

**REQUEST FOR PROPOSAL (RFP)**

**ARCHITECTURAL CONSULTANCY SERVICES FOR  
MASTER PLANNING AND RE-DEVELOPMENT OF NLSIU CAMPUS**



**NATIONAL LAW SCHOOL OF INDIA UNIVERSITY**

**BENGALURU**

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**PART A: REQUEST FOR PROPOSAL FOR COMPREHENSIVE MASTER PLANNING CONSULTANCY SERVICES**

The National Law School of India University (NLSIU) invites bids from the eligible and reputed Architectural/ Engineering Consultancy firms for the following proposed work.

<b>RFP No.</b>	NLSIU:66066/04/2021/ESTS
<b>Name of work</b>	Consultancy Services for Planning, Designing and Redevelopment of Masterplan for existing campus of NLSIU, Bangalore, India
<b>Time allowed for completion of Master Plan</b>	90 days
<b>Last Date and Time of submission bids Technical Stage – I</b>	Up to 15:00 hours on October 8, 2021
<b>Last Date and time of submission bids Technical Stage – II</b>	To be notified on the date of announcement of Qualified Bidders
<b>Date of Pre-bid Meeting</b>	At <b>10:30</b> hours on <b>October 6, 2021</b>
<b>Date of Technical Bid Stage: Presentation</b>	Presentation to be made by the qualified Bidders of Technical Bid as per laid down (Date and Venue to be informed later)
<b>Validity of Bid</b>	60days
<b>Bid documents</b>	Bid documents can be seen on the website <a href="http://www.nls.ac">www.nls.ac</a> . under the head “News & Events” and are to be submitted (Hard Copy) along with requisite documents.
<b>Technically qualified Bidders</b>	(Date and time to be informed later)
<b>Address and Venue of submission of bids</b>	The Finance Officer, National Law School of India University, Nagarabhavi, Bangalore – 560 072, Karnataka

## **PART B: INFORMATION AND INSTRUCTIONS FOR BIDDERS - TENDERING & SUBMISSION OF DOCUMENTS**

### **1. INTRODUCTION:**

- 1.1. Offers in the prescribed form are invited, from the eligible Bidders having experience of providing Comprehensive Consultancy services for a similar project of educational institution during the last 07 years ending previous day of last date of submission of tender.

A similar project here means “Comprehensive Consultancy Services for Master Planning and designing of Campuses for Universities and Higher Education Institutions or Research and Development Institutions having Institutional Buildings, Laboratories and Auditoria, including On-Campus residential and recreational buildings, etc., with all internal and external services routings.”

- 1.2. The Bidder should have successfully completed the master planning design of at least at least one institutional campus of minimum 20 acres, with all the infrastructure/services as enumerated above.
- 1.3. Eligibility of bidding agencies shall be evaluated on the basis of their overall past performance, experience of similar projects and their qualification and experience, quality of the proposal and its fit with the needs of the University.
- 1.4. The Bidders are requested to submit correct information and give documentary evidence duly certified in support of the information required.
- 1.5. Consortium and joint ventures are allowed to participate subject to the condition that the proof of the same is submitted listing the members of Consortium or Joint Venture.
- 1.6. Bidders having a related party participating in the tender shall be disqualified. The related party shall be construed in accordance with the Companies Act, 2013 and each bidder is required to list all related parties.

### **2. BROAD SCOPE OF CONSULTANCY SERVICES**

- 2.1. Consultancy services will consist of studying the existing infrastructure at the campus of NLSIU and propose improvements and developments to the same

with a clear future vision for further development of the campus.

- 2.2. The Consultant has to prepare a Master Plan, schemes, designs and drawings of new proposed structures and services on a total plot area of around 23 Acres as per prevailing guidelines of Bangalore Development Authority (BDA) / Bruhat Bengaluru Mahanagara Palike (BBMP) based on the requirements of NLSIU as outlined in **Part D** of this Tender Document: **“Vision and Requirements – Master Plan of Existing NLSIU Campus”**.
- 2.3. At any time before the submission of proposals, the NLSIU may, for any reason, whether at its own initiative or in response to a clarification requested by an invited bidding firm, modify the Documents by suitable amendments. The amendments shall be uploaded on the University website and the same shall be binding on all the bidders.
- 2.4. The NLSIU may, at its discretion, extend the deadline for the submission of proposals or cancel the tender process and RFP.

