

**Expression of Interest for Prequalification for the
Appointment of**

- i) Architectural Consultant
&
ii) Project Management Consultant
for**

**Development of Phase II of the IIIT-Delhi
Campus
Okhla Phase III, New Delhi**



Indraprastha Institute of Information Technology (IIIT Delhi)

(An Institution with State University Status, created by Govt. of Delhi)

Indraprastha Institute of Inf. Tech. (IIIT) Delhi

Okhla Phase -III

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1. Request for Pre-Qualification and brief scope of work

Expression of Interest (EOI) are invited on behalf of the Director, IIT Delhi from reputed Architectural Consultants and Project Management Consultants (PMC) referred to as Consultants or Applicants for prequalification for the following works:

Development of Master Plan, Architectural planning and design, all services (including interiors, landscape, external development) and periodic supervision, and Project Management Consultancy services, for Development of the Phase II of the Campus of Indraprastha Institute of Information Technology (IIIT) Delhi at Okhla, Phase III, Delhi.

EOIs for both Architectural and PMC are to be submitted separately. Firms that have capability for both may apply for both.

Approximate cost of the Project: Rs 200 crores

The Architectural Consultants shall provide comprehensive architectural, services design (including interior design architecture, landscape architecture, site development). The PMC shall provide project management services as detailed out in the EOI documents. The eligibility criterion for both are defined separately in the EOI document.

The Phase II of the project (Phase I was completed in 2012 and has a built up area of about 32000 sq m spread over 9 buildings) is expected to have a total area of Approx 60,000 sq mts comprising of Lecture halls and tutorials rooms, spaces for R & D Labs to house about 250 researchers and offices for about 75 faculty, hostels for 500 students, faculty accommodation for about 50 three bedroom flats, a sports complex, and other buildings to support the Institute's activities.

The selection of the Consultants is through a two step selection criteria :

- i. Prequalification of Architects and PMCs
- ii. Technical proposal and Presentation for Architect and PMC.

For phase II, the financial terms have been described in the EOI document. Shortlisted applicants will be required to submit a Technical Proposal and will have to make a presentation to an expert cum user committee. Based on the evaluation by the Committee, selection will be done

Total time for the project is 36 months including planning and approvals, construction, and project closure.

The EOI document is available on the official website of IIT Delhi i.e. <http://www.iiitd.ac.in/tenders>

2. Background and Introduction

- 2.1 The Indraprastha Institute of Information Technology Delhi (IIIT Delhi) is an autonomous Institute created as a State University by an Act of Delhi Government (IIITD Act, 2007) to conduct research and education in IT and allied areas. It started its operations in 2008 from its transit campus in Dwarka (in NSIT), and shifted to its permanent campus in 2012. It is a research-led Institute with all-PhD faculty (currently, about two thirds of the faculty members have PhD from US or Europe). It currently has B.Tech, M.Tech, and PhD programs in Computer Science and Engineering, and Electronics and Communications Engineering, with appx 425 undergraduate students, and about 150 postgraduate students, including about 45 PhD students.
- 2.2 IIIT-Delhi was allotted 25 acres of land within the campus of G.B. Pant Polytechnic at Okhla, New Delhi. The Phase I of the campus was completed in 2012 with about 32000 sq m area, which includes a R&D building, a lecture hall and class room complex, a library and information center, two hostels, a students' activities center, and one block of faculty housing .Most of the academic areas are air conditioned, and hostels provided with night-time air conditioning.
- 2.3 This EOI is for Phase II of the project which is expected to add around 60,000 sqm of area. The additional area is to include: Lecture halls and tutorials rooms for about 2000 students which may also be used for small conventions, spaces for R & D Labs to house about 250 researchers and offices for about 75 faculty, hostels for 500 students , 50 three-bedroom flats for faculty accommodation, a sports complex, spaces for labs, an incubation and entrepreneurship facility, and other buildings/areas to support the Institute's activities. The external development will include an Amphitheatre and other areas for interaction.
- 2.4 The Phase II of the campus is expected to be highly efficient in use of energy and water , have smart buildings with proper use of modern sensing and building management technologies, provide nicely designed spaces to facilitate teaching-learning and R&D, and generally be well optimized for Institute operations.

