

# EXPRESSION OF INTEREST



**AHMEDABAD URBAN DEVELOPMENT AUTHORITY**

**INVITES**

**ARCHITECTS / ARCHITECTURAL FIRMS**

**FOR**

**PROPOSED AHMEDABAD URBAN HABITAT CENTRE**

**Chief Executive Authority, AUDA**

**Sardar Vallabhbhai Patel Sankul, Usmanpura Cross Road, Ahmedabad – 380014.**

**Tele: 079- 27545051 to 54; 079- 27545064**

## Contents

1. Introduction to Ahmedabad and AUDA.....	2
2. Background context and AUDA's Vision.....	2
3. Objectives of the invitation to submit an Expression of Interest.....	3
4. AUHC's needs and spatial requirements.....	3
5. Design, Construction and Performance standards.....	4
6. Selection Process and Criteria.....	4
7. Panel of Experts.....	7
8. Remuneration and Terms of Engagement of Services .....	7
9. Schedule .....	8
10. Important Information for interested firm .....	8
11. Contact details.....	11

## Information to participating Firms:

This document defines the Expression of Interest's purpose and describes the project requirements and conditions. It clearly sets out the selection criteria and selection process. This is not a design competition.

### 1. Introduction to Ahmedabad and AUDA

Gujarat, one of the most developed states of India, with its mission to make itself a vibrant place to live and work, has been implementing several structural reforms in the recent past. To facilitate economic growth, the state intends to develop a world class infrastructure to sustain the rapid pace of economic growth.

Among the 8 Municipal Corporations and 9 Urban Development Authorities within the state of Gujarat, Ahmedabad is the largest city in Gujarat in terms of population as well as in area. Ahmedabad is also the seventh largest metropolitan area and third fastest growing cities of India.

Ahmedabad, since its foundation has been a critical political and economic center of Gujarat and western India. During 16th century to 18th century Ahmedabad was the major hub of trade and commerce. Today, it is a major industrial & trade hub in the State.

Ahmedabad is strategically located in the center of Gujarat, in the Sabarmati basin. Sabarmati River which cuts through the city. It forms a vital transport & trade link to the vast areas in the north & east. The city is well connected not only to major towns within the state but also to neighboring states through strong transportation linkages

The **Ahmedabad Urban Development Authority – AUDA**, was established in 1978 with an objective to carry out sustainable and planned development in the periphery of the Ahmedabad Municipal Corporation's jurisdiction.

**With a staff of only 250 people, AUDA is a lean organization involved in planning and regulating development within its jurisdiction of 1866 sq.km.**

AUDA's constitution is governed through a Board whose members are from Urban Development Department, Revenue Department, District Panchayats of Ahmedabad, Gandhinagar, Kheda and Mehsana: Ahmedabad Municipal Corporation, Gujarat Administrative Services, Indian Administrative Services & AUDA.

### 2. Background context and AUDA's Vision

AUDA's Development Plan has identified various transit-orientated zones (TOZ) within the city of Ahmedabad. Within these zones the FSI has been increased to allow for greater development and densification. One such TOZ, is identified as the Central Business District West, (CBD West) for which a detailed Local Area Plan

(LAP) has been prepared. The CBD West has the highest FSI in the city, which is 5.4 (maximum permissible height is 100m). In addition, there is a provision for purchase of additional FSI through a transfer of development rights mechanism (TDR). Guidance on the FSI framework and TDR can be found in Central Business District Development Control Regulations (CBDDCR – available on [www.auda.org](http://www.auda.org))

**It is in the context of the new development opportunities within the CBD West, that AUDA wishes to commission an architectural consultancy firm (Firm) to work with them for the design of AUDA's new head-quarters building – Ahmedabad Urban Habitat Center - on their site in the CBD West.**

It is envisaged that Ahmedabad Urban Habitat Center (AUHC), will be one of the first buildings to be developed under the framework of the proposed LAP and new CBDDCR. It is also envisaged that AUHC will not only act as a catalyst for further development in the CBD West, but will set the benchmark for all future development in terms of quality of design, response to context and sustainability.

