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## **EXPRESSION OF INTEREST FOR EMPANELLEMENT OF ARCHITECTS**

Indian Institute of Science (IISc) established in 1909 is an autonomous institute under the Ministry of Human Resources & Development (MHRD), Government of India carrying out advanced scientific and technological research and education in India.

The Institute invites eligible firms to propose architectural concept design leading to master plan.

### **❖ Eligibility Criteria:**

1. The applicant should be an Architectural Firm, registered with the Council of Architecture under the Architects Act, 1972, with its registered office in Bengaluru.
2. The firm should have experience in execution of works based on CPWD/KPWD Standards and Conditions of Contract and be fully conversant with Govt. norms.
3. The firm or any of its constituents, should not have been disqualified any time by Central Govt. and/or any State Govt. in India
4. The Architect/Architectural Firms should have at least 5 years of experience in overall and a minimum of 3 years experience working on similar assignments with academic institutions.

5. Professional Fees: Applicants should have collected Consultancy fees of at least Indian Rs 2 Crore per year in the last three financial years.
6. Declaration of Transparency: Applicants should not be under a declaration of ineligibility for corrupt and fraudulent practices issued by Govt. of India / State Govt.

### ❖ **General Criteria for shortlisting:**

The short listing of architects / firms will be done by a committee set up by the Competent Authority of IISc.

The general criteria used for evaluation would be as follows:

- **Experience:**

1. Number of years in architectural practice.
2. Past Assignments-Experience in dealing with similar projects.
3. Design of Green Building with certified GRIHA (Green rating for Integrated Habitat Assessment) rating.

- **Technical Aspects**

1. Expertise and experience of key personnel: Separate list of permanent staff with proof of EPF payments & temporary staff to be enclosed along with Educational Qualification details.
2. Quality of past projects relevant to other current projects.

- **Financial Strength:**

Professional fees collection of at least 2 Crs per year in last three years with proof and documentary evidence.

### ❖ **Documents required for validating eligibility criteria:**

- a. Registration: Certified copy of valid registration with the Council of

- Architect with names and addresses, qualification and registration number allotted by CoA.
- b. Office Location: Certified copy of the Registration of Practice or other valid relevant document
  - c. Experience: Certified copy of valid registered partnership deed OR Certified copy of valid JV agreement, if applicable.
  - d. Past Assignment: Details of past projects equivalent to or below Rs.5.00 Crores in the last five years. These projects should involve design of academic campuses, research (including biological) laboratories, corporate R&D buildings.
  - e. Proof of having received Professional Fees of Rs 2.00 Crore with certificate.
  - f. IT Returns for 5 years (2014-15, 2015-16, 2016-17,2017-18,2018-19)

This work of the EMPANELLED ARCHITECT shall consist of three Tasks designated herein as TASK No.1, TASK No.2 and TASK No.3.

THESE tasks are described below:

### **TASK No.1**

Under Task No.1, the ARCHITECTS shall prepare preliminary drawing consisting of master plan, site plan, plan of the buildings, elevation, section for the above said work, with preliminary estimates based on Karnataka Public Works Department Schedule of Rates, and / or the market rates, as the case may be, and as may be directed by the INSTITUTE in that behalf. The INSTITUTE will provide a plan showing the adjacent buildings and other important features. The ARCHITECTS shall prepare a maximum of three alternative proposals for the construction of the buildings along with preliminary estimates, etc., and supply six copies of the drawings for approval.

This task also includes preparation of block levels showing the adjacent buildings roads, surface drainage, sewer and water lines, trees, overhead electric lines and underground cable, drains and other necessary details, including the site investigation results. (Cost of the soil test to be borne by the INSTITUTE.)

## **TASK No.2**

Task No.2 consists of 2 parts- Part A and Part B

- **PART A**

The ARCHITECT shall prepare detailed structural designs, working structural drawings and detailed architectural drawings, detailed estimates, prepare tender documents and a comparative statement of tenders received and advise the INSTITUTE on the tenders received. The ARCHITECT shall supply six sets of detailed drawings, structural drawings, etc.

- **PART B**

The ARCHITECTS shall also prepare revised estimates based on the tender rates and data rates, as the case may be, for the work when the work is in an advanced stage of construction (when approximately two-thirds of the work is over), to get a clear financial picture.

The ARCHITECT shall advise the Project Engineer-cum-Estate officer of the INSTITUTE about the financial increase or decrease over the tender cost during the execution, in writing. For this purpose the INSTITUTE shall furnish the ARCHITECT with the actual item-wise quantum of work executed and cost incurred.

## **TASK No.3**

Under Task No.3,

1. The ARCHITECTS shall, after the completion of the work, prepare and supply six sets of final drawings with plans, elevations, sections, structural

details, structural designs, etc., incorporating all the changes made during the execution of the work. The ARCHITECTS shall supply three sets of detailed estimates as per completion of the work, for record purposes.

2. The INSTITUTE will notify to the ARCHITECTS as soon as possible, through its Project Engineer-cum-Estate Officer, which of the preliminary designs submitted by The ARCHITECTS have been accepted by the INSTITUTE. As stated earlier, the ARCHITECTS will prepare the detailed drawings under Task No.2 only for such of their designs as have been accepted by the INSTITUTE.
3. The ARCHITECTS shall immediately inform the INSTITUTE of any changes in the constitution of their firm. It shall be open to the INSTITUTE to terminate this Agreement on the death, retirement, insanity or insolvency of the ARCHITECT or any such person being a partner in the said firm of ARCHITECTS or on the addition or admission of a new partner without the previous approval in writing of the institute, but such option shall not be exercised not such approval withheld unreasonably. But until its termination by the INSTITUTE, this agreement shall continue to be of full force, and effect, notwithstanding any change in the constitution of the firm by death, retirement, insanity or insolvency of any of its partners or the addition or admission of any new partner.
4. The drawings submitted by the ARCHITECTS to the INSTITUTE and accepted by the INSTITUTE should not be used either by the ARCHITECTS or by the INSTITUTE without the prior written approval of either party for any other purpose.
5. Architect Fees: For the above listed scope of work ,the firms shall submit in a separate sealed envelop an expected fee in terms of percentage of

project cost(upto Rs 5 Crs)for each task as described in preceding Paras.

6. It shall be open INSTITUTE to terminate this Agreement by notice in writing in the event of any breach by the ARCHITECTS, of any or all of the terms of this Agreement. The ARCHITECTS shall not, in the event of such termination being due to their breach or misfeasance, be entitled to any compensation or damages against the INSTITUTE but shall be entitled to their fee earned up to that date.
7. In case , any dispute or difference shall arise between the parties during the progress of or after construction or abandonment of the work as to the meaning of construction of this contract or touching or relating either to the said buildings or works, or to any other matter of thing arising directly or indirectly under this contract, then and in such an event the same shall be referred to arbitration by the Director of the Indian Institute of Science as the Sole Arbitrator who shall alone consider and determine the same and whose award shall be binding and conclusive upon both the said parties and this clause shall be deemed a submission within the meaning of the Arbitration and Conciliation Act, 1996, or statutory modification or re-enactment thereof.
8. The venue of arbitration proceedings shall be Bangalore.
9. It is further agreed between the parties hereto that the Bangalore Courts alone shall have the exclusive jurisdiction.
10. The Architect shall design the building in accordance to the NBC norms. However, it shall be brought to the notice of the Institute, by the Architect, any such area of design, which cannot be designed as per the NBC norms due to either sital contextual or Institute requirement. The Architect shall proceed forward with the process of design upon Institute concurrence to

move forward retaining the said area which does not comply with the NBC norms.

EOI with all enclosures should be emailed to [office.cmd@iisc.ac.in](mailto:office.cmd@iisc.ac.in) and submit hard copy to the Office of the Project Engineer-cum-Estate Officer, Indian Institute of Science, Sir CV Raman Road, Bengaluru-560 012 on or before 5.00 pm on 11.03.2020. Late submissions will not be considered.

**IISc reserves the right to reject any/or all the EOI's without assigning any reasons whatsoever**

