



**NATIONAL INSTITUTE OF MENTAL HEALTH AND NEUROSCIENCES
(INSTITUTE OF NATIONAL IMPORTANCE) BANGALORE-560 029
ENGINEERING DEPARTMENT Phone (080) 26995215.**

Name of the work: Expression of Interest for awarding Preparation of a Master plan and Priority projects for NIMHANS campus, Bengaluru.

Instructions to the Bidder

- 1 Interested Architectural and Urban Design firms who are willing to offer the services NIMHANS are intimated to participate in the EOI published in the NIMHANS website.
- 2 The interested Architectural and Urban Design firms are requested to visit the NIMHANS website regularly till this tender process is complete,
- 3 If the date mentioned above happens to be a holiday, the next working day should be considered.
- 4 Any other required details/clarification can be had from this office during working hours. Ph No.080-26995215 or contact Shri Suchindra AE (civil) Mobile No.9480829768.
- 5 Conditional EOI will not be accepted.
- 6 All corrigendum/addendum/amendments/time extensions/clarification etc., for the EOI will be published on the above website only and will not be published in any other media. Bidders should regularly visit the above website to keep them updated.

EOI No.	NIMH/ENG/HOES/1642/2022-23, Date:28/02/2023
Application fee (Non Refundable)	Rs.3000/- (Rupees Three thousand only) in the form of DD drawn in favour of the Director, NIMHANS, Bangalore issued by an Indian Nationalized bank to be submitted along with the "Expression of Interest"
Pre-Bid meeting date, time and place	10/03/2023 at 11.00 AM in the office of Head of Engineering Section
EOI closing date and time	15/03/2023 upto 03.00 PM
EOI opening date and time	15/03/2023 at 3.30 PM (If possible)
Submission of EOI documents	Head of Engineering Section, Engineering Section, Ground Floor, Engineering Services Block (BME Building), NIMHANS, Hosur Road, Bangalore- 560029



NATIONAL INSTITUTE OF MENTAL HEALTH AND NEURO SCIENCES
(INSTITUTE OF NATIONAL IMPORTANCE), BANGALORE-29

(ENGINEERING SECTION)

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Name of the Work: Expression of Interest for awarding Preparation of a Master Plan and Priority Projects for NIMHANS Campus, Bengaluru.

NIMHANS is the premier Institute for Mental Health and Neuro Sciences care in India. Located in Bengaluru, the campus occupies 135 acres of area. The Institute, established in 1936 has evolved as one of the principal international organizations in the realm of mental health and neurosciences. Through deep commitment to humanity, the institute offers service to several lakhs every year, confronting challenges due to mental health concerns.

NIMHANS presently caters to approximately 10 to 12 thousand daily visitors to its campus, including out patients and own staff. The campus is anchored by two main clinical specialities, Psychiatry and Neurosciences. A third major unit is the administrative wing, which includes Offices, the Library and a Convention Centre.

The campus is located along a major arterial in Bengaluru, the Bannerghatta road. It is located in proximity to the Dairy Circle, along Marigowda Road. A public thoroughfare, the NIMHANS road, runs through the campus. The campus receives 10,000 to 12,000 people every day, including patients and their families. The Out Patient Department alone receives 3500 to 4000 people per day. The Psychiatry wing includes general and special wards, with a daily footfall of 400 to 900 persons. The general ward alone hosts a capacity of 400 people per day. The Neuroscience department having neurocentre comprises of the Neurology and Neurosurgery and allied specialties with approximately 500 visitors daily, general and special wards, Operation Theatres and Surgical and Medical Intensive Care Units. The Rehabilitation centre houses a capacity of about 250 persons. De-Addiction centres for men and women have a capacity of 40 persons each. A Yoga centre conducts sessions for 80 to 100 persons per day. The Administrative wing, Dr. MV Govinda Swamy Block Medical Education Centre is accompanied by a Convention centre with 1000 persons capacity. A public Library hosts more than 200 persons. Hostels for ladies and gentlemen together house about 900 persons. Faculty housing typologies include high income housing, middle income housing and low income housing.

Developed incrementally over a period of 100 years, the NIMHANS campus embrace a variety of building and construction types, combined intrinsically with landscape. Given its

scale and growth, NIMHANS now aims to consolidate the many diverse functions its campus while planning for future expansions in a sensitive way.

For this purpose, it was decided to invite “Expression of Interest” from Architectural and Urban Design firms with competencies in campus design for the preparation of a Master Plan for the NIMHANS Campus.

Scope of Work Will Include

The architecture design of the campus is intrinsically connected with the objectives of the Institute. An explicit emphasis on integration of the architecture of the built environment, landscape design and mental wellbeing underpins the design philosophy of the campus. Under the legendary Gustav Hermann Krumbiegel, landscape design at NIMHANS was guided by principles of economic botany, where relationship between people and plants become central to human psychological health. Architectural design values to all historical buildings and spaces between them navigate this nuanced relationship to embrace a language of robust buildings built with stone, punctuated by courtyards of various scales and types.

With more than 30 domains of focus and specialization, the Institute has spatially grown over the last nearly 100 years, to include a wide range of architectural styles. Legible zoning of out-patient, in-patient divisions, dedicated clusters for Psychiatry, Neuro-Sciences, Addiction, Research on brain and other core faculties pertaining to Mental Health and Neurosciences is a key strength of the campus. Design of landscape, public spaces and streets is structured to proffer calmness and ease of mobility. However, there are challenges posed by growth and expansion of facilities.

The preparation of the Master Plan for the NIMHANS Campus includes the following activities and tasks:

1. An appraisal and analysis of the context, including 132 acres (Approx) of area and its urban surroundings.
2. Gaining an assessment and understanding of the existing functions of the NIMHANS campus.
3. Assessment of the existing architecture and urban design disposition of functions, buildings, energy and infrastructure consumption and systems, open spaces, environmental conditions, landscape, mobility patterns and all other aspects of the campus.
4. Maps, diagrams showing strengths, weakness and opportunities the campus offers.
5. All illustrated Master Plan covering the 132 acres and adjoining urban areas.
6. Urban design / campus design frameworks for:
 - a. Approach to institutional design for Mental Health and Neurosciences.
 - b. Mental Health and architecture / urban design.
 - c. Experiential quality of functional and non-programmed spaces for the patients and their families/care givers.

- d. Built form
 - e. Architectural language
 - f. Landscape and parking
 - g. Environment
 - h. Utility-infrastructure (waste, water, sanitation, power, safety, telecommunications, IT, fire services, laundry, all medical and hospital related functions)
 - i. Mobility
 - j. Public space / street design
 - k. Housing and hostels
 - l. Maintenance and management of public spaces through design
 - m. Scientific numbering of the NIMHANS Physical structure and signage for ease of navigation for users
7. Design guidelines for other architects to follow for the above frameworks, at the scale of the campus, precincts and buildings.
 8. Urban design interventions for NIMHANS road as a binding element for the campus.
 9. Renewal / redevelopment of the Out Patient Department and the Neuroscience Department for improved user experience.
 10. Phasing over a five-year period and costing.

Eligibility Criteria

Interested firms shall comply with the minimum eligibility criteria as stated below:

- i. Interested party shall be a registered Consultants/ Firms should have valid registration under Companies act / Registered Firm/ Proprietorship / Cooperative / Societies Registration Act / State / Central Govt. authority in India / any other (please provide copy of the registration certificate)
- ii. The bidding firm shall have been established for at least 10 years. Consultant / Firms should have at least 10 years of experience in preparation of Campus Master Plan for educational and health care institutions of the scale of NIMHANS with proficiency in Data collection (primary / secondary), Base map preparation, Field surveys (i.e. Total station / GPS / GPRS / DGPS), preparation of Master Plans for campuses, including guidelines for expansion, redevelopment, rejuvenation and revitalisation of existing precincts and buildings.
- iii. The firm or consortium of firms must demonstrate core values in human centric design, sustainable architecture for multiple species, inclusive, open, university accessible and ergonomically sensitive design.
- iv. The bidding consortium shall have an Average Annual Turnover of at least Rs. 1.50 Crores (Indian Rupees One and half crores only) / cumulative Rs. 8.00 Crores during the last five (5) financial years from planning and related consultancy services and Net-worth to be positive.

- v. The bidding firm shall have prepared or has been constructed to prepare, up to the stage of submission at least one Master Plan for an educational campus in the last three years.
- vi. The bidding firm shall have minimum 8 years of experience in preparation of urban design guidelines / campus design worked or is currently working on campus design guidelines or urban design guidelines for a campus establishment.
- vii. Completed 3 urban design projects totaling up to implementation costs of Rs. 30 Crores, including administrative functions, institutional functions, hostels, faculty housing, learning centres, landscape, universal access and sustainable infrastructure.
- viii. The bidding consortium of firms must have worked on government institutional projects, preferably for a National Government Agency. The lead member of the consortium must have completed one government project of similar scope and scale and received completion certificate.
- ix. Any entity which is blacklisted by the Central Government, any State Government, a statutory authority or a public sector undertaking, as the case may be and associate firms of such entity would not be eligible (given by self-declaration).

Team

The bidding firm shall have experts complying following criteria:

- a) One senior member with minimum 15 years' experience having pursued graduation in urban design from recognized institutes
- b) One senior member with 8-10 years' experience and expertise in sociology and social sciences
- c) One senior member with minimum 10 years' experience having pursued graduation in urban planning from recognized institutes
- d) One senior member with minimum 10 years' experience having pursued graduation in Architecture from recognized institutes
- e) One senior member with minimum 3 years of professional experience in GIS and/or mapping/ vector based software, having pursued degree / certificate in GIS or relevant subject
- f) Three support engineers for GIS / equivalent skill sets
- g) One landscape architect with experience of 15 years, in urban design / campus design. Experience in landscape and mental health is preferred
- h) Five support members qualified as urban planner / urban design / architect, as support staff
- i) Sustainable transport expert
- j) One sustainable infrastructure expert for water and sanitation sectors (water, drainage, sewage, solid waste)
- k) One energy expert with experience in urban and building design

Submission of the EOI

Interested firms / consortia qualifying as per the eligibility criteria mentioned above shall submit Expression of Interest (EOI) in sealed envelope containing the documents as mentioned in this EOI to Head of Engg Section, NIMHANS.

The outer envelope must be sealed and labelled:

Title: Proposal for Empanelment of Consultancy Firms / consortia for the 'Preparation of Master Plan for NIMHANS Campus, Bengaluru'. Full address of bid submission authority with contact number and e-mail shall be mentioned on the right.

Full address of the Bidder with contact number and e-mail shall be mentioned on the left.

Tender Fees:

Offer submitted in response to this EOI shall be accompanied by

- a) Tender Fee of Rs.3,000 (Rupees Three Thousand Only) in form of Demand Draft from a Nationalized / Scheduled Bank in favour of "Director, NIMHANS" and payable at Bengaluru.
- b) Submission of Tender Fee drawn from other than Nationalized / Scheduled Bank will not be accepted.
- c) Offers without requisite Tender Fee will not be accepted.

Earnest money: Rs.25,000/- (Rupees Twenty five thousand only) in the form of DD drawn in favour of the Director, NIMHANS, Bangalore issued by an Indian Nationalized bank to be submitted along with the "Expression of Interest". The EMD amount will be released after submission of security deposit.

Security deposit : Successful bidder to submit Security deposit within 20 days of receipt of the Letter of Acceptance for Rs.50,000/- (Rupees Fifty thousand only) in the form of DD drawn in favour of the Director, NIMHANS, Bangalore issued by an Indian Nationalized bank. The SD will be released after satisfactory completion of the projects.

Documents to be submitted

For Eligibility:

- i. Tender Fee and EMD as specified in this EOI.
- ii. Copy of documents presenting evidence of incorporation and registration of firm, PAN card, service tax no. / GST no. and brief introduction (profile) of firm.

- iii. Chartered Accountant's certificate / supporting evidences specifying firm's annual turnover for last five financial years – 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22.
- iv. In addition to above documents mentioned in the Eligibility criteria.

For technical assessment:

- i. List of relevant project references.
- ii. A statement (no more than 1000 words) on how the work of the consortium aligns with the values and purpose of NIMHANS and objectives of this Master Plan. The statement shall include explicit references to the consortium's own works to demonstrate alignment. Brevity and simple language is preferred in the explanation.
- iii. A statement of approach and methodology of the firm / consortium towards preparation of the Master Plan for NIMHANS, Bengaluru.
- iv. CVs of Project Team (qualifying the eligibility criteria).
- v. Documents supporting (only) relevant work experience.
- vi. Documents pertaining to preparation of urban design projects for Government organizations.

Evaluation Criteria for technical assessment of firm / consortia

Documents to be submitted	Marks allotted
1. List of relevant project references including minimum 2 completed relevant project references, evaluated on a pro-rata basis.	10
2. A statement (no more than 1000 words) on how the work of the consortium aligns with the values and purpose of NIMHANS and objectives of this Master Plan. The statement shall include explicit references to the consortium's own works to demonstrate alignment. Brevity and simple language is preferred in the explanation.	20
3. A statement of approach and methodology of the firm / consortium towards preparation of the Master Plan for NIMHANS, Bengaluru, aligned with NIMHANS's requirement as mentioned in Sections 1 and 2, pertaining to background to the Architecture of the Campus and objectives and Broad Scope of Work.	20
4. CVs of Project Team (see Section 4 above)	20
5. Documents supporting (only) relevant work experience (list of relevant projects in 1 above); for minimum 2 projects of similar scope and scale, submit client completion certificates, letters of recommendation, proof of contract (to be assessed in a pro-rata basis)	15

6. Documents pertaining to preparation of urban design projects (Master plan guidelines, design of streetscape, landscape, open space networks, traffic and mobility networks, sustainability principles) for Government organisations; For minimum 2 projects of similar scope and scale, submit client completion certificates, letters of recommendation, proof of contract (to be assessed in a pro-rata basis	15
Total	100
An oral and visual presentation (in person) of the above, for shortlisted bidders.	

Note: Consortia scoring less than 70 marks will not qualify for further process.

Two stage process of selection

A review panel comprising of members from NIMHANS and domain experts will be constituted to assess eligibility, evaluate technical proposals.

Stage 01

Upon receiving the documents pertaining to eligibility, the Campus Design Committee of NIMHANS will shortlist eligible firms/ consortia. NIMHANS will publish Request for Proposals from the shortlisted firms/ consortia. NIMHANS Campus Design Committee will announce scope of work for the Master Plan proposal and priority projects to the shortlisted bidders.

Stage 02

Upon receiving submissions an oral and visual presentation will be scheduled at the NIMHANS Campus, to be made by all shortlisted firms/ consortia. Shortlisted bidders will present their conceptual scheme for the Master Plan for the NIMHANS Campus and priority projects to the Campus Design Committee of NIMHANS.

The review panel will evaluate presentation by bidders and select one firm/ consortium for preparation of the Master Plan and other priority projects.

Last date for submission of EOI, EOI validity period

The Expression of Interest (EOI) submitted by interested parties shall be valid for 60 days from the EOI submission date as mentioned above.

The Expression of Interest (EOI) shall be submitted on or before 15th March 2023 till 03.00PM.

Payment schedule:

- I. 10% of Professional/Consultant fee: on submission of inception report
- II. 25% of Professional/Consultant fee: On submission of Final Report with Architectural and Structural designs etc
- III. 40% of Professional/Consultant fee: On submission of project Report with master plan.
- IV. 15% of Professional/Consultant fee: During execution period
- V. 10% of Professional/Consultant fee: upon completion of the project.

Time Schedule for submission of drawings, DPR etc.,each project is as follows after issue of Letter of acceptance/proceed the work

- Commencement of services ----- within 10 days
- Draft Project report ----- 4 weeks
- Final Detailed Project Report ----- 2 weeks

Penalty clause: If the consultant fails to adhere to the time schedule mentioned in the EOI and to any of the condition of the EOI. The Director NIMHANS has the right to impose a penalty at the rate of 1% of the consultancy charges per day and upto maximum of 10%.of approved amount.

Termination: The Director NIMHANS has full rights to terminate the contract

- a. Any delay providing services to NIMHANS
- b. Failing to adhere the IS codes/Norms
- c. Failing to follow any of the condition of the EOI.

General terms & Conditions:

1. Escalation in the rate will not be entertained.
2. Any dispute/legal matters in this tender shall be settled in Bangalore jurisdiction only.
3. As the Govt of India has implemented Goods and services tax(GST) .Hence bidders are requested to quote according in lieu of taxes, duties etc
4. Statutory recoveries as and when imposed by the Central Government and state Government such as taxes and cess etc., shall be recovered in the bills payable to the contractor.
5. **The Professional fee/consultancy charges for the above EOI shall be quoted in terms of Rupees including all applicable taxes, GST etc. (Financial bid to be submitted in the separate cover along with EOI and application fee and EMD)**
6. Tenders from joint ventures are not acceptable.
7. Bidders shall not be under a declaration of ineligibility for corrupt and fraudulent practices issued by State/Central Government.

8. The tenderer has to furnish the details of the Head Office and Office at Bangalore (if any including telephone numbers, e-mail address, the fax and the mobile numbers of the person whom) to be contacted.
9. All the documents to be furnished are to be attested by the Gazetted Officer or by a Notary.
10. Tenderer has to accept the Terms and conditions mentioned in the EOI document. If the tenderer fails to comply with any of the conditions in the technical bid, their financial bid will be liable to be rejected.
11. The Director, reserves the right for accepting or rejecting any or all application/EOI for this work without assigning any reasons at any stage.
12. English and kannada are the bid language
13. Providing false or incomplete information shall be a cause for rejection of the tender.
14. The Project completion period is Six months.

Sd/-
Head of Engg.Section