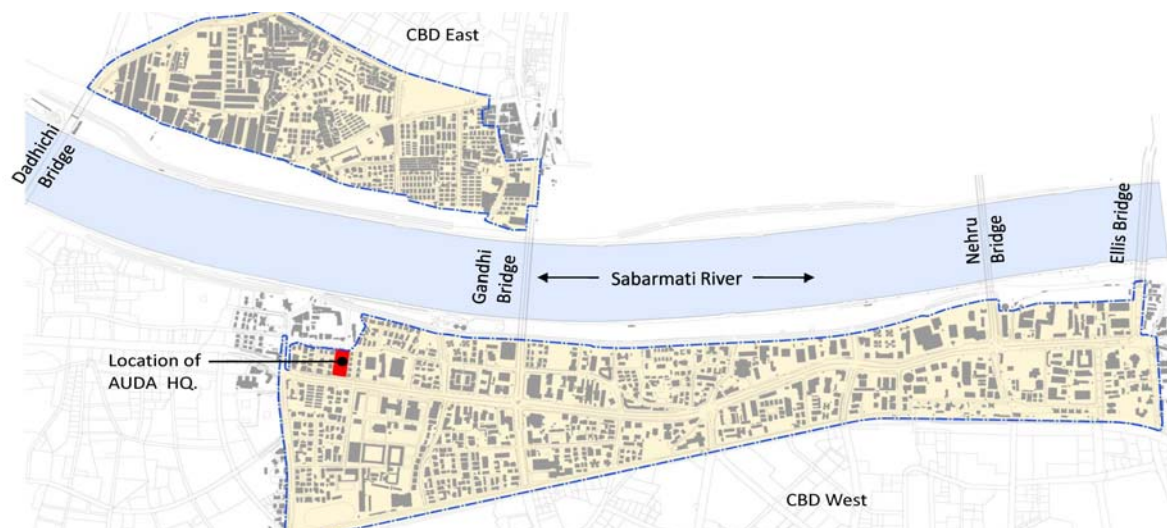
### 3. Objectives of the invitation to submit an Expression of Interest.

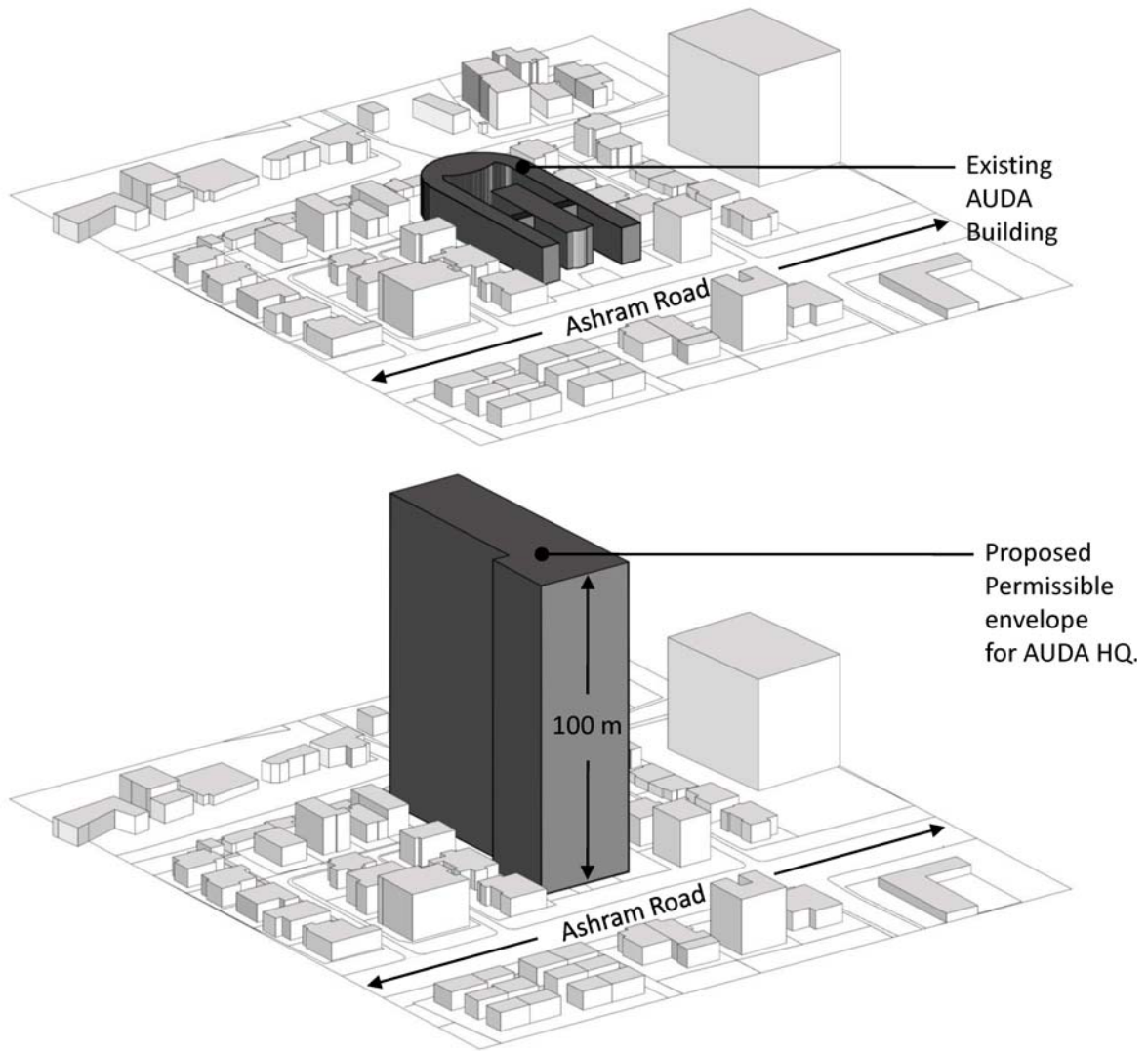
AUDA's objective in inviting Expression Of Interest for the AUHC, is to select and appoint a Firm based on merit only, through due process and selection criteria set out below. **AUDA has appointed a Panel of Experts consisting of AUDA & AMC officials, eminent architects and citizens to oversee the selection process.**

### 4. AUHC's needs and spatial requirements

The site consists of a 4035 sq.mt plot in the CBD West and is defined in the LAP. Based on an FSI of 5.4, the estimated built-up area would be approximately of 2,35,000 sq.ft. The plot is subject to volumetric development control, which is defined in the attached drawings

AUDA anticipates that they will occupy around 20% of the total of building for their staff and related activities, while the remaining 80% will be leased out on a commercial basis.





## 5. Design, Construction and Performance standards

In view of AUHC's significance and importance, the project will have to meet certain benchmark design, construction and performance standards. Though these will be applicable during the implementation stage of the project after the selection of the Firm, the shortlist below is indicative of AUDA's vision for the project:

- a. Sustainability and energy efficiency – GRIHA compliance
- b. Accessibility
- c. Structural design, (with respect to party wall structural design including subterranean development)
- d. Code compliance - earthquake design codes, Fire, NBC

## 6. Selection Process and Criteria

AUDA aims to select a Firm with a proven track record in providing high quality professional services to corporations and institutions. The Firm should have a

portfolio of similar, successfully completed projects, demonstrating an ability to advise clients, understand their requirements and seeing the projects through from design to completion

The selection process will focus on projects that illustrate an ability to design and deliver bespoke, high quality, high rise architectural solutions in dense urban contexts and in response to client needs.

