

**M/s HLL INFRA TECH SERVICES LTD. (HITES)**  
**(Subsidiary of HLL Lifecare Ltd., A Government of India Enterprise)**

**LIMITED TENDER**

**FOR**

**ASSISTING HITES IN GREEN BUILDING CERTIFICATION**  
**(GRIHA-3 STAR) FOR THE PROJECT TALUK HOSPITAL**  
**PEERUMEDU**

**NIQ No. HITES/IDS/NIQ/GRIHA/PMD/22-02**



Golden Jubilee Block, HLL Bhavan,  
Poojappura P.O  
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PH: 0471 - 2775500

**HLL INFRA TECH SERVICES LTD (HITES)**

**NIT**

**NIQ No. HITES/IDS/NIQ/GRIHA/PMD/22-02 Dated 11.05.2022**

HLL Infra Tech Services Ltd (HITES), as subsidiary of HLL Lifecare Ltd (A GOI Enterprise), invites offer from empanelled GRIHA consultants for assisting HITES in Green Building Certification (Griha-3star) for the project Taluk Hospital Peerumedu.

The last date of receipt of offer is 03.06.2022 at 3.00 PM.

Bid document is available in e-tender portal <https://www.etenders.kerala.gov.in> & HITES website [www.hllhites.com](http://www.hllhites.com).

Any amendment / corrigendum will be published in e-tender portal, <https://www.etenders.kerala.gov.in> & HITES website [www.hllhites.com](http://www.hllhites.com).

**Deputy General Manager (ID)  
HLL Infra Tech Services Limited**

## **DISCLAIMER**

This document has been prepared by M/s HLL Infra Tech Services Ltd. (HITES) for the selection of GRIHA consultant for assisting HITES in Green Building Certification (Griha-3star) for the project Taluk Hospital Peerumedu.

The present limited tender is for selection of GRIHA consultant for assisting in Green Building Certification (Griha-3star) for the project Taluk Hospital Peerumedu. Offers are invited only from Green Building Consultants who are empaneled with HITES vide RFP No. HITES/IDS/21/RFP-GB/01 dated 07.03.2022.

This document is neither an agreement, nor an offer or invitation to perform work of any kind to any party.

The purpose of this document is to provide interested parties with information to assist the preparation of their Bid. While due care has been taken in the preparation of the information contained herein, and is believed to be complete and accurate, neither any of the authorities/agencies nor any of their respective officers, employees, agents or advisors give any warranty or make any representations, expressed or implied as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.

Further, HITES does not claim that the information is exhaustive. Respondents to this document are required to make their own inquiry/ survey and will be required to confirm, in writing, that they have done so and they did not rely solely on the information given herein.

HITES reserves the right not to proceed with the empanelment or to alter the timetable reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the empanelment further with any respondent.

No reimbursement of cost of any type or on any account will be made to persons or entities submitting their quotations.

### **A. Details of Limited Tender**

<b>Sl. No.</b>	<b>Description</b>	<b>Details</b>
1	Tender no.	HITES/IDS/NIQ/GRIHA/PMD/22-02 dated 27.05.2022
2	Name of work	GRIHA consultants for assisting HITES in Green Building Certification (Griha-3star) for the project Taluk Hospital Peerumedu
3	Issue of Tender documents	Documents will be issued to empaneled agencies and shall be available e-tender portal <a href="https://www.etenders.kerala.gov.in">https://www.etenders.kerala.gov.in</a> & HITES website <a href="http://hllhites.com/tenders">http://hllhites.com/tenders</a> .
4	Last Date & time of Submission of Bids	04.06.2022 @ 17.00 hrs
5	Date & time of opening of Technical Bids	06.06.2022 @ 11.00 hrs
6	Date of start of work	Date of issue of LOA
7	Performance Security	Performance Security at the rate of 2.5% of the amount of each milestone shall be retained and the same shall be released after successful completion of the scope of work of consultant.
8	Mode of submission of quotation	Bidders have to submit their bids along with supporting documents, as required in this tender document on <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a> .  <b>No manual submission of bid is allowed and manual bids shall not be accepted under any circumstances.</b>
9	Bid Validity	The bids / price quote submitted by the bidders shall be valid for a period of 90 days from the date of opening of bid. This may be further extended based on the request from HITES.

## B. SCOPE OF SERVICES & DELIVERABLES:

### 1. PROJECT DETAILS:

Government Taluk Hospital located in Peerumedu, is a top hospital in the category of Public Hospitals in Idukki district. This well-known hospital acts as a one-stop destination caring the patients from different parts of Peerumedu taluk.

Proposal includes construction of new G+3 building with a Triage (5 beds), Observation (5 Beds) X – Ray, CT scan, Ultrasound scan, 10 no of OPs including specialty OPs, Dialysis(10 beds), Men’s ward(20 beds), Administration, Conference hall Medical records room and dormitories (18 beds). No vertical expansion is considered.

- Total site area -2.17 acres
- Total area for the proposed building (G+3) - 4363 Sq.m
  - GROUND FLOOR -1325 Sqm
  - FIRST FLOOR -1251 Sqm
  - SECOND FLOOR -1193 Sqm
  - TERRACE FLOOR -594 Sqm
- Category -Group C (Medical/ Hospital)
- Total InPatient beds proposed - 45 nos
- DG & Substation - 109 Sq.m
- Sump and pump room -94.6 Sq.m
- MGPS Room – 68.8 Sq.m
- RO Plant – 33.8 Sq.m
- STP - 20 KLD
- Estimated Construction Cost - Rs.42.027 crore

### 2. Scope of work

The Consultant shall be responsible in obtaining the below mentioned Green certifications and should involve in the design from the Concept to Completion stage by giving necessary advice/inputs to the Architects/ Engineers involved in the design process so as to facilitate the maximum incorporation of green building methodologies in the project.

The following are the specific Tasks to be attained by the Consultant. The payment will be based on the completion of these specific tasks.

Task-I	Energy performance analysis and model simulation of the project in accordance with KSECBC/ GRIHA certification and EDGE compliance
Task-II	Facilitation for Green building rating that includes managing the documentation on GRIHA and EDGE Website and all certification, assistance, and coordination

Task-III	Facilitation for procurement of Provisional GRIHA rating (minimum 3 star) or EDGE rating from concerned certifying agencies
Task-IV	Facilitation for post occupancy Resource efficiency audit to meet KSECBC/ GRIHA rating (minimum 3 star) requirements and Final Award of rating from concerned certifying agencies

The detailed scope of work involves the following:

**TASK- I:** Energy performance analysis and model simulation of the project in accordance with KSECBC/ GRIHA certification and EDGE compliance

A) Whole Building Analysis for energy performance, climatic comfort & KSECBC compliance.

1. Solar Analysis for optimizing, shading, and glazing areas.
2. Detailed whole building Thermal / Energy simulation to achieve thermal comfort indoors through detailed analysis of the following:
  - i. Building Envelopes (wall, windows, skylights etc.).
  - ii. Passive cooling system.
  - iii. Mechanical systems and equipments, including heating, ventilating and air Conditioning system and components (if required).
  - iv. Service hot water heating.
  - v. Interior and exterior lighting.
  - vi. Electrical power and motors. etc.
3. Analysis of the following for GRIHA and EDGE Green Certification:
  - a. Analysis for optimizing building design to reduce conventional energy demand determining the EPI (Energy Performance Index).
  - b. Energy use calculations for Renewable Energy use.

B) Building Analysis for Day lighting and Artificial Lighting.

1. Day lighting simulation for optimizing natural lighting.
2. Illuminance Analysis
3. Analysis for the GRIHA and EDGE Green certification related to lighting.

C) Site planning & Water Management

1. Design and recommendation for Erosion and sedimentation control on site.
2. Strategies on low water usage, Rainwater harvesting, Wastewater recycling, construction waste usage and other waste management measures.
3. On site Transportation Management Strategies.
4. Monitoring outdoor noise levels and design for meeting indoor noise limits.
5. Analysis for the GRIHA and EDGE Green Certification.

**TASK- II:** Facilitation for Green building rating that includes managing the documentation on GRIHA and EDGE Website as applicable, and all, assistance, and coordination.

A) Facilitation to Achieve minimum 3 star or above GRIHA Rating and EDGE-L1 as applicable.

1. Overall facilitation to obtain GRIHA rating (min 3 star) with reference to GRIHA Manual and Criteria listed therein and that for EDGE-L1 norms, as applicable.
2. Facilitate the project Design team to select materials/ equipment's to meet the GRIHA mandatory and optional requirement support in identifying vendors for the project to meet GRIHA norms and EDGE-L1 norms, as applicable.
3. Vet the tender document to ensure the tender technical specification includes all the GRIHA star rating requirements and EDGE-L1 norms, as applicable.
4. Create a construction Documents Review report.
5. Prepare and provide all necessary templates for the design team, to meet GRIHA requirement and EDGE-L1 norms, as applicable.
6. Facilitate project team in preparing the documentation as stipulated by GRIHA and EDGE-L1 norms, as applicable.
7. Use an in-house tracking mechanism (TM) in keeping the "Green" issues on track with the project timeline and with GRIHA requirements and EDGE norms, as applicable. This TM shall also be useful in reporting any missing documentation from Project Manager to design Team.

**TASK- III:** Facilitation for procurement of Provisional GRIHA rating or EDGE certification from concerned certifying agencies, as applicable.

- A) Facilitate HITES to achieve the provisional green building rating on project commissioning. Regular (fortnightly) report shall be incorporated in tracking mechanism (TM) and submitted to KIIFB based on the inputs from the design, construction, project management team and concerned certifying agencies.
- B) Filter, cross validate, verify consistency, add value, and consolidate to make the document suitable for submission to the concerned certifying agencies.

**TASK- IV:** Facilitation for post occupancy Resource efficiency audit to meet KSECBC/ GRIHA requirements and Final Award of rating from concerned certifying agencies, as applicable.

- A) Execute the steps to achieve the final green building rating including the following.
  1. Periodic compliance check of energy and water consumption
  2. Periodic compliance check of visual, thermal, and acoustic comfort conditions in building interiors
  3. Periodic compliance check of the functioning of all waste management strategies
  4. Periodic compliance check of all other parameters, required to facilitate the audit by an independent Bureau of Energy Efficiency (BEE) accredited energy auditor to achieve GRIHA performance audit.
  5. Any other advice to achieve the final green building certification as per the latest guidelines and notifications.

### **3. SITE VISITS**

The Consultant is deemed to have known the scope, nature and magnitude of the work and the site conditions, requirements, stipulations, etc. Consultant is advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their price bid to obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their tender.

Consultant shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed.

The prospective bidder and any of its authorized personnel or representative will be granted permission for site inspection, but only upon the condition that the prospective bidder, its personnel and representative will release and indemnify its representatives from and against all liability in respect thereof and will be responsible for any eventuality or personal injury, loss of or damage to property and any other loss, damage, costs and expenses incurred as a result of the inspection.

A minimum of 3 (Three) site visits for each project (Including visits during Due diligence with GRIHA Council) are to be performed as part of the assignment in coordination with HITES. The costs of travelling, boarding, and lodging connected with site visit(s) shall be borne by the Consultant and shall be considered in the Consultant Fee. Expenses for site visits, over and above the minimum mentioned, if required shall be reimbursed as per norms.

### **4. DELIVERABLES**

Consultant is required to submit the following deliverables as scheduled:

<b>Sl. No</b>	<b>Deliverable</b>	<b>Time schedule</b>
1	Reports pertaining to TASK I Reports on Energy performance analysis and model simulation in accordance with KSECBC/ GRIHA and EDGE including inception report, that on GRIHA and EDGE training program, sustainable site planning, building design optimization, energy performance optimization, renewable energy utilization, water, wastewater, solid waste management, sustainable building material, construction technology, health, well- being etc. Also includes Specific Forms as per KSECBC/ State Designated Agency (SDA) norms	Within 3 (Three) months of issue of LOA.
2	Reports pertaining to TASK II. Documents/Templates on Green building rating Facilitation.	Within 6 (Six) months of issue of LOA.
3	Reports pertaining to TASK III.	Within 6 (Six) months of



	Provisional GRIHA rating or EDGE certification from concerned certifying agencies	commissioning of project
4	Reports pertaining to TASK IV including consolidated GRIHA and EDGE documentation. Final GRIHA rating or Post Occupancy Energy Auditing	Within 2 (Two) years of provisional GRIHA certification

All the documentation prepared by the consultant for obtaining green building certification shall be the property of HITES. The Consultant shall be required to submit 2 (two) hard copies & soft copy of reports of the deliverables.

## **5. PROJECT PERSONNEL**

The specification of project key personnel to be deployed by the Consultant for the assignment/project to HITES is provided in Table below

Sl. No.	Position / Profile of Project Key Personnel	Educational Qualification	No. of positions
1	GRIHA Certified Professional/Evaluator (Key Personnel 1 / Team Leader)	B. Arch/ B.Tech & Certificate of registration with GRIHA Council	1
2	EDGE Expert (Key Personnel 2)	B. Arch/ B.Tech & Edge expert/Auditor certificate	1
3	BEE certified energy auditor/ Energy Auditor (Buildings) or Building energy efficiency expert for ECBC compliance (Key Personnel 3)	B. Arch/ B.Tech & Certificate of registration with BEE	1
Note: Position 1, 2, 3 can be a single person provided the requirements under are satisfied.			

## **6. TERMS & CONDITIONS OF LIMITED TENDER**

### **i. Introduction:**

HLL Infra Tech Services Ltd (HITES) is a fully owned subsidiary of HLL Lifecare Ltd (A Government of India Enterprise) has been appointed as SPV Health and Family Welfare Department, Government of Kerala for the Proposed Extension work of Taluk Hospital in Idukki, Peerumedu.

The present limited tender is for selection of GRIHA consultant for assisting in Green Building Certification (Griha-3star) for the project Taluk Hospital Peerumedu. Offers are invited only from Green Building Consultants who are empaneled with HITES vide RFP No. HITES/IDS/21/RFP-GB/01 dated 07.03.2022.

### **ii. Letter of award**

Letter of award will be issued to the lowest quoted consultant by HITES. The selected consultant shall enter into an agreement with HITES within 10 days of issue of letter of award.

### **iii. Performance Security**

Performance Security at the rate of 2.5% of the amount against each milestone shall be retained and the same shall be released after successful completion of the scope of work of consultant. However no interest shall be payable to the Consultant for the amount of performance security deposit for the period retained by HITES.

### **iv. Termination of Contract**

HITES reserves the right to terminate, or postpone the work on account of fulfillment of contractual obligation(s) or any sufficient cause, HITES being sole judge of the same. The Consultant shall be paid for the useful work done up to the date of termination. HITES shall determine the credit to be given to the Consultant for the value of the work executed by the Consultant. The Consultant shall give HITES all the data, compiled report, drawings etc. prepared by them till the date of termination before the final dues are paid to the Consultant. Even after the termination of agreement, the Consultant shall continue to cooperate with HITES to such a reasonable extent as may be necessary to clarify or explain any reports or recommendations in documents or detailing made by them.

### **v. Breach of Trust**

Unless otherwise directed by HITES specifically, the Consultant shall not contact directly or indirectly the client or any other authorities connected with the project. Non-compliance of this clause shall be treated as breach of trust resulting in the termination of contract between HITES and the Consultant for which without any prior notice to him. In such event, no job will be entrusted to him in future by HITES.

### **vi. Confidentiality**

The Consultant agrees that all knowledge and information not within the public domain which may be acquired during the carrying out of this contract shall be for all time and for all

purpose regarded as strictly confidential and shall not be directly or indirectly disclosed to any person without the written permission of HITES.

**vii. Discussions with HITES and Approvals**

The Consultant shall make themselves available at reasonable notice to be present for discussions with HITES. The Consultant shall also provide assistance, advice and information to HITES as may be required from time to time for discussions with HITES officials or other agencies appointed by HITES connected with the work.

The Consultant shall get approved the work done by him at every stage throughout the period from HITES. However, such approval by HITES shall not be deemed to absolve the Consultant of the total responsibility of the correctness and soundness of the work and other obligations under this contract.

**viii. Guarantee and liability of the Consultant**

The Consultant shall be liable for all consequence of errors and omissions arising from errors solely attributable to Consultant or on the part of their employees to the extent and with the limitation specified by HITES.

**ix. Periodical Progress Report**

The Consultant shall prepare and submit periodical progress reports and status of works being performed by them. Such submissions of reports and review and approvals, if any, thereof by HITES shall not be deemed to absolve the responsibilities of the completion of the assignment.

**x. Mobilization Advance**

No Mobilization advance shall be paid.

**xi. Tax**

The consultant shall pay all the taxes and duties applicable. GST at actuals will be reimbursed to the Consultant. All statutory deductions shall be made from Consultant's bill as per rules.

**xii. Dispute Resolution**

Any disputes or differences whatsoever arising out of the contract shall be mutually discussed and settled by the parties. All disputes or differences whatsoever arising between the parties to this contract which cannot be settled by mutual discussion or shall be settled under the provisions of Arbitration & Conciliation Act 1996 (As amended).

The courts at Thiruvananthapuram shall have jurisdiction to entertain and adjudicate any disputes.

**xiii. Price Bid**

The Consultant shall submit their offer in the proforma provided as Annexure- A of this NIQ. The price offer shall be submitted in letter head of the Consultant duly signed & sealed by their authorized representative in all pages.

The price quoted shall remain firm throughout the validity of the contract. The rate shall include cost of site visit (includes travelling, boarding and loading etc.) The rates shall be given in the schedule, as specified herein itself positively. No additional cost or escalation shall be paid on whatever accounts it maybe.

HITES reserves the right to negotiate with the lowest bidder if required before award of work.

**xiv. Payment Schedule**

The consultant fee will be disbursed on milestone basis for the project as per the following schedule:

Sl.No.	Milestones	Disbursement Schedule
1	Task I & Deliverable 1	25% of consultant fee of the project
2	Task II & Deliverable 2	25% of consultant fee of the project
3	Task III & Deliverable 3	25% of consultant fee of the project
4	Task IV & Deliverable 4	25% of consultant fee of the project

\*GST as applicable will be paid separately with the respective milestone payments.

HITES shall not be responsible for providing any financial support except the Consultant Fee. The payment will be preceded by a performance evaluation by a Committee consisting of designated officers of HITES. The Consultant shall prepare monthly work plan indicating milestones, deliverables and outcomes in consultation with HITES. The performance evaluation will be based on a set of criteria mutually agreed on. In case of non-compliance of contract clauses and poor performance of the team, a penalty of upto 50% (Fifty percent) of the respective milestone payment shall be levied on the Consultant. Generally, timelines would be fixed for different assignment and non-completion within time limit will be considered as poor performance.

**PRICE BID**

To  
 Deputy General Manager (ID)  
 HLL Infra Tech Services Ltd  
 Golden Jubilee Block, 2<sup>nd</sup> Floor  
 HLL Bhavan, Poojappura.P.O  
 Trivandrum-12

**Sub: GRIHA CONSULTANTS FOR ASSISTING HITES IN GREEN BUILDING CERTIFICATION (GRIHA-3 STAR) FOR THE PROJECT TALUK HOSPITAL PEERUMEDU**

**Ref: NIQ No: HITES/IDS/NIQ/GRIHA/PMD/22-02**

We ..... (Name of consultant) submit our price bid for the subject work as below:

<b>Sl. No</b>	<b>Deliverable</b>	<b>Quantity/Unit</b>	<b>Amount in Rs. (excl. GST)</b>
1	Providing consultancy services for assisting HITES in Green Building Certification (Griha-3 star) for the Project Taluk Hospital Peerumedu as per the entire scope of work, deliverables including site visit, deployment of personnel etc in the NIQ document	Lumpsum	(in figs)
			(in words)

Note : The fees quoted shall be inclusive of all direct and indirect taxes but excluding GST. The above fee shall remain firm till the completion of the project in all respect.

**For..... (name of Consultant)**

**Details of authorised signatory**

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