3. General Instructions

- 3.1 Selection of the Consultant shall be as per the selection process described later in this document. The Institute's decision regarding the selection is final
- 3.2 Applicants must acquaint themselves fully about the assignment and the local conditions and usage before submitting the proposal. They may visit the campus with prior arrangement, and attend the pre-submission conference as per schedule.
- 3.3 Applicants may please note that this is a live site and the campus is fully operational. The selected Consultant has to ensure the safety of the existing structures, services, its occupants against disturbances and/or harm, without hampering operations of the Institute while planning and execution of Phase II.
- 3.4 All the information and clarifications sought, will be posted on the website. Applicants are advised to visit the website regularly.

- 3.5 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.
- 3.6 The proposals must reach before the stipulated date of submission. Late submissions will be rejected.
- 3.7 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.
- 3.8 The prequalification of the Architectural Consultants would be done in the first instance and the short listing of the PMC will be done thereafter.

4. Minimum Eligibility Criteria

- 4.1 To be eligible for prequalification for Architectural Consultant /PMC , the Applicant should be an Architectural firm and/ or PMC. The Architectural Consultant and/ or the PMC firm , must have a branch office in Delhi /NCR, and must have built in the past seven years at least the following:
- (i) One Academic/R&D/Semi residential IT campus or a multipurpose campus with multiple buildings and a total built-up area of 48000 sqm or more;
OR
 - (ii) Two or more similar projects of 36000 sqm (or more) each;
OR
 - (iii) Three or more similar projects of 24000 sqm (or more) each.

In the above for the Architectural services, built means having the scope of work similar to scope of this project i.e. providing comprehensive campus planning, architectural, and design services (including interior, landscape, external services, etc).

For the PMC , the full project management services for Academic/R&D/Semi residential IT campus or a multipurpose campus with multiple buildings .

- 4.2 The Architectural Consultant must be registered with the Council of Architecture.
- 4.3 Being a Govt. funded project ,the Project Management Consultant should have executed works based on CPWD Standards and Conditions of Contract and be fully conversant with PAR/DSR /DAR norms .
- 4.4 The applicant is ineligible to submit a proposal, if it or any of its constituents has been barred by any Central and/or State Govt. in India. 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.
- 4.5 The shortlisted applicants will be required to file an affidavit for information provided for the eligibility criteria on a non judicial stamp paper of Rs 10/-.
- 4.6 For Submission details refer to Section 8.

5. Selection Process

- 5.1 Each Applicant will submit an EOI, structure of which is given later in the Section 8 along with a suitable covering letter. Fee details for the project are fixed and are given later.
- 5.2 There will be a technical screening of the EOI based on which approximately six applicants each for Architectural services and PMC services shall be shortlisted. The technical screening criterion is given in the Section 8.2 for Architectural Consultants and Section 8.3 for PMC Consultants.
- 5.3 The shortlisted applicants in the next stage will be asked to submit a Technical Proposal and make a presentation before an expert cum user committee constituted by the Institute. Details about the structure of Technical Proposal and presentation will be provided later, and would contain design approach and concepts the applicant plans to use for the phase II of the IIITD campus (e.g. schematics, nature of structure, orientation, kind of finishing, approaches for energy efficiency/saving, etc). For the shortlisted PMC s', they would be required to submit the project management approach they propose for the project (e.g. manpower organization for the project , key persons and their responsibilities etc.)
- 5.4 The expert cum user committee will evaluate the proposals and three applicants each will be empanelled for both Architectural and PMC services.
- 5.5 The Applicant placed first for each category of the services will be invited for final presentation incorporating suggestions/ concerns of the committee.
- 5.6 After the committee is satisfied, a Letter of Award (LOA) shall be issued by the Institute. The Applicant shall, within ten working days of the issue of LOA, submit the Performance Bank Guarantee and enter into an Agreement with the Institute.
- 5.7 In case the first firm does not enter into the agreement within the stipulated time frame, or is unable to address the issues raised to the satisfaction of the committee, the second empanelled applicant will be invited.

6. Fees Details

- 6.1 The fees for the above services would be around Rs 750/- per sqm for the Architectural services and Rs 750/- per sqm for the PMC services of the covered area of the Phase II Construction .Service tax shall be reimbursed as per actuals against proof of payment.
- 6.2 Covered area includes area under of all buildings, basements, stilts for parking, stilts and balconies but excludes :
 - a) Any temporary Structures,
 - b) Lift machine rooms, mummies tank structures,
 - c) Sun shades and Roof Level Projections,
 - d) STP, Water Reservoir .
- 6.3 For Architectural services the fees shall be all inclusive for the entire scope of work including architectural services, detailed interior design, 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.

