

**National Institute of Rural Development & Panchayati Raj
Rajendranagar, Hyderabad – 500 030.**

NIT No. 6

F.No. [EE/CMU/17-18/DM/06](#)

Date: 20.10.2017

Invitation for EOI for the Master Plan (Bird's Eye View)

The Assistant Registrar(T), National Institute of Rural Development and Panchayati Raj, Rajendranagar, Hyderabad – 500030, hereby invites on behalf of the Director General, NIRDPR, the Expression of Interest in two cover system for the work cited below from the approved and eligible Architects/Member in Council of Architecture or those on appropriate list of P&T, MES, Railways and state PWD up to 3:00 PM on 3.11.2017 and the same will be opened in the presence of bidders or their representatives on the same day at 3:30 PM.

Sl. No.	Name of the work	Last date of submission of application	EMD (Rs)
1.	Designing and submission of Master Plan for NIRDPR with architectural concept designs both for office and residential areas, spatial planning for the infrastructure, services, land-scaping and the plans for rejuvenating the existing infrastructure to align with the proposed Master Plan with environment friendly concepts and designs	On or before 3.00 pm on 3.11.2017	10,000/-

1. The prospective architects are requested to submit the filled-in tender form, duly signed to the undersigned. The documents for application can be obtained from this office on all working days in person or the same may be downloaded from the website www.nird.org.in
2. The agencies/firms fulfilling the eligibility criteria will make **Power Point Presentation** of their earlier executed works and proposals for the Master Plan before the Committee constituted by the Competent Authority. Based on the recommendations of the Committee, the Firm will be selected as per the criteria annexed.
3. The time and date of presentation will be intimated to the eligible firms.

Assistant Registrar (T)

Tender Document

1. NIRDPR is an apex organisation under the Ministry of Rural Development, Govt.of India. The Institute intends to engage an expert Architectural Agency for preparation of Master Plan for NIRDPR Campus which is spread over 174.12 acres. The interested architects may visit the site to get clear idea about the scope of the work.

2. Essential Eligibility Qualifications:

All the firms with the following criteria will be eligible for participating in the EOI.

- i. The firm having Associate/ Fellow Members of “The Indian Institute of Architects” and Registered Architect, “Council of Architecture”, New Delhi, India.
- ii. Should have experience in the field for not less than 10 years, as on August 2017.
- iii. Should have an annual turnover of not less than Rs 5 Crores (architectural consultancy fees) on an average which should be duly audited by a Chartered Accountant.
- iv. The firm should have PAN and GST registration.

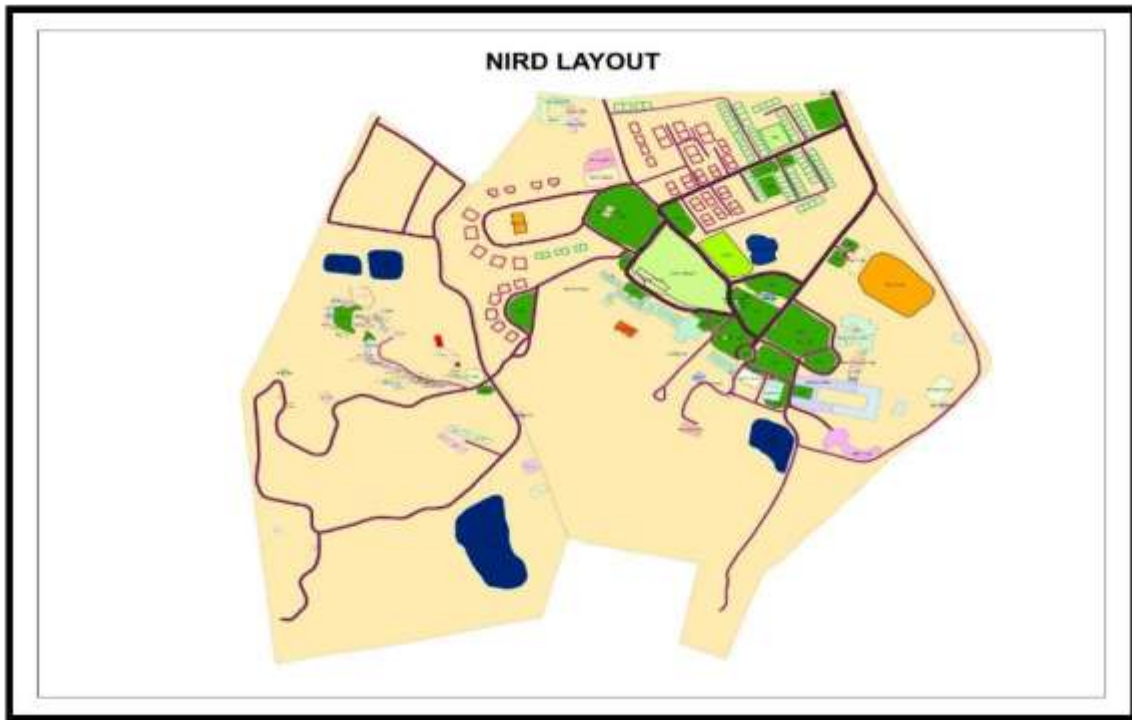
3. Scope of work:

NIRDPR is more than 50 years old organisation, built over the years depending on the requirements of space and other infrastructure. The organisation has spread over an extent of 174 acres covering office, hostels, training infrastructure, support infrastructure and hostels. The existing built up area and other facilities are given below.

NIRD & PR Infrastructures break up	
Total Area of NIRD & PR	174.12 acres (704638.64 Sq. m)
➤ Office Building	19147 Sq. m
➤ Conference Halls	889 Sq. m
➤ Residential Buildings	12049 Sq. m
➤ Guest Houses	10507 Sq. m
➤ BVBV School	1349 Sq. m
➤ Internal Roads	8.20 Kms

The layout sketch of the campus is given in the figure given below.

NIRDPR Existing Layout



4. Need for Master Plan and Aim

In view of intermittent expansion of the infrastructure in a haphazard manner, the facilities have outpaced the requirements. The Master Plan aims to provide a road map from the existing physical portfolio of facilities to a consensus future vision of capacity building, research and educational environment that is fully aligned with the mission of the NIRD & PR. It should provide a logical development approach which supports the service delivery requirements of the institute. It is an investment that coordinates and aligns many diverse considerations into a strategic long term vision for facilities but to be successful it needs to combine both capacity building and facility planning. The more effort that is put into a Master Plan, the more credible the results will be. Among many advantages, a well-executed Master Plan can be a significant factor in improving the outcomes of the institution.

This Master Plan is a step to envisage an ideal National Institute of Rural Development and Panchyati Raj. This Master Plan is a perspective plan keeping in mind next 15 years. The Master plan will evolve in in phases, based on prioritized areas. This Master Plan is an

initiative to install required infrastructures as per the future activity, requirement and availability of human resources to conduct them. Thus the proposed EOI is to Designing and submission of Master Plan for NIRDPR with architectural concept designs both for office and residential areas, hostels; spatial planning for the infrastructure, services; landscaping and the plans for rejuvenating the existing infrastructure to align with the proposed Master Plan with environment friendly concepts and designs ultimately aiming at eco-habitat creation with least “Carbon Foot Print”.

5. Aim of the EOI

The aim is meant to design Master Plan with the following aspects to serve the functional requirement listed below.

- a. Zoning and demarcation showing areas of immediate and future development if required alternative cause made with existing pattern.
- b. Plan to create additional infrastructure and support services as per the functional requirements envisaged in EOI/nature of work (ANNEXURE).
- c. Roads, walk ways, cycle paths and other minor access ways duly considering the existing pattern(to the extent possible)
- d. Water distribution lines, pumping stations. Storage tanks, and treated water lines for flushing and Horticulture duly considering the existing pattern(to the extent possible)
- e. Storm water collection system and rain water harvesting system duly considering the existing pattern (to the extent possible).
- f. Solid waste management system, sewerage, collection tanks, treatment and disposals duly considering the existing pattern (to the extent possible).
- g. Landscaping and reforestation duly considering the existing pattern(to the extent possible)
- h. Individual building locations and grouping, functional zoning duly considering the existing pattern (to the extent possible).
- i. Other common facilities, logistical facilities like security, compound wall gate, Surveillance etc.
- j. Integrated Building management system as required as possible with the existing pattern.
- k. The lay out shall be designed with all the parameters to suit the large area development provisions of GRIHA (Green Rating for Integrated Habitat Assessment).

- I. The outcome will be the Master Plan in 3D computer image and Architectural concepts/drawings/Design for all the proposed new buildings/infrastructure and for realigning the existing infrastructure.

Tentative/Approximate Space requirement for immediate needs and projected needs for 2030					
SI No.	Category of the infrastructure	Existing space in (Sq Ms)	Additional Area needed for sanctioned strength i.e. immediate needs (Sq Ms)	Additional space requirement (Sq Ms) for 2030	Remarks
	Office Buildings with adjoining conference				
1	New Conference halls	0.00	800.00	0.00	There is immediate requirement of new Conference halls - Two training halls of 200 Sq Ms and four new training centers of 100 Sq Ms each for the expanded training needs. This is immediately required as many a times the trainings are getting limited due to insufficient training halls/conference halls. This additionally is in addition to the existing training halls/conference halls existing in various blocks.
2	Class rooms for PGDRDM (Four Class rooms with 120 Sq Ms each)	0.00	780.00	0.00	Four Class rooms of 120 Sq Ms, fully equipped for the students is needed immediately. In addition faculty space for the adjunct faculty and other support staff needed is taken as another 300 Sq. Ms

3	Discussion rooms	0.00	154.00	0.00	This space will be organized by redistribution of Schools/Centers in the existing buildings and the proposed new space to be created. One discussion room for each School, which will be used by all the centers under a school. Thus 7 schools need one discussion room of 22 Sq Ms each is provided.
4	Auditorium	598.00	598.00	0.00	Existing auditorium is inadequate for the expanding activities. Therefore an additional auditorium of existing capacity of 598 Sq Ms is provided. This is an immediate requirement.
5	Amphitheater	0.00	825.00	0.00	An open air amphitheater is needed for use and it is an immediate requirement.

6	Quarters	12049.00	6712.00	2936.00	<p>70 additional quarters are proposed for catering to the new faculty and support staff. The quarters for various levels is planned in cluster model. Along with new construction, some of the existing quarters need to be replaced, which will be done alongside. These 70 quarters are for the immediate requirement. For the projected 2030 needs, an additional 36 quarters are proposed taking the proposed expansion of activities and thus staff.</p>
7	Hostels/guest houses	10507.00	19912.00	4000.00	<p>Need for immediate requirements is projected as below:</p> <ol style="list-style-type: none"> 1. Dormitory for RTP- 100 bed-960 Sq Ms 2. Hostel for RTP-50 bed-1300 Sq Ms 3. PGDM Hostel- 150 bed-3260 Sq Ms 4. Studio Apartment - 20 bed- 585 Sq Ms 5. Hostel for interns-30 bed- 600 Sq Ms; <p>An additional requirement of 4000 Sq Ms of hostels is projected for long term needs up to 2030.</p>

8	Garage and Parking	635.00	7200.00	0.00	Existing parking and garage is highly insufficient. Therefore the additionally is provided for immediate needs. This will be distributed according to the blocks and
9	Market complex with ATM	0.00	200.00	0.00	The need for this is very urgent. It will be so arranged for the use of the local community and other institutions also.
10	Security Office	40.51	100.00	0.00	The provision envisaged for respectable resting place for the security staff, which is now inadequate.
11	Canteen	154.00	304.00	0.00	An additional canteen proposed for the participants and faculty/staff to use. It will be run on outsourcing basis. Additional area proposed is 304 Sq Ms.
12	Additional Space for CGARD , Annexure	0.00	1000.00	0.00	The centers activities are expanding and has high potential for generating revenue. Hence separate, ultra-modern gadgets is proposed for immediate needs.

13	Additional Space for RTP , Annexure	0.00	4000.00	0.00	<p>RTP units are expanding, new economic activities are being identified to demonstrate in collaboration with DRDO/ISRO/IITs. Training facilities also need to be expanded. The proposed area is of immediate requirements</p>
14	Convention Center	0.00	4000.00	2000.00	<p>It is already sanctioned project. For want of Master Plan the construction is yet to begin. It will be done in such a way that it will be self- sustaining by generating its own revenue by catering to the needs of neighboring institutions and private use. This will also be accompanied by a high end hostel to cater to about 100 persons stay at any point of time.</p>
15	Faculty Building	0.00	8200.00	3000.00	<p>Immediate additional requirement for the faculty/support staff is envisaged. This also takes into account the need for Skill Center which is expanding. An additional space of 3000 Sq Ms is provisioned for the future needs up to 2030.</p>

16	Space for Senior officers and adjunct faculty	0.00	1633.00	3000.00	The existing facilities are not of appropriate size and space. Additional is proposed. The space will be integrated with other blocks or proposed expanded space to have integrated functioning
17	Store Room	0.00	180.00	0.00	A centralized store room is an immediate need. This will be integrated with the proposed new space.
18	E learning centre	0.00	200.00	200.00	New facility, one immediate and another by 2030 are proposed. They will be integrated with the existing/proposed expanded space.
19	Mini Computer lab (Working lab)	0.00	400.00	200.00	The facility will be integrated with the existing or proposed expanding space
20	Common Room for Female Staff	0.00	100.00	100.00	It is needed to take care of the gender facility and create an environment of gender friendly facilities.
21	Recreation cum lunch Room	0.00	200.00	100.00	An additional space for the staff to create a good working environment is proposed

22	Audio visual lab	0.00	200.00	0.00	This is immediate requirement
23	Special Class room for differently abled participants	0.00	400.00	0.00	An innovative facility for the proposed special programs for Specially abled persons
24	Additional space for the Bharatiya Vidya Bhavan School	1349.00	2000.00		Existing space for the BAVB School is highly inadequate. Proposed to add space to meet the growing needs of the School. School is supported based on long term MOU between NIRDPR and BV School, which is a major attraction and encouragement for attracting qualitative faculty and staff.
	Total Approximate Space Required		60098.00	15536.00	

6. Selection Process:

The agencies/firms fulfilling the eligibility criteria as stipulated will make **Power Point Presentation** of their profile including earlier executed works and the broad concept of the proposed Master Plan for NIRDPR before the Committee constituted by the Competent Authority for the purpose. Based on the recommendations of the Committee, the Firm will be selected as per the award criteria mentioned below.

7. How to apply

The applicants who have essential qualification criteria, may submit their application in the manner prescribed below.

- a. The documents for application can be obtained from this office on all working days in person or the same may be down loaded from the website www.nird.org.in
- b. The application along with its enclosure shall be submitted in two cover system duly superscribed as Technical Bid (Cover-A) and Cost Bid (Cover-B) duly sealed. Both sealed bid covers may be placed in a single cover duly superscribed as “Expression of Interest for Consultancy for Master Plan” and submitted to the office of the Assistant Registrar(T) on or before the last date and time mentioned in the document.
- c. Technical bid (Cover-A) shall consists of two parts. The first part should contain proof of the essential qualification as given in part I of para 8. The second part shall contains the concept of the Master Plan and broad approach which may be in soft/hard mode.
- d. The Price Bid cover (Cover-B) shall contain the price quote as given in the prescribed form at Annexure. The percentage basis quoting will not be accepted.
- e. After evaluation of technical bid of the applicants, a list of qualified Consultants will be prepared based on the Part I of the Technical Bid criteria mentioned in para 8. Shortlisting of the consultants may also conducted after thorough verification of their credentials and inspection of similar works, wherever required, carried out by them, through a Committee duly constituted by NIRDPR, HYDERABAD (here after mentioned as the committee).
- f. Thereafter, a presentation competition among shortlisted consultants will be held in which they will be advised to make two presentations with computer 3D views and drawings. The first presentation will be on their earlier executed works and the

second would be on the concept of the Mater Plan submitted in cover-A **OR** it's improved version (if any).

8. Evaluation of the Bids

The financial bids of only those Architects who qualify according to the criteria given Part I below will be opened and evaluated along with the presentation as per criteria given in the Part II below. All other cost bid documents will be returned to the applicants unopened. The cost bid will be opened after due intimation to the successful applicants of the technical evaluation for the date and time of opening.

Part-I

S.No	Description of Item	Yes/No	Attached Documents
a	The firm having Associate/ Fellow Members of "The Indian Institute of Architects" and Registered Architect, "Council of Architecture", New Delhi, India or those on appropriate list of P&T, MES, Railways and state PWD.		
b	Should have experience in the field for not less than 10 years, as on August 2017.		
c	Should have an annual turnover of not less than Rs 5 Crores (similar architectural consultancy fees) on an average which should be duly audited by a Chartered Accountant.		
d	The firm should have PAN and GST registration.		

Part-II

SL.No	Technical Evaluation Criteria/ rating to be assessed based on the Presentation	Points
1	Design concept consisting of models and drawings based on: <ul style="list-style-type: none"> a. Compliance with the main themes and functional requirement of the project - (20 Marks) b. Originality of the concept and innovation in design- (10 Marks) 	70

	<p>c. The Master plan phasing, approach for speedy and ease of construction - (10 Marks)</p> <p>d. Space and design efficiency (10 Marks)</p> <p>e. Sustainability, ease and cost towards maintenance of the facilities provided in the campus -(10 Marks)</p> <p>f. Prominent awards if any received by the organization or main promoters-(10 Marks).</p>	
2	Organizational set up including staff strength, infrastructural facilities	10
3	Consultant / Associates including in-house capabilities for various services	10
5	Incorporation of Green Building concepts in design (as per Green Rating in Integrated Habitat Assessment as adopted by Ministry of New and Renewable Energy, Government of India)	10
	Total	100

g) The final selection procedure will be based on the marks obtained in the Technical bid/Presentation and the weightage given to the cost quoted by the applicant. A 70% weightage will be given to the Technical bid/Presentation rating and 30% weightage to the Financial bid. The bidder who scores highest in the combined scoring will be selected for the work.

