



School of Planning and Architecture, Bhopal

Neelbad Road, Bhauri, Bhopal - 462030 (M.P.)

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No.: SPAB/RGO/Advt./2018-19/19

Date : 16.02.2019

EXPRESSION OF INTEREST (APPOINTMENT OF ARCHITECT)

Expression of Interest is invited from Architectural firms for preparing drawings for construction of Academic Building in our campus at Bhauri, Bhopal. The EOI Document can be downloaded from the institute website www.spabhopal.ac.in.

REGISTRAR



योजना एवं वास्तुकला विद्यालय, भोपाल

नीलबड़ रोड, भौरी, भोपाल-462030 (म.प्र.) फोन: 0755-2526800

क्र. यो.वा.वि.भो./कु.स./विज्ञा./2018-19/19

दिनांक : 16.02.2019

अभिरूचि की अभिव्यक्ति (ARCHITECT की नियुक्ति)

संस्थान को अपने भौरी, भोपाल स्थित परिसर में अकादमिक भवन के निर्माण हेतु ड्राइंग्स तैयार करने के लिए आर्किटेक्चरल फर्मों से अभिरूचि की अभिव्यक्ति आमंत्रित है। ईओआई दस्तावेज संस्थान की वेबसाइट www.spabhopal.ac.in से डाउनलोड किये जा सकते हैं।

कुलसचिव

Expression of Interest for Appointment of

Architectural Consultant

For

Preparing drawings and other documents for

Construction of Academic Building at SPA Bhopal

Campus

At Bhauri, Bhopal



School of Planning and Architecture, Bhopal
(An Institution of National Importance, created by MHRD, Govt. of India)
Bhopal by-pass Road, Village Bhauri, Bhopal
www.spabhupal.ac.in

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EXPRESSION OF INTEREST

Background and Introduction

School of Planning and Architecture, Bhopal is an autonomous Institute established by Ministry of Human Resource Development in 2008. The institute got status of “Institute of National Importance” by an Act of Parliament, Government of India in (SPA Act, 2014) to conduct research and education in the field of Architecture and Planning. The Institute had started its operations in 2008 from its transit campus at sports complex building of MANIT Bhopal and shifted to its permanent campus in 2013. SPA Bhopal is currently offering two under graduate courses i.e., B. Arch, B. Plan and seven post graduate programmes in Architecture as well as Planning related areas (Programme includes Urban Design, Landscape Architecture, Conservation, Urban & Regional Planning, Environmental Planning, Transport Planning and Design) along with PhD programs. At present, institute has a student strength of 795, which will cross 1000 mark by the time the building is complete.

SPA Bhopal is located on an area of 77 acres (30.21 hectare of land) at the Bhauri village situated along the Indore By-pass road. Other central funded institutions such as IISER and NIFT are located within the proximity of the School. As per Detailed Project Report, SPAB was given a budget for constructing 57000 sq. meters of the working space for academic, administrative offices, hostels and residential quarters. Out of the total area, 44489 sq. meters of area is already constructed, which includes one administrative building, Gate complex, two indoor substations, two academic buildings, three hostels, Director’s bungalow and residential quarters. Most of these buildings have already been occupied. 12511 sq. meters of the remaining area is to be constructed in the form of Academic building for which architectural services are required by the School.

1) Brief Scope of Work

Expression of Interest (EOI) are invited on behalf of SPA Bhopal from reputed Architectural Consultants referred to as Consultants or Applicants for preparation of Architectural design and required infrastructure services and periodic supervision, for Construction of Academic Building of the School of Planning and Architecture, Bhopal on an area of 12511 sq. meters at the proposed site. Following are the details:-

