



TATA INSTITUTE OF FUNDAMENTAL RESEARCH

(Autonomous Institution of the Department of Atomic Energy, Government of India)
TIFR Centre for Interdisciplinary Sciences

21, Brundavan Colony, Gandipet Road, CBIT Post Office, Hyderabad - 500 075 (Transit Campus)

Phone: 040-2419 5026, Email: harid@tifrh.res.in

BID DOCUMENT

for

Comprehensive Architectural Consultancy for Expeditious construction of Laboratory Animal Facility for its upcoming TIFR- Hyderabad Campus, (Adjacent to Central University of Hyderabad, Gachibowli), Survey No. 36/P, Gopanpally Village, Serilinganpally (Mandal) Ranga Reddy Dist., Hyderabad, Telangana State

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1. INTRODUCTION

Tata Institute of Fundamental Research, Hyderabad invites bids for the following work:

Comprehensive Architectural Consultancy for Expeditious construction of Laboratory Animal Facility made of Pre-fabricated Modular Structures including services and land development for its upcoming TIFR- Hyderabad Campus, (Adjacent to Central University of Hyderabad, Gachibowli), Survey No. 36/P, Gopanpally Village, Serilinganpally (Mandal) Ranga Reddy Dist., Hyderabad, Telangana State.

1.1 PARTICULARS

1.	Gross considered plinth area	8,000 sqft (tentative, approx)
2.	Location	Survey No. 36/P, Plot B, Gopanpally Village, Serilinganpally (Mandal) Ranga Reddy Dist., Hyderabad
3.	Receive enquiries from Vendors	10-03-2015
4.	Issue of note-worthy replies / clarifications to Pre-bid queries	13-03-2015
5.	Pre-bid Meeting	10.00 Am
6.	Closing date & time of receipt of bids	27-03-2015 1500 hrs.
7.	Date & time of opening of Sealed Cover-I containing Technical Bid	27-03-2015 1600 hrs.
8.	Date of opening of Sealed cover-II containing Price Bid of eligible bidders	Will be informed later

1.2 ELIGIBILITY CRITERIA

- 1.2.1 Bidder should have successfully provided architectural concept design, detailed project report, detailed design engineering for **Comprehensive Architectural Consultancy for Expeditious construction of Laboratory Animal Facility (Animal Biosafety level II) / biological lab (Biosafety level II) / surgical theatre by Pre-fabricated modular construction with clean room panels including services and land development** in the last five years ending 31 December 2014.
- 1.2.2 The firm should be profit making and should have minimum average annual turnover of Rs 20 Lakhs and minimum annual turnover in any single year of 10 Lakhs during the last 5 (five) years.
- 1.2.3 The firm should have service tax registration valid on the date of submission.

1.3 GENERAL INSTRUCTIONS

- 1.3.1 TIFR would like to appoint an Architectural Consultant for the project through the two Bid systems.
- 1.3.2 The Consultants are advised to visit and examine the site of work and its surroundings and obtain any information that may be necessary, in addition to those provided in this document, for preparing the design concept. The Architectural Consultant shall be deemed to have fully acquainted himself about the site condition, whether he inspects it or not.
- 1.3.3 The design concepts should adhere to the building bye-laws applicable for the area.
- 1.3.4 The intending Architectural Consultants will quote their consultancy fees in Schedule of Financial Quote.
- 1.3.5 All clarifications shall be sought before the date of pre-bid meeting. The bidders may make suggestions which shall be considered during the Pre Bid Meeting. No further clarifications shall be issued after issue of note worthy replies to the pre-bid queries.
- 1.3.6 The submission of the bid by an Architectural Consultant would imply that the Architectural Consultant has carefully read and agreed to the terms and conditions contained in this bid document.



- 1.3.7 The bid for the work shall remain open for acceptance for a period of 180 (one hundred eighty) days from the date of submission of the bids, which period may be extended by mutual agreement and the consultant shall not cancel or withdraw the offer during this period.
- 1.3.8 This bid document shall form a part of the contract agreement.
- 1.3.9 The Consultant is advised to attach any additional information/documents about competence, which he thinks is necessary for his offer. He is however advised not to attach superfluous information. No further information will be entertained after the bid is submitted, unless TIFR calls for it.
- 1.3.10 No expenses whatsoever involved in preparation and presentation of Design concept, site visit shall be made to the participating architectural consultants.
- 1.4.1 Bidding documents can also be viewed and downloaded from the website
<http://www.tifrh.res.in/tcis/contact/tenders.html>

1.4 SUBMISSION OF BIDS

- 1.5.1 Bids shall be submitted to **The Administrative Officer, TIFR Centre for Interdisciplinary Sciences, Plot No.21, Brundavan Colony, Narsingi, Gandipet Road, Hyderabad - 500 075** in a sealed Master envelope super scribed "Bid for Comprehensive Architectural Consultancy Services for Expeditious construction of Animal Facility for its upcoming TIFR- Hyderabad Campus" with our enquiry no. and due date, containing two separate sealed covers clearly super scribed as "Technical Bid" and "Price Bid" before the closing date and time of submission in the following manner:
- 1.5.2 "Technical Bid": This will contain Technical part, Eligibility Documents along with testimonials.
- 1.5.3 "Price Bid": This will contain the complete bidding document with duly filled in Schedule of Financial Quote of Price Bid. The Bids with conditions or conditional rebates shall be summarily rejected.

1.5 EVALUATION OF BID

- 1.6.1. EVALUATION OF TECHNICAL BID: The bids received will first be assessed on the eligibility criteria and those not meeting the same will be considered as non-responsive, and shall be summarily rejected.
- 1.6.2. PRESENTATION BY TECHNICALLY QUALIFIED BIDDERS: The bidders meeting eligibility criteria shall next be asked to make a presentation about their proposals including architectural virtual model views before a selection committee constituted by TIFR Hyderabad. Their presentation shall be evaluated by the committee on following parameters against the maximum marks as shown against each:

S#	Parameter	Marks
1	Understanding of the project, local conditions and constraints	15
2	Overall concept of the project.	
	a) Traffic flow with spatial relationship	15
	b) Aesthetics & User friendliness	10
	c) Economy, Durability, Expeditious Methodology	10
	d) Latest trends and techniques	15
	e) Landscaping	10
	f) Environment friendly features	10
3	Staff and Company Profile	15
Total Marks		100

Only those bidders, who score a minimum of 65 marks and above, shall qualify for opening of their financial bids.

- 1.6.3. EVALUATION OF PRICE BID: The Price Bid should contain the complete bid document with duly filled in Schedule of Financial Quote of Price Bid. The relative positions of marking in the presentation round shall have no role to play in selection of final bidder which shall solely be based on least cost basis. No payment for the presentation will be made.
- 1.6.4. The consultancy fees to be quoted in lump sum rounded off to the nearest thousand rupees. The consultancy fee shall be inclusive of all taxes like service tax etc. and all expenditures incurred by the consultant on all activities required for commencement/ completion/ occupation of the building as per the stated scope of consultancy in this document. TDS will be deducted as per rules.



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2. SCOPE& OBJECTIVE

2.1 SCOPE

The consultancy bids are invited for expeditious construction of Laboratory Animal Facility made of Pre-fabricated Modular Structures in 'Ground' and/ or 'Ground + service floor' configurations including services and land development of land with following tentative requirements:

S.No	Description	Approx carpet area of Unit (sqff)	Qty (Nos.)
1	Small laboratory animal room	180	8
2	Small laboratory animal room	80	3
4	Quarantine room	150	1
5	Animal behaviour room	150	2
2	Cage washing room	500 (approx)	1
3	Cage storage and preparation room	500 (approx)	1
4	Bedding storage room	150	1
5	Feed storage room	150	1
6	Male attendant room with toilet and shower	250	1
7	Female attendant room with toilet and shower	150	1
8	He-change area with personal locker	100	1
9	She-change area with personal locker	100	1
10	Procedure room (separate surgery and cell culture are with working table)	250	1
11	Daily consumable storage/	100	1
12	Molecular biology room	150	1
13	Carcass storage and histopathology room	120	1
14	Storage room for cleaning stuffs (disinfectant, mob, etc)	150	1
15	Male and female toilet with hand wash	100	1
16	Animal house in-charge room	150	1
17	Main animal holding room entrance with air-shower	350	1
18	Laundry Area (Washing Machine, Dry area, Iron boards)	100	1
19	Water/coffee/ recreation room	150	1
20	Development of Land including fencing, landscaping, internal roads, STP, Sump well, street & outdoor lighting, electrical substation, transformer, DG shed etc	Less than an acre	1

The above areas are purely indicative in nature, may change as proposed by the consultant and shall not form any basis for linkage to the amount payable for the work.

2.2 OBJECTIVE

The objective of the proposal is to suitably plan, modify to the requirements of TIFR Hyderabad and design the proposed laboratory animal facility made of pre-fabricated modular structures in 'Ground' and/ or 'Ground + service floor' configurations by appropriate expeditious construction methodology and materials with a minimum life span of 15 years of the buildings including development of land incorporating all necessary services viz. electrical, water supply, drainage, sewage treatment, landscaping, roads, fencing, street lighting, parking etc within the following time frame as per the Terms of Reference:

Planning and Design

45 days

Construction

90 days

Defect Liability Period

12 months



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3. TERMS OF REFERENCE

3.1 DESIGN BRIEF

- 3.1.1. A site plan for the proposed site of work is enclosed in the document. The enclosed site plan is only for guidance. However the Architectural consultant shall be required to inspect the site, collect all required engineering data, study the sitting options taking into consideration the local climatic influence etc.
- 3.1.2. The buildings shall be designed as per standard norms and Local bye-laws. (Hyderabad /Telangana state)
- 3.1.3. The vivarium must maintain closely controlled environmental conditions and must be designed to protect the research animals from exposure to conditions, pathogens, and agents that could alter research results. It should be noise proof, vibration proof and well insulated. Preferably, outer brick-wall and inner modular pre-fab clean room panels.
- 3.1.1. It is essential to follow all the standards mentioned in Committee for the purpose of control and supervision on Experiments on Animals guidelines required in laboratory animal facility such as clean and dirty corridor, washing area, cage preparation area, etc.
- 3.1.2. The building shall be designed exclusively for individual ventilated cages which can accommodate at least 6000 mice and 2000 rats. There should be special rooms for quarantine, founder colony and immune-compromised animals.
- 3.1.3. It is important to consider the service floor so that, service person will not enter into the animal house.
- 3.1.4. Temperature – $22 \pm 1^{\circ}\text{C}$; Humidity - $50 \pm 5\%$; Air changes - 10 - 15 air changes per hour.
- 3.1.5. It is important to design traffic flow with spatial relationship considering the clean and dirty corridor.
- 3.1.6. All the accessory rooms should be placed properly without affecting the traffic flow.
- 3.1.7. The building shall reflect contemporary attitude towards environmental control and aesthetic excellence.
- 3.1.8. Special attention shall be given to green and energy saving features with optimum natural lighting.

3.2 SUBMITTALS

- 3.2.1. The documents, drawings, images, photographs to be submitted shall comprise of the following
 - a) A comprehensive plan for the concerned work site with emphasis on HVAC, landscaping, road and drainage.
 - b) Building plans.
 - c) Longitudinal and cross sections of the buildings
 - d) Elevations of the buildings
 - e) Internal planning, accessories and furniture layouts.
 - f) Material specifications.
 - g) Bill of Quantities with rates, their basis and analyses.
 - h) Method statements
 - i) Proposed Work Schedule
 - j) Material Tests Reports during construction
 - k) As-built drawing after completion.
- 3.2.2. The consultant may also submit any other drawings / photographs that may be required to explain their design.
- 3.2.3. All drawings shall be on A3 paper size format with legible text with two sets of hard copy and one soft copy of each.



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3.3 SCOPE OF CONSULTANCY

The architectural consultant shall assist in pre-commencement/ construction / post completion activities with respect to the design concept, for ensuring that the work is carried out as per approved drawings, designs and specifications and standards through a team of qualified and experienced technical personnel and to bring out deviations, if any, to the notice of the TIFR for its rectifications.

The scope of work should also include " You will have to obtain all the statutory approvals from the local authorities like GHMC (Commencement permission competition certificate and occupancy certificate), Water works ,electrical, fire clearance, Ministry of Environment and any approval that may be required for a animal house, etc) from time to time.

3.3.1. PLANNING PHASE

- a. This shall include detailed discussions with the TIFR, Hyderabad Evaluation of existing provisions and proposed developments, ascertaining Local Bye-laws, approvals required from Local/Statutory Authorities if any required.
- b. Modifying the conceptual designs incorporating required changes by the TIFR, Hyderabad
- c. Preparation of drawings including internal and external, water supply, drainage and disposal arrangement, electrical installations lighting, etc. complete.
- d. Preparation of detailed architectural and structural drawings duly linked with Bill of Quantities including coordinated lighting, HVAC and service features, external, internal and sectional elevations, interior fit out including details.
- e. Preparation of detailed estimate comprising Bill of Quantities, Item Specifications and Standard Scheduled Rates. Where prescribed specifications and/or schedule of rates do not provide for certain items/services, specification and rates based on proper market rate analysis supported by Quotations from reputed/specialized agencies shall be adopted along with Market Rate Analysis for these items.
- f. Assessment of Safe Bearing Capacity, structural design, review of structural design by vendors. The building shall be designed to withstand static/dynamic loading (**wind/seismic**) and the design shall be strictly in accordance with the latest Indian Standard Code of Practices / Manufacturer's specifications.
- g. Appropriate landscaping and interior arrangement shall be designed to be in harmony with the existing surrounding environment. The objective is to provide a harmonious, user friendly and efficient environment.

3.3.2. EXECUTION STAGE

- a. Preparing and supply of working drawings with all details for execution of the work, including fabrication drawings.
- b. Assuring construction of the work as per drawings, standards and quality.
- c. Revision of drawing details and specifications as required.
- d. Attend meetings arranged by the TIFR Hyderabad with relevant parties involved in completion of the work.
- e. Exercising cost control & economy measures to ensure that the estimated costs are not exceeded.
- f. The consultant shall carry out the necessary quality control tests of materials from NABL accredited laboratories, charges of which shall be reimbursed by TIFR Hyderabad on producing the receipts. (The testing charges for the failed specimens shall be borne by the contractor).
- g. Scrutiny of bills submitted by the contractor to TIFR, Hyderabad
- h. The above said services shall be provided even during the extended period of execution if any and nothing extra shall be paid to the consultant on this account.
- i. As the work is to be carried out on a fast track, the Architectural consultant may be required to engage the services of the above mentioned technical personnel in more than one shift.
- j. The key technical personnel so deployed for the project by the consultant shall have the prior approval of the TIFR, Hyderabad If the TIFR Hyderabad finds that the key personnel of the consultant are either not available or not discharging their responsibilities satisfactorily, the TIFR Hyderabad shall have the



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authority to seek substitution of such personnel and the consultant shall make immediate arrangements for substituting the personnel. The decision of the TIFR Hyderabad in regards to the competence/ effective services of the key personnel appointed by the Architectural consultant shall be final.

3.3.3. POST COMPLETION:

The consultant shall submit a completion certificate and a set of 'As Built Drawings' after completion for reference and records of the TIFR Hyderabad.

3.4 FORECLOSURE OF CONTRACT DUE TO ABANDONMENT OR REDUCTION IN SCOPE OF WORK

If at any time after acceptance of the consultancy tender TIFR shall decide to abandon or reduce the scope of the work for any reason, the TIFR shall give notice to that effect to the consultant and the consultant shall act accordingly in the matter. The consultant shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the work. Further, the consultant shall not have any claim for compensation by reasons of an alteration having made in the scope of work which shall involve any curtailment of work as originally contemplated. However, the consultant shall be paid at contract rates full amount for works executed to the extent and accepted by the Engineer-in-charge.

3.5 PAYMENT SCHEDULE

- a. No Payment will be released unless and until the GHMC permission and approval of the plan/design, fire NOC etc is received.
- b. 15% (Fifteen percent) of the total fees on finalization of conceptual designs and approval by TIFR Hyderabad project committee.
- c. 45% (Forty Five percent) of the total fees on submission of detailed drawings, specifications and bill of quantities.
- d. 20% (Twenty percent) of the total fees on completion of 80% of work.
- e. 15% (Fifteen percent) of the total fees on submission of Completion Certificate and As Built Drawings after completion.
- f. 5% (Five percent) of the total fee after Defect Liability Period or receipt of Local Body approvals (if required) whichever is later.



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6. SITE LAYOUT