9. Terms and Conditions

- i. The selected consultant will be required to execute an agreement with NIRDPR, Hyderabad. The bid document shall form part of the Agreement. The work shall be carried out as per CPWD Specifications.
- ii. The applicants are requested to quote their fee after taking into consideration the conditions of cost bid, comprehensive services to be rendered by the Architect, schedule of payment, time schedule, compensation for delay, abandonment of work, termination, arbitration, determination of rescission of

agreement, general and exclusion clause etc. mentioned in the cost bid document.

- iii. Without being liable for any damages or obligation or assigning any reason to the applicant, NIRDPR, HYDERABAD reserves the right to -
 - a. Amend the scope and value of work.
 - b. Restrict the short listing of firms to any number deemed suitable by it.
 - c. Reject any or all of the applicants.
- iv. Any effort on the part of the applicant or his agent to exercise influence or to pressurize the employer would result in rejection of his application. Canvassing of any kind is strictly prohibited.
- v. In the event of any dispute, difference or question arising concerning this consultancy, the matter shall be referred to the Technical Committee and based on its recommendations, DG, NIRDPR's decision is final and binding to the both parties.
- vi. The price quoted will be inclusive of all applicable taxes. Any tax or levy of tax such as GST, labour-cess etc. as imposed by the Government of India, State Government or local authorities for consultancy services would be borne by the consultant which may either be deducted at source by the Authorities or deposited by the Architect/Consultant at his own level with the concerned authority meaning by that nothing extra shall be paid to the consultant over and above the agreed fees/amount. 5% security will be deducted from the running payments/bills to be submitted by the consultant/Architect and shall be realized after completion of the project to the entire satisfaction of the incharge.
- vii. The successful bidder's transportation charges from it's headquarters to the Institute and back for two members of it's team will be borne by the Institute for preparing the Master Plan.
- viii. The architect firm should furnish the certificate that
"I/we hereby declare that I/we have not been black-listed, debarred/suspended by any Govt. /semi govt/autonomous bodies./corporation/Pvt.Organizations during the last seven years."

- ix. The tender for the works shall remain open for acceptance for a period of **NINETY (90) DAYS** from the date of opening of tender/ ninety (90) days from the date of opening of financial bid (strike out as the case may be). If any tenderer withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier or makes any modifications in the terms and conditions of the tender which are not acceptable to **the institute, then the Competent authority shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said Earnest Money as aforesaid Further the tenderer shall not be allowed to participate in the re-tendering process of the work.** In the event the agency/firm whose tender is accepted and the award letter issued, fails to commence the work “along with change in scope, if any” in the prescribed time or abandon work before its completion, **NIRDPR shall without prejudice to any other right or remedy be at liberty to forfeit the whole of the Earnest Money.**
- x. This Notice Inviting Tender/EOI shall form a part of the contract document. The successful agency/firm, on acceptance of his tender by the accepting authority, shall, within 15 days from the stipulated date of start of the work have to sign the contract which includes the notice inviting tender, all the documents including additional conditions, specifications,

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- i. All these drawing shall become the absolute property of the NIRDPR, Hyderabad and the consultant shall have no right to use the same anywhere else. Such drawings and designs shall not be issued to any other persons, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except by NIRDPR, HYDERABAD and /or it's authorized representatives.
- ii. All design calculations along with original Architectural drawings on computer floppy/CDs shall be submitted for record and shall be the property of NIRDPR, HYDERABAD.

Assistant Registrar (T)
NIRDPR, Hyderabad.

ANNEXURE
Financial Bid (Cover-B)

SL.No	Description of Work	Quantity	Unit	Rate	Amount in INR
1	Preparation of Master Plan(Bird's Eye View) comprising of Architectural concept design for concept buildings and draft drawings including residential complex, Community/Recreation areas including rejuvenation of existing buildings keeping perfect plan for the next 15 years in view based on the scope of work mentioned in EOI(including all taxes).	1 Job	LS		
*Total Amount in words					

- In case of discrepancy in the figures the amount written in the words will be considered as a final value.

Architect Firm

Assistant Registrar (T)