephone numbers, Fax, Email.	
6.	Designation of individuals authorized to act for the Organization.	
7.	Was the applicant ever required to suspend any construction for a period of more than six months continuously after commencement of the construction? If so, give the name of the project & reasons of suspension of work.	
8.	Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the project and reasons for abandonment.	
9.	Has the applicant or any constituent partner in case of partnership firm ever been debarred/black listed for tendering in any organization at any time? If so, give details.	

10.	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.	
11.	Other details: a) EPF No. valid upto b) GST No. valid upto c) PAN No. (Copies to be enclosed)	
12.	Any other information considered necessary but not included above.	
Seal of the Applicant		Signature of Applicant

Note: In “other details” if any of the registration/clearance is not applicable/exempted/not available with applicant the applicant shall submit an affidavit/undertaking stating that the same will be obtained before participating in tender.

FINANCIAL INFORMATION

- I. Financial Analysis: Details to be furnished duly supported by figures in Balance Sheet/Profit & Loss Accountant for the last three years duly certified by the Chartered Accountant, as submitted by the applicant to the Income tax Department (certified copies to be attached)

		2014 – 2015	2015 – 2016	2016 – 2017	Average Annual Turnover
		a	b	c	(a+b+c)/3
(i)	Gross Annual turnover on construction works.				
(ii)	Profit/Loss				
(iii)	Net Worth (Paid up capital +reserves) (as on 31.03.2017)				
(iv)	Latest Bank Solvency				

- II. Financial arrangements for carrying out the works (Own arrangements & fund based & Non Fund based sanctioned limits).
- III. The following certifications are to be enclosed.
- a) Tax deducted at source, certificates in respect of completion certificate issued other than Govt./PSUs
 - b) Solvency from Bankers of Applicant.

Signature of Chartered Accountant with Seal

Seal and Signature of Applicant

DETAILS OF ALL OF SIMILAR WORKS COMPLETED
DURING THE LAST SEVEN YEARS

Sr. No.	Name of work/Project & Location	Owner or Organization.	Value of work in lakhs at completion	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ Arbitration/ pending/ In progress with details.	Name and address/telephone number of officer to whom reference maybe made.
1	2	3	4	5	6	7	8	9

Seal and Signature of the Applicant

PROJECT UNDER EXECUTION OR AWARDED

Sr. No.	Name of work/Project & Location	Owner or Organization.	Value of work in lakhs at completion	Date of commencement as per contract	Stipulated date of completion	Upto date percent of progress of work	Litigation/ Arbitration pending/ In progress with details.	Name and address/telephone number of officer to whom reference maybe made.
1	2	3	4	5	6	7	8	9

Seal and Signature of the Applicant

DETAILS OF PLANT & MACHINERIES AVAILABLE WITH APPLICANT

SR. NO	NAME OF EQUIPMENT	MAKE/ MODEL/ CAPACITY	QUANTITY	CONDITION

Seal and Signature of the Applicant

DETAILS OF PERSONNEL

The list of Technical Personnel intended to be placed at the Work by the Contractor.
(Submit in the Format detailed hereunder along with the CV)

Sr. No	Description & Details of Position	Name	Qualification	Professional Experience & details of works carried out	Remarks
1	2	3	4	5	6

Seal and Signature of the Applicant

SECTION - 4

LETTER OF TRANSMITTAL

[ON THE LETTER HEAD OF APPLICANT]

From:

To,

SUB : PRE-QUALIFICATION OF CONTRACTORS

Sir,

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

1. We hereby certify that all the statements made and information supplied in the enclosed Annexures "A" to "D" and accompanying statements are true and correct.
2. We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
3. We have submitted the requisite banker's certificate/ performance reports and authorize the Goa Housing Board or their representatives to approach individuals, employers, firms and corporations to verify our submittals, competency and general reputation.
4. We hereby confirm that we have read and understood all the stipulations given in this prequalification documents and the decision of Employer with regard to our prequalification shall be final and binding on us.
5. We have submitted the following certificates in support of our meeting the minimum qualifying criteria of completed work(s) for having successfully completed the following works:

SR. NO.	NAME OF WORK	CERTIFICATE FROM
1.		
2.		
3.		

Enclosures:

Date of Submission

(Seal of Applicant)

(Signature of Applicant)