

**INVITATION FOR EXPRESSION OF INTEREST FOR SHORT-LISTING
FOR ARCHITECTS/ ARCHITECTURAL FIRMS**

Rayat Shikshan Sanstha's Karmaveer Bhaurao Patil College Vashi invites Expression of Interest (EOI) from Architects/Architectural firms, henceforth referred to as Applicants, for short listing in respect of the project involving design for construction of a state of the art **college building** consisting spaces for Classrooms, Laboratories, Staff rooms, Gymkhana, Music room, Yoga room, Meditation room, Conference rooms, Canteen and ancillary facilities with latest designs and facilities on a plot 42 at Sector 15 A, Vashi, Navi Mumbai, Maharashtra.

The following indicative activities will need to be undertaken by the selected Applicant:

Comprehensive planning and design of the Project which shall include but not limit to preparation of planning of the entire site, architectural design, Landscaping, complete Interiors & furniture, other associated structural, service drawings, 5 star green building compliance, documents for all stages of the project including obtaining planning approvals and building & completion certificates from the local authorities, preparation of tender documents and periodic supervision of design implementation during construction phase of the Project.

1. The built-up area of the Project is expected to be approximately 10,000 Sq mts.
2. EOI with all enclosures including its scanned PDF copy in pen drive needs to be submitted to the office of Principal, Karmaveer Bhaurao Patil College Vashi Sector 15 A, Vashi, Navi Mumbai on or before 03:00 pm on **24th April 2023**. Late submissions will be summarily rejected. The EOI shall be submitted in a sealed Envelope superscribed- **EOI for College building for Rayat Shikshan Sanstha's Karmaveer Bhaurao Patil College in Vashi, Navi Mumbai**.
3. Applicants with minimum 10 years professional experience, registered with the Council of Architecture and permitted to practice as an Architect/ Architectural Firm in India, are requested to submit documents for evaluation of their eligibility. Eligible applicants will be further evaluated through a two-step process and will be ranked for short listing up to a maximum of 4 applicants. Details of eligibility criteria and selection process are given in the Project Background.
4. As the next step of the process, short listed Applicants will be given the Design Brief of the Project for submission of their respective Concept Design and Financial Proposal for selection of the Project Architect.

PROJECT BACKGROUND
For
Construction of Building for
Rayat Shikshan Sanstha's
Karmaveer Bhaurao Patil College Vashi
Sector 15 A Vashi, Navi Mumbai, Maharashtra 400 703

1. BACKGROUND

- 1.1 Rayat Shikshan Sanstha's Karmaveer Bhaurao Patil College, Vashi was established in 1979. It is located at Plot no. 41 & 42, Sector 15 A, Vashi, Navi Mumbai having an area of 9941.899 Sq. Mt. [2.4566 acre] for construction of buildings and 9967.183 Sq. Mt. [2.4629 acre] as playground. The building [Main building] that was constructed in 1981 is in debilitating condition. Demolition of this building and construction of new building on that area will take at least 3 years, in which case there will be difficulty in conducting the classes. Hence, a proposal of swapping of land was submitted to the CIDCO in which it was proposed to use area of 3190.282 Sq. Mt. to construct a building on the playground of the college and 3190.282 Sq. Mt. area after demolition of the Main building be utilized as a playground for sports like Tennis court, Volleyball, Basketball etc.
- 1.2 The Project area will include spaces for Classrooms, Laboratories, Staff rooms, Gymkhana, Music room, Yoga room, Meditation room, Conference rooms, Canteen, and ancillary facilities. The detailed list will be provided.
- 1.3 The new college complex is expected to function efficiently with the help of latest services, energy efficient features, security systems, cooling systems [in some areas], smooth circulation and integration of open and built-up spaces and functional segregation of spaces as per requirements of the institute as well as complying latest applicable Building Byelaws.

2.DEVELOPMENT NORMS: As applicable to the plot of land according to latest applicable Building Byelaws.

