



Tata Institute of Fundamental Research  
टाटा मूलभूत अनुसंधान संस्थान

## **EXPRESSION OF INTEREST CUM PRE-QUALIFICATION DOCUMENT**

**Name of work: “Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India”.**

**[EOI Notice No: TIFR/PD/GT/TS/CF-21/19021 DTD. 05-12-19]**

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Tata Institute of Fundamental Research, Survey No. 36/P, Gopanpally Junction,  
Post: University of Hyderabad(UoH), Hyderabad - 500 046

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# SECTION – I

## BRIEF PARTICULARS OF THE WORK

### 1. Salient features

Tata Institute of Fundamental Research (TIFR), Hyderabad, Telangana, India, the Employer/ Executing Agency, has decided to set up, State-of-the-art Campus of the highest global standards as regards functionality, aesthetics, Green technology use, sustainability and access for its flagship Research Centre at Survey No. 36/P, Gopanpally Junction, Post: University of Hyderabad(UoH), Hyderabad - 500 046.

- Name of work : “Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India”.
- Estimated cost of Project (approximate) : Rs. 400.00 crore
- Time of completion : 48 months or till completion of construction activities of Phase-I, whichever is later

## **2. Location**

The site is situated at Gopanpally, Serilingampally Mandal, Ranga Reddy District, Hyderabad, Telangana, India. The site consists of three plots, separated by city roads, with a total area of **78.60 Ha (194.20 acres)** adjacent to the University of Hyderabad (UoH) Campus and surrounded by other institutions. The site is well connected to the Outer Ring Road by an eight-lane access controlled highway. The city of Hyderabad is well connected by the rail and road network in the country, and to major cities both nationally and internationally by air through its international airport at Hyderabad.

## **3. Scope of Consultancy contract:**

i) Preparation of Comprehensive Master Plan for the entire campus including landscaping, development plan (water body, road, footpath, cycle track etc.) routing of MEP services etc. in a land measuring about 78.60 Ha (Total 194.20 acres) spread over the 3 plots. [Plot A: 54.58 Ha(134.85 acres), Plot B: 22.66 Ha (56.0 acres ) & Plot C: 1.36 Ha ( 3.35 acres)]. Projected maximum built-up area would be about **7,86,000** sq.m (adopting full FSI=1). However, Plot C is already developed and overall plan should integrate activities in Plot C.

ii) Preparation of Detailed lay-out plan of all the proposed building & services, architectural planning and design of various facilities including providing detailed engineering services (architecture, civil & structural, MEP, IT etc.) for all the proposed facilities, Supply of Design Basis Report, Detailed design, Conceptual and preliminary drawings, Preparation of Tender document including Bill of Quantities(BOQ), Detailed drawings, Fire Fighting works and all other allied services for the Phase-I development comprising a built-up area of 45,825 sq.m.

iii) Obtaining statutory approval from local authority, Supply of design basis report, detail design report and drawing for review and obtaining approval from all the concerned authority for all the planned facilities as per approved time schedule.

## **4. An Overview of TIFR Hyderabad**

### **4.1 Executive summary**

The proposed new campus of TIFR in Hyderabad (TIFR-H) is being developed to enable the commencement of completely new activities as well as growth of existing activities in new directions at TIFR. This would allow the Institute to continue, expand and diversify its mission of carrying out fundamental scientific research of the highest quality, with an integrated view of modern science, and training young scientists to

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address the challenges of the 21<sup>st</sup> century. The aim is to create an institution along the lines of a research university which would be among the foremost worldwide in scientific research and also postgraduate teaching. The campus, which is spread over 194.20 acres, will be **developed in stages**. In the first stage a strength of 75 faculty is projected, along with 300 research students comprising PhD students, postdoctoral fellows, and other students (JRF). Areas in which research is being planned initially include: Optical sciences, from intense laser fields to quantum optics; Chemical Sciences from molecules to materials; Life Sciences, spanning proteins, cells and organisms; Physics of condensed and complex matter; and Applied Mathematics and Computation. Subsequently, the campus planning would need to cater to facilities and laboratories for research areas which will be added depending on the faculty who are hired and the synergy among subjects. In the **initial phase** it is proposed to commence R&D activities based on a projected strength of 75 research faculty. The Civil works envisage the construction of -9,200 Sq.m of laboratory space for scientific research, - 16,350 Sq.m of common services & utilities, -14,375 Sq.m of the hostel and visitors" housing and -3,200 Sq.m of staff housing to be carried out in the TIFR-H campus-2,700 Sq.m for Day care Centre, Shopping complex & other utilities and Student Recreation(Indoor & Outdoor).

#### **4.2 Vision**

TIFR's new campus in Hyderabad will enable the commencement of completely new activities as well as the growth of existing activities in new directions. The vision for the campus is based on an integrated view of modern science, springing from the priorities and aspirations of the nation today.

The three main elements in this endeavor are;

- Unification of traditional disciplines under common themes, while maintaining the rigour that characterizes individual disciplines.
- Convergence of fundamental and applied sciences, facilitating the emergence of new technologies.
- Integrated teaching and research in ways that reinforce and elevate each other.

With these aspirations in mind, TIFR seeks to develop a research, teaching and residential campus that will set new standards of sustainability, function and aesthetics, and will provide an environment that fosters interaction and creativity. The structure envisaged is akin to that of a Research University. In the past, Indian institutions of higher learning were beacons of excellence for scholars around the world. Since its founding, in 1945, TIFR has built on this tradition, and pursued

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scientific research at a high level of excellence. Today, as India enters a new phase in its growth and development, the aim of TIFR Hyderabad is to pursue both scientific research and teaching at the highest level of excellence.

In the first few years, the science at the TIFR-H campus will focus on research themes chosen within and across optical sciences, condensed matter, materials and chemistry, the life sciences, applied mathematics and computation. Each of these themes is of great contemporary importance, and TIFR is well placed to develop them on a significant scale with high impact. Importantly, these themes have close interconnections with each other and are closely linked to areas which are critical for India today: health, energy and communication.

The ultimate scale of the Hyderabad campus is set by the number of academic faculty, which is envisaged to reach the steady state number of 250 on the time scale of about 15 years. Concomitantly, it is planned to have 1500 doctoral students, an average of 6 per faculty member, much larger than the ratio currently prevalent at TIFR, Mumbai campus. Also there would be a postdoctoral population of about 500, and a vigorous visitors programme to host faculty and researchers at all levels, as well as project students and interns.

An important objective to the new campus is to enhance TIFR's contribution to the pool of highly skilled scientific manpower in the country many-fold to meet the scientific and technological challenges in the country. Several of the research areas planned will have a synergy with programmes within units of the DAE, as also with other institutions in the country, and would lead to strong collaborations. Further, a linkage of the research performed in the new campus with potential applications will be built in from the start to benefit the nation as a whole. Finally, a vigorous programme in science education and outreach will be launched, drawing on the successful experience with the Homi Bhabha Centre for science Education. In particular, the proximity of vibrant research programmes on-campus would provide an exciting setting for participating, students and teachers.

#### **4.3.Current Status**

The TIFR-Hyderabad evolved with a proposal made to the Chief Minister of the Government of Andhra Pradesh (GoAP) requesting an allocation of land to establish a new campus of TIFR at Hyderabad, Telangana. TIFR signed a MoU with the University of Hyderabad (UoH) for establishing its new campus at Hyderabad in the neighborhood of UoH. The GoAP issued a Government Order (GO) allocated land to TIFR in January 2009 and then Prime Minister, Dr. Manmohan Singh unveiled the

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foundation stone of the new campus in October 2010.

Academic activities started in Hyderabad with the establishment of the TIFR Centre for Interdisciplinary Sciences (TCIS) in a rented building in 2011. The construction of the first laboratory-cum-classrooms building for TCIS in a small sequestered plot in the campus is completed and the faculty and students have moved into this building completely in November 2017 after vacating the rented building.

#### **4.4. Timeline**

Phase I of the development is concerned with the initial growth of the campus and runs through 2019-20 to 2023-24. It is envisaged that about 75 faculty members (35 faculty from TCIS and 40 new faculty), with a requisite number of support technical and administrative staff, along with 300 research students comprising PhD students, postdoctoral fellows, and other students (JRF) would form the scientific force by the end of this phase. Advanced scientific research programmes, along with several new scientific facilities, associated equipment and infrastructure would be established in this period. This period of initial growth, will see the setting up of research teams and laboratories in focused scientific areas within the Optical Sciences, from intense laser fields to quantum light; the Chemical Science from molecules to materials; the Life Sciences, spanning proteins, cells and organisms; the physics of condensed and complex matter; and Applied Mathematics and Computation. Other emerging new directions in research activities at TIFR, along with doctoral teaching and research programmes will also be taken up.

A designated part of the land will be developed as per the Master Plan. New academic buildings (comprising general laboratories and classrooms, as well as specialized laboratory buildings for the Magnetic Resonance, Computational, and Petawatt Laser facilities) would come up in a planned manner, along with hostels and efficiency apartments for research scholars and post-doctoral fellows, guest houses for visiting scientists and some housing for faculty and staff.

A crucial point is that the availability of the TCIS laboratory building will help to germinate the research programmes and other activities for the new campus. This will enable a quick start, even while the construction of the buildings proposed in this “Expression of Interest” is underway, epitomizing the. People first, buildings later” philosophy espoused by Homi Bhabha in the early days of TIFR.

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Phase II (2023-24 and beyond) will be concerned with long-term sustained growth. Future development will see the diversification of themes, and an approach to a steady state, in which there is a broad coverage of topics from all the sciences, mathematics and related areas. This steady state would be dynamic in terms of science with the choice of topics dictated by new frontiers emerging and older frontiers receding. New directions, which cannot be envisaged today, are bound to emerge and will be initiated.