- a) Providing comprehensive campus planning, architectural, and design services (including interior, landscape, external services, etc).
- b) Landscaping Design for the inner and proximity of project under consideration.
- c) Structural Design for selected built structures within the site.
- d) Internal MEP and HVAC services.
- e) Other miscellaneous services allied field not mentioned above.
- f) Good for structural, good for construction and structural drawings to be prepared by the Architect and the structural drawings needs to be vetted by an Institution of National Importance, by the consultant.
- g) Consultant shall ensure that all drawings / designs are prepared in accordance with the relevant bye laws of local authority, Indian Electricity rules and Indian Standard specification as amended from time to time, and all air and environmental regulations are adhered to.
- h) Preliminary design and scheme of the building is available with SPAB and will be provided to the new Architect, who will work further on these drawings and if required may modify the same as per requirement of the SPAB and as per site conditions.
- i) To modify the existing tender drawings and customize it to 12511 sq. mtrs. of buildable area, as per the change in the site conditions and requirements of the School.
- j) Prepare tender documents in relation to the amended drawings; prepare Bill of Quantity (BoQ), technical specifications, detailed cost estimate as per DSR. Drawings should depict interior layouts and schematics with all specifications viz. Architectural, Electrical for various areas required to undertake for the construction of the project. The extent of non DSR items should be less than 10% of the items and same should be acceptable to CPWD for execution. In case of non-DSR item, rate analysis shall be provided by the Architect firm as per prevailing market rates for providing proper justification.
- k) **Maximum budget of the Project: Rs.45.29 Crores (inclusive of all taxes and applicable charges).**
- l) The EOI document is available on the official website of SPA Bhopal i.e. <http://www.spabhopal.ac.in>.

2) Selection Process

Selection Process will be done through following criteria:-

- a) **Pre-qualification Criteria:** Those applying against the EOI, will be shortlisted for pre-bid meeting/presentation on the basis of the criteria provided in Para-3, “Pre-qualification criteria”. The expert cum user committee will evaluate the proposals and applicants will be shortlisted as per their eligibility and invited for the pre-bid meeting.
- b) **Shortlisted Applicants and pre-bid meeting:** Shortlisted applicants will be required to attend a pre-bid meeting. School authorities will explain the scope of work and terms and conditions, quantum of work already completed and actual site conditions etc. This will be followed by discussion from both the sides to fine tune the requirements.
- c) **Circulation of document of “Actual Scope of Work”:** Based on the discussion held in the pre-bid meeting, School will prepare a final Scope of Work document, which will include details given in the Expression of interest, suggestions received during the pre-bid meeting and details about the design approach, idea and scheme to be given by the School. This “Scope of Work” document will be circulated to the applicants after the pre-bid meeting. Attending pre-bid meeting is compulsory; anyone not attending the meeting will automatically cease to be a candidate for the work.
- d) **Submission of Technical bid:** Based on the final Scope of Work document circulated by the School, applicants will be required to submit a Technical bid in a sealed envelope super scribing, “Technical Bid for Appointment of Architectural Consultant” and submit same to the School.
- e) **Presentation by the applicants:** After submitting technical bid, each applicant will make a presentation regarding the project before an expert-cum-evaluation committee.
- f) **Final list of shortlisted applicants:** Based on the technical bid submitted and presentation made before an expert committee, list of applicants will be shortlisted. Technically qualified applicants will be asked to submit financial bid by the prescribed date. List of shortlisted applicants shall be displayed on Institute’s website. No separate correspondence shall be made in this regard.

- g) **Selection of Consultant:** An architectural consultant will be selected on the basis of the lowest professional fee quoted by him/her from amongst the final list of shortlisted applicants. In case the selected firm does not enter into an agreement within the stipulated time frame, or is unable to address the issues raised to the satisfaction of the committee, applicant who has quoted second lowest professional fee will be invited to take up the work.

3) Pre-qualification Criteria

Applicant should be an Architectural firm and as the main consultant must fulfill following criteria for submitting EOI proposal :

- a) Firm should have designed and built in the past five years two or more academic projects of 20 acres (or more) site area each with minimum built up area of 15000 to 20000 sq. mtrs. each costing Rs. 45 crores or more.
- b) Architectural Consultant must be registered with the Council of Architecture. The firm must have a registered office in India and should have at least one branch office in India.
- c) The applicant will be ineligible to submit a proposal, if it or any of its constituents has been barred by any Central and/or State Govt. in India. She/He should have, during the last three years, neither failed to perform on any agreement, nor been expelled from any project or agreement nor have any agreement terminated for breach by the Applicant.
- d) **Architectural expression (documents to be attached):** Any three similar projects of your choice
- i) Of similar academic Buildings of 15000sqm or more.
 - ii) Site plan, ground floor plan, typical floor plan in A3 format for each building, two external photographs of 150mm x200mm.
 - iii) Write up on a single A4 page.
 - iv) Certificate from promoter that the participant has designed the Campus. The committee may contact the references provided – the applicant should ensure that the references are prepared to provide the desired input.

- e) **Experience and background of the key personnel involved:**
- i) This part should include background of the firm in designing academic buildings background and experience of key members in the firm's team.
 - ii) Write up on a single A4 page explaining as to why you feel that you should be selected for the project.
- f) **Average annual turnover of Rs. 1.00 crore in last three years:** Professional fees of the firm for the last three years, Attach certified copies of ITR / attach certificate of CA to this effect.
- g) **Bidder should have a solvency of Rs. 70.00 lakhs.**
- h) **National level competitions won** during practice. Attach certified copy of citation received or copy of official announcement in press.
- i) **Experience in use of Green Technologies** with Griha/LEED ratings - Any three similar projects of your choice. Copy of certificate received in respect of buildings or projects/buildings. Write up on a single A4 page, and attach.
- j) **Experience in the use of ICT/special technologies** in Buildings/Campus any three similar projects of your choice. Write up on a single page A4 description/summary of special technologies /photos of 3 projects, and attach.

4) Professional Fees:

Consultancy Fee:

- a) The consultants shall be paid lump sum fees as quoted by him/her and or mutually agreed by SPAB and the consultant for the entire scope of work. Stages of payment are as follows. The fee shall be inclusive of service tax and all other taxes, government charges etc. as applicable.

Stages	Tentative scope of work	Percentage fee payable
Stage 1	After submission of Tender documents for Floating the NIT till the appointment of Contractor. The Architect or his responsible representative should be present at the time of finalizing the tender documents/contractor.	25%
Stage 2	After submission of complete set of Good	25%

	For Construction Drawings and details of the building.	
Stage 3	On Completion of construction on site work till the plinth level.	10%
Stage 4	On completion of construction work up to roof slab of Ground Floor.	10%
Stage 5	On completion of construction work of all Floors including floor Slabs.	10%
Stage 6	On Completion of all works related to internal and external finishes, internal and external services and the completion of all works of the building till it is fit for use.	10%
Stage 7	On submission of final drawings particularly those related to services. This stage has to be completed within three months of the completion of the building as per stage 6.	10%

- b) For Architectural services the fees shall be all inclusive for the entire scope of work including, comprehensive architectural services, detailed, external development, landscape architecture, approvals, cost of models, the cost of Topographical Survey, Soil Investigations, Hydro-Geological Survey and no other costs/claims etc will be admissible. However, the fees to be paid to Government/local bodies for getting approvals will be paid directly by the Institute.

5) Time schedule

Particulars	Tentative Dates/Deadlines
Press advertisement for EOI	16 th February 2019
Last date of receipt of EOI	11 th March 2019 upto 05.00 PM
Pre-bid meeting with the shortlisted consultants	18 th March 2019
Circulation of document through e-mail	25 th March 2019
Submission of Technical bid and presentation	1 st April 2019
Opening of Technical proposal. Shortlisting of applicants for submission of financial bid and uploading of list on website.	3 rd April 2019
Submission of financial bid	5 th April 2019
Opening of Financial proposal and based on presentation final list of shortlisted of applicants	8 th April 2019

- As per directions of MHRD, Govt. of India, this project is to be completed in a timebound manner. Accordingly, drawings are expected to be completed in 6 months from the date of issue of order of appointment. Scheme and outline of the drawing will be given by the School.

6) General Instructions

- a) Applicants must acquaint themselves fully about the assignment, scheme and idea which will be given by the School and also the usage before submitting the proposal. They must visit the campus with prior arrangement.
- b) All formats/proformas to be submitted, information and clarifications sought will be available on the website and can be downloaded from there. Applicants are advised to visit the website regularly.
- c) The Institute reserves the right to reject any Proposal, if at any time, a material misrepresentation is made or discovered, or the Applicant does not provide the responses sought by the Institute within the stipulated period.
- d) EOI proposal and filled up proforma (Annexure-I) along with accompanying documents should be submitted by only Speed Post (Not to be sent via Courier service) or in person latest by 11th March 2019 (05.00 P.M.) to the Director, School of Planning and Architecture, Neelbad Road, Bhauri, Bhopal-462030 in a sealed cover properly superscribed “Expression of Interest for appointment of Architectural Consultant for preparing drawings for construction of Academic Building at Bhauri Campus, SPA Bhopal.
- e) The proposals must reach before the stipulated date of submission. Late submissions will be rejected.
- f) References and certificates from the respective Institutes submitted should be signed by an officer not below the rank of Executive Engineer in case of Govt. Dept, and General Manager in case of private bodies. In case of architectural consultant, certificates should be signed either by the Head of the Firm or by the Chief Architect.
- g) **Sub-Consultant:** Consultant should not assign any part of the work to a sub-Consultant without obtaining prior approval from the School.