### **3. LOCAL CONDITIONS AND PRELIMINARY COSTS**

- 3.1. Each Bidder should fully acquaint himself of all local conditions, local bye laws and factors, covered under this document and specifications. It must be understood and agreed that all the factors have properly been investigated and considered by the Bidders before submitting the proposals.
- 3.2. NLSIU will not entertain any claim or financial adjustment or modifications in time schedule which arise due to inadequate appreciation by the Bidder at the time of submission of bid. The bidders are strongly advised to inspect the site and assess all site conditions.
- 3.3. All costs of preparing the proposals, presentations including site visits etc. shall be borne by the Bidders. No claim would be accepted later arising out of inadequate assessment of site conditions/requirements.

### **4. TIME SCHEDULE**

Time for completion of project will be 90 days from the date of award of the tender.

The basic consideration and the essence of the contract shall be adherence to the time schedule for performing the Comprehensive Consultancy services for developing the new master plan.

## **5. PREPARATION OF BID**

- 5.1. The Technical Bid submitted by the Bidder should duly consider the requirements as enumerated elsewhere in this document. If in the view of the bidder, any further activity/activities are needed, which are essential for accomplishment of the job, the same should be highlighted in the technical proposal.
- 5.2. Bidders are encouraged to highlight the Master Plan prepared with pre-existing infrastructure and novelty of adaptation in the design. For submitting the conceptual scheme and basic design concept as per permissible design parameters, bye-laws, all government gazette notifications, statutory regulations and guidelines and sound engineering practice shall be followed. The formats for submission are enclosed in this document as Annexures to help the Bidders in understanding.
- 5.3. The bids from the Bidders are invited for providing Comprehensive Master planning Consultancy Services in a two-stage technical bid tender format. A Bidder scoring the highest marks after the evaluation of Technical Bid will be qualified for providing Comprehensive Master planning Consultancy Services for the project. The 5 shortlisted bidders from Technical Stage – I shall be called in for making presentation and the bidder scoring the highest marks after evaluation in Technical Stage – II will qualify the tender.

### **5.4. Technical Bid – Stage I**

#### **5.4.1. Documents comprising the Technical bid – Stage I**

The following documents and/or affidavit should be duly attested and hard copies of these documents are also to be submitted to the office of The Finance Officer, NLSIU, Nagarbhavi, Bangalore – 560 072 on 8<sup>th</sup> October, 2021 up to 3.00 PM as detailed below:

- (i) Details of the experience of the bidder (Annexure- A, B, C, D,F)
- (ii) Organizational description and details of the Bidder's firm (Annexure-E)
- (iii) Pan Card issued by Income Tax Department.
- (iv) Certificate of Registration for GST.
- (v) Copy of registration of firms/associated firm (as partner or employee) with Council of Architecture.
- (vi) Document confirming that the bidder has at least one of the team members as GRIHA /LEED Accredited Professional or the bidder is associating with GRIHA/LEED Accredited Professional.
- (vii) An affidavit declaring that the bidder has not been debarred / restrained / black listed by any Central Govt. / State Govt. agency / Autonomous body of the Central or State Govt./PSU etc.
- (viii) Annexures listed in the RFP

**5.4.2. Evaluation Criteria for Technical Bid (Stage – I) :**

<b>Scoring considerations</b>	<b>Maximum Score (Out of 100)</b>
Organization and In-House team and expertise:	Expertise highlighted by the bidder (5 marks) Experience of more than 7 years (5 marks)
Experience in Master Plan:	Experience in University or Educational Institution (10 marks) Experience in University or Educational Institution of 20 acres or more (10 marks) Experience in three (3) University or Educational Institution of 20 acres or more (10 marks) Execution individually without any JV partner nor being a part of Consortium (5 marks)
Feedback as per Annexure – F	(Average of 5 equated to 40 Marks)
Master Plan designed with pre-existing infrastructure	Experience in 2 pre-existing infrastructures (5 marks) Experience in 2 pre-existing infrastructures in University or Educational Institution (5 marks)

	Expertise (minimum of 5 Master Plan) in University or Educational Intuition of 20 acres or more (5 marks)
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Based on the evaluation, a maximum of five (5) Bidders will be selected for Technical Bid Stage – II by a Jury constituted by the University.

## 5.5. Technical Bid – Stage II

5.5.1. The Bidders who qualify for Technical Bid Stage - II, shall, within thirty (30) days of notification of their qualification, make a presentation as per the laid down guidelines in Technical Bid before the Jury constituted by NLSIU. The Bidders are strongly advised to visit the site and ascertain all facts of the said plot of land inside the Campus. The bidders are required to prepare their conceptual scheme taking into account the details contained elsewhere in this document.

5.5.2. The presentation shall cover, in sufficient detail, the appreciation of the project, Design Proposal, methodology of planning, along with physical model including responding to queries/question raised by NLSIU, work program, etc. The objective of presentation is to evaluate the Bidder regarding their understanding and preparedness for the assignment as well as evaluation of their concept scheme and get clarifications, if any, as required by NLSIU.

### 5.5.3. Documents comprising the Technical bid – Stage II

The following documents comprising the **Design Proposal** should be duly attested, and hard copies of these documents are to be submitted to the office of Finance Officer, National Law School of India University, Nagarabhavi, Bangalore – 560 072, Karnataka as per the date and time communicated to the Bidders and as detailed below:

- (i) Conceptual Scheme including the methodology proposed for performing the assignment demonstrating the Bidder's knowledge of the project requirements and understanding of the requisite tasks as set forth in the



scope of services.

(ii) Physical Model of the overall scheme

(iii) Drawings and models: Drawings and Models etc. as given below will have a maximum A0 size (1140 mm× 840 mm):

- a. Concept Sheet/s
- b. Master/Layout Plan: This shall indicate layout of buildings and necessary infrastructure as per requirements along with corresponding sections and a Model (minimum A1 size) of the overall Master/Layout Plan.
- c. System Plans:
  1. Use and Activity- This shall indicate functional distribution within the campus.
  2. Movement- This shall indicate details of vehicular and pedestrian movement, parking, and access to the buildings/blocks along with corresponding sections.
  3. Open Space and Natural System- This shall indicate distribution and use of open spaces within the campus.
  4. Built Form- This shall indicate formal and spatial distribution highlighting typological variations
  5. Services and Infrastructure- This shall indicate infrastructure layouts as part of overall planning
  6. Ecological and Environmental considerations of the Project- This shall indicate key aspects and details for a sustainable campus.
- d. Landscape Plan - This shall indicate hard and soft areas, outdoor furniture, types of plantation, and other Landscaping element etc. along with corresponding sections.
- e. Perspective / 3D views
- f. Drawings and Documents for the following (1) Any one of the Academic Clusters; (2) A typical residential block along with student hostels; and (3) University Club or Activity Centre:
  - (1) Concept Sheet/s

- (2) All Floor Plans 1:200
  - (3) All Elevations 1:200
  - (4) Two Sectional Elevations 1:200
  - (5) Sections (Min 2) 1:200
  - (6) Perspective / 3D Views
  - (7) Energy and Environmental Considerations
  - (8) Any other details
- g. A detailed report on bidder's visualization of the Project: A Detailed Report (bound in A-4 pages, along with a soft copy) containing Consultant's visualization of the project; design proposal including features relevant to design scheme with sketches/3-D rendering to explain concepts and innovations; diagram of designed general functional arrangements showing inter- linkage/ distribution of activities at different levels; summary schedule of usable and gross areas expressed in metric system; Development Controls and Architectural guidelines (30 pages max.) ; and indicative costing.

**Note:** The entire Design Proposal shall also be submitted in CD/DVD. All drawings submitted in CD/DVD shall be in '.dwg' format, readable in Auto CAD 2018.

#### **5.5.4. Honorarium for Participation in Technical Bid Stage-II**

All the Bidders who are invited for presentation as a part of Technical Bid Stage-II will be entitled for an honorarium of Rs.1,00,000/- (Rupees One Lakh only), excluding applicable taxes, for meeting the presentation related expenses provided they make the Presentation before the Jury. However, the Honorarium amount will be adjusted/included in the lump sum fee of the selected bidder who will be appointed as 'Consultant' for the project.

#### **5.5.5. Participation in Presentation**

- (i) The shortlisted Bidders will be invited to make a presentation before the Jury constituted by NLSIU.

- (ii) The number of Bidders to be called upon to make the presentation remains the sole discretion of NLSIU and the same cannot be disputed by any Bidder. The maximum number of Bidders shall be limited to 5(Five).
- (iii) The Bidders will present their conceptual understanding of the project in the form of a design proposal/ design scheme/ model along with their vision on the planning of a Modern-State of the Art- Green Campus.
- (iv) Along with Design Proposal, a multi-media presentation is expected from the Bidders. The Bidders shall be required to make presentations of 30 to 40 minutes duration duly supported by computer generated 3D animations; walk through etc.,

#### **5.5.6. Public exhibition and display of all proposals presented to the Jury.**

All presentations by the bidders in form of models, drawings, animations and in any other form will be available to NLSIU for public exhibition and display. The venue and schedule of the proposed exhibition will be intimated to all bidders of the proposals presented to the Jury.

#### **5.5.7. Design Proposal requirements**

- (i) The Design Proposal should aim to achieve a comprehensive urban design scheme along with detailed architectural designs for the new masterplan. The Design Proposal for the new campus should entail a comprehensive urban design strategy through an Urban Design Structure and Services Plan for the entire campus integrating the following relevant systems:

##### a) Functional Distribution and Activity Pattern

(Highlighting the inter-disciplinary character of the university)

##### b) Movement and Accessibility

(Universal access for all spaces with special focus on pedestrian network within the campus encouraging walking and cycling. However, the campus should have good connectivity with public transit system through a defined vehicular network and parking facilities)

##### c) Open-space system

(Integrated landscapes considering ecological processes within and

adjoining the campus boundaries)

d) Built form system

(Clearly articulating the morphological structure through typological variations, overall massing, and volumetric disposition of built form within the campus)

e) Services and Infrastructural system

(Efficiently dove-tailed with form and function considering sustainable practices throughout the campus)

- (ii) The proposal should articulate a comprehensive set of development controls and architectural guidelines for architectural projects, open spaces and services of any kind in the campus.
- (iii) The bidder is expected to detail out the following zones in the design concept:
  - a) Any one of the Academic Clusters
  - b) A typical residential block along with student hostels
  - c) University Club or Activity Centre
- (iv) The detailed architectural schemes should be able to demonstrate aesthetic appeal, experiential quality, building expression, use of innovative technology, structural design in terms of sensitivity to location, appropriate materials for construction, seismic factors and response to requirement of space. The final scheme (Urban Design and Architecture) should represent the nature of development envisaged for the proposed campus through relevant drawings, images, sketches, walk through, 3D models etc.,

**5.5.8. Evaluation Criteria for Technical Bid (Stage – II)**

Bidders eligible for participation in presentation will be evaluated on the below criteria:

Scoring considerations	Maximum Score (Out of 100)
Functionality of the design: How the design suits its intended purpose among all users including the client, visitors, public etc.,	20

Novelty and originality: How the design takes a fresh approach to improve existing practices on all fronts: form, function, flexibility and modularity of spaces, materials etc.	20
Spatial integration: How well the design integrates the spaces internally in the NLSIU Campus as well as external with the existing buildings and the Campus	20
General Aesthetics of the design: Elevations, massing of buildings, interiors, use of materials, colours, etc.,	20
Sensitivity to the environment: Use of natural ventilation, day lighting, shading strategies, street tree plans	20

The Design Proposals and presentations by eligible Consultants will be assessed by a Jury constituted by NLSIU. Each presentation by Bidders will be judged and marks allotted by the Jury based on laid down criteria.

## **6. AWARD OF CONTRACT**

- 6.1. The Contract will be awarded to the Bidder who obtains highest marks as informed by NLSIU through a letter of acceptance of his offer, and such bidder will be the “Consultant”.
- 6.2. After issue of such letter of acceptance, the successful Bidder shall have to furnish a performance guarantee for an amount to the extent of 5% (Five percent) of the contract amount within 15 Days of issue of Letter of acceptance. This period can be further extended by the Engineer-in-Charge up to a maximum period of 7 (seven) days on written request of the bidder stating the reason for delay in procuring the Bank Guarantee, to the satisfaction of the Engineer-in-Charge. The work shall be awarded after receipt of performance guarantee. In case the successful Bidder does not submit Performance guarantee within stipulated time, the black listing case against the agency will be initiated in NLSIU. Tenders and the award of work will be cancelled.
- 6.3. The time period allowed for completion of the project will be 90 days and will be reckoned from the 10th day of the issue of letter of acceptance of the offer.
- 6.4. Remuneration received as per this contract will be subject to tax deductions at source at the rate as applicable at that point of time.

- 6.5. The University will draw up a formal Agreement for provision of Consultancy Services by the Consultant and the same shall be entered into with the Consultant at the time of the Consultant furnishing the Performance Guarantee.