#### **4.5 Master Planning Strategy**

The TIFR Hyderabad campus of **78.60** Ha area adjacent to the University of Hyderabad is spread over three pieces of land separated by city roads. Area of each piece of land i.e. plots A, B and C measures 54.58 Ha, 22.66 Ha and 1.36 Ha, respectively. The present master planning is required for **two** plots A & B (77.24 Ha) and should integrate with completed Centre of Interdisciplinary Sciences in plot C, i.e. the smallest plot of land in the campus.

The **ultimate population** of TIFR Hyderabad campus is set by the number of academic faculty, which is envisaged to reach the steady state number of 250 on the time scale of about 15 years. Concomitantly, it is planned to have 1500 doctoral students, on an average of 6 per faculty member. Also, there would be 500 postdoctoral scholars, 340 technical and non-technical/administrative staff, and many academic visitors at various levels.

The campus should enable TIFR to expand and diversify its mandate of promoting fundamental research at the cutting edge of science, and produce a larger number of top level scientists, capable of becoming the future leaders in science and technology. The Campus should provide state-of-the-art infrastructure to support research of the highest caliber, and incubate advanced technological developments. This requires a well-conceived master plan for the entire campus with a phased strategy of construction.

The proposed campus should feature green buildings and technologies for waste management, water and energy based on globally recognized best practices. The academic environment in the campus must foster the establishment of novel, ambitious and increasingly cross-disciplinary research programmes, and provide opportunities for close interactions amongst researchers, visitors and students. The master plan, architecture and interior and exterior physical environments are expected to therefore play a key role in creating the right atmosphere to inspire scientific research. The expected design of the buildings must reflect this, not only by providing facilities to enable great science, but also by making an architectural statement.

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The Floor Space Index (FSI) as per local bylaws is 1. A differential FSI w.r.t. assigned plot area for individual block, may be adopted for various building on the campus depending on the functional requirement of the facilities. For example, even though the overall FSI is 1, a lower FSI for the academic buildings and laboratories could be adopted, while balancing it with a higher FSI for residential and hostel areas. The open space requirements from final development point of view as well as that of present phase will have to be carefully considered. The contiguity of the present phase and the subsequent phases will have to be taken in to account. From the point of green building concept it would be desirable to limit the footprints of the buildings to the minimum. This would require encouragement of multistoried buildings, to be done in a balanced manner, for residential, academic, hostels and other buildings from the view point of human density, safety and the nature of facilities and laboratories. As the land is located in the prime urban area and is valuable, it implies that optimum use of land is taken into consideration while planning for Master Plan. Adoption of full FSI from the larger context of the campus development would be ideal, which could result in an **ultimate construction of 7,86,000 sq.m of built up area.**

#### **4.6. General features of the campus and facilities proposed during Phase-I**

The **first phase** of the campus is set by the number of academic faculty, which is projected to be a total of 75 faculty members (including those at TCIS) along with 300 research students comprising PhD students, postdoctoral fellows, and other students (JRF), and there would be a complement of scientific, technical and administrative support personnel added in this phase and some from TCIS on campus, adding to a strength of about 100 In addition, it is envisaged that there will be a large pool of visiting scientist at various levels and project students at all times.

The built up area planned in the present phase is **45,825 sq.m** which is about 5.83% of the ultimate target. The master planner will have to be judicious in deciding, the choice of building density, footprint, open spaces and other parameters required for an ideal township and campus. The land available will not only have to cater to the present requirements, but also be available for future expansion. The planning should take into account the natural lay of the land and its surroundings.

Proposed area of Facilities under Phase-I are as follows:

- (a) **Laboratory Complex:** A total built up area of around 9,200 Sq.m of laboratory space for scientific research comprises individual laboratories and major facilities.

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- (b) **Integrated Academic, Administrative and Allied Facilities:** A total built-up area of around 16,350 sqm comprising lecture halls, training centres, central multipurpose block having auditorium, data centre, library, faculty offices, cafeteria, stores, workshops, visitors complex, office, video-conferencing studios, large computational facility and advanced network communication system, animal house, utility buildings, work-shop, glass-blowing section, low-temperature facility & utility area, dispensary, child-care centre, community centre, club, swimming pool, sports complex cum gymnasium, open stadium, student activity centre, food court and a parking lot, amphitheatre, security block, an auditorium of 2000 seating capacity and associated facilities, community centre and shopping complex (a multi-specialty departmental store) with a provision for bank.
- (c) **Residential Township:** Staff & visitor's housing, student's hostel, guest houses, day care centre, students sports and recreation centers (indoor and outdoor) and other allied facilities (shopping complex, food court, etc) A total built up area of around 20,275 sq.m.
- (d) **Development & Common Utilities:** Design of service corridor for external PHE, Electrical, HVAC and firefighting works, Roads, corridors, solar power generation plant (2 MW), water treatment plant, Sewage treatment Plant, Rain water harvesting plant, Power back up system, etc. Nature zones, Landscaping, Parks, Nursery, Natural water bodies (at least one each in the 56.00 and 134.85 acres plots), Children parks, Outdoor play grounds (Lawn Tennis, basketball, Football and cricket), Garden, Joggers path with tree laden avenues. All roads shall have cycle track and pedestrian pavements alongside. Interlinking of the adjacent land by a under bridge/grade separators along with road networks.
- (e) **Advanced technology for information and communication systems as well as security:** Worldwide interoperability for Microwave Access (WIMAX) or a system at the prevailing state-of-the-art should be put in place when the master plan is actually implemented, as should a smart-card-based security system (Laboratories, Data Centers, Administrative Buildings, etc) or a technology superior to this. This includes the internet, wireless networks, VoIP Phones, Video Conferencing, IP Surveillance Cameras should be put in place where the master plan is actually implemented.
- (f) **Landscape:** The campus shall have amalgamation of soft and hard scape without disturbing the natural contours and beautiful rock formations, native plants & trees, medicinal plants etc. The campus should have nature zones, parks, nursery, natural water bodies (at least one each in the 56.00 and 134.85 acres plots); playgrounds for children and outdoor games; jogger's path, tree laden avenues, etc. The campus shall adopt sprinkle based irrigation system and will have pathways besides internal roads passing through landscaped routes to encourage people to

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walk. All roads shall have cycle track and pedestrian pavements alongside. Interlinking of the 3 plots by under passes/grade separators along with road networks is required

## **5. Detailed description of Consultancy required**

### **5.1. Scope of work:**

TIFR proposes to build a state-of-the-art campus at Hyderabad featuring green building with energy and water conservation, to expand its research activities into new areas and augment the current thrust in interdisciplinary sciences undertaken at TCIS. TIFR-H is a green-field project, which is expected to generate a new momentum in large-scale future research, training and outreach activities.

The campus would allow TIFR to keep intact its essential character by establishing a wide set of diverse and individually excellent research programme along with infrastructure, and with a readiness to embark on ambitious new projects in the future. These activities would help to develop new expertise and train large number of scientist into independent researchers of the future.

The research and education programs are expected to produce 150-200 high quality Ph.Ds in Life Sciences, Physical sciences, Mathematics and Engineering disciplines, Computer science and Technology and Science Education every year. In a broader perspective, the start of a campus would reflect an all-round growth that is seen in many other sectors in the nation today, and would provide a valuable resource in terms of scientific research and trained manpower to the country.

The campus should have academic, residential, support facilities and utilities, and nature zones with the state-of-the-art green buildings with energy and water conservation. All the buildings are to be energy efficient, aesthetically appealing, nature friendly, functionally suitable with intelligent building management system incorporated in the design along with the structural concept which is environment friendly and not sacrificing flexibility to accommodate horizontal or vertical extensions/changes/modifications, if required at a later date.

The campus should be equipped with waste management plant aiming at zero or minimum discharge. The campus with energy efficient buildings equipped with external lighting systems should have facilities to make the campus accessible to physically challenged persons. It should have worldwide interoperability for microwave access network facility and smart card based security system. The campus should have a provision for the generation of 2 MW solar power and sufficient solar water heaters. Natural water flow channels in the campus should be preserved with

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at least two water bodies in each of the large plots A & B. The entire campus should be fully landscaped with the maximum (non-built-up) area of the campus to be used for green coverage. The campus should adopt sprinkle based irrigation system and have pathways besides internal roads passing through landscaped routes to serve as walkways and jogging paths.

The campus should have allied facilities such as community centre, market complex and a provision for a bank. Internal roads should have pavements on both sides with street lighting and signs. It should have power backup systems, water treatment and supply plants, internal sewerage line with treatment plants and rain/storm water harvesting system.

The campus should have underground cabling, with a provision for replacement, addition or alteration of any cable without the need for re-digging or relaying. Services pertaining to water supply, waste water, sewerage and any other underground utilities should also be provided with similar features. All buildings should adhere to strict safety norms with a road access from all sides for fire control and safety areas for each building to accommodate large gatherings. All the buildings will have their own (car and cycle) parking lots. In residential areas, the ground floor stilts may be used for the parking purpose.

The campus master plan should provide for the Academic, Residential, Support facilities campus wide utilities and nature zones. The Academic zones should house all the research laboratories (ultimately for a faculty strength of 250) faculty office rooms, faculty lounge, lecture halls/theatres, cafeteria, conference halls, video-conferencing studio, students rooms, server room and tele-communication room etc. The Residential zones should ultimately provide for 250 faculty houses, 340 staff houses, 1500 student hostel rooms, 500 postdoctoral hostel rooms and guesthouse with a total of 300 rooms. The Support zones should house the Dispensary, Child-care Centre, Community Centre, Club, Swimming pool, Sports Complex cum Gymnasium, open stadium, large auditorium, Student Activity Centre, Market Complex, Food Court, Amphitheatre and a Peripheral/Underground Parking lot. The utility zones would consist of all the campus wide utilities, roads, corridors, solar power generation plant (2 MW) water treatment plant, Sewage Treatment Plant, Storm water harvesting system, power backup system, Public Health, Electrical, HVAC System for the locally controllable, AC Plant, waste management plant. And finally the nature zones comprising landscaping, Parks, Nursery, Natural water bodies (at least one each in the large plots A & B), Gardens, Walkways, Joggers Paths (perhaps along the boundary wall) and Bicycle Paths with tree lined avenues.

The campus shall be planned, designed and developed using green building norms to comply with GRIHA rating system of TERI. The major highlights of the

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campus infrastructure will be its energy and water conservation systems, intelligent building management system (BMS), power generation using solar photovoltaic technology, and pollution free waste disposal and communication systems. All these will have to be achieved within an aesthetically appealing modern architecture with an intelligent building management system.

The campus development is to be carried out in a phased manner. It is planned to construct about 45,825 sq.m in Phase-I. The academic infrastructure should house a large number of laboratories ( 160 sq m each) for Material Science, Chemistry, Biology, Computation and Engineering, Science etc, and larger blocks (750 sq m each) for the Magnetic Resonance facility, Intense Petawatt Laser facility, Animal House and Advanced Imaging facility etc. Altogether, nearly 9,200 sq m of laboratory space should be created to house these during phase-I. These laboratories should be weather controlled to enable flexible and optimum utilization of operational space. The laboratory design should be multi- purpose in character to allow for easy accommodation of different users within a short period avoiding major reconstruction. The Civil works envisage the construction of -9,200 Sq.m of laboratory space for scientific research, - 16,350 Sq.m of common services & utilities,-14,375 Sq.m of the hostel and visitors" housing and -3,200 Sq.m of staff housing to be carried out in the TIFR-H campus-2,700 Sq.m for Day care Centre, Shopping complex & other utilities and Student Recreation(Indoor & Outdoor).

## **5.2 Deliverables:**

The Selected Architectural consultants shall provide the following report, drawing/document & services:

- **Comprehensive Master Plan for the entire campus** as per masterplan strategy and scope of work, in a land measuring about **78.60 Ha (194.20 acres)**, spread over the 3 plots. [Plot A: 54.58 Ha( 134.85 acres), Plot B: 22.66 Ha (56.0 acres ) & Plot C: 1.36 Ha ( 3.35 acres)]. Projected maximum built-up area would be about 7,86,000 sq m (adopting full FSI=1). However, Plot C is already developed. It shall include following:
  - Comprehensive layout plan of all the proposed buildings including building provisioned in future expansion complying with all the necessary statutory requirement associated with site lay-out plan, the proposed building, services, safety, environment etc. including location of a) Underground water tank, b) power substation, c) water and sewage treatment plants, d) cooling plants for HVAC, e) Road, bicycle path and walkway layout, f) network of storm water drainage and reservoir, g) landscape, etc. The zoning of the campus and interconnectivity between the zones to be planned to optimize energy efficiency and operations/maintenance costs.

- Conceptual/detail plan for landscaping entire campus with native species.
- Conceptual/detail plan for 2 MW Solar Power Generation
- Detailed plan for a typical building showing internal climate control, ventilation and illumination achieved by maximizing the use of passive technologies and reducing the role of conventional air-conditioning and electric lighting.
- Conceptual plan and report of integrated water and waste management system aiming towards zero or minimum discharge.
- Coordinated plan of all the proposed MEP services integrated with master plan of campus.
- Detailed architectural design based report (DBR) including design concept, philosophy, height of the buildings (optimized between land and energy requirement) orientation, type of structures etc, not sacrificing flexibility to accommodate horizontal or vertical extensions/changes/modifications, if required at a later date. The report shall have detailed justification in respect of the design consideration for the following aspects/areas: Aesthetics of facilities, open spaces and circulation areas, design innovation, advanced technology considered for research laboratories, lecture complex, auditorium, LAN & Network, Telephone system, CCTV, Security system, External & Internal firefighting system, security system like access control etc. Audio- video, Sound design, Acoustics, Cable TV network, Fiber connectivity, IBMS, zoning for residential area, hostel and guesthouse, recreation space, outreach activities, campus development, including the Land and Bulk Services, such as External Water and Power supply, Sewerage, Parking, Open air theatre, security systems, fire protection, waste water treatment and sewage treatment plants, construction materials, passive cooling and natural-gradient technologies, etc. The campus shall be planned, designed and developed using green building norms to comply with GRIHA rating system of TERI.
- Submission of consolidated coordinated services drawing.
- Obtaining all statutory clearances including MoEF, Fire, Tree clearance, Master plan approval, building plan approval, design approval etc required for commencement to completion & occupancy of facilities from the concerned authorities. However, statutory fee shall be paid by the institute on submission of payment receipt.
- Preparation & submission of preliminary & detailed design and working drawing of Architectural, Structural, Public Health, Internal & External Electrical, HVAC works including all other allied services for the Phase-I development comprising a built-up area of **45,825 sq.m.** All the design of structure shall be vetted by IIT or equivalent institute approved by TIFR, before submission for approval by the institute.

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- Design shall be integrated with overall master plan.
- Preparation of development plans and detailed drawings as per the local town planning rules & regulation.
- Preparation of detailed item specifications, BOQ, tender document for inviting tender as per Item rate contract or EPC as per the decision of TIFR, tender drawing and detail working/site use (GFC) drawings to carry out the site execution in all respects. (consultant shall ensure that the actual quantity shall not vary more than 10% of estimated quantity except for sub structural work, unless design is changed after award of work by the Institute, failing which a penalty maximum up to 10% of consultancy fee can be levied by the institute as per the decision of competent authority)
- Issue of site use drawings along with requisite detailing well in advance for carrying out site activities.
- Submission of landscape detail integrated with overall master plan along with BOQ etc.
- Submission of coordinated services drawings for site use.
- Submission of final design reports of Architectural, structural & MEP along with revisions, if any.
- Submission of completion (as built) drawings of Architectural, structural & MEP along with as built coordinated drawings of services for record.
- Submission of completion and occupancy certificates for all the facilities under Phase-I including commissioning certificate of MEP items.
- Submission of 3-D walk through of campus as per completion drawing.
- All the details shall be submitted in a hard copy and a soft copy form

## **6. Prerequisite for Consultant:**

The Architectural Consultants/Consultancy Firms/Consortia shall have the experience in design and planning of complex large-scale projects, site evaluation, design and construction of state-of-the-art national/International campus, Infrastructure facilities and allied works. The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, Audio-video system, Acoustic & sound system, Access control and CCTV system,

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Security & Communication, Public address system, Renewable energy, GRIHA- green building design & auditing etc. However in case of any association with channel partners/experts, their credentials shall be submitted for evaluation. **Only approved associates, in case in-house capability is unavailable, shall be allowed to work on the assigned project. Changing any associate after award of work shall be considered as breach of contract and shall be dealt accordingly as per the contract condition.**

**It is a prerequisite that foreign consultants must have Indian associates/partners in order to be considered.**

# SECTION – II

## INFORMATION & INSTRUCTIONS FOR APPLICANTS

### 1. GENERAL :

- (a) Letter of transmittal and forms for Expression of Interest are given in Section-III.
- (b) All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a “nil” or “no such case” entry should be made in the column. If any particulars/queries are not applicable in case of the applicant, it should be stated as “not applicable”. The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the applicant being summarily disqualified. Applications made by telex and those received late will not be entertained.
- (c) The application should be typewritten. The applicant should sign each page of the application.
- (d) Overwriting should be avoided. Correction, if any, should be made by neatly crossing out, initialing, dating and rewriting. Pages of the pre-qualification document are numbered. Additional sheets, if any added by the consultant, should also be numbered by him. They should be submitted as a package with signed letter of transmittal.
- (e) References, information and certificates from the respective clients certifying suitability, technical knowhow or capability of the applicant should be signed by an officer not below the rank of Executive Engineer or equivalent.
- (f) The applicant may furnish any additional information, which she/he thinks is necessary to establish her/his capabilities to successfully complete the envisaged work. She/He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of pre-qualification document unless the Employer calls for it.

(g) Any information furnished by the applicant found to be incorrect either immediately or at a later date, would render him liable to be debarred from tendering/taking up of work in TIFR.

(h) The pre-qualification document in prescribed form duly completed and signed should be submitted in a sealed cover along with **soft copy of the same in CD or Pendrive**. The sealed cover superscripted “**Expression of Interest for Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India**”. shall be received by **Head-Technical Services** or his authorized representative up to **15:00 Hrs on 10/02/2020**. Documents submitted in connection with pre-qualification shall be treated confidential and shall not be returned.

(i) Prospective applicant may request clarification of the project requirements and Expression of Interest cum pre-qualification document. Any clarification given by the Employer will be forwarded to all those who have purchased the Expression of Interest cum pre-qualification document. No request for clarification will be considered after **07/02/2020**

1.1 The complete bidding document is available in the website <http://www.tifrh.res.in> for the purpose of downloading.

1.2 Bidders who downloaded the EOI cum PQ document from website <http://www.tifrh.res.in> must intimate by fax /e-mail within date of sale for registration and furnishing clarification of pre-bid queries if any.

1.3 Any legal dispute arising out of the contract shall be settled in the Court of Law located at Hyderabad, Telangana, India if any.

## **2. Definitions :**

In this document the following words and expressions have the meaning hereby assigned to them.

2.1 “**Employer**” means the Tata Institute of Fundamental Research.

2.2 “**Director**” means the Director, Tata Institute of Fundamental Research, Homi Bhabha Road, Navy Nagar, Colaba, Mumbai-400005, INDIA or his authorized representative.

2.3 “**Centre Director**” means the Centre Director, Tata Institute of Fundamental Research, Survey No. 36/P, Gopanally Junction, Post: University of Hyderabad (UoH), Hyderabad - 500 046 or his authorized representative.

2.4 “**Applicant**” means the individual, proprietary firm, firm in partnership, limited company private or public or corporation.

2.5 “**Year**” means Financial Year unless stated otherwise.

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2.6 “**Contract Documents**” means the documents listed in the Agreement, including any amendments thereto.

2.7 “**Currency**” means Indian Rupees.

### **3. Method of Application:**

3.1 If the applicant is an individual, the application shall be signed by him above his full typewritten name and current address.

3.2 If the applicant is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.

3.3 If the applicant is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.

3.4 If the applicant is a limited company or corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The applicant should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.

3.5 If the applicant is a foreign consultant, the applicant shall have technically competent Indian associate/partner of similar capacity. The application shall be signed by all the partners of the firm above their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.

### **4. Final decision-Making Authority.**

The **employer** reserves the right to accept or reject any application and to annul the pre-qualification process and reject all applications at any time, without assigning any reason or incurring any liability to the applicants.

### **5. Particulars Provisional**

The particulars of the work given in “Section I” are provisional. They are liable to change and must be considered only as advance information to assist the applicant **to apply for proposed work.**

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## **6. Site Visit & other studies and field investigation, if any :**

The applicant is advised to visit the site of work, at his own cost, and examine it and its surroundings by himself, collect all information that he considers necessary for proper assessment of the prospective assignment.

**6.1 Costs associated with Visits and Field Investigations, if any:** Costs of visiting the sites, and undertaking any further studies and investigations shall be at the Firm's own expense. The Firm and any of his personnel or agents can visit sites.

## **7. INITIAL CRITERIA FOR ELIGIBILITY FOR PRE-QUALIFICATION**

### **7.1 ORGANISATION**

a) This invitation to furnish EOI is open to all national or international firms (which include companies, partnerships, proprietary concerns etc.) who are interested in bidding for the Project either individually or as a consortium / joint venture of such firms. In case of Consortium or Joint Venture, the lead firm (which shall be a single entity) shall be specified and fully empowered to represent the Consortium/ Joint Venture. The lead firm shall have a minimum stake of 60% and others minimum stake of 25% in the Consortium/ Joint Venture.

b) Foreign bidders to disclose the name and address of agents and representatives in India and Indian bidders to disclose their foreign principals or associates;

c) A firm shall submit only one proposal, either individually or as a JV partner in another proposal. If a firm, including a JV partner, submits or participates in more than one proposal, all such proposals shall be disqualified. This does not, however, preclude a firm from participating as a sub-consultant or an individual consultant to participate as a team member in more than one proposal when circumstances justify but only if permitted by the RFP document.

d) Any entity which has been barred by the Central/State Government, or any entity controlled by them from participating in any project [BOT (Build-operate-transfer) or otherwise], and the bar subsists as on the date of Application, would not be eligible to submit an Application, either individually or as member of a Consortium. An Applicant/ Consortium member should, in the last three years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or contract nor have had any contract terminated or black listed for breach by such Applicant/ Consortium member by any government and international agencies.

e) Architects/Engineering firms who are members of Institution of Architects and Indian Council of Architecture/ Respective registering authority for foreign firms. The firm has a valid working license (not expired) and a valid registration or certificate showing that the company is legally established under the law of Government of India/Respective State/Country.

f) Constitution of the Organization & Year of incorporation.

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- g) Having experience in the field for not less than 10 years as on March 2019.
- h) Name and details of various services in house or associates, if any, to whom job is proposed to be assigned.
- i) Name of key personnel to be associated with their qualifications and experience.
- j) The firm has the financial, technical, capability necessary to perform the contract.

**7.2 MEMO TO PARTICIPATING FIRMS:**

**7.2.1 EXAMPLE OF EOI REJECTIONS:**

EOI's have been rejected at the submission stage or found to be technically noncompliant due to errors in presentation and failure to strictly follow the Expression of Interest instructions. The Expression of Interest contains detailed instructions for preparation and submission that need to be followed carefully.

Below are some of the most common examples of EOI rejection by Evaluation Committees. Bidders are urged to carefully check their EOI before submission in order to conform to each and every of the below points and the instructions as detailed in the Expression of Interest.

- i. Late submission: The EOI is handed in after the deadline for submission, either by hand or by courier. Time shall be strictly respected if EOI is delivered on the last day.
- ii. EOI not submitted to the correct physical address.
- iii. The EOI not properly signed as per instruction in the call for Expression of Interest.
- iv. Insufficient documents have been provided.
- v. Document provided are not in English. Documents such as the registration of the company/firm or concerning financial information about the firm/company shall be submitted in respective country language but a translation in English must be also provided along with the respective country document.
- vi. Documents provided not directly address each and every point of the evaluation criteria.

**7.2.2 FIRM'S RESPONSIBILITY BEFORE PROPOSAL SUBMISSION**

- i. The Bidder shall be responsible for all the costs associated with the preparation of the Proposal and participation in the selection process. TIFR will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the selection process.
- ii. The Bidder shall ensure that the bid is complete in all respects and conforms to all requirements indicated in the RFP document. Incomplete bids are liable for rejection.

### **7.3 EXPERIENCE:**

**a.1)**The bidders must have at least 10 (ten) years of experience of providing similar type of services as on 30.03.2019.

**a.2)**The bidders should have experience of providing (completed) at least one similar type of services to any Central/ State Government/PSUs/ Reputed Organisations. services rendered to any Central/ State Government/PSUs/ Reputed Organisations with duration of services shall be furnished.

**b)** The applicant should have satisfactorily completed **similar consultancy assignment** during last **7 (Seven)** years ending last day of the month of **December 2019**, as mentioned below:

**i.** At least **One** comprehensive master plan project of each not less than **150 Acres** of land with buildings, service roads, landscape, etc or such that cost is not less than **Rs. 320.00** crores.

or

**ii.** At least **Two** comprehensive master plan project of each not less than **115 Acres** of land with buildings, service roads, landscape, etc or such that each project costing not less than **Rs. 240.00 Crores**

or

**iii.** At least **Three** comprehensive master plan project of each not less than **75 Acres** of land with buildings, service roads, landscape, etc or such that each project costing not less than **Rs. 160.00 Crores**

**Note: Similar Consultancy assignment means** Architectural/Engineering Consultants/ Consultancy Firms/Consortium shall have experience in preparation of comprehensive Master Plan and planning & designing of Architectural, Civil Engineering, Public Health, Electrical, Air Conditioning, Acoustic, BMS & IT systems, Landscaping , Interior, Acoustic & sound system, Firefighting & Other services for the works.

The applicant's performance for each work completed in the last 7(**Seven**) years and in hand should be certified by an officer not below the rank of Executive Engineer or equivalent.

**Foreign Consultants shall be evaluated based only on the area of comprehensive master plan completed.**

### **7.4 FINANCIAL CAPABILITY**

a) The applicant should have had average annual financial turnover (gross) of **Rs. 10.00** Crores consultancy fees during the last three years ending 31 March 2019. This should be duly audited by a Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average.

b) The applicant should not have incurred any loss in more than two years during the last five consecutive immediate financial years ending **31 March 2019** duly certified by the Chartered Accountant.

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c) The applicant should not be under liquidation, court receivership or similar proceedings.

d) The applicant should have a minimum **solvency of Rs.5.25 Crores** certified by his bankers.

**7.5** The applicant should have their own Office required for the proper and timely execution of the work. Else, he should certify that how he would be able to manage.

**8.0 EVALUATION CRITERIA FOR SHORT LIST OF CONSULTANTS. Attributes (A, B, & C)**

8.1. For the purpose of short listing, applicants will be evaluated in the following manner:

8.1.1 The initial criteria prescribed in Para 7.1 to 7.5 above in respect of experience of similar class of works completed, will first be scrutinised and the applicant's eligibility for the short list for the work be determined.

8.1.2 The applicants qualifying the initial criteria as set out in Para 7.1 to 7.5 above will be evaluated for following criteria by scoring method on the basis of details furnished by them.

**ATTRIBUTE - A.: ORGANISATION . . . . . 25 Points**

1	Organisation set up & Office Locations Form"E"	5 Points
2	In-House Service/ Associate Services(if any) for Assignment Form"F"	20 Points
	TOTAL :	25 Points

**ATTRIBUTE - B. EXPERIENCE . . . . . 60 Points**

B1	<p>Experience in similar nature of completed Work during last Seven years Form"B" :</p> <table border="1" style="width: 100%;"> <tr> <td>(a) At least <b>One</b> comprehensive master plan project of each not less than <b>150 Acres</b> of land with buildings, service roads, landscape, etc or such that cost is not less than <b>Rs. 320.00</b> crores. OR</td> </tr> <tr> <td>(b) At least <b>Two</b> comprehensive master plan project of each not less than <b>115 Acres</b> of land with buildings, service roads, landscape, etc or such that each project costing not less than <b>Rs. 240.00 Crores OR</b></td> </tr> <tr> <td>(c) At least <b>Three</b> comprehensive master plan project of each not less than <b>75 Acres</b> of land with buildings, service roads, landscape, etc or such that each project costing not less than <b>Rs. 160.00 Crores</b></td> </tr> </table> <p>At least one of the above projects shall be for Government/ Semi-Government/ Government Undertaking/ Government Autonomous Bodies, etc.</p>	(a) At least <b>One</b> comprehensive master plan project of each not less than <b>150 Acres</b> of land with buildings, service roads, landscape, etc or such that cost is not less than <b>Rs. 320.00</b> crores. OR	(b) At least <b>Two</b> comprehensive master plan project of each not less than <b>115 Acres</b> of land with buildings, service roads, landscape, etc or such that each project costing not less than <b>Rs. 240.00 Crores OR</b>	(c) At least <b>Three</b> comprehensive master plan project of each not less than <b>75 Acres</b> of land with buildings, service roads, landscape, etc or such that each project costing not less than <b>Rs. 160.00 Crores</b>	<p>(i) 12marks for minimum eligibility criteria (ii) 20 marks for twice the minimum eligibility criteria or more In between (i) &amp; (ii) - on pro-rata basis</p>	
(a) At least <b>One</b> comprehensive master plan project of each not less than <b>150 Acres</b> of land with buildings, service roads, landscape, etc or such that cost is not less than <b>Rs. 320.00</b> crores. OR						
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B2	<p>Years of experience in the relevant field :</p> <table border="1" style="width: 100%;"> <tr> <td>1</td> <td>≥15 yrs</td> </tr> <tr> <td>2</td> <td>For every 'x' years less than 15</td> </tr> </table>	1	≥15 yrs	2	For every 'x' years less than 15	<p>1. 10 marks ≥15 yrs of experience 2. [10-0.8 x]</p>
1	≥15 yrs					
2	For every 'x' years less than 15					