7) Interpretation:

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charge, the interpretation of the Chairman, SPA Bhopal in consultation with Board of Governors shall be final and binding on both the parties.

8) Arbitration

All disputes or differences which may arise between SPA, Bhopal and the Architect under “Conditions of Engagement and Scale of Charges” with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the BOG of SPA, Bhopal. The arbitrator shall be appointed by the Chairman, SPA Bhopal after consultation with Board of Governors. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act of 1996. The decision and award of the arbitrator shall be final and binding on the Architect and SPA, Bhopal. Notwithstanding anything contained in this document, the Institute reserves the right to amend/accept and/or reject any/all proposals and to annul the selection process at any time without assigning any reason and

9) Disclaimers

- a) Notwithstanding anything contained in this document, the Institute reserves the right to amend/accept and/or reject any/all proposals and to annul the selection process at any time without assigning any reason and without any liability and/or obligation.
- b) Any costs for preparing this submission and presentations will be borne by the Applicant and the Institute is not liable in any way for such costs, regardless of the outcome of the selection process.
- c) It is entirely the responsibility of the applicant to provide complete/sufficient information– Incomplete/insufficient information can adversely affect technical evaluation.
- d) Information provided in this document is indicative and not exhaustive.

Annexure - I

CHECK LIST

Documents required to be submitted for prequalification criteria:

Sl. No.	Prequalification Criteria	Documents submitted in support of the pre-qualification criteria	Copy enclosed (Please write Yes or No)	Remarks (if any)	Annexure
(a)	As an Architectural firm and as the main consultant must have designed and built in the past 5 years two or more academic projects of 20 acres (or more) site area each with minimum built up area of 15000 to 20000 sq. mtrs. each costing Rs.45 crores or more.				
(b)	Registered with Council of Architecture.				
	Registered office in India and should have at least one branch office in India.				
(c)	Has your Company or any constituent been barred by any Central/or Stage Govt. in India. She/He should have, during the last three years, neither failed to perform on any agreement, nor been expelled from any project or agreement nor have any agreement terminated for breach by the Applicant.				
(d)	<u>Architectural expression:</u> Any three Similar projects of your choice. i) Similar academic buildings of 15000 sqm or more				
	ii) Site Plan, ground floor plan, typical floor plan in A3 format for each building, two external photographs of 150mm x 200 mm				

	iii) Write up on a single A4 page				
	iv) Certificate from promoter that the participant has designed the Campus. The Committee may contact the references provided. The applicant should ensure that the references are prepared to provide the desired output.				
(e)	<u>Experience and background of the key personnel involved:</u> (i) Background of the firm in designing academic buildings, background and experience of key members in the firm's team.				
	(ii) Write up on a single A4 page explaining as to why you feel that you should be selected for the project				
(f)	<u>Average turnover of Rs.1.00 crore in last three years (2015-16, 2016-17 and 2017-18):</u> Professional fees of the firm for the last three years. Attach certified copies of ITR/attach certificates of CA to this effect.				
(g)	<u>National level competitions won during practice.</u> Attach certified copy of citation received or copy of official announcement in press.				

(h)	<p><u>Experience in use of Green Technologies with Griha/LEED ratings:</u> Any three similar projects of your choice. Copy of certificate received in respect of buildings or projects/buildings. Write up on a single A4 page.</p>				
(i)	<p><u>Experience in the use of ICT/Special Technologies in Buildings/Campus any three similar projects of your choice.</u></p> <p>Write up on a single A4 page description/summary of special technologies/photos of 3 projects.</p>				
(j)	<p>Registration for GST and PAN etc.</p>				
(k)	<p>Solvency Certificate of Rs. 70.00 lakhs from a Nationalized Bank.</p>				

Applicants submitting their Expression of Interest (EoI) may please ensure to attach the required documents in the above order with proper numbering of the pages, and also mention of Annexure Numbers in the last column.