

LIFE MISSION PROJECT

**CONSTRUCTION PROCEDURE & CRITERIA
FOR EMPANELMENT OF BUILDERS**

by

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LSGD ENGINEERING WING

- LIFE Mission construction Project – Implemented through LSGD Engineering Wing.
- Technical Officers are present in all LSGIs viz Grama / Block / District Panchayaths / Municipalities/Corporations
- There are 4185 technical officers under LSGD Engineering wing in Kerala

1. Local Self Government Institutions served by
Engineering Wing

Grama Panchayath	-	941
Block Panchayath	-	152
Jilla Panchayath	-	14
Municipality	-	87
Corporations	-	06

2. 2 Circle Offices – North & South

South	-	Thiruvananthapuram to Ernakulam
North	-	Thrissur to Kasaragod (7 nos)

3. KSRRDA-PMGSY works -by LSGD Engineering
wing & 14 District Programme Implementation Units
(PIUs)

STAFF PATTERN OF LSGD ENGINEERING CADRE (TECHNICAL)

Sl no	Name of Branch		Name of post							Total	
			CE	SE	EE	AEE	AE	FGO	SGO		TGO
1	Supervising Office		1	3	3	4	8	14			33
2	KSRRDA	KSRRDA- head Office	1	1		1		2			5
3		Poverty Alleviation Unit			14	14		14			42
4	District Panchayat				14	14	14	42	14		98
5	Corporation & Municipality			5	17	45	144	205	163	289	868
6	Block Panchayat					151	152	151	151		605
7	Grama Panchayat						776	401	448	909	2534
	Total		2	9	48	229	1094	829	776	1198	4185
		Total No of Overseers in LSGD							2803		4185
		Total No of Engineers in LSGD				1382			4		

Construction Activities of LSGD Engineering wing

Construction and Maintenance of

- Buildings
- Roads
- Culverts/ Bridges
- Water Supply Schemes
- Waste Management Schemes
- Irrigation Structures like Check dams
- Mahatma Gandhi NREGS works

LIFE MISSION

- ▶ Flagship Program of Government of Kerala
- ▶ Aims to provide house for all homeless / landless families for the coming 5 years
- ▶ Intends to construct flat to accommodate maximum beneficiaries in the available precious Government land.
- ▶ Provide a minimum plinth area of 60 m² (645 sqft) with average facilities for a family.
- ▶ Facilities includes electricity, water supply, sanitary, waste management etc

LIFE MISSION

- ▶ As a first phase, intend to construct one flat each in 14 Districts.
- ▶ Identified suitable Government land in 14 Districts.
- ▶ Each flat consists of 24 dwelling units
- ▶ Each dwelling unit having an area of 60 Sqm including the common area
- ▶ Each dwelling unit consists of 2 Bed rooms, Kitchen, Hall, Toilet and balcony optional
- ▶ Flats shall be either
 - G+3 (6 units per Floor)
 - G+2 (8 units per Floor) or as decided by the LIFE

Mode of Execution

- ▶ Implementation through respective LSGI
- ▶ Architectural plan / Soil investigation / Structural Design etc will be prepared by LSGIs through private / public consultants.
- ▶ Over all supervision and planning by CE, LSGD and LIFE.
- ▶ Site execution under the supervision of concerned LSGD Engineers
- ▶ Work is measured & bill prepared as per PWD norms.
- ▶ Payment made for completed item of work as per the mutually agreed terms.
- ▶ Penalty, liquidated damage, termination with risk and cost clauses for delay will be included, in the mutual agreement.

Specification & Methodology of Construction

- ▶ Building Construction shall be
 - ✓ In accordance with KPBR/KMBR
 - ✓ Central PWD (CPWD) Specification
 - ✓ Rate as per latest Delhi Schedule of Rate (DSR) 2016 with Cost index of respective places
 - ✓ Estimate will be prepared through PRICE, the estimation software.
 - ✓ All the construction in accordance structural design as per soil investigation.

Why Builders / Accredited Agencies / others ?

- ▶ Being experienced in Private as well as Public Flat / Building Constructions
 - ✓ Builders preferred the completion of the construction before the targetted minimum time
 - ✓ Utilize the modern equipment & technology & reduce cost of construction.
 - ✓ Quality of works of Builders are expected to be good
 - ✓ Client satisfaction and guaranteed maintenance for the certain period
 - ✓ Builders are usually expert to have a total solution provider in civil, electrical, plumbing, fire fighting, waste management works

Mode of selection of Builders / Accredited Agencies / others

- Empanelment of Agency by Expression of Interest as per the pre-qualification criteria fixed by LIFE.
- Evaluation done by a Technical Committee / CE, LSGD
- Categorizing the empanelled agency for different capacity range for quoting the financial bid.
- Financial Bids invited by respective LSGI from the above Empanelled Agencies.

Evaluation & Selection Methodology for Empanelment

1. STRUCTURE

- ❖ CREDAI / BAI / KBF Membership / Govt. Registration
- ❖ Financial Strength

2. FINANCIAL STATUS

- ❖ Average Annual Turn over
- ❖ Work in Hand

3. RESOURCES

- ❖ Project Management & Work Force
- ❖ Plant, Machinery & Equipments

4. EXPERIENCE

- ❖ Evaluation with respect to Area Constructed
- ❖ Evaluation with respect to Timely Completion

Evaluation Methodology (contd....)

5. AWARDS & SOCIAL COMMITMENTS

- ❖ Awards from Government
- ❖ Similar projects done on social commitments

6. PROJECT MANAGEMENT PLAN

- ❖ G+3 (24 Dwelling Units)
- ❖ G+2 (24 Dwelling Units)

1. STRUCTURE

- ▶ Details of Builder / Contractor, Company, Firm, Joint Venture companies
 - ❖ Details of Partners (if any)
 - ❖ Organization Structure
 - ❖ Details of Bankers & sub contractors
 - ❖ Years of experience
 - ❖ Registration with Organizations like CREDAI, KBF, BAI, Govt. Registration etc
 - ❖ Financial Strength in terms of Liquid Asset

2. FINANCIAL STATUS

2.1 Bidding Capacity

- ▶ Performance of the Company in the Last 5 years for assessing the bidding capacity.
 - ❖ Audited balance sheet, Profit and loss statement & auditor's reports for the past five years
 - ❖ Assets, Liabilities, Profit & Loss
 - ❖ Construction Turn over of the last 5 years
 - ❖ Source of financial arrangement for this project.

2.2 Ongoing Projects Of The Builder

▶ List of Ongoing Projects

- ❖ Pending Area to be completed in the ongoing work
- ❖ Time for expected completion
- ❖ Balance fund required for completion of the Project
 - ✓ Building Permit certificate issued by the LSGI or certificate issued by other Govt. Department
 - ✓ Copy of Advertisement if any

3. RESOURCES FOR THE PROJECT

- ▶ Employees list of Technical & other officers
 - ❖ Project Managers, Engineers, Work force etc
 - ✓ Consent Letter, Qualification & Experience Certificate, EPF Number / Bank statement of salary
- ▶ Availability of Plant, Machinery & Equipment
 - ❖ RMC Plant, Lift / Elevator, Shuttering Material availability
 - ✓ Registration / License Certificate, Agreement with sub
 - ✓ Certificate from Chartered Engineer, Government Engineer not below the rank of Executive Engineer of the availability

4. EXPERIENCE OF THE BUILDER

- ▶ List of similar Projects, Started & Completed in the last 5 years
- ▶ List of similar Projects, Completed in the last 1 year
 - ❖ Area of the Completed work
 - ❖ Time taken for completion
 - ❖ Project Cost
 - ✓ Building Permit & Completion Certificate issued by the LSGI or Completion certificate issued by other Govt. Department.
 - ✓ Copy of Advertisement, Appreciation letters if any

5. AWARDS & SOCIAL COMMITMENTS

- ❖ Awards from Government / reputed firm for good performance
- ❖ Similar projects done as a social commitment

6. PROJECT MANAGEMENT PLAN

- ❖ A realistic Activity based Project Management Plan prepared in MS Project, PRIMAVERA or any other Planning Software for early completion of project, observing minimum time requirement for each item of work and resources, that the builder wishes to use in the Project.

Marks Distribution

SI No	Description	Total Marks	
1	STRUCTURE		
	a) CREDAI, KBF, BAI Membership	10	50
	b) Financial Strength	40	
2	FINANCIAL STATUS		
	a) Average Annual Turn over	75	125
	b) Work in Hand	50	
3	RESOURCES		
	a) Project Management & Work Force	50	125
	b) Plant, Machinery & Equipment	75	
4	Experience		
	a) Evaluation with respect to Area Constructed	100	175
	b) Evaluation with respect to Timely Completion	75	
5	Other Notable Appreciation from Government / Social Commitment done to Government	10	10
6	Project Mangement Plan	15	15
	Total Marks		500

- All the applicants for empanelment shall submit an affidavit certified by a Govt Notary regarding the genuinity of the submitted documents
- Empanelment of Builders will be based on Expression of Interest (EOI) through public advt
- All the reputed builders are requested to participate without any profit motive

Details Required for Empanelling

THANK YOU