

# **INDIAN INSTITUTE OF INFORMATION TECHNOLOGY DHARWAD, HUBBALLI, PIN: 580 029, KARNATAKA**

## **CAMPUS MASTER PLAN & ARCHITECTURAL AND ENGINEERING DESIGN**

### **INSTITUTE'S INTRODUCTION:**

- The Indian Institute of Information Technology Dharwad (IIIT-DWD) is an institute of national importance by the Act of Parliament (23 of 2017), and is an Autonomous Institute setup by Government of India (MHRD), Government of Karnataka and Industry Partners (represented by M/s Keonics) in PPP mode, wherein these domains extend funding support about 50%, 35% and 15%, respectively.
- The institute is being governed by the Board of Governors, which includes representatives of MHRD, Government of Karnataka and Industry Partners; eminent people from academia, industry and civil society.
- Currently, IIIT Dharwad has started working from a temporary campus at 3rd Floor in IT Park (Opposite to Glass House), Hubballi, Pin: 580 029, Dharwad District, Karnataka, and the institute envisages to establish a State-of-the-art Eco-friendly campus at Thadisinakoppa vilage, Dharwad District.
- IIIT proposes to create a world class teaching and research institute focused on the core areas of Information Technology and aims at developing adequate man power of global standards for the Information Technology and allied fields.

### **INSTITUTE'S INVITATION FOR EXPRESSION OF INTEREST:**

The institute envisages to establish a State-of-the-art modern Eco-friendly sustainable academic campus in Dharwad. Hence, the institute invites **Expression of Interest (EOI)** from reputed and registered ARCHITECT/S FIRMS (which may be Limited Companies/ Corporations/ Joint Ventures/ Consortia, and individuals, henceforth to be called as "Applicant" in EOI) for Design of CAMPUS MASTER PLAN with all external Engineering Services and the Design of all individual BUILDINGS, including ARCHITECTURAL, STRUCTURAL (Internal), IT, ELECTRICAL, PUBLIC HEALTH ENGINEERING, DESIGN, Fire and safety aspects with specifications and BILLS OF QUANTITIES and so on for all works involved. The institute's primary objective is to complete the construction of Phase I of the Campus within a time of 18 months.

### **INSTITUTE'S UPCOMING CAMPUS LOCATION:**

The total area of 61.08 acres (bearing R.S No 110/2 according to the Revenue department) is allotted by GoK for new campus at Tadasinakoppa village near Dharwad. This land is well marked boundary having compound wall already constructed, is located opposite to Rashi Farms, which is about 6KM

from Airport, 17KM far from IT park and 3KM away from Pune-Bangalore highway road. Copies of the site location and site plan are enclosed as an Annexure-A.

## **REQUIREMENT:**

The concept theme and the master plan for fully residential campus to accommodate 1000 students, 200 faculty and staff shall be designed in phase I of campus development. The long term academic vision of the institute envisages a student capacity of 4 to 5 thousand with corresponding number of faculty and staff. Care shall be taken to maximize the greenery with minimal ground coverage of a proposed structures. Institute shall arrange site visits on requests from the applicants.

## **AIM & OBJECTIVE**

- 1 The aim is to shortlist suitable reputed Architect/s firm for participation in a competition for providing Master Plan, Architectural concept design for concept buildings and detailed engineering design and Good for Construction drawings for phase I buildings including allied services.
2. Shortlisted Architectural Firm/s will be called for a presentation, hence the applicants have expected to give detailed presentation regarding their proposal for which a nominal honorarium will be paid. A minimum of two weeks notice will be given for the presentation before the expert committee for shortlisted Firm/s.
3. The Firm/s whose concept & design are selected through the competition shall be empaneled as the Architectural Firm/s for the institute.

## **ROLE OF THE SHORTLISTED ARCHITECT/S FIRM**

- 1 Preparation of Master plan for the permanent campus in Thadisinakoppa Village in land area of 60 Acres. The complete master Plan of the campus shall be designed with the following aspects to serve the functional requirement.
  - a. Zoning and demarcation showing areas of immediate and future development
  - b. Roads, walk ways, cycle paths and other minor access ways
  - c. Water distribution lines, pumping stations. Storage tanks, and treated water lines for flushing and Horticulture
  - d. Storm water collection system and rain water harvesting system.
  - e. Electrical substations with locations and power cable routing including incoming facilities.
  - f. Solid waste management system, sewerage, collection tanks, treatment and disposals.
  - g. Telephone lines and exchanges including incoming facility of service provider.
  - h. Internet connectivity, data lines and switches, Wi-Fi.
  - i. Landscaping and reforestation
  - j. Individual building locations and grouping, functional zoning.
  - k. Other common facilities, logistical facilities like security, compound wall gate, Surveillance etc.
  - l. Integrated Building management system.
  - m. The entire campus shall be designed as barrier free as per the guidelines of Supreme Court of India.
  - n. For the master plan 3D computer model shall be presented to the committee for approval.
  - o. Complaisances with all applicable regulatory requirement and quality standards.

2 Preparation of concept Architectural Drawings/ Details and other related bulk services for all the buildings shown in the master plan. The individual buildings and other related internal, external service concept drawings shall be prepared fit enough to prepare the mandatory submission plans including DTCP, Environmental, safety, Aviation and other applicable regulations.

3 The role of the selected firm is also to provide a complete and Comprehensive Architectural design/ working drawing, structural analysis and drawings, electrical drawings and details for all services and BOQ and tender document required for construction of certain selected buildings with the built up area of all the selected building anticipated in Phase I.

- a. Space requirements and space planning.
- b. Service requirements (Area wise) and planning,
- c. Structural systems and other engineering services etc.
- d. Locating the building in the master plan and providing connectivity to neighboring buildings in the campus at the designated location in the master plan, taking into account local rainfall and climate patterns.
- e. Preparing Building drawings containing/ facilitate the following:
  - i) All Floor plans & details for Architectural – Structural – PH – Electrical – HVAC –acoustics- Horticultural works, etc.
  - ii) Sections and Elevations.
  - iii) Report indicating design philosophy, budgetary cost estimates, proposals for execution etc.
  - iv) Rough Seating layout and tentative Furniture layout.
  - v) 3D view/model /computer walk through etc.
  - vi) Preparation of all required tender document & tender drawings to float the tender for construction.
  - vii) Internal & external finishing details with area chart.
  - viii) Fully dimensioned and all minute details required for construction.
  - ix) Completion drawings and accompanying report, etc.
  - x) Attending the coordination meetings during the user group meeting, planning, pre bid meetings with contractor.
  - xi) All logistics for obtaining all statutory approvals from concerned authorities.
  - xii) Issue of all good for construction drawings in single stage, which are required for construction.
  - xiii) Providing technical support whenever there are eventual minor changes taking place during the construction time including site visit on requirement basis.
  - xiv) Any other relevant requirements suggested by the expert committee.

### **ELIGIBILITY TERMS AND CONDITIONS:**

Applicants should meet the following criteria:

1. The applicants should have expertise and experience in higher education institutions and academic campus architectural design, and should have based in Karnataka/ have office in Karnataka
2. Preference will be given to firms that demonstrate continued excellence through design awards and other industry-wide recognitions for distinction in design, planning and sustainable architecture in the education sector.

3. Other areas of specialization required for the project including but not limited to infrastructure, structural, Mechanical, Electrical, Plumbing, Fire protection and all other statutory requirements, if not provided in house, shall be associated as sub Architect/s in the team.

4. Architect/s shall have been in operation as an architectural firm for a minimum of 5 continuous years, up to 30-10-2017. The documentary proof should be submitted along with the bid.

5. Given the scale of this project, the Architect/s shall have experience in designing at least 2 large higher education institutional campus-type projects. Out of which at least one should be of government supported university or institution.

6. The applicant should have carried out

- (a) Design/ preparation of detail drawings for One Higher Education Institutional Campus buildings project worth Rs. 50/- Crores or
- (b) Two such projects worth Rs 25/- Crores each.

7. The applicant should have successfully completed two higher education institutional Master Plans in the past five years for academic campus of comparable area and project cost. A documentary proof should be attached with bid.

8. The Architectural Firm should submit IT returns for the last 5 years.

9. The Architectural Firms should furnish the details of Service Tax/ GST returns, PAN and Professional Tax, Architectural license, registration to Council of Architecture and other statutory requirements. Documentary proof should be attached.

### **Work Experience**

The Bidder should have satisfactorily completed, in his own name, higher educational academic campus of minimum value of Rs. 50.00 Crores in the last five years, or two similar works of Rs. 25/- Crores each.

**Similar works** shall mean architecture design and construction documentation of the buildings work in one campus of various buildings, at least Ground plus two stories with structural and Mechanical, Electrical and Plumbing (MEP) details.

*In this regard Architect/s works with Government universities, Building of National importance to be carried out for the research work in the field of science & technology approved by All India Council for Technical Education (AICTE), Atomic Energy Regulatory Board (AERB) & such other statutory bodies are desirable.*

Notes :

- Only such works shall be considered where physical completion of entire work is over or commissioning of work has been done, whichever is earlier.

- The Bidder should submit the details of such completed works. In support of having completed these works, the Bidder should submit self attested copies of the completion certificates obtained from the owner/ client indicating the name of the work, the description of work done by the Bidder, value of contract executed by the Bidder, date of start, date of completion (stipulated and actual).

### **Profitability**

The applicant firm shall be a profit (net) making firm and shall not have incurred losses in any of the last 2 financial years or any 3 out of last 5 financial years.

The Bidder should submit self attested copies of Auditor's Report along with audited Balance Sheet and Profit and Loss statement for the last five financial years. In case the firm is profit making for the last three financial years continuously, the Bidder may submit the above document for last three financial years only.

### **Other Information to be furnished:**

- a. Attested copy of Affidavit for sole proprietorship/partnership deed/ memorandum and Article of association.
- b. All the requisite and the following Annexure duly filled sealed & signed by Architect/s Firm or their authorized representative.
  - i. Company background.
  - ii. Copy of registration with Council of Architecture.
  - iii. Other empaneled / sub Architect/s information.
  - iv. Architect/s company profile along with their sub Architect/s information, CV's of Key personnel to be deployed for this project.

### **Declaration of the Bidder**

Even though the Bidders may meet the above qualifying criteria, they are subject to be disqualified if they have

- a) Made misleading or false representation in the forms, statements and attachments in proof of the qualification requirements.
- b) Records of poor performance such as abandoning the work, not properly completing the contract, inordinate delays in completion, litigation history or financial failures etc.
- c) Their business banned by any Central/ State Government Department/ Public Undertakings or Enterprises of Central/ State Government.
- d) Not submitted all the supporting documents or not furnished the relevant details as per the prescribed format.

Other Information to be furnished: are requested to send their, Vision note along with Approach and methodology for this project, documentary proof of the eligibility criteria.

### **APPLICATION PROCEDURE:**

1. Potential applicants may visit the institute's website [www.iiitdwd.ac.in](http://www.iiitdwd.ac.in) to download the details campus, site location maps, terms and conditions to be satisfied and other supporting forms (Forms I to XI) to be submitted along with the Expression of Interest.

2. Completed application forms, with all enclosures should be sent to the Director, IIIT Dharwad, Hubballi, along with a non-refundable DD for Rs. 2,500/- (processing charge) in favour of Registrar, Indian Institute of Information Technology Dharwad payable at Dharwad, Dharwad District, Karnataka, so as to reach before 17.00 Hours on November 30, 2017. If that day is declared a holiday for any reason, applications will be received even during working hours on the following working day.

***Note: The Firms which have applied earlier against Advertisement No.: IIITDWD/New Campus/2016/10 (Dated 2nd November 2016) are requested to apply afresh, wherein the processing charge is exempted.***

#### **INSTITUTE'S POLICY & SELECTION PROCEDURE:**

1. IIIT Dharwad reserves the right to invite Entries only from those firms who express their interest in response to this invitation AND meet specified criteria.
2. IIIT Dharwad reserves all the rights to accept or reject any or all EOI applications, without assigning any reason therefor, and also free to select any one. IIIT Dharwad takes no responsibility for the delay, loss or non- receipt of any submission or letter sent by post/ courier.
3. IIIT Dharwad reserves the right to choose a single or panel formed by more than one Architectural Firms. The IIIT Dharwad further reserves the right to hire the services of any third party expert or consultant including project management consultant to evaluate or monitor the designs/ plans/ execution of campus development.
4. The duly filled-in application forms with the requisite enclosures received in the prescribed time and date will be scrutinized by a competent committee constituted by IIIT Dharwad.

#### **SCOPE OF WORK:**

The information given below is only indicative and only to give an idea of work involved.

**Master Plan :** Regarding this the intended applicant should undertake following tasks.

1. Inspection of proposed site for the study of site conditions and other details including soil investigation before commencing the preparation of concept plans including topographical survey/ Layout plans/ Master Plans.
2. As per site conditions, preparation of architectural floor plans, Section & Elevation of Buildings.
3. Area details – Plinth Area, Covered Area & F.A.R etc.,
4. Approval of the Competent Authority.
5. Work out the various zones: academic, residential – faculty, residential – students, recreation and sports activities, utilities areas – arrangement for phased construction.

6. Show the network of major roads, minor roads, paths, parking lot, and security towers.
7. Parks and play grounds and other designated open areas.
8. Street lighting and local areas lighting;
9. Scheme for external Electrical Services – from Main Recurring Sub-station, Distribution Sub-stations to the actual end use points.
10. Water supply mains, sewage networks, recycled water distribution networks – sumps, pump houses, water towers, rain-water harvesting.
11. Data Cable Spine and networking alignment.
12. Making sure that there will be provision to setup Solar Panels.

**Architectural & Internal Engineering Services Designs:** Regarding these the intended applicant should undertake following tasks.

1. Based on the Institute's requirements plan the various buildings including internal services like electrical, network cabling, water supply, waste lines, firefighting arrangements, lights, lifts/elevators wherever applicable etc.
2. Work out air conditioning systems where applicable.
3. Provide best construction drawings with certificate supporting structural stability.
4. Preparation, submission and approval of drawings for Building Plan by competent authority.

**Preliminary Design Stage:**

1. Detailed Architectural Working Drawings of all floors, Plans, Section, Elevation, Doors & Window Details etc.,
2. Detailed Structural Working Drawings for all floors/ RCC Road/ Drains etc.
3. Service plans for Water Supply & Sanitary Works.
4. Service Plans for Electrical Works
5. Rain Water Harvesting System.
6. Solar Water heaters for residential buildings.
7. Detailed Technical Specifications for the proposed works.
8. Detailed Cost Estimate as per current jurisdictional PWD S.R./ CPWD S.R.

9. PERT Chart for the execution of the Project.

**Tendering Assistance Stage:**

1. Preparation and uploading of Tender Documents as required.
2. Assist the Client in evaluating the tenders for the selection of a Contractor for the works and in the contract negotiations.
3. Submission of “**As built drawings**” after completion of work.
4. Any other requirement with regard to tendering and selection process from the institute.

**Project Management Stage:**

1. The Architect/s shall perform the principal services outlined below as a part of responsibility for the supervision of the works. They shall provide the qualified professional staffs with relevant experience to carry out the assignment.
2. The Architect/s shall propose any addition or alteration to be incorporated in the Bill of Quantities (BOQ).
3. The Architect/s shall possess all relevant equipment necessary for quality control & quality assurance for the project.

**Miscellaneous Tasks:**

1. On approval of Master Plan by the Institute, apply for and obtain the approval from all necessary Statutory Authorities concerned, like Town Planning, Electricity Board, Fire Department, State Pollution Control Board, State/ Central Environmental Authority as applicable; (all application fees will be paid by the institute)
2. In compliance with GRIHA rating regulations (of the Ministry of New and Renewable Energy Sources, Government of India), inputs required and applying at specified stages and obtain at least 4 star rating.
3. All buildings must be compliant with National Building Code (2005) for Academic Institution.
4. After completion of each building, obtain completion/ occupancy certificates from authorities concerned.
5. Shall establish site office at campus site to monitor the ongoing works.
6. Team shall have a qualified engineering staff with practical knowledge to complete the job as per the norms and time period, wherein team should also monitor the physical progress.



**The Project management Services shall include but not be limited to the following.**

1. The Architect/s or his representative shall supervise the construction work frequently during the work under progress to achieve the stipulated standards of quality in the project. If there is any discrepancy/ error/ omission, the Architect/s shall point out it with suggestions and remedial measures within codal provision.
2. The Architect/s shall depute one (1) Civil Engineer exclusively at the site to ensure that various tests are carried out on Soil/ Concrete and other required tests, as per standards stipulated in BIS Specifications, by the agency before laying of concrete at the work spot.
3. The Architect/s shall compute quantities of approved and accepted work and materials and check, certify and make recommendations on the Contractor's periodic and final payment certificates. All payments shall be checked and countersigned by the Architect/s.
4. The Architect/s shall prepare and submit monthly reports on the progress of works, the Contractor's performance, quality of works and the project's financial status and forecasts.
5. The Architect/s shall propose and present for the approval any changes in the Contract Documents that may be deemed necessary for the completion of works including information on any effect the changes may have on the contract amount and the time of completion of the project, and prepare all specifications and other details.
6. The Architect/s shall organize the supervision of the works with proper allocation of responsibilities to the individual inspectors and shall supervise to ensure effective execution.