3.FUNCTIONAL REQUIREMENTS

- i.The Area Program envisages to build State of Art college building for Karmaveer Bhaurao Patil College Vashi, Navi Mumbai, Maharashtra.

The tentative built-up requirements of college are:

Required built up area : * 10,000 Sq. mts.

*(envisaged area to use potential of plot as per requirements of the college, but Architect may do study for urban potential of plot before submitting proposal. The above areas exclude areas for building services, public conveniences, basements for parking or any other associated services which shall be provided as per Local Regulations & Technical Standards and the approval of total planned area shall be subject to approval of Local body).

4. GENERAL INSTRUCTIONS

Selection of the architect/architectural firm shall be as per the selection process described later in this document. Decision of the college authorities regarding the selection will be final.

- i. Applicants must fully acquaint themselves about the scope of the Project and local conditions, planning procedures/ local approvals as per existing building byelaws, NBC guidelines before submitting the 'Expression of Interest' (EOI). They may visit the site with prior appointment and with permission of the principal of the college and seek clarifications, if any.
- ii. References and certificates from the respective Institutes should be signed by an officer not below the rank of Head of Administration in case of Government department or General Manager in case of Private bodies.
- iii. Even though an applicant may satisfy the qualification criteria / eligibility requirements, he/she/they would be liable for disqualification, if any misleading or false representation or deliberately suppressed information related to technical eligibility is noted during design assessment including record of poor performance such as abandoning work, not properly completing the projects or fulfilling the contract agreements or financial failures / weaknesses etc.
- iv. The college may appoint a separate company/ Consultant for rendering Construction Management Services during the construction stages of the project. The selected Architect/ Architectural firm shall be required to coordinate with and work along with that firm during project execution period for successful implementation of the project in all respect.
- v. The basic Terms and Conditions of appointment of Architect shall be provided to all short-listed applicants. If required, the college may negotiate on the consolidated Consultancy Fee payable to the selected Architect/ Architectural firm for the architectural and other relevant consultancy services as required as per agreement conditions from the

Architect/ Architectural firms in the project.

- vi. Applicants are required to submit the **Bid securing declaration** accepting that if they withdraw or modify their Bids during the period of validity or if they are awarded the contract and they fail to sign the contract or to submit a performance security before the deadline, they will be suspended for the period of two years from being eligible to submit Bids for contracts with the institute. Bids submitted without Bid securing declaration shall be summarily rejected. The validity is for a period of 120 days from the date of opening of the financial bid.

5.ELIGIBILITY CRITERIA

- i. To be eligible for pre-qualification, the applicant should be an Architect or Architectural firm. This would include a Joint Venture company as well, meeting all other eligibility criteria. The applicant (or joint venture, in the case of JV firms) must have his/its headquarters or a branch office in Mumbai/Navi Mumbai and must have provided architectural services for executed projects in the past 10 years for at least one State of Art multistoried college/school building of built-up area of 10,000 Sq.mts. or more having similar scope of works/services.
- ii. In the above criteria for the architectural services, similar project means having the scope of work similar to scope of this project i.e., providing comprehensive services for *planning & local body approvals, design and architectural services (including civil, electro- mechanical, plumbing, HVAC, security, landscaping, external services, interior-designing, & etc.)*
- iii. The applicant must be registered with the Council of Architecture and permitted to practice as an Architect/ Architectural firm in Mumbai. They should also have at least 10 years post registration experience of providing architectural services for executed projects.
- iv. For submission details refer to Section 7.

6. DESIRABLE CRITERIA

- i. National or International level competitions and awards won during the architectural practice.
- ii. Experience in use of green technologies with standard ratings (eg. GRIHA, LEEDS, etc.), ECBC compliance, global practices like use of solar power, green building features, sustainable practices adopted in executed projects etc. - any three similar projects implemented by the applicant.
- iii. Experience of having executed work based on single stage two envelope (two

bids) system of tendering and familiarity conversant with CPWD works manual.

7. SELECTION PROCESS

- A. The selection of the Architect/Architectural firm is through a two-step selection process:
- (i) Short listing of eligible EOI applicants based on ranking on additional desirable criteria, and
 - (ii) Technical and financial evaluation of proposals submitted by the short-listed applicants.

