

COCHIN PORT AUTHORITY

Chief Engineer's Office
Cochin Port Authority
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Tender No. T1/T-2046/2025-C

Date: 15.02.2025

NOTICE INVITING TENDER

Electronic Tenders (**e-tenders**) on percentage basis are invited by Cochin Port Authority from reputed contractors in Single Stage Two Cover bidding procedure [Technical Bid and Financial Bid], meeting the Minimum Eligibility Criteria specified below for the work of **“RENOVATION OF PORT GUEST HOUSE AND ANNEX OF COCHIN PORT AUTHORITY (RE-TENDER-2)”**.

1. MINIMUM ELIGIBILITY CRITERIA:

a) Experience

The tenderers should have experience of having successfully completed during the last 7 (seven) years ending **31st January 2025**, at least either:

- i. Three Similar Works each costing not less than **Rs.76.16 lakhs**

(OR)

- ii. Two Similar Works each costing not less than **Rs.101.55 lakhs**

(OR)

- iii. One Similar Work costing not less than **Rs.126.94 lakhs**

b) Financial Turnover

Average Financial Turnover of the tenderer over the last three financial years ending 31st March 2024 of the previous financial year [2021-'22, 2022-'23, 2023-24] shall not be less than **Rs.100 Lakhs**

Explanatory Notes to a) & b) :

Note 1:- Similar Work(s) means “Renovation/Construction of Guest Houses/Hotels/Office Buildings/Auditorium”

Note 2:-Following enhancement factors will be used for the costs of works executed for bringing the financial figures to a common base value in respect of the works completed in past years.

Table 1

Year before	Multiplying factor
One year [January, 2024]	1.07
Two years [January, 2023]	1.14
Three years [January, 2022]	1.21
Four years [January, 2021]	1.28
Five years [January, 2020]	1.35
Six years [January, 2019]	1.42

Note 3:- *The experience certificate of works executed in private sectors / organisations shall be considered for qualification, only on submission of TDS certificate along with work order and completion certificate.*

Note 4:- *Satisfactory Client / Owners’s Certificate or documentary proof shall be submitted in support of the assignments / works performed and claimed by the tenderer to fulfill the eligibility criteria for qualification. A statement duly certified by the Chartered Accountant showing the Average Annual Financial Turnover over the last 3 financial years and audited financial statements for the last three years shall be submitted.*

Note 5:- *The works reckoned for the above purpose are those executed by the tenderers as prime contractor or proportionately as member of joint venture or as a sub-contractor authorized and approved by the Employer of the*

work(s) against which the tenderer has claimed his experience; it will be considered for qualification only if documentary proof of such authorization / approval of the Employer are submitted.

2. Other Eligibility Considerations

2.1 Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they have:

- i) made misleading or false representations in the forms, statements and attachments submitted in proof of the qualification requirements; and/or
- ii) record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures, black listing/ debarring by Govt. departments etc.

2.2 **The bidders having EPF/ ESI registration certificates only shall be considered for qualification in the tenderers, if applicable, as per EPF /ESI Acts. In case, the Tenderer does not have the required number of employees which makes such registration mandatory, an Undertaking as per Annexure – 11 to the effect shall be furnished.**

3. Pertinent information to the tender is given in the following Tables:

i) **Schedule of different activities till submission of the bid are detailed as under:**

Table 2

Sl. No.	Particulars	Date and Time
1	Tender e- publication date	<i>15.02.2025</i>
2	Download period of Bid Documents	<i>15.02.2025 to 01.03.2025</i>
3	Last date for seeking clarification	<i>24.02.2025</i>
4	Date of Pre-Bid meeting	<i>Nil</i>
5	Last date and time of submission of Bid	<i>03.03.2025 up to 14.30 hrs</i>
6	Date and time of opening the Bid	<i>03.03.2025 after 15.00 hrs</i>

ii) **Bid information :**

Table 3

i)	Estimated Amount put to Tender	: Rs.1,26,93,597.40
ii)	Earnest Money Deposit	:Rs.2,53,900 furnished through Demand Draft or Banker's Cheque drawn in favour of Financial Adviser & Chief Accounts Officer, CoPA from any Commercial Bank in India or through RTGS/NEFT mode
iii)	Cost of Bid document	Rs.2360.- (Rs.2,000 + 18% GST) (Non refundable) furnished through Demand Draft or Banker's Cheque drawn in favour of Financial Adviser & Chief Accounts Officer, CoPA from any Commercial Bank in India or through RTGS/NEFT mode
iv)	Validity period of Tender	120 days from the Last Date of Submission of Bid.
v)	Time for Completion	Three Months

4. This work essentially comprises of the following :

PART A - MAIN GUEST HOUSE

(a) Ground Floor

1. Replace false ceiling in sloped areas after fixing water leakage.
2. Inspect and rectify water leakage at the porch and all rooms.
3. Replace floor tiles in all guest rooms and toilets.
4. Replace all sanitary fittings.
5. Replace aluminium windows with UPVC windows.
6. Replace damaged false ceiling in the conference hall and install in all rooms.
7. Install a glass wall at the dining area entrance.
8. Renovate the kitchen with modern facilities.
9. Waterproof and convert the store room into a driver's room with new flooring.
10. Convert the existing toilet into a restroom for female staff.

