INVITATION FOR EXPRESSION OF INTEREST FOR SHORT-LISTING FOR ARCHITECT / ARCHITECTURAL FIRMS

Consulate General of India, Jeddah, Saudi Arabia, having its office at Tahlia Street (behind McDonalds and NCB Bank), Post Box No. 952, Jeddah-21421 invites Expression of Interest (EOI) from Architects/Architectural firms, henceforth referred to as Applicants, for short-listing in respect of the project involving design for construction of Diplomatic complex comprising of New Chancery, Multi-purpose Hall and 23 Staff Residences for the Consulate General of India at Jeddah. The following indicative activities will need to be undertaken by the selected Applicant.

Overall Planning and Design of the project which shall include Architectural, landscaping, Interiors and other associated services, preparation of Master Plan of the entire site, Drawings and Documents for all stages of the project including obtaining approvals from local statutory authorities, preparation of tender documents based on template provided by the Consulate General, tender processing and periodic supervision of design implementation during construction phase of the project.

1. The built-up area of the project is expected to be around 7,000 Sq.M.

2. Detailed information is available on the official website of Consulate General of India at Jeddah www.cgijeddah.com.

3. EOI with all enclosures, including its scanned PDF copy needs to be submitted at...
The Consulate General of India in Jeddah to Mr. Anup Singh, Vice Consul (Admin)
Contact No.: Office : 012-6646147, Mobile: 0555374265
on or before 1700 hrs on 24th January, 2017. Late submissions will be summarily rejected.

4. Applicants with at least 10 years professional experience, registered with the appropriate statutory authorities and permitted to practice as an Architect/Architectural firm in Jeddah, Saudi Arabia are requested to submit documents for evaluation of their eligibility. Eligible Applicants will be further evaluated through a two step process and will be ranked for short-listing up to a maximum of 8 applicants. Details of eligibility criteria and selection process are given at www.cgijeddah.com.

5. As the next step of the process, the short-listed Applicants will be given the Design Brief of the project for submission of their respective Concept Design and Financial Proposal for selection of the Project Architect.
دعوة للتعبير عن الاهتمام لأفضل المرشحين من المعماريين / شركات الهندسة المعمارية

إن القنصلية العامة للهند بجدة، المملكة العربية السعودية، تدعو لتفويض اهتمام من المعماريين/ شركات الهندسة المعمارية، المشارك فيها بعد المقدمين للحصول على القائمة المختارة فيما يتعلق مشروع يحتوي على تنفيذ تصميم ببناء 32 مجمع سكني للموظفين في القنصلية العامة للهند بجدة، ويجب أن يتم القيام على الأمنية المذكورة التالية:

1- التخطيط والتصميم الكامل للمشروع الذي يشمل خدمات الهندسة المعمارية والمناظر الطبيعية والديكورات الداخلية وغيرها من الخدمات المرتبطة بها وإعداد الخطة الرئيسية للموقع بأكملها والرسومات والوثائق لجميع مراحل المشروع بما في ذلك الحصول على الموافقات من السلطات القانونية المحلية، وإعداد وثائق العطاء على أساس النموذج المقدم من قبل القنصلية العامة، وتفعيل المناصفة والإشراف الدوري على تنفيذ التصميم خلال مرحلة بناء المشروع.

2- وتوقع أن تكون مساحة البناء للمشروع حوالي 7000 متر مربع.

3- وإن المعلومة التفصيلية متوفرة على الموقع الرسمي للقنصلية العامة للهند بجدة...

(www.cgijeddah.com)

4- ويطلب بأن يتم تقديم دعوة للتعبير عن الاهتمام لأفضل المرشحين مع كافة مرفقاته بما في ذلك نسخة PDF المتسوية ضوئياً في...

القنصلية العامة للهند بجدة للسيد/ آنوب سنغ، نائب قنصل (إدارة)

( رقم الاتصال ( مكتبة ) : 66262177 - 12 - جوال\5005742360 قبل أو بتاريخ 31 يناير، 2017، وسيتم رفض الطلبات المتأخرة بدون محاكمة.

5- يرجى من المتقدمين الذين لهم خبرة مهنية على الأقل لعشر سنوات (10) والسجل لدى السلطات القانونية والمحترمين لهم كمعماري/ شركة معمارية في جدة، المملكة العربية السعودية أن يقدموا الوثائق لتقديم أهليتهم، وسيتم تقييم المتقدمين المؤهلين من خلال عملية خطوات وسيتم اختيار المتقدمين بعد أقصى ذهبيات متقدمين، وتفاصيل معايير الأهلية وعملية الاختيار متوفرة على الموقع الإلكتروني (www.cgijeddah.com)

6- وكخطوة ثالثة من العملية، سيطر للمتقدمين المختارين موجزاً لتصميم المشروع لتقديم تصميم خاص به والإراجات المالية لاختيار المعماري للمشروع.
Project Brief
(New Chancery Complex Project for Consulate General of India, Jeddah, Saudi Arabia)

Introduction

The Government of India, through Consulate General of India, Jeddah, Saudi Arabia, proposes to Construct its new Chancery Complex which shall include Chancery building, Multi-purpose hall and 23 Nos. Residences for Non RG officials at GOI owned plot measuring 9505 sqm. located in Al-Hamara District, the central part of the city of Jeddah, Saudi Arabia.

1. The Site

This is a vacant plot measuring 9505 sqm. purchased by the Govt. of India and is located near the Turkish Consulate in Al-Hamara District. The land is flat and sandy top soil and devoid of any vegetation. The plot is almost square in shape, of approx. size of 97 M Length & 97 M width.

The site is located in a high-end residential area of the City, having consulate offices of some countries including the US.
2. **Functional Requirements**

This new Chancery cum Residences Project envisages of a New Chancery Complex consisting of main Chancery Building, Multi-purpose Hall and 23 Nos. Non-RG Residences for India Based Officials of the Consulate of India, Jeddah. Space requirements include three main components which are;

- **Chancery building**: 2100 Sqm.
- **Multi-purpose hall**: 600 Sqm.
- **Staff Residences**: 4000 Sqm.

(The above areas excluded areas for building services, public conveniences and parking which shall be provided as per Technical Standards & Local Regulations).

3. **Development Norms**

The building norms applicable to the site are as below:

- Plot area : 9505 Sqm
- Permissible FAR : 70%
- Permissible Height : 3+ Half Floor (16M)
Set Backs : As per Norms
Parking : Parking provisions to made as per Local Norms.
Basement : to be provided as permissible for parking & Storage

With FAR of 70%, there is a possibility of total covered area approx. 6650 sqm. on this plot. as desired above.

4. General Conditions for Design Proposals

a) Design shall have to respond to its surrounding environment and the existing urban context and firmly based on all necessary considerations for the terrain of the land and be coherent in all aspects on within as well with one with the another. The Design have to be inspiring and futuristic in its overall spatial composition and ambiance.

b) All local factors such as climatic conditions as well as sub soil conditions have to be taken into account while finalizing the design. The materials for the proposed buildings, specially the external finishes need to address long term maintenance aspects for longevity of the buildings.

c) The Design is envisaged to be based on Green Building Design concepts using all National / International practices for such buildings, using local materials and ambiance to reduce energy requirements. The building/s to have sufficient natural light & ventilation & provide good working conditions.

d) Since, Jeddah is very hot climatic area, there would be requirement of air-conditioning in all the buildings including the residences. Therefore, the design to be based on the in-built Active as well as Passive Air Cooling arrangement, architecturally, to reduce the overall energy requirements.

e) The building/s would reflect all the enduring values of India’s rich cultural past, reinforce the image of India with a strong identity. The design of the building/buildings and its ambiance as well as reflect a dynamic, technologically advanced & economically vibrant image of India.

5. Eligibility Criteria

a) Essential Criteria

To be eligible for pre-qualification, the applicant i.e. Architect / Proprietor of Architectural Firm must be a qualified Architect and shall have valid registration for architectural practices in Jeddah, Saudi Arabia, and should be eligible to submit the proposal to the Municipality and the other Local Authorities, mandated for issuing permissions/ approvals and licenses etc. as required for proper execution of the project. The applicant (or Joint
Venture, in the case of JV firms) must have its Head Quarter or a branch office in Jeddah, and must have provided architectural services for executed Similar Projects in the past 10 years fulfilling at least one of the following conditions:

The applicant must have executed-

- At least one office building / project of group of buildings of a built-up area of 5600 Sq.M. having similar scope of work / services
  
  OR

- At least two office buildings / project of group of buildings, of a built-up area of 4200 Sq.M. having similar scope of work / services
  
  OR

- At least three office buildings / project of group of buildings, of a built-up area of 2800 Sq.M. having similar scope of work / services

In the above criteria for the architectural services, similar projects mean projects of having similar scope of work i.e. providing comprehensive service for planning & design for projects having Scope of Consultancy Services for architectural, quantity survey, structural, internal & external services, plumbing electrical, HVAC, acoustic, security, communication, landscape, interiors and other specialized disciplines etc. involved in the building project including obtaining Local Body Approvals for those projects.

b) Desirable Criteria

i. National or International level competition and Award won for similar projects

ii. Experience in use of Green Technology complying International Standards like LEED, GRIHA etc. Experience in energy saving practices like use of energy efficient materials, solar power and any one of the three similar projects submitted as part of eligibility Criteria.

iii. Experience of having executed work based on Single Stage 2-Envelop System of Tendering and familiar / conversant with FIDIC based tendering system.

6. Selection Process

a) The selection of the Architect / Architectural Firm shall be done through a two-step selection process comprising of:

- Short-listing of eligible EOI applicants based on ranking on additional desirable criteria, and;

- Technical and Financial evaluation of proposals submitted by the short-listed applicants.

b) Each applicant will be required to submit the EOI Application along with a suitable covering letter. All the EOI applications shall be examined / evaluated based on
which eligible Architect / Architectural Firm shall be short-listed.

c) Short-listed applicants will be given a Design Brief with details on the design parameters. They will be required to submit Technical and Financial Proposals in two separate sealed envelopes and make a presentation of their capability and the technical proposal i.e. their Concept Design Proposals before a Selection Committee. The Selection Committee will evaluate the proposals for ranking in order of their cumulative scores on the technical and financial weightage (technical 75 + financial 25)

d) The applicant with maximum cumulative score will be invited for selection and will be required to enter into an agreement with the Consulate General of India, Jeddah, Saudi Arabia, for providing Architectural and other Consultancy Services as described in the Scope of services of the Consultancy Agreement.

7. Submission of documents for short-listing

a) For Eligibility Criteria

   i. Applicants are requested to provide certified or self-attested documents for the following;
   ii. Copy of Registration Certificate from the appropriate statutory authorities permitting Applicant to practice as an Architect / Architectural firm in Jeddah, Saudi Arabia,
   iii. Address of the company or branch offices, as given in the Company registration document (copy to be attached).
   iv. Applicants are required to provide information of the projects completed in the last 7 years and which are similar to the proposed diplomatic complex project. Only those projects will be considered which satisfy the eligibility criteria (as prescribed in Section 5 a) above) determined from the following data duly certified by the client.

   - Project summary with photographs
   - Project name, location and brief description
   - Project owner / Name of Client
   - Date of commencement and completion of the projects
   - Total plot area and total covered area (in square meters
   - List of the key buildings in the project, their height in number of storeys and area
   - Scope of work handled by the Applicant in these projects
   - References (name, title, telephone number / email)

b) For Desirable Criteria

   i. Attach Certified Copy of citation / Award received or copy of official announcement in press. Details of the project which were awarded as desired in Para 5 b) i) above.
ii. Copy of Certificate received for use of Green Technologies in respect of buildings of projects / buildings along with write-up on a single page A4.

iii. Details of projects executed based on single stage two envelopes (two bid) system of tendering and FIDIC conditions of contract, as desired in Para 5 b) iii) above.

c) Conditions of eligibility for Joint Venture firms

A certified copy of MOU between the firms having a joint venture shall be provided. The joint venture firm shall meet all the laid down criteria of registration, experience, turnover, awards etc. as a single entity.

i. Others

- Please provide sufficient information and valid proof for each parameter / factor assigned for calculating scores against each Desirable Criteria. If sufficient information and valid proof is not available about some parameter / factor during evaluation, Zero (0) score would be assigned to that parameter / factors.
- Information, as sought for each Desirable Criteria, is to be given by individual Applicant or each member of the consortium including lead member separately as attached annexure.
- Length of experience will be counted as on the date of publication of Press Notice.

ii. Submission

Applicants are required to submit their EOI will all enclosures including the `Declaration`, indexed and properly arranged. The scanned PDF format of the whole document is required to be submitted to Consulate General of India, Jeddah, Saudi Arabia, along with the hard copy.
DECLARATION

I hereby submit the following documents:

☐ Copy of Registration Certificate from appropriate Statutory Authorities to practice as an Architect / Architectural firm
☐ Address of the company / branch offices, as given in the Company registration document
☐ Project summary with photographs:
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ Project name, location & brief description
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ Project owner / Name of Client
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ Date of commencement and completion of the projects
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ Total plot area and total covered area (in sq. M.)
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ List of the key buildings in the project, Height & and Covered Area
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ Scope of Services in these projects
  Project-I:       Yes/No
  Project-II:      Yes/No
  Project-III:     Yes/No
☐ References, if any (name, title, telephone number / email)

I have also enclosed the following documents:

☐ Certified Copy of Citation / Award / Copy of official announcement in press (As per Para 8.1)
  Yes/No
☐ Copy of Certificate for use of Green Technologies, energy efficient features, etc.
along with write-up  
Yes/No

□ Details of projects executed on the basis of single stage two envelopes / FIDIC conditions of contract (As per Para 8.1)  
Yes/No

□ Certified copy of MOU between Joint Venture Firms as per laid down criteria of registration, experience, turnover, awards etc. as a single entity.  
Yes/No

I confirm that each statement and/or contents of this submission and/or documents, certificates submitted herewith are absolutely true, correct and authentic. In the event of any statement/document subsequently turning out to be incorrect or false it is understood and accepted that the undersigned is liable to disqualification from this selection process.

NAME OF THE APPLICANT:

ADDRESS:

CONTACT DETAILS: