

Request for Proposal (RFP)

Consultancy & PMC Services for Internal Road Renovation at Uniworld City (UWC) Residential Campus

Project Overview

- **Location:** Uniworld City (UWC) Residential Campus
- **Estimated Area:** Approx. 60,000 square meters
- **Project Type:** Internal Road Rehabilitation
- **Work Methodology:** Paver Blocks or Bituminous Roads (to be evaluated)
- **Project Execution:** To be carried out in phases

Project Background

Uniworld City (UWC) is a large residential campus seeking to rehabilitate its internal roads due to deterioration caused by aging, drainage inefficiencies, and surface wear. The total road area under consideration is approximately **60,000 sqm**.

The renovation is proposed to be executed either using **Paver Blocks** or **Bituminous (asphalt) surfacing**, depending on technical feasibility. A qualified Consultant will be engaged to evaluate both options and recommend the most suitable solution based on site conditions, including drainage and base condition.

Scope of Engagement

The engagement is structured in **two phases**, with separate quotes required for each phase:

Duration of Phase I : **15 calendar days** from receipt of **Letter of Intent (LOI)**.

Phase 1: Technical Consultancy Services

The Consultant shall:

1. **Assess Existing Conditions**
 - Conduct visual and structural inspection of existing roads.
 - Collect and analyse **traffic data** (Classified Traffic Volume Count for **2 days**) within UWC.
 - **Axle Load Survey** to determine Vehicle Damage Factor (VDF).
 - Conduct **core sample collection of 10 nos at worst location and conduct its testing** to assess **existing pavement layer thickness** and **CBR values**.
 - Quote separately for **DCP (Dynamic Cone Penetration) Test**, if required after preliminary assessment.
 - Evaluate drainage patterns, road levels, and base conditions.
2. **Technical Feasibility & Cost Comparison**

- Prepare a comprehensive cost comparative study of Paver Block and Bituminous Road solutions, including a combined option, with detailed quantification of recurring maintenance costs and efforts over a 10-year lifecycle, and evaluate the Net Present Value (NPV) for each option.
 - Cost optimization strategy considering that many roads are already in good condition and may only require strengthening
 - Recommend the most suitable option with justification.
3. **Design & Documentation**
- Preparation of proposed L-section with OGL (existing top levels of roads) and proposed FRL and design cross-sections at 25 m interval in general.
 - Provide technical specifications and detailed estimates (BOQ).
 - Tender document preparation for contractor selection.
4. **Deliverables (end of Phase 1):**
- Road Assessment Report (Traffic, Structural & Pavement Condition).
 - Comparative Lifecycle Cost Study.
 - Recommended Road Improvement Strategy.
 - Recommended Design L-section and Cross Section.
 - Provide technical specifications and detailed estimates (BOQ).
 - Tender document preparation for contractor selection.
5. **Submission Requirements – Phase I**
- Submit proposals in **two separate sealed envelopes**:
 - **Envelope A:** Technical Proposal (methodology, personnel, approach)
 - **Envelope B:** Commercial Proposal (cost breakdown and payment terms)
 - Clearly mark envelopes as:
 - “Phase I – Technical Consultancy Services – Technical” and
 - “Phase I – Technical Consultancy Services – Commercial”

Phase II : Project Management Consultancy (PMC) Services

Tentative Timeline:

- Tendering Process: Approx. 1 month (after completion of Phase 1)
- Construction Execution: Approx. 3 months

The Consultant shall:

1. **Project Planning and Execution Monitoring**
 - Develop a phase-wise execution plan to minimize disruption.
 - On-site supervision through deployment of Site Engineers.
 - Continuous quality checks and compliance monitoring.
2. **Coordination**

- Liaison with contractors, and UWC management.
- Regular site visits by key experts at milestone stages.
- Submission of periodic progress reports.

3. **Quality Assurance & Quality Control (QA/QC)**

- Ensure strict adherence to approved specifications, drawings, and construction methodology.
- Conduct necessary tests on incoming materials, in-process control, and final products as per the frequencies specified in the relevant codes, while implementing cost optimization measures without compromising quality.
- Carry out final inspection, address snag rectification, and facilitate project handover.

Note: Measurement entry, bill certification, and contractor payment processing are **excluded** from the Consultant's scope.

Consultant Qualifications & Eligibility Criteria

Interested Consultants / Firms should meet the following minimum qualifications:

1. **Experience**

- Minimum **5 years of experience** in road design, rehabilitation, and PMC services.
- Successfully completed at least **3 similar projects** (internal residential roads, industrial parks, institutional areas, or urban roads) of comparable scale ($\geq 20,000$ sqm).

2. **Technical Expertise**

- Proven capability in **pavement design (paver block & bituminous)**, drainage systems, and rehabilitation.
- Ability to conduct traffic analysis, core testing, and structural evaluation.
- Skilled in preparing tender documents, technical specifications, and BOQ.

3. **Team Composition (Intermittent Inputs Allowed)**

- **Team Leader / Project Manager** (Civil Engineer, >10 years' experience).
- **Highway / Pavement Engineer** (>7 years' experience).
- **Site Engineer(s)** for day-to-day PMC supervision during execution.

Experts such as Pavement/Drainage Engineers may provide **intermittent inputs** during key stages (assessment, design, review), while Site Engineers will ensure continuous supervision during construction.

4. **Financial Strength**

- Average annual turnover of at least **₹50 lakhs** in consultancy services over the past 3 years.

5. **Registrations & Compliance**

- Valid **PAN, GST Registration**, and statutory compliance.

Proposal Submission Requirements

Interested firms/agencies should submit the following:

- Company Profile and Relevant Experience
- Technical Proposal including Methodology and Approach
- Details of Key Personnel (with CVs)
- Separate Financial Quotes for:
 - Phase I: Consultancy Services
 - Phase II: PMC Services
- Tentative Timelines for both phases

Submission Requirements – Phase II

- Submit proposals in **two separate sealed envelopes**:
 - **Envelope A:** Technical Proposal (methodology, personnel, approach)
 - **Envelope B:** Commercial Proposal (cost breakdown and payment terms)
- Clearly mark envelopes as:
“Phase II – Technical Consultancy Services – Technical” and
“Phase II – Technical Consultancy Services – Commercial”

Contact & Submission Details:

1. Contact Person: Mr. Jagabandhu Banerjee, Board of Managers and Member, Roads and Pavement Sub-committee, email id road_sc@kucaoa.in , Contact no.9470193725
2. Uploading of Notice inviting bids in the website of KUCAOA: 26th September 2025
3. Publication of Newspaper Advertisement: 27th September, 2025
4. Site visit & Pre-bid Meeting: Friday, 03rd October 2025 between 12.00noon and 04.00pm at site (Uniworld City, Rajarhat, New Town, Action Area III, Kolkata 700160, Bus stop: Hazra Kalitala)
5. Application Money: Rs.500/- payable by DD/Bankers Cheque only drawn in favour of **“Kolkata Uniworld City Apartment Owners Association”** to accompany each tender.
6. Tender Submission Date: 05.00pm, Friday, 10th October 2025
7. Tender To be submitted at: Facility Office, Downtown Tower 02, Ground Floor, Uniworld City, New Town, Rajarhat, Kolkata – 700160
8. Tender Opening at Facility Office, Downtown Tower 02, Ground Floor on:
 - Technical Bid: 11.30am, Saturday, 11th October 2025
 - Financial Bid: 11.30am, Monday, 13th October 2025