

## **BRIEF INTRODUCTION TO PROJECT**

### **1. BACKGROUND**

**1.1** High Commission of India in Colombo owns a plot of land at 36-38, Galle Road, Colombo-03, functioning as the Chancery premises of High Commission of India. The Government of India's construction program envisages to develop this plot for **Demolition of existing Chancery building and Construction of a Integrated Diplomatic Complex consisting of Chancery, Cultural facilities and Residences including recreation, parking facilities and associated ancillary services** (henceforth referred to as "Project"), as defined in the Press Notice.

**1.2** The plot of land, having an area of 3388 sq m, is rectangular in shape sloping from front side facing main road towards coastal. Its main approach is from main artery Galle road and adjacent to plot is Heritage building - Galle Face Hotel .On the opposite side of plot, there are prestigious Government buildings, hotels, banks and other private business establishments. The covered area for the project will be around **18,700 sqm.** excluding parking and ancillary services as per local norms.

**1.3** The Project area will include Chancery, Cultural centre comprising Multipurpose hall and its related spaces, residences, parking, security and ancillary services. The recreation and community facilities would be available to both residences and office area. The access and functioning of proposed buildings would be independent of each other but connected to Main Chancery keeping in view the functional and climatic conditions.

**1.4** The complex is expected to function efficiently with the help of modern security systems, heating/cooling systems, smooth circulation, integration of open and built-up spaces and functional segregation of spaces.

### **2. CLIMATIC CONDITIONS**

**2.1** Colombo features a tropical monsoon climate and it is fairly temperate all throughout the year. From March to April the average high temperature is around 31 °C (87.8 °F). The only major change in the Colombo weather occurs during the monsoon seasons from May to August and October to January. This is the time of year where heavy rains can be expected.

**2.2** Rainfall data may be seen at *Annexure-A*.

**2.3** Temperature data may be seen at *Annexure-A*.

### **3. DEVELOPMENT NORMS**

**3.1** Property falls under Concentrated Development zone (CDZ) in which High-rise and High- density development is permitted with Mixed landuse as per Colombo Zoning plan 2020.

- 3.1 Plot Area - **3388.0 Sq m.** (as per available land documents)
- 3.2 Ground coverage, building heights, basement requirements and parking norms etc. : **As per applicable norms**

Note: The site is extremely close to sea, Architect may propose methodology /design as per suitability/norms.

3.3 **Total built-up area required: 18,700 sqm.** (Envisaged area to use urban potential of plot as per requirements of the Embassy but Architect may do urban study of surrounding structures, settlement plan and may suggest maximum urban potential of the plot before submitting proposal)

#### **4. FUNCTIONAL REQUIREMENTS**

The Area Program envisages **18,700 sqm.** Approximate space requirements of the design proposal shall be as under;

<b>4.1.1</b>	Residences	: 11,922 Sq. M.
<b>4.1.2</b>	Chancery/Consular /Cultural Center area	: 5,700 Sq. M.
<b>4.1.3</b>	Business/multi-utility area	: 1,078 Sq. M
<b>4.1.4</b>	Total envisage area	: 18,700 Sq. M.

*(The above areas excludes areas for building services, public conveniences ,basement and parking which shall be provided as per Local Regulations &Technical Standards .The approval of total planned area shall be subject to approval of local authorities. The participating Firms are requested to check and reconfirm the above development norms and planning guidelines from the concerned local body/municipality. The latest municipality guidelines and laws should be followed while preparing the concept design.)*

#### **5. GENERAL INSTRUCTIONS**

**5.1** Selection of the Architect/Architectural firm shall be as per the selection process described later in this document. Decision of the Government of India (Ministry of External Affairs, New Delhi) regarding the selection will be final.

**5.2** Applicants must fully acquaint themselves about the scope of the Project and local conditions, planning procedures/approvals as per **Colombo Municipal Corporation (CMC)** or other local agencies as per Law, before submitting the 'Expression of Interest' (EOI). **They may visit the site with prior appointment and with permission of the High Commission of India and seek clarifications, if any.**

**5.3** No further queries will be entertained at the EOI stage. Short listed applicants (refer paragraph 4 of Press Notice) may seek clarifications during Concept Design stage.

**5.4** References and certificates from the respective Institutes should be signed by an officer not below the rank of Head of Administration in case of Government department or General Manager in case of Private bodies.

**5.5** 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 not fulfilling the contractual obligations or financial failures / weaknesses etc.

**5.6** High Commission of India, Colombo 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.

**5.7** The basic Terms and Conditions of appointment of Architect shall be provided to all short-listed applicants. If required, High Commission of India, Colombo 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** To be eligible for pre-qualification, the applicant should be an Architect or Architectural firm. This would include a Joint Venture company as well, meeting all other eligibility criteria as a single entity. The applicant (or joint venture, in the case of JV firms) must have his/its headquarters or a branch office in **Sri Lanka** and must have provided architectural services as a single entity for executed projects in the past 10 years for at least one of the following:

At least ONE High-end residential complex/apartment building/Embassy buildings/ project of group of buildings of built up area of **18,700 sqm. [100% proposed area in sqm]** or more having similar scope of works/services;

**OR**

At least TWO high-end residential complex/apartment buildings/Embassy buildings/ project of group of buildings of built up area of **14,025 sqm. [75% proposed area in sqm]**. or more having similar scope of works/services;

**OR**

At least THREE High-end residential complex/apartment buildings/Embassy buildings/ project of group of buildings of built up area of **9,350 sqm. [50% proposed area in sqm]** or more having similar scope of works/services

**6.2** In the above criteria for the architectural services, similar project means having the scope of work similar to the scope of this project i.e. providing comprehensive services for urban planning, architectural design & local body approvals, and related services (including civil, electro- mechanical, plumbing, HVAC, security, landscaping, external services, interior-designing, & etc.) and other consultancy services as would be required to be provided, as per local regulations,. Eligible project(s) should be on contiguous piece(s) of land.

**6.3** The applicant must be registered with the appropriate statutory authorities and permitted to practice as an Architect/ Architectural firm in **Sri Lanka** as per Local Law. They should also have at least 10 years post registration experience providing urban planning and architectural services for executed projects.

## **7. DESIRABLE CRITERIA**

**7.1** National or International level competitions and awards won during the architectural practice.

**7.2** Experience in use of green technologies with standard ratings (e.g. LEEDS, or international certification for energy efficiency, global practices like use of solar power, green building features, sustainable practices adopted in executed projects etc. – any three similar projects implemented by the applicant.

**7.3** Experience of having executed work based on single stage two envelope (two bids) systems of tendering and familiarity conversant with FIDIC conditions of contract.

## **8. SELECTION PROCESS**

**8.1** The selection of the Architect/Architectural firm is through a two-step selection process:

- (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.

**8.2** Each Applicant will submit an EOI, structure of which is given later in Section 10, along with a suitable covering letter. There will be a screening of EOI based on which eligible architectural firms shall be short-listed.

**8.3** Short-listed applicants will be given a Design Brief detailing 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 before a Selection Committee.

**8.4** 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).

**8.5** The applicant with maximum cumulative score will be invited for selection and required to enter into an agreement with the Mission.

## **9. SUBMISSION OF DOCUMENTS FOR SHORT LISTING**

**9.1** For Eligibility Criteria: Applicants are required to provide certified or self attested documents for the following:

**9.1.1** Copy of Registration certificate from the appropriate statutory authorities permitting Applicant to practice as an Architect/ Architectural firm in Ankara.

**9.1.2** Address of the company headquarters or branch office, as given in the Company registration document (copy to be attached).

**9.1.3** Applicants are required to provide information of the projects completed in the last 10 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 7.1 above) determined from the following data duly certified by the client.

9.1.3.1 Project summary with photographs

9.1.3.2 Project name, location and brief description

9.1.3.3 Project owner/ Name of Client

9.1.3.4 Date of Commencement and Completion of the Project

9.1.3.5 Total plot area and total covered area (in Sq. M.)

9.1.3.6 List the key buildings in the project, their height (in number of storeys), and area

9.1.3.7 Scope of work handled by the applicant in this project

9.1.3.8 References (name, title, telephone number/ email)

**9.2** For Desirable Criteria:

**9.2.1** Attach certified copy of citation/ award received or copy of official announcement in press. Details of the projects which were awarded.

**9.2.2** Copy of certificate received for use of Green Technologies in respect of buildings or projects/buildings .Write up on a single page A4.

**9.2.3** Details of projects executed based on single stage two envelope (two bid) system of tendering and FIDIC conditions of contract.

**9.3** 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.

## **10. NOTE**

**10.1** 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 may be assigned to that parameter/factor.

**10.2** 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.

**10.3** Length of experience will be counted as on the date of publication of Press Notice.

## **11. DECLARATION**

I hereby submit the following documents:

**11.1** Copy of Registration Certificate from appropriate Statutory Authorities to practice as an Architect / Architectural firm: Yes/No

**11.2** Address of the company / branch offices, as given in the Company registration document: Yes/No

**11.3** Project summary with photographs:

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.4** Project name, location & brief description

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.5** Project owner / Name of Client

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.6** Date of commencement and completion of the projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.7** Total plot area and total covered area (in sq. M.)

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.8** List of the key buildings in the project, Height & and Covered Area

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.9** Scope of Services in these projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**11.10** References, if any (name, title, telephone number / email)

**11.11** I have also enclosed the following documents:

**11.11.1** Certified Copy of Citation / Award / Copy of official announcement in press: Yes/No

**11.11.2** Copy of Certificate for use of Green Technologies, energy efficient features, etc. along with write-up: Yes/No

**11.11.3** Details of projects executed on the basis of single stage two envelopes / FIDIC conditions of contract: Yes/No

**11.11.4** 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

**11.12** 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:

CLIMATE DATA FOR COLOMBO

Month	Average Temperature (°C)	Average Rainfall (mm)
January	26.2	62
February	26.9	61
March	27.4	88
April	27.3	183
May	27.0	295
June	26.7	258
July	26.4	198
August	26.3	179
September	26.2	231
October	26.1	350
November	25.8	314
December	25.7	168

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