



North East Initiative Development Agency (NEIDA)

| NBCC Building | First Floor | Road Level

Bayavu Colony | Kohima 797001 | Nagaland

Invites

EXPRESSION OF INTEREST (EOI)

FOR

**CONSTRUCTION OF COMMUNITY FACILITY CENTER AT PHUVKIU VILLAGE, PUNGRO BLOCK,
KIPHIRE: NAGALAND**

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The information contained in this Expression of Interest document (the “**EOI**”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of NEIDA, Nagaland (the “**Authority**”) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and is neither an offer nor invitation by the Authority to the prospective Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this EOI (the “**Application**”). This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from appropriate sources.

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The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.

1. INTRODUCTION

- 1.1 North East Initiative Development Agency with the support from Indian Micro Enterprises Development Foundation aims to develop the packaging and marketing facility of farmers end product in Nagaland by introducing a industry standard CFC at Phuvkiu Village and building a sustainable ecosystem around it.
- 1.2 Indian Micro Enterprises Development Foundation (IMEDF) is promoting the development of a cluster for Agro Business Cluster at Kiphire district, Nagaland as a Nodal Agency under the SFRUTI scheme of the Ministry of Micro, Small and Medium (MoMSME) Enterprises. Under this programme IMEDF has appointed NEIDA as the implementing Agency and NABARD Consultancy Service (NABCONS) as the Technical Agency for the assignment. Through this scheme 500 artisans will be supported through intervention and processes as detailed under the SFRUTI Programme.
- 1.3 The objective is to accelerate growth in smallholder farmers and commercialization of small-scale agriculture and allied activities by generating sustainable incomes from farming as a business.
- 1.4 The Programme is being implemented by North East Initiative Development Agency, a society registered under Societies Registration Act, 1860, as amended vide Societies Registration (Nagaland Third Amendment) Act, 2008 (Act No. 1 of 2009) and having its office at NBCC complex, first floor (road level) Lower Bayavü Hill, Kohima, Nagaland 797001.
- 1.5 The for the construction of Common Facility Centre at Phuvkiu village belongs to the village council, which has been leased to Saramati Beru Area Multi purpose Cooperative Society and NEIDA for a period of 70 years and may be extended with another fesh or (the 'Additional Terms') agreed between the parties.

2. OBJECTIVE & STRUCTURE

2.1 Scope of Bid

- 2.1.1 For the purpose of executing the construction works with respect to the CFC at Phuvkiu Village, the Client proposes to engage a DEVELOPER to undertake Construction Services as specified in this EOI and invites Proposals from Applicants for the same. The Proposals submitted by the Applicants shall comply with all the

requirements as stated in the EOI. Based on final evaluation, the successful Applicant will be selected and notified (hereinafter referred to as the “**DEVELOPER**”).

3. PROJECT INFORMATION AND CRTEIRA FOR EVALUATION

3.1 SITE LOCATION:

The project is located in Phuvkiu village, Pungro Block under Kiphire district. Phuvkiu village is one of the biggest village under Pungro block, the village is located 17 km from Pungro headquarter. The project site is located inside the village and it is near the old Government high school. From the village community hall it is 400 meters (approx) to the project site.

Location of facilities is given below:



Based on the land survey done, it is expected that the construction of all phases to be done in a broad area of maximum 1.3 acres.

3.2 SITE CONNECTIVITY

The site identified by the Implementing Agency (NEIDA, Kohima) and Nodal Agency (IMEDF, New Delhi) – Phuvkiu village is at under Pungro Block. The site is easily accessible from the main city capital, Kohima. The site is located at a distance of 280 km from Kohima. The closet railway station is at Dimapur, at a distance of 360 kms from the Site location.

3.3 SITE AND ITS SURROUNDINGS

The developers shall take in account the implications of the authority order and any other orders issued from time to time and make their assumptions about development of the project accordingly.

3.4 SITE OWNERSHIP

As detailed in clause 3.1 above, the site measuring 1.3 acres is under the ownership of Phuvkiu village council, who has leased the site to Saramati Beru Area Multipurpose Cooperative Society for a period of 70 years and may extend a fresh with agreement from both the party.

3.5 PROJECT COMPONENTS

Component 1:

Sr	Components (Indicative)*
1	A single storey half RCC building of carpet area of 3800 sqft. for accomodation of packaging machine 2100x1000x2200 mm, 3KVA AC Single/Three phase, 700 Kg. 15-50 Pouches/Minute (5gms-2kgs),Dry Chamber- Automatic, Semi-Automatic. 6-192 Tray Capacity, Max 200°C, Ginger/Turmeric Washing Machine- Top Loading, Fully Automatic, Semi-Automatic. 100-1000 Kgs/Hour, Top Loading, Automatic Ginger Powder Machine- Galvanized, Stainless Steel. 220V, 50-60 Hz, Automatic, Bottle / Jar Honey Filling Machine and LUG Capping Machine etc
2	A single story half RCC structure of carpet area 200 sqft to be constructed for site oficce
3	Truck parking bay, 50KVA 3 phase generator and building utility area
4	Water supply and sanitation facility
5	Boundary wall
6	External & Internal Electrification
Note:- The developer shall be free to implemment their own concept and design taking into consideration all the applicable bylaws / norms and regulations as applicable on the project site	

3.6 EVALUATION PARAMETER

3.6.1 The Applicants' competence and capability is proposed to be evaluated by the following parameters:

- (a) Financial Capability in terms of Net-Worth (the "Net- Worth") and
- (b) Technical Experience of the Applicant

3.6.2 On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section. The evaluation shall be carried out in terms of Pass / Fail of the Applicants for both the above mentioned parameters separately. Applicant(s) meeting all the criteria will, subject to the terms of the Bidding Documents, be qualified to submit its (their) Bid(s) for the project .

3.6.3 The Applicant fulfilling the following conditions will be eligible to apply for the EOI

FINANCIAL CAPABILITY

Minimum Eligibility	Documentary Proof
Applicant should have a minimum AVERAGE annual turnover of Rs One Crore in last three financial years (2017-18, 2018-19 & 2019-20)	Audited Annual Accounts for last three financial years

TECHNICAL CAPACITY (*The interested developer / agency should check and ensure that they fulfill the following minimum core eligibility criteria before submitting their Technical Bids*)

(a) Core Eligibility Criteria

i. General Qualification

1. The Bidder can either be a propriety or partnership firm, company or any other institution registered in India.
2. The Bidder should be sole applicant only. Application as a joint venture or consortium shall not be entertained.

ii. Similar Work Experience

1. The Bidder shall have experience in Planning, Design and Engineering Construction Consultancy Services for similar projects in Hilly Areas. Information about the organization along with names & details of various Technical & supporting

personnel, Key personnel with their qualifications & experience to be furnished along with RFP, in suitable formats indicated subsequently in the document.

2. Experience of civil design and infrastructure construction projects in hilly region of North East India.

Similar Projects would mean Institutional, Auditorium, Warehouse etc.

iii. Other Eligibility Criteria (Disqualifications):

1. Bidder should not be insolvent, in receivership, bankrupt or being wound up, not having its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be subject of legal proceedings for any of the foregoing reason;
2. Bidder and their directors, partners, proprietor and officers should not have, been convicted of any criminal offence related to their professional conduct or the making of false statements or misrepresentations as to their qualifications to enter in to a procurement contract within a period of three years preceding the date of this RFP;
3. Bidder shall not be in frequent litigations. A list of litigations in the last 5 years shall be provided along with the Application.
4. Bidder should not have been blacklisted or debarred or de-registered or otherwise disqualified pursuant to any debarment proceedings, by any Central or State Government, Local Government or Public Sector Undertaking or private sector in India and which is for the time being in force. Bidder should not have any interest in such debarred or blacklisted or deregistered/ banned firms;

iv. Conflict of Interest among Bidders: The Bidder found to have a conflict of interest with other Bidder(s) shall be dis-qualified. The Bidder shall be considered to have a conflict of interest with one or more Bidders in this EOI process; if:

1. they have common owner having not less than 20% interest in both the Bidder;
2. they have same legal representatives /agent for purpose of this RFP; or
3. they have relationship with each other directly or through common third parties, that's put them in a position to have access to information about or influence on the bid of another Bidder;
4. more than one application from a single Bidder in this RFP process;

(b) Weightage

Due weightage shall be given to the Company/ firm during selection that satisfy the following additional criteria (in addition to the compliance with the core criteria listed above)-

- (i) That have permanent presence in Nagaland in the form of a full-fledged Office set-up with dedicated staff engaged in providing services to NER / other States.
- (ii) That have in-house technical manpower in the form of Civil Engineers, Agri-Engineers, Graduates, and Electrical Engineer etc from reputed institutions etc.
- (iii) The bidder should have past experience in similar sector / activities.
- (iv) The bidder should have past experience for successful implementation & commissioning of a project done in the previous year.

(c) Even though bidders may satisfy the above requirements, they may be disqualified in the following circumstances:

- a. If the bidder has made misleading or false representation or facts or deliberately suppressed the information to be provided in the forms, statements and enclosures of this document. Record of poor performance such as abandoning work, not properly completing the contract or financial failure /weaknesses.
- b. If confidential inquiry reveals facts contrary to the information provided by the bidder.
- c. If the confidential inquiry reveals unsatisfactory performance in any of the selection criteria.

4. PROJECT IMPLEMENTATION STRUCTURE

4.1 PROPOSED IMPLEMENTATION STRUCTURE

The project is proposed to be implemented through individual model (Private builder). The implementation will be through a Builder Selection Committee wherein the Developer selected through a competitive bidding process would enter into an Authorization (Concession) Agreement with the NEIDA to Build and Maintain the Facilities over the pre-

agreed Authorization period and Transfer the same to NEIDA at the end of the Authorization period.

4.2 ROLE OF DEVELOPER

The successful developer shall plan activities in the proposed site based on the land use of the project land, applicable development control regulations, environmental regulations and / or any other regulation that shall come into force regarding the developments of cluster on the said land. The developer shall be responsible to take all the permits and approval as required for the development of the project & the commercial operations.

The Developer would be encouraged to use environmental- friendly technology and design for creation and expansion of the project facilities as per the demand and subject to the design fulfilling the requirements and performance criteria stipulated by NEIDA.

Developers are responsible for providing:

- All necessary plants, labors, equipment and construction materials to be used in the works;
- All plants, equipment's, materials and labors for temporary and auxiliary works;
- All equipment's and components to be installed or incorporated in the works;
- Transportation and storage facilities for all materials and equipment.
- Labour Camp at site
- Sanitation and other basic facilities at the site; and
- All necessary staff and equipment for testing and quality control including site office laboratories.
- Developers are responsible for executing and completing the works in accordance with the specified standards and specifications, within the contractual time allowed, and within the contract price for these works.

Quality assurance/quality control duties

The Developer's QA/QC duties are summarized in Table below. Other duties shall be performed as stipulated in the contract documents or directed by the Engineer.

Activity/Item	Developer's QA/QC Duties
Designs for turnkey contracts	<ul style="list-style-type: none"> • Prepare designs using appropriate QA/QC procedures • Submit designs and drawings to COMMITTEE of NEIDA for review and approval • Maintain design document and drawings register at site • Use only approved drawings for construction
Designs for item-rate contracts	<ul style="list-style-type: none"> • Maintain drawing register at site • Use only approved drawings for construction
Test laboratory and equipment	<ul style="list-style-type: none"> • Intimate NEIDA - the details, date of completion with requisite manufacturers' and calibration certificates • Maintain the equipment in good condition and calibrate as necessary
Material receipts	<ul style="list-style-type: none"> • Enter receipts in material register • Intimate NEIDA in writing
Materials testing	<ul style="list-style-type: none"> • Prepare mix designs as required by contract and submit test results to NEIDA • Take test samples in presence of NEIDA / Client when requested • Perform materials tests • Submit test reports to NEDIA with monthly reports • Maintain test log
Rejected materials	<ul style="list-style-type: none"> • Enter in material register at site • Intimate NEIDA in writing the proposed date of removal from site and confirm after removal
Material consumption	<ul style="list-style-type: none"> • Enter daily consumption of materials in material register and indicate balance quantity
Construction equipment	<ul style="list-style-type: none"> • Intimate NEIDA the details, date of mobilization along with requisite insurance certificate • Maintain equipment in good working condition

Construction	<ul style="list-style-type: none"> • Intimate NEIDA in writing when construction is going to commence and what activities are proposed to be undertaken. • Intimate NEIDA in advance when critical works, such as concreting, embankment, paving, pipeline laying and jointing, testing, etc., would be undertaken, along with the test
Activity/Item	Contractor's QA/QC Duties
	<p>Certificates of the materials proposed to be used in these works.</p> <p>No critical activity shall start unless the material test certificates are verified and approved by NEIDA.</p> <ul style="list-style-type: none"> • Provide necessary QA/QC
Daily work progress	<ul style="list-style-type: none"> • Maintain in daily log
Testing of works in progress	<ul style="list-style-type: none"> • Perform tests as per contract requirements • Submit test reports to Client/NEIDA • Maintain test log
Rejected work items	<ul style="list-style-type: none"> • Intimate NEIDA in writing the proposed date of removal from site and confirm after removal, • Rectify defective work and invite Client and NEIDA for re-inspection.
Instructions from Engineer in Charge ,	<ul style="list-style-type: none"> • Enter change orders, site instructions, letters and minutes of meetings issued by the NEIDA in the Instruction Log
Inspection of Engineer in Charge	<ul style="list-style-type: none"> • Take instructions in Site Order Book.
Progress scheduling and control	<ul style="list-style-type: none"> • Prepare and maintain project schedules and undertake work in accordance with approved schedule
Reporting	<ul style="list-style-type: none"> • Prepare and submit Monthly Progress Reports
Records	<p>Maintain the following records on site:</p> <ul style="list-style-type: none"> • Material Register • Site Order Book

	<ul style="list-style-type: none"> • Hindrance/Encumbrances Register • Daily Log • Test Log • Instruction Log • Equipment Register • Labor Register • Approved Construction Drawings • Test Reports • Site Laboratory Record • Permissions Issued by Departments • Correspondence Record • Copies of Monthly Progress Reports • Any other records as specified in the Contract and/or as instructed by the Engineer-in charge
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5. RESPONSIBILITY OF NEIDA

The NEIDA shall be responsible to provide land with 'clear title' free of encumbrance to the Developer for developing the Project components. The land required for creating the Project Facilities will be leased to the Preferred Bidder/Developer over the Authorization Period in terms of the Authorization Agreement.

5.1 AUTHORIZATION PERIOD

The authorization period of maximum of 8 months is considered, which shall include the construction / Development period.

The NEIDA shall enter into an Authorization Agreement with the Preferred Bidder/Developer, giving the requisite rights for construction and maintenance of the project facilities throughout the authorization period. The responsibility for regulating as per the Authorization Agreement will rest with NEIDA.

At the end of the Authorization Period, the Project Facilities, which are to be in a fully operational and satisfactorily maintained condition, is to be transferred to the NEIDA.