When the selection process will lay emphasis on diverse capacities of the Firm, importance will also be given to the reputation and standing of the Firm within both commercial and professional domains.

The process for the selection for the Architectural consultancy will be in two stages:

**Stage 1 – Short listing on the basis of Expression of Interest document:**

All Firms shall submit their Expression of Interest based on **Criteria for Stage 1** stipulated and in the prescribed formats attached with this document – Refer **Annexure 1 to 4**. The EOI submissions shall be evaluated by the Panel of Experts and a maximum of 8 Firms shall be selected and invited to participate in **Stage 2**.

**Stage 2 – Capacity Presentation and Interview**

Firms shortlisted in Stage 1 shall be invited to make a capacity presentation to the Panel of Experts at a venue in Ahmedabad. Each of the shortlisted Firms will be given a slot of 1 hour, including 15mins for discussions.

**Criteria for Evaluation for Stage 1:**

The following criteria shall be used to evaluate EOI documents submitted by all Firms. Colour copies – 2 nos. on A3 size landscape format are mandatory:

No.	Criteria	Submission Requirement	Submission Format	Marks
1	Details of the Firm, Key personnel, Infrastructure		As per <b>Annexure – IA &amp; IB</b>	10
2	2 large completed Office Building projects in an Urban context - tall upto 100m high and built-up area in excess of 2.5 lac sq.ft.	Project Details, data, drawings, photographs, client testimonials, Project Publications	As per <b>Annexure – IIA, IIB &amp; IIC</b>	20
3	5 completed Institutional, Commercial, Office building projects where the Firm has been the lead consultant and provided a fully integrated and coordinated design solution - including Structure, MEP, Site development and landscape – minimum value of each project is INR 40 crores each	Project data including evidence of contractual arrangements between lead consultant, client references, and each sub consultant	As per <b>Annexure – IIIA, IIIB &amp; IIIC</b>	30
4	2 completed projects for government / institutional clients and a demonstrable understanding of processes involved with such clients – minimum value INR 20 crore each	Project Details, data, drawings, photographs, Illustrative diagrams explaining process required for such projects	As per <b>Annexure – IVA &amp; IVB</b>	10
5	Evidence of high quality design including any spatial / architectural innovations, innovative use of materials, construction technologies	Detail photographs, drawings, views, photographs taken during construction	As per <b>Annexure – VA &amp; VB</b>	20
6	A list of prizes, awards given to the practice for its completed projects, together with a list of publications where the work of the practice has featured should be submitted.	Details of each with conferring authority, year in which it was conferred, description as necessary		10

### Criteria for Evaluation for Stage 2:

Firms shortlisted in Stage 1 shall be invited to make a capacity presentation.

The PowerPoint presentation should include, but not be limited to:

<b>No.</b>	<b>Criteria</b>	<b>Submission Requirement</b>	<b>Marks</b>
1	Background of the Firm	Brief overview of the Firm	10
2	Technical Expertise and Human Resources	Brief overview of principal designers, procurement & management experts	10
3	Past Experience in Similar projects	Details of Projects included in No. 1 & 2 of Stage 1	25
4	Experience in dealing with Government / Institutional clients	Illustrative understanding of government processes and systems of approvals, procurement and certification	10
5	Team for AUHC	Details of team identified for AUHC and their roles, responsibilities	10
6	Vision and Design approach for this project	A broad vision and approach to design using illustrations from past projects if necessary	25
7	Broad overview of project life cycle envisaged for AUHC	Project road map highlighting key stages. Architectural practices from outside Gujarat, should provide a statement on how they would provide the required services should their Expression of Interest be successful.	10

## 7. Panel of Experts

AUDA has appointed a Panel of Experts consisting of AUDA & AMC officials, eminent architects and citizens to oversee the selection process. The Panel of Experts includes:

- |    |                    |   |
|----|--------------------|---|
| 1. | Ms. D. Thara, IAS  | Chief Executive Authority, AUDA   |
| 2. | Mr. Jhala, GAS     | Additional Collector, Ahmedabad   |
| 3. | Mr. V.D. Vaghela   | Senior Town Planner, AUDA   |
| 4. | Mr. H. N. Thakkar  | Deputy Town Planner, AUDA   |
| 5. | Mr. Vatsal Patel   | Chief City Planner, AMC   |
| 6. | Dr. Bimal Patel    | President, CEPT University  |
| 7. | Mr. Rahul Mehrotra | Professor of Urban Design and Planning, Harvard Graduate School of Design |

## 8. Remuneration and Terms of Engagement of Services

There is no remuneration offered for participating in the EOI & selection process. Participating Firms are also not required to submit a Financial Offer. AUDA shall



pay fees for the agreed Scope of Work in accordance with Terms of Engagement and Fees as per the Council of Architecture guidelines

## 9. Schedule

Sr. No.	Activity	Date
1	Advertisement inviting EOI from Interested Firms	July 23, 2014
2	Submission of EOI documents by Interested Firms	Sept 04, 2014
3	Evaluation of EOI documents to shortlist upto 8 Firms by Expert Panel	Will be announced subsequently
4	Announcement of shortlisted Firms	
5	Capacity Presentation by shortlisted Firms	
6	Final selection report by Expert Panel	
7	Announcement of selected Firm by AUDA	

### Important Note:

Firms may please note that there is a **gap of only 3** days between the announcement of Shortlisted firms and the date of Capacity Presentation

Therefore all participating Firms are advised to prepare their Capacity Presentation in advance as well as **make necessary provisional travel arrangements** for travelling to Ahmedabad for the Capacity Presentations to be held on August 12, 2014

Any request for additional time for any of the stages shall not be entertained under any circumstances

## 10. Important Information for Firms

1. Interested Firms can download the EOI documents from website [www.auda.org](http://www.auda.org)
2. Interested Firms are expected to examine carefully all instruction, information, forms, annexure etc. Failure to comply with the requirement of documents shall be at the firm's own risk. Applications which are not substantially responsive to the requirement of the EOI documents shall be rejected.
3. Interested Firms seeking clarifications on the EOI documents may notify AUDA by email on or before last date of submission of queries with the subject line clearly

stating: **“Queries/Request for Additional Information: Expression of Interest for Appointment of Architect for Ahmedabad Habitat Centre”** addressed to:

**The Senior Town Planner – [auda\\_urban@yahoo.co.in](mailto:auda_urban@yahoo.co.in)**

The queries must be in the following format only.

Sr. No.	Page No.	Clause No.	Clause as per EOI	Queries
1				
2				

4. AUDA shall endeavor to respond to the questions raised or clarifications sought by the firms. However, AUDA reserves the right not to respond to any questions or provide any clarification, in its sole discretion, and nothing in this clause shall be taken or read as compelling or requiring the AUDA to respond to any question or to provide any clarification.
5. AUDA may also on its own motion, if deemed necessary, issue interpretations and clarifications to all firms. All clarifications and interpretations issued by AUDA shall be deemed to be part of the EOI. Verbal clarifications and information given by AUDA or its employees or representative shall not in any way or manner be binding on the AUDA.
6. Any addendum thus issued will be uploaded on AUDA's website
7. AUDA reserves the right, express or otherwise, to take decisions, or use any discretion pursuant to these Terms and Conditions, The Expert Panel appointed by AUDA shall be the final decision making authority for all decisions taken in the course of the selection process
8. By participating in the selection process all participating Firms shall agree in full to these Terms and Conditions
9. All participating Firms shall go through detailed guidelines and shall agree to abide by the conditions mentioned in this document. By participating in the selection process, all participating Firms shall deemed to have agreed in full to these Terms & Conditions.
10. Any participating Firm found to have provided false information at any point - before, during or after the selection process, shall be liable for immediate disqualification

11. Any participating Firm failing to observe the Terms & Conditions shall be declared ineligible and shall be liable to immediate disqualification at any point during the selection process.
12. The decision of the Panel of Experts appointed by AUDA for the selection process, shall be final and binding on all participating Firms and no disputes of any manner shall be entertained.
13. All participating Firms are doing so on their own initiative. AUDA shall not reimburse any expenses incurred. By participating in the selection process, it is deemed that all participating Firms have indemnified AUDA against any losses, expenses of any manner incurred by the participating Firms during the selection process whether tangible or intangible, direct or indirect.
14. AUDA reserves the right to cancel or suspend the selection process without citing any reasons for the same.
15. All information made available to AUDA during the course of the selection process shall be considered as privileged information. AUDA shall not use this information for any purpose other than the selection process
16. AUDA reserves the right to amend these Guidelines at any time without giving prior notice. Additionally, AUDA reserves the right to read “and” and “or” conjunctively or disjunctively to bring any instructions, statements within the scope of these Terms and Conditions.
17. Include or including shall mean including but not limited to, or without limitation. Contain or containing shall mean limited to a particular subset.
18. All titles in this document or any particular section therein are for guidance only.
19. Any Firm which has been barred by the Central Government or any State Government or a statutory authority or a public sector undertaking, as the case may be, from participating in any Study and the bar subsists as on the date of Proposal, would not be eligible to submit a Proposal either by itself or through its Associate.
20. Notwithstanding anything contained in this EOI documents, the AUDA reserves the right to accept or reject any Proposal and to annul or suspend the bidding process and reject all Proposals without assigning any reason hereof, at any time prior to the issuance of Letter of Acceptance (L.O.A.) without incurring any liability or consequences or any obligation to inform the affected Firms / Bidders of the grounds for rejection.

**21. Joint venture will not be allowed.**

22. Proof for fulfillment of selection criteria mentioned in the EOI document should be submitted. If the application is submitted without valid documents, OR is not in the Prescribed Formats, the application will be rejected.
23. No firm shall contact AUDA on any matter related to its application after the time of submission of application, unless requested so in writing. Any effort by firm to influence AUDA in their decision in respect of evaluation will result in rejection of the Application.
24. AUDA reserves its right to call for clarifications / original of the supporting document for verification, as deemed fit and also to cross check for any details as furnished by the Firm(s) from past – executed projects / Clients / Consultants etc. It is to be noted that pre – qualification may be completed without seeking any subsequent additional information.
25. AUDA reserves the right to accept or reject any application and to annul the process and/or to reject all applications at any time without incurring any liability to the affected Firm(s) or any obligation to inform the affected Firm(s).
26. Information furnished in the EOI Document will be kept confidential.
27. All information has to be typed and submitted in the prescribed formats only. Firm should ensure that hard copy is without errors.
28. Application duly filled with all the requisite information, supporting documents and covering letter duly signed by Authorized Representative/ Signatory of the Firm shall be submitted in a sealed envelope by the time and date as specified in the Notice.

## **11. Contact details for submission**

All documents must reach the address stated below vide courier, registered post or hand delivery on or before 4.00pm on September 4<sup>th</sup> 2014. Any delays leading to late or non-submission of EOI before the prescribed time and date will be the responsibility of the Firm and such submissions will not be accepted / opened.

The documents fees stated, shall be payable in the form of a Demand Draft payable at Ahmedabad in favour of "**Chief Executive Authority, Ahmedabad Urban Development Authority, Ahmedabad**".

**Chief Executive Authority, AUDA**  
**Sardar Vallabhbhai Patel Sankul, Usmanpura Cross Roads**  
**Ahmedabad – 380014**  
**Tele: 079-27545051**