6.4 For PMC services the fees shall be all inclusive for entire scope of works for pre-construction stage, construction stage and post-construction stage of works and nothing extra shall be paid.

6.5 Institute will enter into separate contracts with Architectural Consultant and Project Management Consultant. Detailed payment schedule for the Architectural and PMC services will be specified later .

6.6 Performance Bank Guarantee

A performance Bank Guarantee of 5% of the Fees will have to be submitted before signing the Agreement and valid till the completion of the contract on a nationalized bank for satisfactory execution of the Contract.

7. Time schedule

Particulars	Tentative Dates/Deadlines
Press advertisement for EOI	17-04-2013 (Wed)
Last date of receipt of queries	27-04-2013 (Sat)
Pre-submission conference (in IIITD Campus, Conference Room, R&D block)	29-04-2013 (Mon)
Last date of replies to queries	02-05-2013 (Thurs)
Last date of submission of EOI	13-05-2013 (Mon)
Announcing the prequalified Consultants on website of the Institute.	27-05-2013 (Mon)

7.1 Structure of the Technical Proposals, contract conditions , payment terms and schedule will be provide to the shortlisted applicants in the next stage.

8. Submission of documents for Pre-Qualification

8.1 For Minimum Eligibility Criteria (For both Architectural and PMC)

Provide information of three projects completed in the last 7 years, and which are similar to the proposed Phase II project. Only those projects will be considered which are satisfying the minimum eligibility criteria (as prescribed in Section 4 above)determined from the following data:

Project Summary	
Project name, location, and brief description	
Project owner	
Total covered area (in sq m),	
List the key buildings in the project, their height (in no of storeys), and area	
Scope of work handled by the applicant in this project	
References (name, title, tel.no/email)	

8.2 Criteria for Prequalification for Architectural Consultants

For those applicants who satisfy the minimum eligibility criteria (as prescribed in section 4), for technical screening the following additional criteria will be used:

- I. Campus planning -Any three Similar projects of your choice (10 acres or more).
- II. Architectural expression -Any three Similar projects of your choice (24000sqm or more)
- III. Experience and background of the key personnel involved .
- IV. Average turnover in last three years ,.
- V. National level competitions won during practice,
- VI. Experience in use of Green Technologies with Griha/LEED ratings -Any three Similar projects of your choice,
- VII. Experience in the use of ICT/special technologies in Buildings/Campus Any three Similar projects of your choice

The following documents should be submitted for each of the above

For I - Campus planning :

Master plan of each Campus in A3 format
 Three photographs of each campus of 150mm x200mm,
 Write up on a single page A4 ,
 Certificate from promoter that the participant has designed the Campus.

For II- Architectural expression :

Of similar Buildings of 24000sqm or more.
 Site plan , ground floor plan , typical floor plan in A3 format for each building ,
 Two external photographs of 150mm x200mm ,
 Write up on a single page A4,
 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.)

For III- Information about the Firm and Personnel.

This part should include (i) background of the firm, (ii) background and experience of key members in the firm's team.
 Write up on a single page A4 explaining as to why you feel that you should be selected for the project

For IV- Average turnover 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

For V- National Competitions won by the firm.

Attach certified copy of citation received or copy of official announcement in press

For VI- Experience in use of Green Technologies with Griha/LEED ratings –

Copy of certificate received in respect of bldgs or projects/bldgs.

Write up on a single page A4

For VII - Information about ICT or other special technologies used in the buildings/campus

Write up on a single page A4 description/summary of special technologies /photos of 3 projects.

8.3 Criteria for Prequalification for Project Management Consultant

(to be submitted as per Time Schedule)

For those applicants who satisfy the minimum eligibility criteria, for technical screening the following additional criteria will be used:

- I. Campus construction management experience and capability-Any three Similar projects of your choice(10 acres and above) Provide information about up to three projects that the PMC has managed in the last 7 years, which are similar in scope to the current project. Only these projects will be considered that are satisfying the minimum eligibility criteria. For each project, the summary table given at 8.1 to be filled.
- II. Construction management with Value Engineering services experience and capability. Any three Similar projects of your choice (24000sqm and above).
- III. Experience and background of the key personnel involved. This part should include (i) background of the firm, (ii) background and experience of key members in the firm's team,
- IV. Average turnover in last three years, -in terms professional fees attach certificate of CA to this effect
- V. Recognitions, appreciation letters, attach copy of certificates .
- VI. Experience in managing execution of Green Technologies with Griha/LEED ratings, attach copies of certificates
- VII. Experience in managing execution of ICT/special technologies in Buildings/Campus.
- VIII. Proposal for manpower deployment for this project to ensure timely completion of the project.

