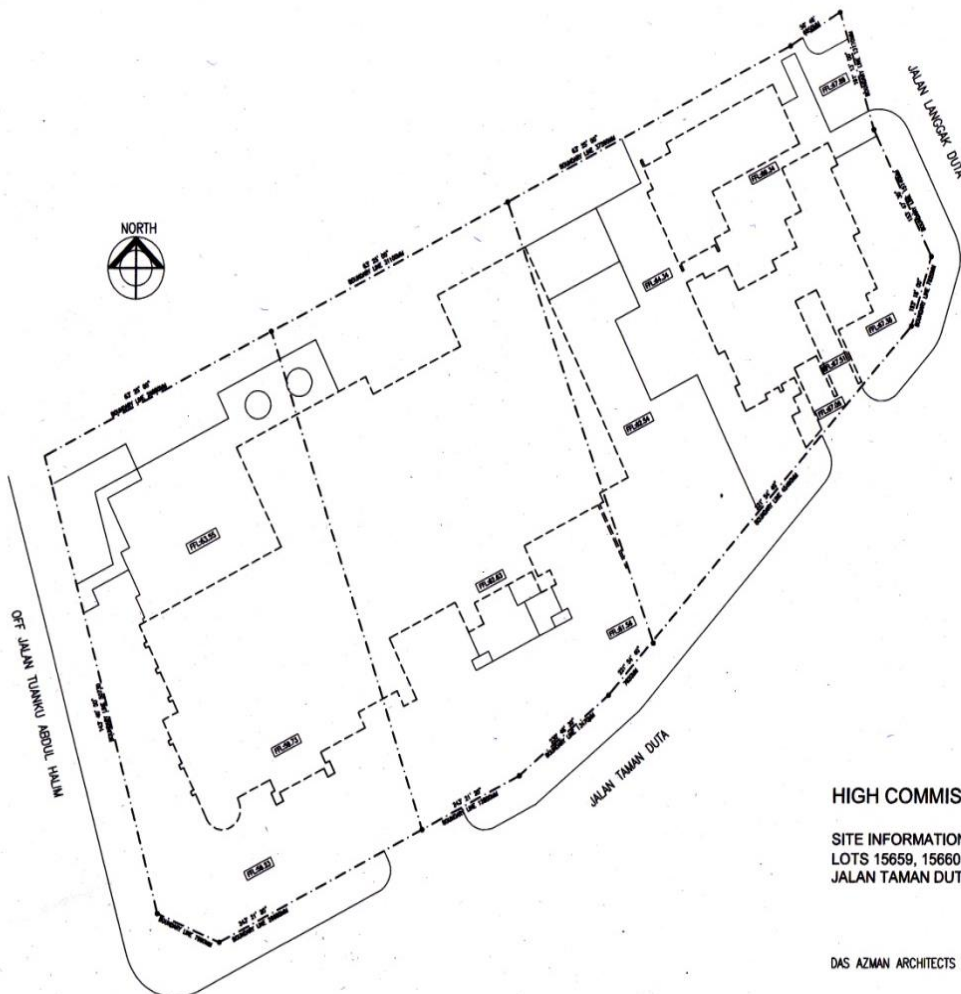


Project Background for

Redevelopment of Existing Chancery premises as new Chancery Complex
for High Commission of India, Kuala Lumpur

1. INTRODUCTION

The Chancery premises of High Commission of India, Kuala Lumpur are located at Plot No.2 Jalan Taman Duta, Off Jalan Duta 50480, Kuala Lumpur, WP Kuala Lumpur. This existing premises, built in 1993, has Chancery building and 8 Staff residences. High Commission of India, Kuala Lumpur proposes to redevelop these premises and build new Chancery building, Indian Cultural Center and 16 staff residences. The Chancery premises has total land area of 5283.17 Sq.M. in three segments as shown in the indicative sketch below which is considered as combined plot for the redevelopment purposes. The combined plot has roads on all four sides but the access, particularly vehicular access, is possible only from the front side facing the South. The site has steep downward slope of about 7.0M from North-east towards South-west.



HIGH COMMISSION OF INDIA

SITE INFORMATION
LOTS 15659, 15660 & 15661
JALAN TAMAN DUTA, KUALA LUMPUR

DAS AZMAN ARCHITECTS SDN BHD

The site is located in a high-end residential area of the City and has lots of greenery in the vicinity. New Chancery Complex is envisaged as a modern Diplomatic Complex design, reflective of Indian Heritage and cultural values and equipped with state of the art building services, energy efficient features and security infrastructure.

2. CLIMATE

The Kuala Lumpur city has a tropical rainforest climate, which is hot and humid, along with abundant rainfall, especially during the northeast monsoon season from October to March which is influenced by Tiliwangsa Mountains in the east and Indonesia's Sumatra Island in the west. The temperature ranges between 32 and 33 °C (90 and 91 °F) and have never exceeded 38.5°C (101.3°F), while minimum temperature remains between 23.4 and 24.6°C (74.1 and 76.3°F), lowest recorded as 14.4°C (57.9°F). The City receives minimum 2,600 mm (100in) of rain annually which spreads for almost 10 months of the year except June and July that are relatively dry, but even then rainfall typically exceeds 131 millimetres (5.2 in) per month. Also, flooding is quite frequent in Kuala Lumpur whenever there is a heavy downpour. Hence, the design of new Chancery complex has to cater for such a high rainfall climatic condition.

3. FUNCTIONAL REQUIREMENTS

The redevelopment program envisages construction of New Chancery Complex that includes new Chancery Building, Indian Cultural Centre and 16 Nos. Non-RG (Staff) Residences for India Based Officials of the High Commission of India, Kuala Lumpur. Space requirements of these three main components are:

- a) Chancery building : 3900 Sq.M.**
- b) Cultural Centre : 2150 Sq.M.**
- c) Staff Residences : 3100 Sq.M.**

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

4. DEVELOPMENT NORMS

High Commission of India, Kuala Lumpur owns this existing Chancery plot of having area of 5283.17 Sq.M. which has existing chancery and staff residences. The new Redevelopment project envisages construction of new Chancery Complex of total built-up area of about 11000 Sq.M. which is permissible within prevailing Development Norms applicable for this site. However, the Applicants are expected to check and verify all the Permissible Development Norms including Height, Set Backs, Parking etc. before designing and submission of their Concept Design Proposals.

5. GENERAL CONDITIONS FOR DESIGN SUBMISSION

- (i)** Selection of the Architect / Architectural Firms shall be as per the selection process described in this document in Para 7. Decision of the High Commission of India, Kuala Lumpur, in this regard, will be final.
- (ii)** Applicants must fully acquaint themselves about the Scope of the project and local conditions before submitting their Expression for the project. They may visit the site(s) with prior permission of Head of Chancery, High Commission of India, Kuala Lumpur.
- (iii)** No queries will be entertained at the EOI stage. However, Short-listed Applicants (refer Para 4 of Press Notice), if required, may seek clarifications when invited to submit Concept Design Proposals for the Project. Reply to such clarifications shall be posted on High Commission of India, Kuala Lumpur website. Applicants are advised to visit the website regularly.
- (iv)** Even though an applicant may satisfy the qualification criteria / eligibility requirements, he/she/they would be liable for disqualification, if any misleading or false representation or deliberately suppressed information related to technical eligibility is noted during design assessment including record of poor performance such as abandoning work, not properly completing the projects or fulfilling the contract agreements or financial failures / weaknesses etc.
- (v)** The High Commission of India, Kuala Lumpur may appoint a separate company/ consultant for rendering Construction Management Services during the construction stages of the project. The selected architect/ architectural firms shall be required to co-ordinate with and work along with that firm(s) during project execution period for successful implementation of the project in all respect.
- (vi)** The basic Terms and Conditions of appointment of Consultant shall be provided to all short-listed applicants. If required, High Commission of India, Kuala Lumpur may negotiate on the consolidated Consultancy Fee payable to the selected architect / architectural firm for the architectural and other relevant consultancy services as required as per agreement conditions from the architect/ architectural firms in the project.

6. ELIGIBILITY CRITERIA

6.1 Essential Criteria

- (i)** 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 Kuala Lumpur / Malaysia 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 Kuala Lumpur 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 9000 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 7500 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 6000 Sq.M. having similar scope of work / services

- (ii) 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.

6.2 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.

7. SELECTION PROCESS

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

- (i) Short-listing of eligible EOI applicants based on ranking on additional desirable

- criteria, and
- (ii) Technical and financial evaluation of proposals submitted by the short-listed applicants.

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.

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)

The applicant with maximum cumulative score will be invited for selection and will be required to enter into an agreement with the High Commission of India in Kuala Lumpur for providing Architectural and other Consultancy Services as described in the Scope of services of the Consultancy Agreement.

8. SUBMISSION OF DOCUMENTS FOR SHORT-LISTING

8.1 For Eligibility Criteria

Applicants are requested to provide certified or self-attested documents for the following

- (i) Copy of Registration Certificate from the appropriate statutory authorities permitting Applicant to practice as an Architect / Architectural firm in Kuala Lumpur, Malaysia
- (ii) Address of the company or branch offices, as given in the Company registration document (copy to be attached).
- (iii) 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 6.1 above) determined from the following data duly certified by the client.
 - (a) Project summary with photographs
 - (b) Project name, location and brief description
 - (c) Project owner / Name of Client
 - (d) Date of commencement and completion of the projects

- (e) Total plot area and total covered area (in square meter)
- (f) List of the key buildings in the project, their height in number of storeys and area
- (g) Scope of work handled by the Applicant in these projects
- (h) References (name, title, telephone number / email)

8.2 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 provided in format given in Para 8.1 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, provided in format given in Para 8.1 above.

8.3 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.

9. OTHERS

- (i) 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 / factor.
- (ii) 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.
- (iii) Length of experience will be counted as on the date of publication of Press Notice.

10. SUBMISSION

Applicants are required to submit their EOI with all enclosures including the '**Declaration**', indexed and properly arranged. The scanned PDF format of the whole document is required to be submitted to High Commission of India, Kuala Lumpur along with the hard copy.

DECLARATION

I hereby submit the following documents:

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

I have also enclosed the following documents:

11. Certified Copy of Citation / Award / Copy of official announcement in press (As per Para 8.1)

Yes/No

12. Copy of Certificate for use of Green Technologies, energy efficient features, etc. along with write-up

Yes/No

13. Details of projects executed on the basis of single stage two envelopes / FIDIC conditions of contract (As per Para 8.1)

Yes/No

14. 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: