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Netaji Subhas Institute of Technology
Government of NCT of Delhi,
Delhi, India

Global RFP Notice No 201(44)/S.E.(P)/2008/S&TP/NSIT **dated 01.09.08**

REQUEST FOR PROPOSAL
(INTERNATIONAL COMPETITIVE BIDDING)

FOR
ARCHITECT & TECHNICAL CONSULTANT FOR DEVELOPMENT OF
SCIENCE AND TECHNOLOGY PARK, DELHI THROUGH PUBLIC
PRIVATE PARTNERSHIP

1. INTRODUCTION

1.1 The Netaji Subhas Institute of Technology (NSIT), Government of NCT of Delhi has decided to undertake development of Science and Technology Park at Delhi. The Science and Technology Park envisaged at NSIT would be flagship project of Delhi Government for promotion of commercial research in science and technology in the region. The Science and Technology Park would house commercial research and associated facilities for development units of Indian and multi-national companies and provide incubation facilities for students/start-up firms. This platform would foster industry/academia partnership in areas of advance technological research and provide an opportunity to NSIT and other institutes in the National Capital Region to leverage industry expertise and support advance research. The primary facilities housed in the park include R&D centre, incubator, plug-n-play facility, business accommodation, etc.

1.2 It is proposed to build suitable accommodation at NSIT Campus, Delhi on a site comprising about 12.50 hectares of Institute land through Public-Private Partnership on Design, Build, Finance, Operate and Transfer (DBFOT) basis. The floor area of the proposed building is estimated to be about 1,85,000.00square meters and the indicative cost is about Rs. 425 crore (US \$ 1 billion). For this purpose, it is proposed to appoint an Architect & Technical Consultant for preparing the Feasibility Report and Concept Plan for the Sand Technology Park Project.

1.3 The Consultant should have expertise in development of urban building complex as the proposed Concept Plan would relate to the development of the Science and Technology Park Campus over an area of 12.5 hectares.

1.4 Now Director, NSIT invites proposals from competent and reputed architectural consultancy firms or consortia of firms led by such architectural consultancy firm to act as the Architect & Technical Consultant for development of the Science and Technology Park through Public Private Partnership.

2. BRIEF SCOPE OF WORK

2.1 The scope of work for the Consultant shall, inter-alia, include:

- (i) study the existing NSIT campus, requirement of space for research and development units, incubation facilities for students / start up firms, conferences, business accommodation and plug and play facilities;
- (ii) Study two S&T Parks abroad and two such parks located in India;
- (iii) verify the available drawings of the site and carry out geo-technical investigations to determine the nature of construction;
- (iv) survey the existing structures as built, and assess their condition, including the need for their relocation or restoration, as the case may be;
- (v) survey existing roads and services/utilities in the area proposed for the STP Campus;
- (vi) ascertain and study development plans of surrounding areas which could have a bearing on the project;
- (vii) estimate the additional requirements of infrastructure services such as power and water as well as their availability for the proposed Campus;
- (viii) prepare a master plan for development of the site for STP Campus;
- (ix) undertake Environmental & Social Impact Assessment and actively work with the Authority in obtaining environmental clearance;
- (x) prepare construction sequencing and timeframe;
- (xi) assess and plan for permanent and temporary diversion of utilities;

- (xii) prepare submissions for the purpose of obtaining in-principle statutory clearances for the Master Plan and Building Plan and assist the Authority in obtaining such approvals/ clearances;
- (xiii) prepare preliminary cost estimates;
- (xiv) carry out preliminary design, and prepare design criteria/ outline specifications;
- (xv) prepare the technical standards and specifications for construction and maintenance of the STP Campus: and
- (xvi) prepare technical schedules for the Concession Agreement.

2.2 The Consultant will prepare these reports with due regard to the standards and specifications laid down in the relevant building codes and as per laws and byelaws.

2.3 The Concessionaire for development of the Science and Technology Park shall be selected by a competitive bidding process and will have freedom and flexibility to design, construct and maintain the Park.

2.4 All the reports mentioned at para 2.1 have to be completed within 14 weeks from the signing of the agreement with the Consultant. However, duration of the services will extend up to approximately 12 months or till two months of the signing of the concession agreement for the New Delhi station, whichever is earlier. After completion of the Reports mentioned at para 2.1, intermittent inputs will be required from the consultant in the form of assistance and coordination with Financial and Legal Consultants in preparation of the bid documents, and in answering the technical queries during the pre-bid conferences.

3. QUALIFICATION AND RESPONSIVENESS REQUIREMENTS

Detailed requirements are laid down in the RFP document. However, a brief outline is provided below.

3.1 The Applicant should be an architectural consultancy firm or a consortium of firms led by an architectural consultancy firm. The experience to be considered shall include past 5 years' experience in the following:

- a) Relevant experience in architectural planning, design and development of urban building complex or other large public buildings such as office complex, exhibition complex, convention centre, sports complex, etc, attracting a large number of users;
- b) Relevant experience in urban projects (such as district centres, shopping malls, education campus, etc) in large cities;
- c) Relevant experience of preparing feasibility report including environmental audits/ studies, asset condition and maintenance studies.

3.2 Key Personnel

The team shall be evaluated on, and consist of the following:

1. Chief Architect-cum-Team Leader
2. Construction Expert
3. Local Architect
4. Financial Analyst
5. Environmental Expert

4. HOW TO OBTAIN BID DOCUMENTS

‘Request for Proposal (RFP) document’ can be obtained between 11.00 hrs and 16.00 hrs on all working days from 2nd September, 2008 to 3rd October, 2008 at the address for communication mentioned below on payment of Non- refundable document fee of INR 1,000 (Rupees One Thousand only) in the form of Demand Draft in favour of **Director, NSIT payable at New Delhi**. The document can also be downloaded from official website of NSIT www.nsit.ac.in and <http://delhi.govt.nic.in/tender> on and after 2nd September, 2008. In case of downloaded form, the firm need not deposit the aforesaid fee for the document.

5. SUBMISSION OF DOCUMENTS

Proposals should reach **Shri R.K.Upmanyu, Superintending Engineer (Civil) Project, Netaji Subhas Institute of Technology**, in a sealed envelop containing two separate sealed packets marked “Technical Proposal” and “Financial Proposal” at the address for communication not later than 11.00 hrs of the last date of submission.

The Conditions regarding award of work are stipulated in the RFP document.

The last date for submission for bids is October 3, 2008.

NSIT will not be responsible for any delay in transit in receiving the proposals and reserves the right to accept/reject any or all proposals without assigning any reason thereon. The consultancy firm will be selected as per the guidelines indicated in RFP document.

6. ADDRESS FOR COMMUNICATION:

**Shri R.K.Upmanyu, Superintending Engineer (Civil) Project,
Netaji Subhas Institute of Technology,
Azad Hind Fauj Marg, Sector 3,
Dwarka, New Delhi – 110078
Phone Nos.: 011-25099061, 25099050
Mobile: 9873724537
Fax : 011-25099022
E. mail: se.nsit.08@gmail.com**