



CULTURE DEPARTMENT
MANAN KENDRA/ GANGTOK



No. / 2025-26/CD(GTK)

Dated: 05/ 11/ 2025

EXPRESSION OF INTEREST (Re-Bid)

For and on behalf of the Governor of Sikkim, Additional Chief Engineer, Culture Department, Government of Sikkim, invites Expression of Interest (EOI) from the Government Contractors of Grade -IIA, ***enlisted with Sikkim Public Works Department***, for execution of work "Construction of Limboo Bhawan at Singtam within Gangtok District on Turn-Key basis.

1. Scope of Bid:

Name of work	Cost of Tender Documents	Bid security amount
Construction of Christian Community Centre at Nandok, Gangtok District.	₹1,00,000/-	₹18,00,000/--

Calender of Events:

- a. Date of Publishing of EOI in website : 06.11.2025
- b. Date of Issue of Bid Documents : 06.11.2025 to 05.12.2025
- c. Date of Pre-Bid Meeting : 28.11.2025 (office hours)
- d. Date of Submission of Bid : 06.12.2025 (10 a.m. to 12 noon)
- e. Date of Opening of Bid : 06.12.2025 (1 pm onwards)
- f. Date of Power Point Presentation (PPT) : 10.12.2025 (11.am onwards)
- g. Place of Pre-Bid Meeting/ Bid Submission/
Opening of Bids/PPT : Office of Additional Chief Engineer
Culture Department
Manan Kendra



2. **Sources of Fund:** The expenditure on this project will be met from the State Budget.
3. **Eligibility Criteria:** Bid is open to Class -II A contractors enlisted with Sikkim Public Works Department (SPWD) in Single cover.
4. **Content of Tender Documents:**
- The intending bidders should apply in writing for issue of bid documents on the specified date in Calender of Events to the bid calling authority with the following required documents:
 - Copy of valid and attested Enlistment Certificate
 - Attested copy of Pan Card.
 - Attested copy of Voter I.D.
 - G.S.T. Registration Certificate or relevant ARN number.
 - On production of Bank Receipt/ Challan from State Bank of Sikkim, Gangtok for Rs. 1,00,000/- (Rupees One Lakh) only, under receipt head: 0202 -04-800-01 cost of Tender Form to CAO, Culture Department (non-refundable) towards the cost of tender documents, bid documents will be issued to the applicants.
 - Bidder is required to submit Earnest Money Deposit of ₹18,00,000/- (Rupees Eighteen Lakh) only in the form of FDR/TDR from any Nationalized Bank within Sikkim/ in favour of Chief Accounts Officer, Culture Department, Manan Kendra, Gangtok.
 - The intending bidder shall prepare drawings, structural and architectural designs, plans and sections with the total cost involved for the construction of the proposed building and shall submit as a part of bidding documents. The bidder shall prepare Power Point Presentation to the Tender Committee drawings, designs, plans with 3D views/rendering of the proposed building at the date specified in the Calender of Events.
 - Total land available for construction is 0.0145 Ha in Singtam town. The drawing of the proposed building should include the following facilities:
 - Commercial space for renting out, male and female dormitories, Museum, Library, Office Space, Caretakers room and a Multipurpose Hall with all the allied facilities.
 - A Mangheem (sacred Altar of Limboo community)



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- f. The intending bidder shall submit Solvency Certificate of minimum Rs. 3.00 Cr (Rupees Three Crores) only from any Nationalized Bank within Sikkim.
- g. The intending bidder shall have required manpower of minimum one (1) graduate Civil Engineer and one (1) Diploma Civil Engineer with proof of document of their qualification and proof of being employed by the bidder.
- h. The intending bidder shall either own, hire necessary machinery and equipment viz. Excavator, Concrete Mixer, Concrete Cutter, vibrator, loader, tipper etc. to be used for the construction purposes and shall produce document showing that.
- i. The intending shall prepare Work Plan for achieving completion in twenty four (24) month time.
- j. Bidders are required to produce the original documents against the attested copies if required during the time of opening of the bid documents.
- k. The bidders shall produce Affidavit regarding authenticity of bid documents submitted duly certified by the Oath Commissioner along with the Bid documents.
- l. The bidders shall submit Affidavit regarding Litigation/Arbitration details and non-abandonment of any work.
- m. The cost of project quoted by the contractor shall be both in figures and words and should be inclusive of all the applicable taxes.
- n. The bidder shall sign on all the pages of tender documents as acceptance of General Direction and Conditions of Contract and other laid down norms during the time of submission of bids.
- o. The sealed tender with the name of Bidder and the name of Project superscripted on it should be placed in the Tender Box on the date, within time and place indicated.

5. Instructions to Bidders:

- a. **One Bid per Bidder:** Each bidder shall submit only one bid for the project. A bidder who submits or participates in more than one Bid (other than as a subcontractor or in cases of alternatives that have been permitted or requested) will cause all the proposals with the Bidder's participation to be disqualified.
- b. **Cost of Bidding:** The bidder shall bear all costs associated with the preparation and submission of his Bid and the department will in no case, be responsible and liable for those costs.
- c. **Site visit:** The Bidder, at the Bidder's own responsibility and risk is encouraged to visit and examine the Site and its surroundings and obtain all information that may be necessary for preparing the Bid and entering into a contract for construction of the work. The costs of visits to the site shall be at the Bidder's own expense.