(b) First Floor

1. Complete interior and exterior painting.
2. Replace floor tiles in all rooms and toilets.
3. Replace aluminium windows with UPVC windows.
4. Replace all sanitary fittings.

(c) Terrace

1. Apply waterproofing to the terrace.
2. Demolish old RCC water tanks and install new HDPE water tanks.
3. Ensure proper rainwater drainage.
4. Perform patchwork on the stair room.
5. Replace the damaged door of the stair room.

(d) Other Works

1. Paint the entire building.
2. Replace damaged roof tiles and painting roof tiles.
3. Rectify damaged sections of the compound wall.
4. Implement landscaping and planting.
5. Clean surrounding areas and provide concrete paver blocks.
6. Replace plumbing and sanitary lines throughout the building.

PART B - GUEST HOUSE ANNEX

1. Demolish and reconstruct the passage connecting the Main Guest House to Annex.
 2. Renovation of the damaged porch
 3. Paint the entire Annex building.
 4. Polish floor tiles and replace toilet tiles.
 5. Inspect and rectify water leakage issues.
 6. Remove and relay concrete paver blocks from the Guest House compound
5. Tender documents can be downloaded from the e-Tendering portal www.tenderwizard.com/CPT on the dates specified in Table 2 given above by making online requisition. Bid document will also be available in Cochin Port website (www.cochinport.gov.in) as well as Govt. tender website, www.tenders.gov.in, which can be downloaded for submission. The cost of bid document shall be furnished in the form of Demand Draft/ Banker's Cheque drawn in favour of FA & CAO, CoPA along with the submission of bid.

6. The bidders need to obtain the one time User ID & password for log-in to in **e-Tendering** system from the service provider **KEONICS** by paying registration amount of **Rs.1124/-** by online Payment using Credit/Debit Card/Net banking or DD in favour of “KSEDCL, Bangalore”.
7. The intending bidder must have valid Class-II or III digital signature certificate to submit the bid. For further details and to obtain the digital signature, please contact e-Tender Help Desk No.080-40482000 / 9746118529 / 9605557738.
8. Tenders shall be submitted “**online**” strictly in accordance with the Instructions to Tenderers and Terms & Conditions given in the tender document.
9. The bidder is responsible to download Addenda/ Amendments/ Errata/ Replies to the queries of the bidders etc., if any, issued by the Employer, from the website before submission of the bid. **Any shortfall in uploading the said Addenda/ Amendments/ Errata/ Replies to the queries of Tenderer etc. duly signed along with the downloaded documents while uploading the Tender will render the Tender incomplete and incomplete Tender Documents may be rejected.**
10. All Bids are to be submitted **online only** on the website www.tenderwizard.com/CPT. No Bids shall be accepted off-line (Hard copy).
11. Cochin Port Authority will not be held responsible for any technical snag or net work failure during online bidding. It is the bidder’s responsibility to comply with the system requirements i.e. hardware, software and internet connectivity at bidder’s premises, to access the e-Tender portal. Under any circumstances, Cochin Port Authority shall not be liable to the bidders for any direct/indirect loss or damages incurred by them arising out of incorrect use of the e-Tender system or internet connectivity failures.
12. The Bidder shall submit Originals of: (i) DD / Banker’s Cheque towards the cost of Tender document, (ii) EMD and (iii) Power of Attorney in favour of signatory(s) to the tender along with letter of submission in a sealed cover **to the Chief Engineer, Cochin Port Authority, W/Island, Cochin – 682009, KERALA**, before opening date and time of the tender. **Non submission of original financial document towards cost of Tender document and EMD Declaration, before opening date and time, of the Tender will be liable for rejection.**
13. **Micro and Small Enterprises (MSE’s) Bidders who are registered with District Industries Centre (DIC) or Khadi and Village Industries Commission (KVIC) or Khadi and Village Industries Board (KVIB) or Coir Board or National Small Industries Corporation (NSIC) or directorate of Handicrafts and Handlooms or UdyogAadhaar Memorandum or any other body specified by Ministry of MSME for similar nature of Works shall be eligible for issue of Bid Document free of cost and exemption from payment for issue of tender document & payment of EMD. They are required to submit documentary proof of such registration along with the offer, as detailed in Instructions to Bidders, for claiming the available exemptions and a scanned copy of Exemption Certificate duly notarized shall be uploaded in the**

e-Tender Portal. If the Registration Certificate does not pertain to the Category of 'Similar Works' mentioned above, the Tender will be rejected.

- 14.** The undersigned reserves the right to reject/cancel/postpone any one or all tenders at any stage of the tender, which shall be binding on all bidders.

Sd/-

CHIEF ENGINEER

COCHIN PORT AUTHORITY