Each Applicant will submit an EOI, along with a suitable covering letter. There will be a screening of EOI based on which eligible architectural firms shall be short-listed.

- B. Short-listed applicants will be given a Design Brief detailing the design parameters and draft agreement. They will be required to submit Technical and Financial Proposals in two separate sealed envelopes and make a presentation of their capability and the technical proposal before a Selection Committee. The Selection Committee will evaluate the proposals for ranking in order of their cumulative scores on the technical and financial weightage (technical 75 + financial 25)
- C. The applicant with maximum cumulative score will be invited for selection and required to enter into an agreement with the college.

8. SUBMISSION OF DOCUMENTS FOR SHORT LISTING

a. For Eligibility Criteria

Applicants are required to provide certified or self-attested documents for the following:

- i. Copy of Registration certificate from the Council of Architecture permitting the applicant to practice as an Architect/ Architectural firm in India.
- ii. Address of the company headquarters or branch office, as given in the Company registration document (copy to be attached).
- iii. Applicants are required to provide information of the projects completed in the last 10 years and which are like the proposed *State of Art college* project. Only those projects will be considered which satisfy the eligibility criteria determined from the following data duly certified by the client.

Project summary with photographs	
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Project name, location, and brief description	
Project owner/ Name of Client	
Date of Commencement and Completion of the Project	
Total plot area and total covered area (in sqm)	
List the key buildings in the project, their height (in number of floors), and area	
Scope of work handled by the applicant in this project	
References (name, title, telephone number/ email)	

b. For Desirable Criteria

- i. Attach certified copy of citation/ award received or copy of official announcement in press. Details of the projects which were awarded, provided in format given in 10.1 above.
- ii. Copy of certificate received for use of Green Technologies in respect of buildings or projects/buildings. Write up on a single page A4.

c. Conditions of eligibility for Joint Venture firms

A certified copy of MOU between the firms having a joint venture shall be provided. The joint venture firm shall meet all the laid down criteria of registration, experience, turnover, awards etc. as a single entity.

9. NOTE

- a. Please provide sufficient information and valid proof for each parameter/factor assigned for calculating scores against each Desirable Criteria. If sufficient information and valid proof is not available about some parameter/factor during evaluation, zero (0) score may be assigned to that parameter/factor.
- b. Information, as sought for each Desirable Criteria, is to be given by individual applicant or each member of the consortium including lead member separately as attached annexure.
- c. Length of experience will be counted as on the date of publication of Press Notice.

DECLARATION

I hereby submit the following documents:

1. Copy of Registration Certificate from Council of Architecture to practice as an Architect / Architectural firm
2. Address of the company / branch offices, as given in the Company registration document
3. Project summary with photographs:
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
4. Project name, location & brief description
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
5. Project owner / Name of Client
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
6. Date of commencement and completion of the projects
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
7. Total plot area and total covered area (in sq. M.)
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
8. List of the key buildings in the project, Height & and Covered Area
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
9. Scope of Services in these projects
 - (a) Project-I: Yes/No
 - (b) Project-II: Yes/No
 - (c) Project-III: Yes/No
10. References, if any (name, title, telephone number/ email)

I have also enclosed the following documents:

- 11.** Certified Copy of Citation/ Award/ Copy of official announcement in press: Yes/No
- 12.** Copy of Certificate for use of Green Technologies, energy efficient features, etc. along with write-up: Yes/No

13. Certified copy of MOU between Joint Venture Firms as per laid down criteria of registration, experience, turnover, awards etc. as a single entity: Yes/No
14. Bid securing declaration.
15. **I confirm that each statement and/or contents of this submission and /or documents, certificates submitted herewith are absolutely true, correct and authentic. In the event of any statement/document subsequently turning out to be incorrect or false it is understood and accepted that the undersigned is liable to disqualification from this selection process.**

NAME OF THE APPLICANT:

ADDRESS:

CONTACT DETAILS: