

BIDDING DOCUMENT: Residential Housing Complex

Project Name: Green Valley Apartments

Tender No: TND-2025-002

Issuing Authority: Metro Housing Authority

Date Issued: March 22, 2025

Submission Deadline: April 25, 2025, 5:00 PM

Project Overview

Construction of 8 residential blocks with 240 apartment units (1BHK, 2BHK, 3BHK configurations), community facilities, and supporting infrastructure.

Scope of Work

- Site development and infrastructure
- Construction of 8 residential blocks (G+4 floors each)
- Internal roads and pathways
- Water supply and drainage systems
- Electrical distribution and street lighting
- Landscaping and recreational facilities
- Compound wall and security arrangements

Key Specifications

- Structure: Load-bearing masonry with RCC slabs
- Walls: Clay brick masonry with cement plaster
- Flooring: Ceramic tiles in living areas, anti-skid tiles in bathrooms
- Doors & Windows: UPVC frames with toughened glass
- Electrical: Concealed wiring with modular switches
- Water Supply: Overhead tanks with booster pumps

Contract Details

- Estimated Cost: \$6.8 million
- Contract Duration: 18 months
- Performance Guarantee: 10% of contract value
- Retention: 5% for 24 months post-completion
- Payment Terms: Milestone-based payments (20% stages)

Price Schedule & Cost Breakdown

Item	Description	Quantity	Unit	Rate (USD)	Amount (USD)
1.0	Site Development	8.5	Acres	35,000	297,500
2.0	Foundation Work	3,600	Cu.M	265.00	954,000
3.0	Structural Work (Load Bearing)	5,800	Cu.M	280.00	1,624,000
4.0	Brick Masonry	125,000	Sq.Ft	3.20	400,000
5.0	RCC Slab Work	192,000	Sq.Ft	7.50	1,440,000
6.0	Plastering Work	240,000	Sq.Ft	1.85	444,000
7.0	Flooring (Ceramic Tiles)	168,000	Sq.Ft	3.50	588,000
8.0	Doors & Windows (UPVC)	960	Nos	285.00	273,600
9.0	Electrical Work	240	Units	2,800	672,000
10.0	Plumbing & Sanitary	240	Units	1,850	444,000
11.0	Water Supply System	1	Lump Sum	185,000	185,000
12.0	Painting Work	480,000	Sq.Ft	0.95	456,000
13.0	Internal Roads & Pathways	2.2	Km	125,000	275,000
14.0	Landscaping & Recreation	1	Lump Sum	156,900	156,900
15.0	Compound Wall & Security	1	Lump Sum	90,000	90,000
				TOTAL	\$6,800,000

Eligibility Criteria

- Minimum 8 years experience in residential construction
- Completed at least 5 residential projects (>200 units)
- Valid contractor license Class B or above
- Financial turnover of minimum \$10M in last 3 years
- EMD (Earnest Money Deposit): \$68,000

Contact Information

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