



**Tender # IITB-EAST-001/2024**

**INVITATION OF BIDS FROM ELIGIBLE BIDDERS FOR PROVIDING “ DESIGN and CONSULTING SERVICES” FOR THE PROPOSED PROJECT.**

**1. Summary :**

International Institute of Information Technology Bangalore (IIITB) a deemed university, having its registered office at No. 26/C, Electronics City Phase-1, Hosur Road, Bangalore-560100. The Institute was established in 1998 with a vision to contribute to the IT world through education and research, entrepreneurship and innovation.

To cater to the demand of providing quality talent pool for the IT industry, it was observed that the current facility would require to be strengthened with an additional campus facility.

The institute has therefore acquired a new land parcel of 3 Acres 39 Guntas of Land in Sarjapur Hobli, Anekal Taluk, Bangalore District wherein additional facilities are proposed to be added. IIITB desires to develop additional campus comprising of Academic Block, Student Hostels, Food Court with Kitchen, Sports & Games facilities and other developmental works in Phases.

IIIT-B invites architectural firms interested in providing Design & Consultancy services for the proposed project. Design & Consultancy services include the provision of detailed design and drawings, identification of and building process. ( as explained in “Details of the Work.”)

**2. Vision for the Project :**

- IIITB desires to develop this Additional campus into a Sustainable and Environmentally friendly Campus comprising of Academic Block, Student Hostels, Food Court with Kitchen, Sports & Games facilities and other developmental works.
- Using “Sun and Site” to the building's advantage for natural heating, cooling, and daylighting.
- A Green Zone could be introduced to be set up an urban forest, part of the campus is intended to be ecologically developed, nurtured and utilized for a wide range of activities, including meditation zone, horticulture, floriculture, fruit orchards, herbs and medicinal plants, open exercise space jogging track etc.
- Wherever required, possible and feasible, solar panels and other such renewable energy sources shall be used to cater to the basic needs of the community not only taking it "off the grid" but, perhaps, reversing the direction of the resource flow.
- The Institute expects efficient & optimal Rain Water Storage with filtration (roof top water only) and rain water harvesting of the drain water to charge ground water level.

- The final goal is to have a campus that is “net zero waste” and “100% waste water recirculation”, thus reaching full range self-sufficiency at the end of the project period. These will be based on global best-practices and technologies, including respect for local constraints, resources and skills, and the requirements of the Government of India’s procurement systems.

### 3. The project

As per the provisions on Land use, Permissible Floor Area Ratio (FAR) and ground coverage, for the site area of 173,151 Sft (3 Acres 39 Guntas) with a ground coverage of 45% and FAR of 3.25 Approximate total overall built-up area of buildings and structures proposed to be built in the Additional campus is 562,740 Sqft and approximate break-up as follows,

Sl #	Description	Approximate Built-up areas in SFT
1	Academic Block	180,000 sft
2	Hostel Blocks	300,000 sft
3	Food Court with Kitchen	20,000 sft
4	Sports & Games(Indoor)	20,000 sft
5	Allied Developmental Works *	As per design
6	Expected Student Strength	2,000
7	Budgetary Project Cost	Rs 125.00 Crores
8	Project completion	Within 24 months

\* Allied developmental works include Common facilities, Out door Sport facilities, Roads, Walkways & Paths, Cycle tracks, Street lighting, Utilities, Landscaping, Water treatment, Sewerage treatment, Waste Management (collection, recycling & disposal), Site Development and Bulk Services etc.

Broad Scope is as follows,

#### a) Academic Building :

- Lecture Halls, Seminar Halls, Tutorial/ Class rooms, Labs, Data Centre, Library, Meeting rooms, Board room
- Faculty Chambers, Administration Office, Director’s Cabin, Dean’s Cabin

#### b) Residential Buildings:

- Students Residential Complex: Student hostels for Boys, Girls at a ratio of 7:3 ( all rooms 3 or 4 sharing facilities and with common washrooms)
- Food Court with Kitchen with seating capacity approximately 600 seats



**c) Other :**

- i) state-of-the-art Sports Complex and other campus amenities.
- ii) Main Gate and other Gates with Security Cabins.

**4. Project Requirements :**

Facilities proposed to be planned and developed in the proposed campus include the following :

- 4.1 The proposed buildings shall abide by the basic three-dimensional configurations of facilities on the site, including land-base planning, pedestrian/traffic planning, open space planning, skyline guidelines, and layout, size and massing of major buildings finalized in the Master Plan.
- 4.2 The buildings shall be in conformity with the eco and green building philosophy.
- 4.3 Academic, Hostel Buildings and Campus need to be user friendly for “Visually Impaired & Physically Challenged people.”
- 4.4 While planning, prevailing Local / State / District / Corporation / Municipal Bye-laws etc. shall be strictly followed including the Floor Area Ratio (FAR) and height stipulation, etc. It is desirable to use maximum permissible FAR. Preliminary Land use and FAR details of the Site are shared in below.
- 4.5 The consulting firms shall ensure that every relaxation/ modification issued by the Local or Town planning Authority for permitting additional coverage etc. should be fully utilized while planning the scheme. Further, the buildings shall comply with stipulations of codes like National Building Code, etc.
- 4.6 The exterior finish of the buildings shall be in line and compliment the design theme finalized in the Campus Master Plan, which would preferably be maintenance free and the same time be able to use locally available construction materials in order to economize on the cost.
- 4.7 In general, the buildings shall be aesthetically appealing with prudent circulation area, having pleasing effect, aesthetic look, disable friendly, cost effectiveness, allowing efficient use of natural light, having minimum footprint. Buildings like administrative block should allow modular/ phased development. Buildings should be sensitive and responsive to local cultural, historic and architectural precedents of Karnataka.

**5. Scope of the Work :**

- 5.1 Bidders shall visit the Project site to study the Land terrain and other Land details before designing the buildings, ensuring the concept of “Sustainable-Intelligent Environment Friendly Campus.”

- 5.2 The Bidders are required to design Master Plan for the Additional Campus, Concept Plans, Design Basis Report (DBR) for the proposed buildings in the Campus, technical specifications and other details forming the part of bid documents (to be enclosed in the Technical Bid).
- 5.3 **Addenda/Corrigenda** to the tender documents may be issued prior to the date of submission of the tender (**uploaded in IITB's Website**) to clarify or effect modification in specification and/or contract terms included in various tender documents. The tenderer shall suitably take into consideration such Addenda/Corrigenda while submitting his tender.
- 5.4 The quote shall include the cost towards preparation of detailed Project report (DPR) and approval of the Detailed Project Report (DPR) from the concerned & statutory departments.
- 5.5 All required MEP and other services, utilities, horticulture, landscaping, roads and pavements, parking, pathways, sports facilities, compound walls, Security cabins, all gates (internal & external), external development, drainages, signage and all related utilities and as mentioned in the Design Basis Report and otherwise taking into consideration all statutory regulations as required for development and functioning of campus are also included in the scope of work.
- 5.6 Preparation of the detailed estimates with standard specifications, bidding documents for the finalization of the executing contractors.
- 5.7 Providing technical assistance during execution of the works, inspection of the site of work during work in progress which is also including quality checking, Technical advise and providing & submitting additional drawings if required for final approval from the local bodies / statutory departments.
- 5.8 Approval of the shop drawings, verification and certification of interim and final bills of all the executing agencies.
- 5.9 Documentation for the closure of the project and all such services required for the timely completion of the building as per IITB's requirements.
- 5.10 **It is in the scope of Architect to obtain Occupancy certificate from the competent authorities, once the Construction works are complete in all respects and ready for operations.**
- 5.11 The designing and construction of Entrance Gates as per Master Plan shall be in scope of work of contractor.
- 5.12 Before structural designing of the buildings, soil exploration of the soil strata is required to be conducted from the **approved specialized agency duly approved by IITB by the architectural and structural consultant at his cost.**
- 5.13 IITB shall reserve the right to assign the architectural and structural designing of building as

per the requirement of the Institute. Architectural consultant shall provide the architectural , structural services for the assign buildings only.

- 5.14 Construction agency for the project will be appointed separately by IIITB. The architectural consultant shall provide all necessary drawings, Bill of Quantities & other details to invite tenders. And all such activities/services, including assisting IIITB in selection of the successful bidder is within the scope of work of the construction agency for the smooth execution of the project.
- 5.15 Any modification in the master plan and concept plan, required to meet the conformance to the local bye laws, shall be done with the approval of IIITB.
- 5.16 In case the IIITB decides to appoint a Third Party Inspection team for checking the quality and measurements as well as the invoices, The Architect agrees to co-ordinate with them & and consider all the observations made by them. The Architect will be responsible to provide all the relevant details to the “Third Party Inspection Team” identified by IIITB.
- 5.17 Any form of canvassing/influencing will attract rejection of bid submitted by the bidder and the Institute reserves the right to take such penal action (e.g. blacklisting the Bidder for the present and future etc.) as it deems fit. Notwithstanding anything contained above, the Institute reserves the right to reject all or any bid as recommended by the Tender Committee and is not bound to divulge any reason to the unsuccessful bidders.
- 5.18 Bidders are expected to fill the details of the proposed buildings with breakup of the Built-up area, utilized FAR, utilized relaxations from the statutory bodies, area available for the renewable energy, green space, road, sports area etc in enclosed **annexure-3 (additional details can be enclosed if required)**
- 5.19 Bidders are requested to quote for Design & Consultancy and Project Management services cost separately as per the annexure 5 (enclosed)
- 5.20 The bid offer shall be valid up to 90 days after closing date of the Tender.

## 6. Project Site

<b>Property</b>	Vacant Land measuring 3 Acres & 39 Guntas IN “L” Shape
<b>Frontage &amp; Site Access</b>	Approximately 40feet
<b>Site Access</b>	12 Mtr road
<b>Project Jurisdiction</b>	Part of Bangalore Development Authority (BDA)
<b>Power</b>	Available for the construction purpose
<b>Water supply</b>	Borewells available at site



## 7. Eligibility Criteria

- a. The bidder should have successfully rendered Architectural services for works as follows during the last 3 years.
  - a. Three similar completed works each costing not less than Rs. 50 Cr or
  - b. Two similar completed works each costing not less than Rs. 75 Cr or
  - c. One similar completed work costing not less than Rs.100 Cr.
- b. Should have an average annual financial turnover of Rs.3.00 Cr during the last 3 years.
- c. Bidder should have solvency of 40% of the qualifying amount
- d. The applicant should have sufficient number of Technical and Administrative staff for the proper design of the buildings.
- e. Bidder should not been blacklisted by any of the Organization at any point of time and no criminal/civil case is pending against the said Bidder (Declaration that “Not blacklisted” as per Annexure-4 to be enclosed along with bid)

## 8. SUBMISSION OF THE TENDER :

### A. Technical Bid \_ Cover-1

List of Documents to be enclosed with Tender along with the covering letter in Technical Bid cover

- a. Covering letter (as per Annexure-1) on the letter head of the bidder signed by the authorized signatory.
- b. Profile of the “Architects” team likely to work on the project. (Annexure-2)
- c. Tender document signed by the authorized signatory
- d. Details of the proposed buildings with break-up of Built-up-areas (Annexure-3)
- e. Detailed Master-plan and layout of the campus indicating allocation of areas and spaces, zoning, and showing layout of roads, entrance arch & gate and reception, all the proposed buildings, structures including sports, recreation and common facilities, infrastructures, utilities, bulk services (civil & electrical) and bulk developments ( civil & electrical), landscaping etc.
- f. The bidder may furnish any additional information which he/she/they think(s) necessary to establish his/her/their capabilities to successfully complete the envisaged work. The bidder is, however, advised not to furnish superfluous information. No information shall be entertained after opening of the Bids unless it is called for by IIITB
- g. Annual Financial Turnover Certificate Certified from the Chartered Accountant with Turn Over of last three years i.e. Year 2020-21, 2021-22 and 2022-23



- h. Balance sheets for last three years i.e. Year 2020-21, 2021-22 and 2022-23
- i. Copies of GST, PAN, ESI, PF, Registration Certificates.
- j. Declaration that “Not blacklisted by any of the Organization at any point of time and no criminal/civil case is pending against the said Bidder” in their Letter Head (annexure-4)

All pages of the entire document as listed above must be duly signed by the authorized officer shall be deposited in a sealed envelope superscripted as below:

**B. Commercial Bid Cover-2**

- i) Commercial Bid (filled annexure-5)

C. Both the covers shall be placed in another sealed envelope superscripted as:

**“Tender No. - IIITB-EAST-001/2024**

**Tender for Design & Consultancy services for the proposed project”**

The full name of the bidder shall be written on the bottom left hand corner of the sealed covers.

**D. Place of Submission:**

The hard copies of complete set of tender in a sealed cover as mentioned above shall be submitted to the following address on or before **31<sup>st</sup> January-2024 before 13:00 Hours**

**To** Chief Administrative Officer,  
International Institute of Information Technology Bangalore  
26/C, Electronics City, Hosur Road,  
Bengaluru: 560100

**9. Time Schedule :**

Invitation to provide design and allied consulting services	10 <sup>th</sup> January, 2024
Site Visits from Bidders	From 12 <sup>th</sup> January – 20 <sup>th</sup> January,2024
Pre-bid Meeting	22 <sup>nd</sup> January, 2024
Last date to submit Bids to IIIT-B	31 <sup>st</sup> January, 2024 at 13:00 Hours
Technical Bid opening	31 <sup>st</sup> January, 2024 at 14:00 Hours
Technical Presentation from the Bidders	1 <sup>st</sup> February – 2 <sup>nd</sup> February, 2024
Commercial Bid Opening & Award of Contract	Will be informed later
Start Construction (Tentative)	26 <sup>th</sup> March, 2024
Completion of the Construction	26 <sup>th</sup> March, 2026



**10. Pre Bid Meeting :**

A Pre bid meeting will be conducted at IIIT-B as per the “Time Schedule” mentioned above. Interested bidders who would like to seek clarifications may attend the meeting personally or virtually. Please inform IIITB in advance if virtual link required.

**11. Selection of the Consultant :**

**9.1** Technically qualified Bidders will be invited for the Presentation of the Building Master Plan as per the Time schedule mentioned above.

**9.2** IIITB’s Bid Committee will evaluate the proposals and short list the Bidders

**9.3** Commercial Bids of the ‘Shortlisted Bidder’s’ only will be opened for the evaluation

**9.4** Institute will award the contract to the successful bidder who is “L1” from shortlisted bidders.

**12. Contact details for visits:**

For Site Visits : Please contact following

Mr. Shiva Prakash : 9353080711 or

Mr Biswa : 86601 53182

If any query, please contact the Chief Administrative Officer, Jagadish P Patil at 080-2852-7627/4140-7777, Ext # 230 or send e-mail to [cao@iiitb.ac.in](mailto:cao@iiitb.ac.in)

**13. Final Decision Making Authority :**

IIITB reserves the right to accept or reject any bid and to annul the process and reject all bids at any time, without assigning any reason or incurring any liability to the bidders.

**14. Force Majeure :**

The parties to this Contract shall not be responsible for any failure of performance or delay in performance of their obligations hereunder, if such failure or delay shall be a result of acts of God, or of public enemy, restraints of sovereign state, fires, floods, earthquake, epidemic, any Government directive relevant to this Contract or due to war, hostility, riots or civil commotion, lawful strikes and lock-out, arrests. Notwithstanding the foregoing, Event of Force Majeure shall not include (a) weather conditions reasonably to be expected for the climate in the geographic area of the Project including the monsoon season, (b) any Site condition or event arising therefrom. If the Works be delayed by then upon happening of any such event causing delay, the Contractor shall immediately give notice thereof in writing to the Owner but shall nevertheless use constantly his best endeavors to prevent or make good the delay and shall do





all that may be reasonably required to the satisfaction of the Owner. Of any such case the Owner may only give a fair and reasonable extension of time for completion of the Works.

**15. Arbitration -**

In case of any dispute arising out of the terms and conditions of contract or assignment, the matter shall be referred to the Sole Arbitrator to be appointed by the Director, IIIT-B as per the relevant Act and the award of the Sole Arbitrator will be binding on both the parties Further, any legal dispute arising shall be settled in the court of competent jurisdiction located within the local limits of Bangalore, Karnataka.

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