

PART B : PRICE BID

SCHEDULE

Sub: Providing Consultancy services for Civil, Electrical, Air conditioning and other allied services inside the BHEL, EDN Factory premises.

Description	Consultancy Fee in Percentage to be quoted
Providing Consultancy services for proposed projects for Civil / Electrical / Air conditioning works at BHEL- EDN Premises. The scope of work involved are rendering service for Civil, Electrical and Air conditioning services such as preparation of preliminary drawing with Contour Map in respect of the existing ground levels & furnishing detail layout / structural / Architectural design drawing and allied services as desired by BHEL time to time. Including visits by the Architect / consultant/ their representatives to the proposed site of constructions & discussion with concern authorities periodically for the total span of the contract. The scope of consultancy services, scale of fees and mode of payment details as per Annexure II & III enclosed. The competitive offer is inclusive of all taxes and levies as applicable from time to time. %

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SCOPE OF CONSULTANCY SERVICES

The architects / consultancy services shall include the following:

1. To take the instructions from the representatives of the employer.
2. To prepare site plans and landscape design.
3. To prepare preliminary drawings and design, outline specifications and preliminary estimates of costs.
4. To prepare final plans, drawings and design, specifications, and also final estimates of cost by cubic measurement or otherwise (including carrying out necessary revisions, till receipt of approval by the employer) & submit reports to enable the employer to take necessary decisions.
5. To assist the employer to submit required applications, drawings etc., to the corporation and / or any other local authority to obtain approvals, licenses and /or sanctions.
6. To prepare and submit detailed working drawings and estimate for all works for which the services are rendered by the architects. The architect shall furnish the calculations of the above designs when called for in specific cases.
7. To prepare detailed specifications for various items of work mentioned above.
8. To prepare tender documents / tender specifications with bill of quantities for floating tender.

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9. Periodical supervision of the work to ensure that the work is being carried out as per the design and specifications till the completion of project in all respects.
10. To prepare and submit five complete sets of working drawings “as built and Instruction for the employer along with reproducible of all the drawings.
11. All the above scope of services mentioned for Civil and structural works shall also apply for the following services.
 - (a) Water supply, Sanitary, Drainage, Fire Fighting Services, Interior decoration and furnitures, roads and drainages, compound wall, lift facilities.
 - (b) Electrical works, Air conditioning works.
12. The architects shall give their design for the work and calculations for the designs and shall be fully responsible for both the design and calculations.
13. The architects shall provide bar bending schedules for all the RCC works.
14. The architects shall furnish the design calculations for all the structures. These designs shall be vetted by reputed institutions like Indian Institute of Science / Bangalore etc, to be nominated by BHEL for proof checking.
15. The architect/ consultant shall help BHEL in the concrete mix design and give necessary know how in the use of concrete admixtures if require.
16. The architects shall furnish a certificate about the satisfactory completion of the work.
17. Schedule for the issue of drawings should be mutually agreed to and a proper time table to be set. It is expected that the RCC framed structural drawings including foundations should be fully available at the time of start of work.

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ANNEXURE-III

TERMS AND CONDITIONS

SCALE OF FEES

The employer will pay the remuneration for the services to be rendered by the architects for the above said work at the rates quoted by them on the “actual cost of the work” and finally accepted by the BHEL. The actual cost of the work” for this purpose shall exclude the cost of land and cost of such equipments and plants which the buildings is designed to house as well as all types of work with which the architects are not directly concerned or involved. The cost shall include the cost of all the material supplied by the employer for the construction but exclude the statutory increase of prices of material within the specified project period. The total remuneration payable for the services to be rendered by the architect under this contract however shall not exceed 1.3 times of the remuneration arrived at on multiplying the accepted rate by the bare estimated cost of the work as finally vetted and accepted by BHEL based on CPWD – DSR up dated rates.

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MODE OF PAYMENT

I. The Architect will be paid fees in stages as specified below for Civil and other allied services as specified below.

- a) Preliminary inspection at proposed area and to carry out preliminary survey in respect of existing ground levels, preparation of rough sketch, Block estimates and furnishing of building Layout drawing of required floors including architectural view with alternatives as directed by concerned authorities of BHEL for the approval and clearance. 10%

- b) Preparation of detailed project/ Building layout, design drawings including architectural views, estimate & the field contour Map as directed by the concerned authorities of BHEL to submit the feasibility reports to the corporate office for approval and clearance 10%

- c) Preparation of Block level of the proposed project/ Building, layout, design and architectural drawings including sets of documentation for submission for BBMP approval in line with their norms & guidelines and coordinating with the authorities time to time till the approval is obtained by the BHEL 10%

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- d) Preparation of detailed project/building layout, structural, cross sectional details, Foundation and Architectural drawings, estimate cost to proceed with tender formalities. The cost is inclusive of preparation of tender documents as directed by the BHEL Authorities. 15%
- e) Preparation of detailed Architectural and structural design & drawings including bar bending schedule, bar chart, working drawing to large scale if necessary during construction for all buildings and connected service work as required by the concerned Engineer-in-charge from time to time (6sets of Architectural and 10 sets of RCC structural drawings to be provided.) 20%
- f) Periodical supervision of work relating to design details to be mutually agreed to BHEL and the consultant during the execution of the work till the work is completed 15%
- g) Preparation and submission of as built layout and design drawings with architectural details for BHEL as directed by the Engineer-in-charge including original prints 10%

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- h) The final settlement of consultancy fees shall be arrived based on the actual bill value of the project / Building completed by the respective contractors and billed accordingly. 10%

Note: 1) Percentage of consultancy fees indicated above as per the contract agreement.

- 2) The total of the payment made in all the stages mentioned above shall be finally adjusted to the accepted rate on the actual cost of the work, subject to the ceiling prescribed in the Para “Scale of Fees”.

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1. If the project is abandoned or suspended or terminated under Para (Termination of Agreement) 2 the architects shall be paid their fees for the services already rendered by them. The provisions of S1 No.12 of Page (3) (Scope of consultancy Services) and S1 No (2) of Page (9) (Termination of Agreement), as regards the architects responsibility shall continue to apply in respect of the work for which they received remuneration, inspite of the abandonment, suspension or termination as aforesaid.
2. **SECRECY**
The architects shall not disclose any information furnished to them by the employer nor any drawings, reports and any other information prepared by them, without the prior written approval of the employer, except in so far as disclosure is necessary for the performance of the architects work and services there under. The architects shall however be subject to the provision of the official secret act 1923, pertaining to such information at all times.
3. **THE COPY RIGHT**
The design prepared by the architects shall be the copy right of the architects but the architects shall not disclose the contents of drawings and design prepared by them in respect of the said works to any person or authority without the prior written permission of the employer.
4. The architects hereby agree that the fees to be paid to them as provided herein will be for the full discharge of functions to be performed by them in accordance with a time schedule to be mutually agreed upon and no claim whatsoever, shall lie against the employer in respect of any proprietary or patent rights on the part of any other party, relating to formulae, plans, models, drawings or designs. The architects shall indemnify and keep indemnified the employer against any such claims and against all cost and expenses paid by the employer in defending himself against such claims. The architect shall

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always hold the employer indemnified against any claims arising out of this agreement. Or any claims arising from third parties in respect of formulae, design or drawings employed by the architects in their agreement / contract.

TERMINATION OF AGREEMENT

1. Either party may terminate this agreement at any time by giving to either of them sixty days previous notice in writing.
2. The financial and legal responsibility for the adequacy, correctness and justification of the quantities, design, drawings and specifications furnished by the architects shall be with the architects. All errors and omission in the design, drawings and quantities or specifications furnished by the architects/consultant shall be rectified by them at their own cost. The architect / consultant further indemnify the employer fully against any and all losses arising out of bad or defective drawings, designs and specifications.
3. After the completion of the project, the consultant have to submit BHEL all the reproducible of the drawings furnished in connection with this projects.

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