6. RECOMMENDED PROJECT STRUCTURE

The recommended project structure for the proposed commercial development is as give below:

S. No	Particulars	Details
1	Project Title	Construction of CFC.
2	Location	Phuvkiu village, Pungro
3	Site Area	1.3 Acres
4	Site Ownership	Village council, Phuvkiu
5	Implementation Format	
6	Authorization Format	
7	Concession/ Authorization Period	Maximum Period of 8 months without any Viability Gap Funding (VGF)

7. ELIGIBLE APPLICANTS

7.1 An Applicant shall not have a conflict of interest (the “**Conflict of Interest**”) that affects the Bidding Process. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the Bidding Process, if a constituent of such Applicant is also a constituent of another Applicant;

8 SUBMISSION OF EOI

The EOI shall include:

- i. Company / Organization Profile giving details of current activities, background of promoters and management structure etc.
- ii. Details of similar & other projects of similar magnitude successfully implemented in the past 7 (seven) years including period of implementation, cost and project features.
- iii. The financial standing of the firm in respect of turn over for the last 3 financial years (ending 2018-19) and Net worth of minimum Rs One Crore (Rupees One Crore only) duly certified by the Statutory Auditor with name & membership no.
- iv. The firms are expected to make a presentation to the Builder Selection Committee /NEIDA on the following aspects of project development.
 - 1) Approach & Methodology.
 - 2) Company/Firm profile.
 - 3) Past experience in similar nature of work

The applicants shall be intimated about the date & time of the presentations.

- v. The EOI document can be downloaded from the Web site www.neida.org.in from **22-6-2020** onwards & the Applicant shall enclose an EOI processing fee of **Rs.5000 (Rupees Five Thousand Only) in the form of Demand Draft**, in favour of **North East Initiative Development Agency payable** at Kohima drawn on any Nationalized / Scheduled bank.
- vi. Pre-Bid meeting shall be held on **1-7-2020** at **14:00 Hrs** and the queries if any shall reach North East Initiative Development Agency before the Pre-Bid meeting.
- vii. EOI shall be received on or before **3th of August** up to **15:00 Hrs** and submissions beyond the specified time shall neither be received nor entertained.
- viii. EOI applications shall be opened on **10th August** at **11:00 Hrs** of Applicants or their Authorized Representatives (max of 2 persons) will be permitted to be present at the time of opening of EOIs.

9 EOI SUBMISSION

9.1 The cost of bid document for Rs 5000 (Rupees Five Thousand Only) in the form of Demand Draft shall be enclosed along with the documents. EOI shall be signed by authorized signatory on all the pages including all enclosures. The hard copy of the EOI shall be submitted at the address mentioned below.

NOTE: EOIs without cost of bid document will be summarily rejected.

The envelope shall clearly bear the name **“Construction of CFC Building”**

9.2 Submission of EOI by fax, other electronic means will not be accepted. It is the responsibility of the interested party alone to ensure that its EOI is delivered at prescribed address by the stated deadline. NEIDA shall not be held responsible for any delay in delivery or lost in transit cases.

9.3 Presentations by the firms would be as per the dates communicated by NEIDA.

Contact Details

The EOI shall be Submitted to:
DIRECTOR North East Initiative Development Agency (NEIDA) NBCC Building, First Floor, Road Level Bayavu Colony, Kohima 797001: Nagaland Cont .No: 0370 2260197 E-mail : 'jobs.nagaland@neida.org.in'

ANNEXURE I: FINANCIAL INFORMATION OF THE APPLICANTS

1. Turnover of the Applicant/consortium

All figures in Rs Cr.

Financial Year	Single Applicant/ Lead Member	Consortium member1	Consortium member2	Total
2016-2017				
2017-2018				
2018-2019				
Total				

Description	As on 31.03.17	As on 31.03.18	As on 31.03.19	Average
Single Applicant/Lead Member				
Paid-up Capital				
Add: Free Reserves				
Less:				
Revaluation Reserve				
Accumulated Losses				
Miscellaneous expenditure not written off				
Net-worth				

Note:

The Applicant shall submit annual reports and audited financial statements (Balance sheet, profit and loss account and if available Cash flow statement) for the Lead Member and other members containing the audited financial statements in support of the financial data.

SIGNATURE & NAME OF

AUTHORIZED SIGNATORY

DESIGNATION

COMPANY SEAL DATE