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- d. **Bidding Documents:** The bidder is expected to examine carefully all instructions, conditions of contract, forms and in the Bid Document. Failure to comply with the requirement of Bid documents shall be at the bidder's own risk. The bids which are not substantially responsive to the requirements of the bid documents shall be rejected.
 - e. **Clarification of Bidding Documents:** The bidder or his official representative is invited to attend a pre-bid meeting which will take place at the address, venue, time and date as indicated in the calendar of event. The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage. Non-attendance at the pre-bid meeting will not be a cause for disqualification of a bidder.
 - f. **Amendment of Bidding Documents:** Before the deadline for submission of bids, the department may modify the bidding documents by issuing addenda/corrigendum through the same official website. Any addendum/corrigendum thus issued shall be part of the bidding documents and shall be communicated in writing in the website.
6. **Preparation of Bid Documents:**
- a. Bidder should take into account any corrigendum published on the tender document before submitting the bids.
 - b. Bidder should go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
 - c. **Language of the Bid:** All documents relating to the bid shall be in the English language.
7. **Tender documents will be treated as non-responsive and will be rejected, in the event that:**
- a. Documents are not submitted as specified.
 - b. Invalid documents submitted
 - c. Un-signed documents submitted.
8. **Currencies of Bid and Payment:** The unit rates and the prices shall be quoted by the bidder entirely in Indian Rupees. All the payments shall be made in Indian Rupees.
9. **Bid Validity:** Bids shall remain valid for a period of 90 days after the deadline date for bid submission.
10. **Bid Security:** The bidder shall furnish, as part of his bid, a bid security amount in one of the following forms i.e. Temporary Deposit Receipt (TDR) /FDR of any Nationalized Bank within Sikkim. The Bid Security may be forfeited: -



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- a. If the bidder who has been awarded the work, withdraws the Bid after bid opening during the period of Bid validity.
- b. In the case of a successful Bidder, if the bidder fails within the specified time limit to Sign the Agreement.
11. The Department may extend the deadline for submission of bids by issuing a corrigendum in which case all rights and obligations of the Employer and the bidders previously subject to the original deadline will then be subject to the new deadline.
- 12. Bid opening:** The Bid openers will open in time as specified. In the event of the specified date of Bid opening being declared a holiday for the Employer, the bids will be opened at the appointed time and location on the next working day.
- 13. Correction of Errors:** Rates quoted by the Bidders will be determined to be substantially responsive and will be checked by the Employer for any arithmetic errors.
- 14. Evaluation and Comparison Bids:**
- a. The Employer reserves the right to accept or reject any variation, deviation, and other factors which are in excess of the requirements of the Bidding documents or otherwise result in unsolicited benefits for the Employer shall not be taken into account in Bid evaluation.
- b. If the bid of the successful bidder is seriously unbalanced in relation to the Engineer's estimate of the cost of work to be performed under the contract, the Employer may ask the Bidder to produce detailed price analysis for any or all items of the Bill of quantities, to demonstrate the internal consistency of those prices with the construction methods and schedule proposed. After evaluation of the price analyses, the Employer may require that the amount of the performance security set forth at the expense of the successful Bidder to a level sufficient to protect the Employer against financial loss in the event of default of the successful Bidder under the contract.
- 15. Employer's Right to accept any Bid and to reject any or all Bids:** Notwithstanding, the Employer reserves the right to accept or reject any Bid, and to cancel the Bidding process and reject all Bids, at any time prior to the award of contract, without thereby incurring any liability to the affected Bidder or Bidders or any obligation to inform the affected Bidder or Bidders of the grounds for the Employer's action.



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16. Notification of Award and Signing of Agreement.

- a. The Bidder whose bid has been accepted will be notified
- b. The notification of award will constitute the formation of the Contract.
- c. After receiving work order, the successful Bidder should draw Agreement within 15 days of the issue of Work Order and commence the work as per directions of the Engineer – in – Charge within 7 days of the conclusion of the Agreement.

17. Performance Security.

- a. The successful bidder shall provide to the employer a total Performance Security of 2.5% of the Contract price covering the time period of completion of project.
- b. Performance Security to be delivered by the successful bidder shall be in the form of Bank Guarantee/ TDR/ FDR/ in the name of Chief Accounts Officer, Culture Department, Manan Kendra, Gangtok after acceptance of tender and before issue of work order.
- c. Failure of successful bidder to comply with the requirement of delivery of performance security shall constitute a breach of contract and the Employer may resort to awarding the contract to the next ranked bidder.

Additional Chief Engineer
Culture Department
Manan Kendra/ Gangtok



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1. Format of information on litigation history in which the Bidder is involved (if any).

Other Party/ (ies)	Employer	Cause of Dispute	Amount involved	Remarks showing Present status



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2. Format of Affidavit:

AFFIDAVIT

(to be in Non-Judicial Stamp Paper)

1. I, the bidder (undersigned), do hereby certify that all the statements made in the required attachments are true and correct.
2. The bidder (undersigned) also hereby certifies that no work has been abandoned within the Sikkim, nor any contract awarded for such works have been rescinded, during last five years prior to the date of this bid.
3. The bidder (undersigned) hereby authorizes and request any bank, firm or corporation to furnish pertinent information deemed necessary and requested by the Department to verify this statement or regarding my (our) competence and general reputation.
4. The bidder (undersigned) understands and agrees that further qualifying information may be requested, and agrees to furnish any such information at the request of the Department.

(Signed by Bidder)

Name:

Registration No:

Address:

Date:

Place:

(Signed by)

Oath Commissioner

Name:

Seal: