

ENGINEERING DEPARTMENT
CHANDIGARH ADMINISTRATION
NOTICE INVITING EXPRESSION OF INTEREST (EOI)

The online Expression of Interest (EOI) is invited from reputed consulting/professional firms/Urban Designer/Architect/Consortia (Consortium of not exceeding 3 members and one member must be practicing Architecture and registered with Council of Architecture) fulfilling the specified eligible criteria for rendering consultancy services to prepare a holistic plan for rejuvenation and renewal of Sector 17 alongwith development of Bicycle and Pedestrian Track connecting Sector 17 to the Capitol Complex (Approximately three sectors length of Jan Marg).

The detail terms and conditions, eligibility criteria etc. are available at http://www.chandigarh.gov.in/info_pnotice.htm. The EOI should be uploaded on the website i.e. etenders.chd.nic.in as per the schedule given below:-

Sr. No.	Description of Item	Pre-bid Meeting	Last Date of Receipt of E.O.I	Date of Opening of EOI
1	2	4	5	6
	Consultancy for preparing holistic plan for revitalization of Sector 17 and development of approx. 3 Sectors length of Jan Marg.	24.8.2015 at 3.30 PM in the office of EE CP-6	4.9.2015 upto 3.00 PM	4.9.2015 at 4.00 PM

Executive Engineer
C.P. Division No-6,
2nd Floor,
Add. Deluxe Building, Sec- 9,
Chandigarh.
Phone No. 0172-2740094.

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1. Urban Design and Master Planning of 250 acre area in Sector 17,
2. Landscape design
3. Transportation and Parking
4. Lighting Design
5. Graphic Design and signage
6. Architectural conservation.

The eligibility criteria for selection of Consultant would be as under:-

1. Consulting firm should have successfully carried out two urban design projects implemented within the last 15 years, involving mixed use development with emphasis on organized and informal retail.
2. The average financial turnover of the firm during the last 3 years should be equal or more than 1 crore.
3. The similar consultancy job means providing Consultancy services for urban design/ urban renewal project.

The firm will enclose documentary proof for eligibility criteria to point No. 1 to 3.

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The firms will submit their proposal along with Bio-data of the experts along with detail of similar works carried out by them in the past, brief background and experience, comments on the objectives/scope of the work. The firm will give a presentation regarding the concept design of the proposal as well as past experience and other details required for judging the eligibility of the firm, before the Evaluation Committee. On the basis of the responses received from the interested parties, the best 3 consultants meeting the requirement will be shortlisted for further consideration and RFP will be issued to them.

The EOI and other details are also available and can be seen/downloaded at http://www.chandigarh.gov.in/info_pnotice.htm. The agency fulfilling the eligibility criteria as above shall be uploaded and offers will be received on the website: www.etenders.chd.nic.in.

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Annexure –A

A. VISION AND OBJECTIVES FOR THE URBAN RENEWAL

Le-Corbusier designed the city of Chandigarh with the City Centre, Sector 17 as heart of the city. It is not merely a conglomeration and arrangement of plotted configuration where individualism is displayed but it is the concept that is based on unity, oneness, togetherness, belongingness with a view to achieve visual impact of the built form in this integrated approach and regulating development of buildings. It is the concept that unifies part- belonging to an individual-to the whole and beyond the unifying controlled facade, giving an individual freedom to design the spaces as required and desired.

The City Centre, Sec. 17 has recently been declared as Heritage Precinct under Heritage Zone V with Heritage Gr-I status by the Ministry of Home Affairs, Govt. of India.

The city originally planned for a population of half a million has grown more than one million. The city centre therefore serves a substantially larger number of people for a variety of different uses and therefore calls for the rejuvenation of the City Centre complex, within the framework of the Heritage Control guidelines.

The central area of the complex flanked by the institutional and commercial buildings on either side covers an area of approx. 250 acres. Running through this is a network of pedestrian plazas and streets, culminating in a bird fountain in front of the Neelam cinema with a long shopping block extending across the site. South of this is a 60 acre space (out of 250 acres) currently occupied by a parade ground, football stadium, police housing, treasury building, CAT building and district court. A planned underground metro station in the middle of this area would form a nodal focus for the proposed redevelopment of this substantial space, which would be an extension of the city centre. Two vacant sites flanking Madhya Marg and the proposed 11 storey commercial building at the central pedestrian plaza still to be built, would also form part of the development.

Objectives

Based on the recommendations contained in the CMP-2031, project brief and unique setting, the opportunities of the concept master plan and the definition of its sense of place are to be driven by the following core design and planning objectives:

Context – Evaluate the existing context and provide seamless cohesion to the surrounding city and its nearby landmarks, considering pedestrian and vehicular access, quality of public realm, and city streetscape with wider benefits for the heart of the Union Territory of Chandigarh.

Development Return – Maximise the development quantum on the land for mixed use development, considering massing, scale, land use synergies, value and architecture, both

within the existing open spaces, and the proposed new development on available parcels of open land.

Park Space – Integrate the existing landscape and proposed new development as a key part of the urban experience, which will add value to the new urban development being proposed.

Environment – Consider the seasonal climate conditions on site, to create comfort conditions in the available open spaces throughout the year to enable the accommodation of a large variety of different activities in the city centre complex. Consider development of a public realm landscape character that is responsive to the proposed multi-use environment.

Pedestrian Access – Ensure ease of movement throughout the public realm areas of the urban quarter that maximizes visitor’s experience and facilitates access to commercial and private development, both in the existing complex and the proposed extensions. Implement proposed pedestrian underpass connections to adjoining sectors on all four sides to facilitate both bicycle and pedestrian access.

Vehicular Access – Ensure effective planning for the movement of traffic both within and around the complex taking into account the anticipated increase of activities and number of visitors. Provide for the increased number of parking spaces required developed in below and above ground parking structures in select locations. Planned connection to the proposed multi modal mass transit system proposed along with effective linkage to the metro node within the complex.

Development Controls – Abide by development controls and norms as defined in the original concepts. Help restore façade control designs, which have been extensively violated in many areas. Develop a control framework for the provision of shop signage and advertisements, throughout the complex.

Character – Define an architectural and public realm character that is in keeping with Le Corbusier’s original design precepts and the Heritage Gr-I status accorded by the Ministry of Home Affairs, Govt. of India and their recommendations for extent of modifications in Heritage Gr-I precincts / structures. This refers not only to the control of facades, but also maintenance of the city traffic structure, as well as the landscape character of the city.

ANNEXURE-‘B’

Scope of work

The proposal includes Master Plan, Concept Design & development through Schematic Design, Construction Documents and drawings pertaining to construction & approval in context to the recommendations of CMP-2031 including approval of Chandigarh Heritage Conservation Committee and Co-ordination in terms of Architecture, Landscape, Structure Design, MEP, Cost Estimation, Preliminary Budget & BOQ's and Engineering services as elaborated below but not limited to :

PART-I - URBAN DESIGN/ URBAN RENEWAL

- 1.1 Site evaluation, analysis of architectural character, social issues and heritage concerns.
- 1.2 Feasibility study.
- 1.3 Preliminary proposal for re-development/renewal and their impact on immediate environs.
- 1.4 Volumetric study and Urban form recommendations including pedestrian/ vehicular movement and parking.
- 1.5 Architectural controls/ guidelines.
- 1.6 Conceptual design of :
 - i) Urban Renewal.
 - ii) Landscape and environment issues.
 - iii) Architectural Conservation.
 - iv) Street and piazza design and signage.
 - v) Lighting

2 SCHEDULE OF SERVICES:

The Consultant shall, after taking instructions from the Client, render the following services:-

PROGRAMMING AND SITE EVALUATION (STAGE1): 6 WEEKS

- 2.01 Examine site constraints and potential; and prepare a design brief.
- 2.02 Study of existing land use in and around the project area.
- 2.03 Study of contextual issues, socio-cultural aspects, landscape features and built form etc.
- 2.04 Study of existing infrastructure, accessibility, circulation pattern and parking.
- 2.05 Prepare report on site evaluation, state of existing buildings, and analysis with basic approach to circulation, activity distribution, interconnectivity and external linkages including rough estimate of project cost.
- 2.06 Assessment of impact of re-development/ renewal plan on the project area and its immediate environs.

- 2.07 Furnish report on measures required to be taken to mitigate the adverse impact, of the existing and / or proposed development/ re-development on its immediate environs.
- 2.08 Legal framework of the proposal keeping in view the free hold nature of the property.

CONCEPT DESIGN (STAGE 2): 8 WEEKS

- 2.09 Preparation of concept design of the area showing circulation pattern, zoning of various land uses and relevant details, re-development/ renewal strategy.
- 2.10 Assessment of utility services and their interconnectivity.
- 2.11 Furnish revised rough estimate of project cost as per concept design/ re-development objectives.
- 2.12 Preparation of three dimensional form in relation to open spaces, model 3D views showing the proposal and surrounding areas.
- 2.13 Submission of model and Conceptual design to statutory authorities such as CHCC for approvals and ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.

DETAILED DESIGN (STAGE 3): 8 WEEKS

- 2.14 Preparation of drawings showing the common facilities for circulation, parking, open spaces and external Architectural form.
- 2.15 Preparation of drawings showing Architectural controls/ guidelines, features and specifications.
- 2.16 Preparation of drawings showing network of services.
- 2.17 Preparation of drawings showing landscape, street furniture, graphic signage and lighting.
- 2.18 Furnish modified project cost.
- 2.19 Furnish urban design report including implementation strategy.
- 2.20 Prepare detail designs of various external elements and components.
- 2.21 Presentation of the urban design study to the statutory authorities for approval and ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.
- 2.22 AUTOCAD drawings (Hard and Soft Copy) of complete proposal for use by administration.

IMPLEMENTATION (STAGE 4):

- 2.23 Provide Comprehensive Architectural Services with regard to Site Development works.
- 2.24 Provide Landscape Architectural Services with regard to public spaces.
- 2.25 Review and certification of detailed Architectural design of each of the constituent components for construction or development within the area under urban design / urban renewal before approval by statutory authorities.

3. SCHEDULE OF PAYMENTS

The consultant shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon:

Retainer

On appointment/ Signing of Agreement/ acceptance of offer.	5% of the total fees payable, whichever is higher, adjustable at the last stage.
Stage 1	
On submitting preliminary report containing site evaluation, development/ re-development impact assessment, feasibility study, volumetric study and urban form recommendations along with rough estimate of project cost.	10% of the total fees payable.
Stage 2	
a) On submitting concept design and revised rough estimate of project cost.	25% of the total fees payable less payment already made at stage 1.
b) On incorporating suggestions and submitting model and final design and approval thereof from the statutory authorities.	45% of the total fees payable less payment already made at stages 1 and 2a, to be released in two equal installments on submission and approval.
Stage 3	
a) On submitting drawings showing the common facilities for circulation, parking, open spaces and external Architectural from.	55% of the total fees payable less payment already made at Stages 1 to 2b.
b) On submitting drawings showing Architectural controls, features and specifications.	65% of the total fees payable less payment already made at Stages 1 to 3a.
c) On submitting drawings showing schematic network of services, landscape, street furniture, graphic signage and modified estimate of project cost and approval thereof from the Client/ statutory authorities.	80% of the total fees payable less payment already made at Stages 1 to 3b, to released in two equal installments on submissions and approval.
d) On submitting urban design report.	85% of the total fees payable less payment already made at Stages 1 to 3c.
Stage 4	
On completion of review and certification of detailed Architectural designs of each of the constituent components for construction or development within the area under urban design, before approval by statutory authorities.	100% of the fees payable less payment already made at various Stages and retainer.