B3	<p>Performance of Works Form "D" : Performance of work is evaluated w.r.t.:-  Attribute -1- Quality of work : Total Points =5</p> <table border="1" data-bbox="253 275 979 468"> <tr><td>1</td><td>Excellent</td><td>5 Points</td></tr> <tr><td>2</td><td>Very Good</td><td>3 Points</td></tr> <tr><td>3</td><td>Good/Satisfactory</td><td>2 Points</td></tr> <tr><td>4</td><td>Average</td><td>1 Point</td></tr> </table> <p>Attribute -2 – Technical Proficiency: Total Points =5</p> <table border="1" data-bbox="253 499 979 693"> <tr><td>1</td><td>Excellent</td><td>5 Points</td></tr> <tr><td>2</td><td>Very Good</td><td>3 Points</td></tr> <tr><td>3</td><td>Good/Satisfactory</td><td>2 Points</td></tr> <tr><td>4</td><td>Average</td><td>1 Point</td></tr> </table> <p>Attribute -3 Resourcefulness: Total Points =5</p> <table border="1" data-bbox="253 724 979 917"> <tr><td>1</td><td>Excellent</td><td>5 Points</td></tr> <tr><td>2</td><td>Very Good</td><td>3 Points</td></tr> <tr><td>3</td><td>Good/Satisfactory</td><td>2 Points</td></tr> <tr><td>4</td><td>Average</td><td>1 Point</td></tr> </table> <p>Attribute -4 General Behaviour: Total Points =5</p> <table border="1" data-bbox="253 949 979 1142"> <tr><td>1</td><td>Excellent</td><td>5 Points</td></tr> <tr><td>2</td><td>Very Good</td><td>3 Points</td></tr> <tr><td>3</td><td>Good/Satisfactory</td><td>2 Points</td></tr> <tr><td>4</td><td>Average</td><td>1 Point</td></tr> </table>	1	Excellent	5 Points	2	Very Good	3 Points	3	Good/Satisfactory	2 Points	4	Average	1 Point	1	Excellent	5 Points	2	Very Good	3 Points	3	Good/Satisfactory	2 Points	4	Average	1 Point	1	Excellent	5 Points	2	Very Good	3 Points	3	Good/Satisfactory	2 Points	4	Average	1 Point	1	Excellent	5 Points	2	Very Good	3 Points	3	Good/Satisfactory	2 Points	4	Average	1 Point	20 Points
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B4	<p>Green Building including LEED / GRIHA rated building exposure(Form G’)</p> <p>1. Every master plan project of minimum <b>75 Acres</b> with buildings, service roads, landscape, etc completed with LEED/GRIHA Rating will get 2 marks subject to maximum of 5</p> <p>2. If the consultants has been able to obtain following rating for any one of the aforesaid completed projects:</p> <ul style="list-style-type: none"> <li>(i) 5 Star/ Platinum – 5 Marks</li> <li>(ii) 4 Star/Gold- 4 Marks</li> <li>(iii) 3 Star/Silver- 3 Marks</li> <li>(iv) 1 &amp; 2 Star/Certified- 2 Marks</li> </ul>	10 Points																																																
Total		60 Points																																																

**ATTRIBUTE - C. FINANCIAL CAPABILITY ..... 15 Points**

1	Average annual turnover (gross) Form " A"	5 Points
2	Net profit	5 Points
3	Solvency Certificate	5 Points
	<b>TOTAL :</b>	<b>15 Points</b>

**Note 1: -**

- a) Evaluation Criteria in general (i) 60% marks for minimum eligibility (ii) 100% marks for twice the minimum eligibility criteria or more (iii) in between (i) & (ii) on pro rata basis.
- b) Allotment/distribution of above markings are subject to change based on the change in scope of work, if any, at a later date.
- c) For shortlist, the applicant must secure at least **fifty percent** in each of criteria (A) & (B) above (i.e Organisation & Experience), (C) and **sixty** percent marks in **aggregate**.
- d) The department, however, reserves the right to restrict the short listing of firms to any number deemed suitable by it.
- e) The Architect should have sufficient number of experienced personnel, technical know-how, and other resources for the completion of subject work.

**Note: -2:-**

***The Project Architect shall be finally selected based on limited Design Competition (Quality Cum Cost Based System) which will be conducted among Architects prequalified as per above criteria. The shortlisted firms based on above shall make a detailed walk through presentation of entire Master plan and individual facilities proposed for the project to the expert jury set up by the Department”***

**Note: -3:-**

***No further advertisement shall be issued regarding the subject work. RFP will be issued to those agencies who fulfil all eligibility criteria mentioned in the prequalification process.***

8.2 Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:

- (a) Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the pre-qualification document.
- (b) Record of poor performance such as abandoning work, not properly completing the contract, or financial failures /weaknesses etc.

8.2.1 Short listing of the consultants shall be subject to thorough verification of their

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credentials and inspection of similar works carried out /in progress by them, through a Committee of experts to be constituted by the employer (Director TIFR).

## **9. FINANCIAL INFORMATION**

Applicant should furnish Annual financial statement for the last five years **(in Form "A")**.

**Note :** For foreign Firms shall have to convert the project cost to equivalent Indian Rupee. Also conversion /Foreign exchange rate needs to be mentioned. The eligibility will be ascertained based on verifying the foreign exchange rate.

### **9.1 FINANCIAL TERMS:**

- a) The Consultant/Consultancy Firms/Consortium will not quote any financial terms while submitting PQ for EOI.
- b) They will also not express financial terms while presenting their concept design.
- c) The technical & financial bids in a sealed envelope will be called separately from the shortlisted Consultant / Consultancy Firms/Consortium.

## **10. EXPERIENCE IN WORKS HIGHLIGHTING EXPERIENCE IN SIMILAR WORKS**

10.1 Applicant should furnish the following:

- a) List of all works of similar class successfully completed during the last 7(Seven) years **(in Form "B")**
- b) List of all the projects under execution or awarded **(in Form "C")**.

10.2 Particulars of completed works and performance of the applicant duly authenticated /certified by an officer not below the rank of Executive engineer or equivalent should be furnished separately for each work completed or in progress **(in Form " D")**.

## **11. ORGANISATION INFORMATION.**

**The applicant is required to submit the following information in respect of his organisation (in Forms "E"&"F")**

- (a) Name & Postal Address, including Telephone, fax & Telex Numbers) etc
- (b) Copies of original documents defining the legal status, place of Registration and principal places of business.
- (c) Names & Title of Directors and Officers to be concerned with the work, with designation of individuals authorised to act for the organisation.
- (d) Information on any litigation in which the applicant was involved during the last five years, including any current litigation.
- (e) Authorisation for employer to seek detailed references.
- (f) Number of Technical & Administrative Employees in parent company, subsidiary company and how these would be involved in this work.

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- (g) Experience and Capability of the applicants in the light of size and the nature of the Project. Proof of execution of similar mega project(s).
- (h) Availability of experienced personnel and their areas of specialization along with their bio-data.
- (i) Detailed information of current and future commitments of contractual or other nature together with their financial status.
- (j) If the Applicants wish to submit further information to demonstrate their technical ability and/or to support their previous working record, they should attach such supplementary information to their applications.
- (k) In case of consortia of more than one agency, agreements between each of the associates, their individual financial and technical capabilities with proof should be furnished.
- (l) All information in the application shall be in English. Supporting documents and printed literature furnished by bidders with the Proposal may be in any other language provided that they are accompanied with appropriate translations in the English language. Any document, which is not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.
- (m) Details of Proposed Associate Services including Name & address, years of Experience, years of association with the Prime Consultant, etc (if any) **(in Form "G")**.
- (n) Number of Technical & Administrative Employees in parent company, subsidiary company and how these would be involved in this work **(in Form "H")**.
- (o) Details of Consultancy/Office Equipment to be used for the work. **(in Form "J")**

## **12.LETTER OF TRANSMITTAL**

The applicant should submit the letter of transmittal attached with Expression of Interest document.

## **13.SELECTION OF CONSULTANT.**

After evaluation of pre-qualification applications, a list of qualified Consultants will be prepared. Short listing of the consultants shall be done after thorough verification of their credentials and inspection of similar works carried out/in progress by them, through a Committee of experts to be constituted by Director, TIFR. Thereafter, RFP documents will be issued to the short listed consultants and they will be invited for the "limited design competition and presentation of walkthrough". A token payment of Rs.1,00,000/- (Rupees one lakh only; All inclusive) will be made to the shortlisted Consultancy Firms/Consortia (after preliminary scrutiny) as a compensation towards following deliverables, after acceptance of the presentation of the design.

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Walk-through presentation deliverables by consultant:

- (a) Comprehensive Master Plan for the entire campus in a land measuring about 78.60 Ha (Total 194.20 acres), spread over the 3 plots considering future expansion, Linkage between 3 adjacent plots etc.,
- (b) Master Plan showing position and general disposition of all buildings, traffic patterns, internal & external services, scheme for water supply drainage system, sewage treatment plant, rain water harvesting, wind & solar energy scheme, landscape work etc., for the proposed Phase-I construction.
- (c) Walk around, Sketch-up / 3d Studio for entire plot.(min 3 minutes).
- (d) Conceptual elevation / designs if any of the individual buildings.
- (e) Hard copy of write up Concept Note
- (f) Hard copy of drawings-A1 size limited to 6 sheets.
- (g) Additional portfolio of drawings –A3 size.

### **13.1 PROPOSAL EVALUATION :**

A two-stage procedure will be adopted in evaluating the proposals:

- (a) Technical evaluation, which will be carried out prior to opening of the Financial Bid and
- (b) Financial evaluation.

Each firm will be ranked using a combined technical and financial score.

#### **(i) Technical Bid**

The evaluation committee or team appointed by the Director, TIFR will evaluate the proposals on the basis of their responsiveness to the requirements specified in the RFP. The experts of the evaluation committee will devise technical criteria, which will be specified in the RFP document issued to shortlisted consultants. Each responsive proposal will be attributed a technical score **(St.)**. A proposal shall be rejected at this stage if it does not respond to important aspects of the tender requirements or if it fails to achieve the minimum technical score set out in the RFP. In technical evaluation Bidder should score at least 80 points/marks out of 100 to be considered for financial evaluation.

#### **(ii) Financial Bid**

a) At this stage, if it is assessed that major change in the scope of work & services or technical requirements are required, the TIFR may ask the Consultant to indicate separately plus/minus impact of the same on original financial bid, either by amount or as percentage. Revised financial bid shall be submitted within the date and time communicated by the TIFR.

b) The evaluation committee or team will determine if the Financial Bids are complete and are without computational errors. The evaluation shall include those taxes, duties, levies and such other charges applicable under the law. Incomplete proposals shall be liable for rejection.

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**iii) Scoring Method:**

- a) The lowest Financial Bid (Fm) will be given a financial score (**Sf**) of 100 points.
- b) Financial scores (S) of other proposals will be computed as :  
**Sf = 100 x Fm/F**, where F is the amount of other Financial Bid, after it is corrected for completeness as in 13.1.ii) above
- c) The selection of L1 bidder will be done by quality cum cost base system (QCBS).  
For Quality (Technical): 80% and for Cost(financial) = 20% of marks/point scored under technical & financial bid.
- d) **Combined Score = (St + Sf)**

The proposal will be finally ranked according the combined technical (**St**) and Financial (**Sf**) scores using the weights indicated in the Data Sheet as:

$$S = St \times 80\% + Sf \times 20\%$$

- e) The **highest scorer** will be awarded the contract.

**Note:**

The employer reserves the right, without being liable for any damages or obligation as to informs the applicant, to:

- (a) Amend the scope and value of work to the applicant.  
(b) Reject any or all of the applications without assigning any reason.  
(c) Any effort on the part of the applicant or his agent to exercise influence or to pressurise the employer would result in rejection of his application. Canvassing of any kind is **strictly** prohibited.

**14. Amendment (s) to the Expression of Interest:** At any time before the deadline for submission of applications, the department may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective applicant, modify the Expression of Interest by amendment(s).

All prospective applicants who have received the Expression of Interest shall be notified of the amendment(s) in writing by e- mail and/or post, and all such amendments shall be binding on them, and this Expression of Interest along with amendment(s) shall constitute the complete Expression of Interest. The amended Expression of Interest will also be kept on the website <http://www.tifrh.res.in> of TIFR.

# SECTION-III

## PREQUALIFICATION INFORMATION

### LETTER OF TRANSMITTAL

From:

To

**Head-Technical Services,**

**TIFR, Survey No. 36/P,**

**Gopanpally Junction, Post: University of Hyderabad(UoH),**

**Serilingampally, Hyderabad- 500 046**

**Subject:** Submission of pre-qualification application for “**Expression of Interest for Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India**”

**Sir,**

Having examined the details given in pre-qualification press notice and pre-qualification document for the above work, I/We hereby submit the pre-qualification document and other relevant information.

I. I /We hereby certify that all the statements made and information supplied in the enclosed forms “A” to “J” and accompanying statement are true and correct.

II.I/We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.

III.I./We submit the requisite certified solvency certificate and authorize the Head-Technical Services, TIFR, Hyderabad to approach the bank issuing the solvency certificate to confirm the correctness thereof individual ,employers, firms and corporation to verify our competence and general reputation.

IV.I/We Submit the following certificates in support of our suitability, technical knowhow capability for having successfully completed the following works:

S. N.	Name of work	Certified by / from

Enclosures.

Seal of Applicant Date of Submission

Signature(s) of Applicant(s)

Signature of the tenderer with seal

**FORM "A"**

**FINANCIAL INFORMATION**

I. Financial Analysis – Details to be furnished duly supported by figures in balance sheet/profit and loss account for the last five years duly certified by the chartered Accountant , as submitted by the applicant to the Income Tax Department (Copies to be attached).

Particulars	Financial Year				
	2014-15	2015-16	2016-17	2017-18	2018-19
i) Gross annual turnover on consultancy work (in lakhs)					
ii) Profit /Loss					
iii) Certified by					

II. Financial arrangement for carrying out the proposed work.

III. Copy of the PAN card

IV. Copy of GST Registration

V. The following certificates are enclosed:

(a) Current Income Tax clearance Certificate/ Profit and Loss account

(b) Solvency Certificate from bankers of Applicant.

Signature of the Chartered Accountant With seal

Signature of Applicant(s) with date & seal

Signature of the tenderer with seal

# FORM "B"

**DETAILS OF ALL WORKS OF SIMILAR NATURE OF ASSIGNMENT COMPLETED DURING THE LAST 7(Seven) YEARS i.e. ENDING LAST DAY OF THE MONTH OF DECEMBER 2019**

<b>SIMILAR NATURE OF ASSIGNMENT COMPLETED</b>				
S N	Description	1	2	3
1.	Name of work /project and location			
2.	Name & Address of Employer / organization			
3.	(a) Cost of works in crores (b) Area of land for master plan			
4.	Date of commencement as per contract.			
5.	Stipulated date of completion			
6.	Actual date of completion			
7.	Litigation/arbitration pending/in progress with details*			
8.	Name and address /telephone number of officer to whom reference may be made.			
9.	Remark/ Scope of consultancy contract.			

\* Indicate gross amount claimed and amount awarded by the Arbitrator.

Signature of Applicant(s) with date & seal

Signature of the tenderer with seal

## FORM "C"

### PROJECTS UNDER EXECUTION OR AWARDED

S. N	Description	1	2	3
1	Name of work/ project and location			
2	Name & Address of Employer/ organisation			
3	Cost of work in Rs. Crores			
4	Date of commencement as per contract			
5	Stipulated date of completion			
6	Up to date percentage progress of work			
7	Name and address / telephone number of officer to Whom reference may be made.			
8	Remark / Scope of Consultancy contract.			

Signature of Applicant(s) With date and Seal.

# Form "D"

## PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM "B" & "C"

SN.	DETAIL	INFORMATION
1	Name of Work /Project Location	
2	Agreement No.	
3	Estimated Cost	
4	Tendered Cost	
5	Date of start	
6	Date of completion i)Stipulated Date of completion ii)Actual Date of completion	
7	Amount of compensation levied for delayed completion , if any.	
8	Overall performance of consultants	
	(a) Master Plan	Excellent/ Very Good/ Good/satisfactory/ Average
	(b) Planning & Design of individual facilities	Excellent/ Very Good/ Good/satisfactory/ Average
	(c) Technical Proficiency	Excellent/ Very Good/ Good/satisfactory/ Average
	(d) Resourcefulness	Excellent/ Very Good/ Good/satisfactory/ Average
	(e) General behavior	Excellent/ Very Good/ Good/satisfactory/ Average
	(f) Planning & design of Services [ PH/Electrical/Mech]	Excellent/ Very Good/ Good/satisfactory/ Average
	(g) Planning and designing of Interiors.	Excellent/ Very Good/ Good/satisfactory/ Average
	(h) Planning & Design of Acoustics & Sound System	Excellent/ Very Good/ Good/satisfactory/ Average
	(i) Quality of work	Excellent/ Very Good/ Good/satisfactory/ Average
	(j) Drawing Detailing	Excellent/ Very Good/ Good/satisfactory/ Average
	(k) Time Consciousness	Excellent/ Very Good/ Good/satisfactory/ Average

Dated :

Executive engineer or equivalent

#Note:-Certificate for each work completed / under execution shall be obtained as per "FORM D"

Signature of the tenderer with seal

# FORM "E"

## ORGANISATIONAL STRUCTURE

SN	Item	Details		Points Attributed
1.	Name & Address of the applicant :			
2.	Telephone No./Telex No./Fax No/Email/Website			
3.	Legal Status of applicant (attach copies of original document defining the legal status) i) An individual ii) A Proprietary firm iii) A Firm in partnership iv) A Limited company or Corporation			0.5 1.0 3.0 5.0
4.	Particulars of registration with various Government bodies (attach attested photocopy)	Organisation /Place of registration	Registration No.	
5.	Names and Titles of Director & officer with designation to be concerned with this work:			
6.	Designation of individual authorised to act for the organisation.			
7.	Was the applicant ever required to suspend assignment for a period of more than six months continuously after you commenced the assignment ? If so, give the name of the project and reasons of suspension of work.			

8.	Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the project and reason for abandonment.		
9.	Has the applicant or any constituent partner in case of partnership firm, ever been debarred/black listed for tendering in any organisation at any time ?if so give details.		
10.	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.		
11.	In which Field of Consultancy assignment the applicant has specialisation and interest?		
12.	Details of association/tie-ups with Indian Partner [in case of foreign consultancy firm]		
13.	Details of association/tie-ups with Foreign Partner [in case of Indian consultancy firm]		
14.	Any other information considered necessary but not included above.		

Signature of Applicant(s) With date and Seal.

Signature of the tenderer with seal

**FORM "F"**  
**DETAILS OF PROPOSED INHOUSE/ASSOCIATE  
SERVICE (IF ANY)**

Sr. No	NAME OF DECIPLINE	YEARS OF EXPERIENCE (MIN 10YEARS)	IN HOUSE(IN) /ASSOCIATE(AS) SERVICES	IF "AS" GIVE		TOTAL 15 POINTS	If INHOUSE 1 x Max. Pt. Or If ASSOCITE (2/3)x Max. Pt.
				NAME & ADDRESS OF ASSOCIATE PROPOSED	YEARS OF ASSOCIATION WITH THE PRIME CONSULTANT		
1	ARCHITECTURAL EXPERT-MASTER PLAN		IN/AS			5 Point	
	CIVIL ENGINEER PROJECT MANAGERS		IN/AS			3 Points	
2	STRUCTURAL ENGG		IN/AS			3 Point	
3	PUBLIC HEALTH ENGINEERING		IN/AS			1 Point	
4	ELECTRICAL		IN/AS			1 Point	
5	MECHANICAL & HVAC SYTEM		IN/AS			1 Point	
8	LANDSCAPING		IN/AS			1 Point	
6	ACOUSTIC & SOUND SYSYTEM		IN/AS			1 Point	
7	FIREFIGHTING/ ENGG		IN/AS			1 Point	
9	INTERIORS		IN/AS			1 Point	
10	LAN & NETWORKING and IB MS		IN/AS			1 Point	
11	MAN POWER FOR OBTAINING STATUTORY CLEARANCES		IN/AS			1 Point	
					<b>Total</b>	<b>20 Points</b>	

## FORM "G"

### Details regarding Green Campus with buildings completed with LEED / GRIHA ratings

Sr No.	Description of the Project	Name of the Client	Area of Land	Built Up area	LEED / GRIHA Rating	Points attributed
						1. Every master plan project of minimum <b>75</b> Acres with buildings, service roads, landscape, etc completed with LEED/GRIHA Rating will get 2 marks subject to maximum of 5  2. If the consultants has been able to obtain following rating for any one of the aforesaid completed projects:  i) 5 Star/ Platinum – 5 Marks  ii) 4 Star/Gold- 4 Marks  iii) 3 Star/Silver- 3 Marks  iv) 1 & 2 Star/Certified- 2 Marks

Signature of the tenderer with seal

# FORM "H"

## DETAILS OF TECHNICAL & ADMINISTRATIVE PERSONNEL TO BE DEPLOYED FOR THE WORK

SN	Designation	Total No	Number Available for this work	Name	Qualification	Professional experience and detail of work carried out	How these would be involved in this work	Remarks
1	2	3	4	5	6	7	8	9
(i)	Architect-							
(ii)	Civil Engineer							
(iii)	Electrical Engineer							
(iv)	Mechanical Engineer (including HVAC)							
(v)	Information and communications technology (ICT) & Safety / Security systems Expert							
(vi)	Interior Designer							
(vii)	Acoustical Consultant							
(viii)	Firefighting Expert							
(ix)	Any other Professionals engaged							

## FORM "I"

### DETAILS OF OFFICE INFRASTRUCTURE LIKELY TO BE USED IN CARRYING OUT THE WORK

Sr. No	Name of Equipment	Nos	Capacity or Type	Age	Condition	Ownership status			Current location	Remark
						Presently owned	Leased	To be purchased		
1	2	3	4	5	6	7	8	9	10	11
A	<p>CONSULTANCY</p> <p><b>1. Hardware</b> i) Computer ii) Plotter etc</p> <p><b>Software</b></p> <p>(Please mention the software proposed to be used in this work)</p>									
2	<p><b>Any other Office Equipment.</b></p> <p>(Please mention the equipment proposed to be used in this work)</p>									

Signature of the tenderer with seal

# FORM "J"

## PROFESSIONAL EXPERIENCE OF KEY PERSONNEL

SN	Item	Detail
1	Name	
2	Date and place of birth:	
3	Nationality	
4	Civil Status	
5	Address (phone/fax/e-mail):	
6	Education (i)Institutions: (ii)From (month/year) (iii) To (month/year)	
7	Degree	
8	Mother tongue	
9	Language known	
10	Language skills: Indicate on a scale of 1 to 5 (1-excellent 5-basic)	
11	Membership of professional bodies	
12	Other Skills(e.g. computer literacy, etc.)	
13	Present position	
14	Years of professional experience	
15	Key qualifications	
16	Specific experience in non-industrialized countries (i)Country (ii)Date: From-To (iii)Brief description	

# CHECK LIST

Sl No	Basic Requirement	Specific Requirements	Documents Required	Document enclosed
1	Legal Entity	The firm should be a company registered under Indian Companies Act 1956 or a partnership firm registered Indian Partnership Act, 1932 or a proprietorship firm registered under the foreign act.	1. copy of certificate of incorporation. 2. copy of registration certificate(s)	Yes / NO
2	Turnover	Annual Turnover of the firm for the last three financial years (2016-17, 2017-18, 2018-19) as per the last published audited balance sheets), should be at least Rs. <u>10.0</u> Crores.	CA Certificate with CA's Registration Number and Seal	Yes / NO
3	Technical Capability	The bidder must have successfully completed similar nature consultancy assignment and any state / central government organization / PSU's / Private firms only in India with total cumulative project value not less than the area and amount as specified in EOI	As per project reference and (work Completion Certificates from the client or work order + Self Certificate of completion (certified by the Auditor); OR Work Order + Phase Completion certificate from the client)	Yes / NO
4	Tax Registration (**)	The bidder should have a registered number of: 1. Income Tax Number / PAN 2. GST No.	Copies of relevant certificates of registration.	Yes / NO

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5	Certification	The bidder must possess at the time of bidding, a latest and relevant ISO Certification	Copy of a valid certificate	Yes / NO
6	Blacklisting	A firm is not eligible to participate in this project while under sanction by DCSEM/TIFR. Similarly at the time of submission of PQ Document the firm Black-listed/debarred in participating in any procurement activities by any state or central Government or UT in India. Foreign Government are not allowed to bid.	A self-certified letter	Yes / NO
7	Manpower Strength	The bidder shall have sufficient qualified in house staff for efficiently handling the consultancy assignment.	A self-declaration (on Firm's Letterhead)	Yes / NO

**\*\*Note:** Tax registration for Foreign consultants: On award of the work, Foreign consultants shall have to register their firm with concerned authorities for GST/ Income Tax / etc. as per the rules and regulation of Government of India.

## **CLARIFICATION OF EXPRESSION OF INTEREST**

A prospective bidder requiring any clarification of this expression of interest may notify in writing by fax or e mail to the following personnel.

1.**Head Technical Services, TIFR, Hyderabad**, Tele: 040-20203010 /  
e-mail : rajasekharr@tifrh.res.in

Applications complete in all respect along with relevant documents and information in the prescribed format may be submitted with **soft copy** of the same in CD or Pen drive in an envelope super scribing “**Expression of Interest for Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India**” to the address given below **on or before 10.02.2020 at 15 00 hours (IST)**.

***Head-Technical Services,  
TIFR, Survey No. 36/P, Gopanpally Junction,  
Post: University of Hyderabad(UoH), Serilingampally, Hyderabad-  
500 046***

# CERTIFICATE

I \_\_\_\_\_, working as \_\_\_\_\_ in this organization and authorized to issue this certificate and certify that :

1. We have gone through the contents of advertisement and related documents for this EOI and fulfill all the eligibility criteria as per EOI.
2. All relevant Documents are enclosed with our EOI.
3. The Details and Contents of our EOI are authenticated and based on actual work carried out by our agency, as per record.
4. We have understood that in case it is found that our agency is not fulfilling any of the laid down criteria, or relevant details / supporting documents are not found to be enclosed we will not be given any opportunity for any clarifications and our EOI will be evaluated based on documents requested in the EOI.

Signature of authorized Signatory

Name.....Dated..... Designation:.....

[Please Affix Rubber Stamp ]



**NIT FOR PRESS**  
**Tata Institute of Fundamental Research**  
**टाटा मूलभूत अनुसंधान संस्थान**

**GLOBAL TENDER INVITATION FOR EXPRESSION OF INTEREST CUM PRE-QUALIFICATION TO DEVELOP MASTER PLAN OF TIFR, HYDERABAD**  
**[EOI Notice No: TIFR/PD/GT/TS/CF-21/19021 DTD. 05-12-19]**

**Director, Tata Institute of Fundamental Research, Mumbai**, invites Expression of Interest cum Pre-qualification (EOI cum PQ) from National/International qualified, experienced, competent and financially sound Architectural consultants / Consultancy Firms / Consortia with Indian Associates [in case of foreign consultants] for the work **“Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India”**.

**Total scope of comprehensive consultancy services:**

(i) Preparation of comprehensive master plan for the entire campus in a land measuring about 78.60 Ha (total 194.20 acres) spread over the 3 plots. [ Plot A : 54.58 Ha(134.85 acres), Plot B : 22.66 Ha (56.0 acres ) & Plot C : 1.36 Ha ( 3.35 acres)]. Projected maximum built-up area would be about 7,86,000 sq. m (adopting full FSI=1). However plot C is already developed.

(ii) Detailed engineering and preparation of detailed working drawing including all the services for the Phase-I development comprising a built-up area of 45,825 sq. m.

EOI cum PQ documents shall be available for download from **11.12.2019 to 07.02.2020** or can also be obtained from the **Head-Technical Services, TIFR, Survey No. 36/P, Gopanpally Junction, Post: University of Hyderabad(UoH), Serilingampally, Hyderabad- 500 046 between 11.00 hrs. to 16.00 hrs. on all working days during aforesaid period.**

Last date of receipt of completed EOI cum PQ documents in person or by courier or by post is up to **15 00 hrs. on 10.02.2020** at the office of **Head-Technical Services at the address given above** and shall be opened at 15 30 hrs. on the same day. However, TIFR reserves its right to reject any or all applications without assigning any reasons.

**For further information / downloading please visit Website : [www.tifrh.res.in](http://www.tifrh.res.in). For any clarification may please contact 040-20203040/20203010**

Date: **11.12.2019**

Director, TIFR, Mumbai



**NIT FOR WEBSITE**  
Tata Institute of Fundamental Research  
टाटा मूलभूत अनुसंधान संस्थान

**GLOBAL TENDER INVITATION FOR EXPRESSION OF INTEREST CUM PRE-QUALIFICATION TO DEVELOP MASTER PLAN OF TIFR, HYDERABAD  
[EOI Notice No: TIFR/PD/GT/TS/CF-21/19021 DTD. 05-12-19]**

**Director, Tata Institute of Fundament Research, Mumbai invites Expression of Interest cum Pre-qualification** (EOI cum PQ) from qualified, experienced, competent and financially sound Architectural consultants from International / National Consultants / Consultancy Firms / Consortia with an Indian Associates [in case of foreign consultants] for the work **“Providing Comprehensive Consultancy Services for setting up a State of the art Academic cum Residential Campus for TIFR at Hyderabad, Telangana, India”**.

**Total scope of comprehensive consultancy services:** (i) Preparation of comprehensive master plan for the entire campus in a land measuring about 78.60 Ha (total 194.20 acres) spread over the 3 plots. [ Plot A : 54.58 Ha(134.85 acres), Plot B : 22.66 Ha (56.0 acres ) & Plot C : 1.36 Ha ( 3.35 acres)]. Projected maximum built-up area would be about 7,86,000 sqm (adopting full FSI=1). However plot C is already developed. (ii) Detailed engineering and preparation of detailed working drawing including all services for the Phase-I development comprising a built-up area of 45,825 sqm.

**General features and major campus facilities:**

The first phase of the campus is set by the number of academic faculty, which is projected to be a total of 75 faculty members (including those at TCIS) along with 300 research students comprising PhD students, postdoctoral fellows, and other students (JRF), and there would be a complement of scientific, technical and administrative support personnel added in this phase and some from TCIS on campus, adding to a strength of about 100 In addition, it is envisaged that there will be a large pool of visiting scientist at various levels and project students at all times.

The built up area planned in the present phase is 45,825 sq.m which is about 5.83% of the ultimate target. The master planner will have to be judicious in deciding, the choice of building density, footprint, open spaces and other parameters required for an ideal township and campus. The land available will not only have to carter to the present requirements, but also be available for future expansion. The planning should take into account the natural lay of the land and its surroundings.

Proposed area of Facilities under Phase-I are as follows:

(a)Laboratory Complex: A total built up area of around 9,200 Sq.m of laboratory space for scientific research comprises individual laboratories and major facilities.

Signature of the tenderer with seal

(b)Integrated Academic, Administrative and Allied Facilities: A total built-up area of around 16,350 sqm comprising lecture halls, training centres ,central multipurpose block having auditorium, data centre, library, faculty offices, cafeteria, stores, workshops, visitors complex, office, video-conferencing studios, large computational facility and advanced network communication system, animal house, utility buildings, work-shop, glass-blowing section, low-temperature facility & utility area, dispensary, child-care centre, community centre, club, swimming pool ,sports complex cum gymnasium, open stadium, student activity centre, food court and a parking lot, amphitheatre, security block, an auditorium of 2000 seating capacity and associated facilities, community centre and shopping complex(a multi-specialty departmental store) with a provision for bank.

(c)Residential Township: Staff & visitor's housing, student's hostel, guest houses, day care centre, students sports and recreation centers (indoor and outdoor) and other allied facilities (shopping complex, food court, etc) A total built up area of around 20,275 sq.m.

(d)Development & Common Utilities: Design of service corridor for external PHE, Electrical, HVAC and fire fighting works, Roads, corridors, solar power generation plant (2 MW), water treatment plant, Sewage treatment Plant, Rain water harvesting plant, Power back up system, etc. Nature zones, Landscaping, Parks, Nursery, Natural water bodies (atleast one each in the 56.00 and 134.85 acres plots), Children parks, Outdoor play grounds (Lawn Tennis, basket ball, Foot ball and cricket), Garden, Joggers path with tree laden avenues. All roads shall have cycle track and pedestrian pavements alongside. Interlinking of the adjacent land by a under bridge/grade separators along with road networks.

(e)Advanced technology for information and communication systems as well as security: Worldwide interoperability for Microwave Access (WIMAX) or a system at the prevailing state-of-the-art should be put in place when the master plan is actually implemented, as should a smart-card-based security system (Laboratories, Data Centers, Administrative Buildings, etc) or a technology superior to this. This includes the internet, wireless networks, VoIP Phones, Video Conferencing, IP Surveillance Cameras should be put in place where the master plan is actually implemented.

(f)Landscape: The campus shall have amalgamation of soft and hard scape without disturbing the natural contours and beautiful rock formations, native plants & trees, medicinal plants etc. The campus should have nature zones, parks, nursery, natural water bodies (at least one each in the 56.00 and 134.85 acres plots); playgrounds for children and outdoor games; jogger's path, tree laden avenues, etc. The campus shall adopt sprinkle based irrigation system and will have pathways besides internal roads passing through landscaped routes to encourage people to walk. All roads shall have cycle track and pedestrian pavements alongside. Interlinking of the 3 plots by under passes/grade separators along with road networks is required

Signature of the tenderer with seal

**Total cost of the work is about Rs 400.00 crores and completion period is 48 months OR till completion of construction activities of Phase-I whichever is later.**

**Pre-qualification criteria:** The bidder must have at least 10(Ten) years of experience of providing similar type of services as on 30.03.2019. The bidders should have experience of providing (completed) atleast one similar type of service to any Central/State Government/PSUs/Reputed Organizations. Services rendered to any Central/State/PSUs/Reputed Organizations with duration of service shall be furnished.

a) Architectural consultancy firms who are members of Institution of Architects and Indian /Foreign Council of Architects,

b) The applicant should have satisfactorily completed similar consultancy assignment during last 7 (Seven) years ending last day of the month of **December 2019**, as mentioned below:

i. At least **One** comprehensive master plan project of each not less than **150 Acres** of land with buildings, service roads, landscape, etc or such that cost is not less than **Rs. 320.00** crores.

or

ii. At least **Two** comprehensive master plan project of each not less than **115 Acres** of land with buildings, service roads, landscape, etc or such that each project costing not less than **Rs. 240.00 Crores**

or

iii. At least **Three** comprehensive master plan project of each not less than **75 Acres** of land with buildings, service roads, landscape, etc or such that each project costing not less than **Rs. 160.00 Crores**

**Note:** Similar Consultancy assignment means Architectural/Engineering Consultants/ Consultancy Firms/Consortium shall have experience in preparation of comprehensive Master Plan and planning & designing of Architectural, Civil Engineering, Public Health, Electrical, Air Conditioning, Acoustic, BMS & IT systems, Landscaping , Interior, Acoustic & sound system, Firefighting & Other services for the works.

**It is a prerequisite that foreign consultants must have Indian associates/partners in order to be considered.**

c) The applicant's performance for each work completed in the last 7(Seven) years and in hand should be certified by an officer not below the rank of Executive Engineer or equivalent.

d) Average Annual turnover, as per ITCC or profit & loss statement for the last 5 years

Signature of the tenderer with seal

of the consultancy fee, for the last three preceding financial years shall not be less than Rs. 10.0crores, not having incurred any loss in more than 2 years during last 5 consecutive immediate financial years ending 31.03.2019.

e) Should have minimum solvency of Rs. 5.25 crore certified by the Banker.

Notes:

i)The value of executed works shall be brought to the current costing level by enhancing the actual value of work at a simple rate of 7% per annum; calculated from the date of completion to the last date of receipt of applications for tender.

ii) Cost indicated above is the cost of the project and **not the consultancy fees**

iii) Experience of **Foreign Consultants shall be evaluated based on the area of comprehensive master plan completed.**

The interested firms are required to furnish the following documents for issue of **“Expression of Interest Cum Pre-Qualification Document”**:

- a) Proof of Registration of members of institution of Architects and Indian Council of Architects [Respective authority for foreign consultants],
- b) Constitution of the Organisation & Year of incorporation,
- c) Organisational structure,
- d) Annual turnover as per ITCC or Profit & Loss statement for the last 5 years,
- e) PAN,
- f) TIN,
- g) GST No.
- h) EPFO
- i) Latest Bank Solvency Certificate amounting to **5.25** crore
- j) List of similar works carried out by them for the last Seven years ending previous day of last date of submission of tenders indicating the organization for whom executed, value of work, completion time (stipulate and actual),
- k) List of similar works in hand indicating, the Organisations for whom the work is executed, Value of work, completion time : stipulated and actual present status of the work,
- l) Performance Certificate,
- m) List of Technical staff they possess,
- n) Details of Indian Partner / Associates in case of foreign consultants.

**EOI cum PQ documents shall be available for download from 11.12.2019 to 07.02.2020 or can be obtained** from the ***Head-Technical Services, TIFR, Survey No. 36/P, Gopanpally Junction, Post: University of Hyderabad(UoH), Serilingampally, Hyderabad- 500 046 between 11.00 hrs. to 16.00 hrs. on all working days during aforesaid period.***

Cost of EOI cum PQ document (nonrefundable) shall be Rs.5000/- in cash / demand draft. can be obtained in person or downloaded from the web-site **www.tifrh.res.in** and Rs. 6500/- by SPEEDPOST. The demand draft shall be drawn in favour of Tata Institute of Fundamental Research payable at Hyderabad. Agencies desirous of EOI cum PQ documents by post shall be sent by Indian Speed Post only, at the agencies risk.

Signature of the tenderer with seal

Last date of receipt of completed EOI cum PQ documents in person or by courier or by post is only up to 15 00 hrs. on **10.02.2020** at the office of **Head-Technical Services, TIFR, Survey No. 36/P, Gopanpally Junction, Post: University of Hyderabad(UoH), Serilingampally, Hyderabad- 500 046** and shall be opened at 15 30 hrs. on the same day. Bidders sending their quotations through courier / postal services should ensure to send the same well in advance as TIFR does not take any responsibility for late receipt of documents due to postal / courier delays.

If any information furnished by the applicant is found incorrect at a later stage, they shall be liable to be debarred from tendering / taking up of work in TIFR. Department reserves the right to verify the particulars furnished by the applicant independently and reject any application without assigning any reason and to restrict the list of pre-qualified agencies to any number deemed suitable in case too many applications are received satisfying the basic Pre-Qualification criteria. Short listing shall be done after verification/evaluation of the credentials and inspection of works carried out/(in progress) by/(of) the qualified firms, through an Expert Committee constituted by TIFR

For further information /downloading please visit Website : [www.tifrh.res.in](http://www.tifrh.res.in). For any clarification may please contact 040-20203040/20203010.