9. Contact Information

9.1 Queries/clarifications may be e-mailed to tender@iiitd.ac.in. Clarifications, will be posted from time to time on the Institute website . No individual replies/clarifications will be sent. No oral communication will be entertained.

9.2 The EOI are to be submitted to “Mr. Sanjay Roy, GM Projects; IIIT Delhi, Okhla Phase-III, New Delhi 110020. Tel. +91-11 26907563, 9810703281(M), E-Mail ID: sanjay@iiitd.ac.in.

10. Disclaimers

1. 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.
2. 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.
3. It is entirely the responsibility of the applicant to provide complete/sufficient information – incomplete/insufficient information can adversely affect technical evaluation.
4. Information provided in this document is indicative and not exhaustive.

11. List of Photographs of existing campus (Phase-I)

1. R& D Block
2. Lecture Hall Block, R&D Block & Service Block
3. Library Block
4. Dining Block
5. Girls Hostel
6. Boys Hostel
7. Residence Block

Photographs of existing campus (Phase-I)



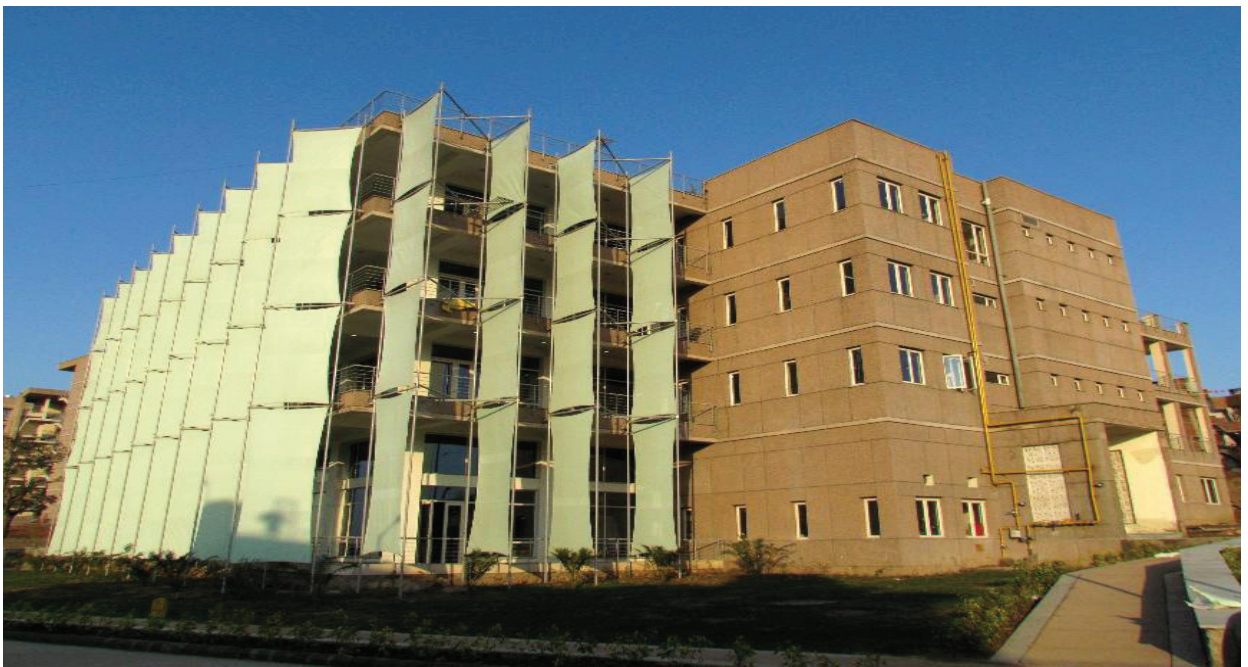
(1)



(2)



(3)



(4)



(5)



(6)



(7)