## **7. POST-TENDER STAGE:**

- 7.1. The Consultant shall submit all the required construction drawings for the execution of the Master Plan including the drawings that would be submitted for sanction to the concerned local authorities.
- 7.2. The Consultant shall submit the following technical report with supporting drawings:
- (i) Review existing planning and infrastructure such as the age of the building, the quality of the building;
  - (ii) Evaluate future development potential;
  - (iii) Assess natural ecosystem on site in terms of water bodies/tree cover and integrate the same into the masterplan;
  - (iv) Assess services infrastructure requirement and zoning in terms of present and future need;
  - (v) Indicate spaces for future development;
  - (vi) Evaluate vehicular/pedestrian and service network for present and future need;
  - (vii) Development plan for present green areas and building adjacencies;
  - (viii) Develop guidelines for cohesive growth of the campus, along with suggested modifications for existing buildings;
  - (ix) Study and evaluate building entrances, adjacencies, etc.;
  - (x) Study and evaluate the relevance of various buildings in the campus and advise from holistic view point;
  - (xi) Energy saving report (Eg. Solar lighting etc.)

## **8. FEE FOR COMPREHENSIVE CONSULTANCY SERVICES**

- 8.1. NLSIU shall pay the Consultant the fee for the professional services rendered by them for the entire project as per Scope of Comprehensive Consultancy

Services detailed in this document, and including any other additional activities as felt necessary by NLSIU for completing the project in all respects. The Consultancy fee shall include the cost of all visits of the Consultant and their Associates/Employees to site of work for the preparation of the scheme and approval by NLSIU, in addition to the cost of making presentation before NLSIU and preparing physical scale model.

- 8.2. The consultancy fee should be inclusive of all the costs towards the whole project and no hidden costs/ exclusions should be appended.
- 8.3. The total amount towards consultancy fee that shall be paid to the selected bidder shall be INR. 25,00,000/- (Rupees Twenty-Five Lakhs Only) exclusive of applicable taxes. The honorarium paid of INR.1,00,000/- (Rupees One Lakh Only) shall be adjusted with the total consultancy fee paid to the selected bidder.
- 8.4. The Bidders will be eligible only to the identified fee inclusive of all prevailing taxes and levies except the statutory GST for the consultancy services in the prescribed format. The identified fee of this consultancy agreement will not be increased due to extension of time or due to any reason whatsoever.

#### 8.5. Fee Schedule

- 8.5.1. For each of the services in the Scope of Comprehensive Consultancy Services, the Consultant shall be paid as per the stages given in as per the Payment Schedule below.

MILESTONE		(%) OF FEE PAYABLE
<b>Stage 1:</b>	<b>CONCEPTUAL SCHEME, MASTER PLAN, PRELIMINARY DRAWINGS</b> After ascertaining NLSIU's requirements, preparation and submission of conceptual scheme of the new campus, master plan and other drawings and its approval from NLSIU.	30% of the lump sum fee.
<b>Stage 2:</b>	<b>UPDATED DRAWINGS AND DOCUMENTS</b> Submitting documents after incorporating all inputs from NLSIU and resubmitting in the required format.	30 % of the lump sum fee
<b>Stage 3:</b>	<b>COMPLETION OF WORKS</b> On submitting all documents as per the scope of the contract.	40% of the lump sum fee.

- 8.5.2. Stage-wise payments will be made to the Consultant “on account” to be adjusted against the final fee payable.
- 8.5.3. The Consultant shall raise a tax invoice for each milestone.
- 8.5.4. NLSIU shall process the payment raised on the invoice within 30 days of the approval of the invoice by Authorised Representative of the University.
- 8.5.5. TDS and statutory deduction, if any shall be deducted as per prevailing Government Rules and Regulations before releasing the payment at each stage to the Consultant. NLSIU will provide a certificate of TDS deduction made to the Consultant.

9. **Language of Bid:** All information in the bid shall be in English.

10. **Validity:** The offer shall remain valid for a period of 60 (Sixty) days from the date of opening of bid. The overall offer including personnel proposed for the assignment shall remain unchanged during the period of validity.

#### **11. Conditions for Invalid Bid**

The bid submitted shall become invalid if:

- i. The Bidder is found ineligible; or
- ii. The Bidder does not upload all the documents (including Goods and Service Tax registration) as stipulated in the bid document; or
- iii. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by all Bidders in the office of tender opening authority; or
- iv. The Bidder debarred/blacklisted by any firms / organizations either private or government.

12. **Modifications, additions and alterations:** NLSIU shall have the right to request in writing for additions alterations, modifications or deletions in the design and drawing of any part of the work. Nothing extra will be paid for the same.



### **13. Other terms and conditions**

- 13.1. The bid must contain the name and place of business of the Bidder. If the Bidder is a partnership firm or a company, an authorized person must sign the bid with seal of the organization. Significant evidence of authority of the person signing on behalf of the Bidder shall be furnished with the bid.
- 13.2. All the pages of this offer document must be initialed/signed and sealed before being submitted to NLSIU.
- 13.3. NLSIU reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified Bidders to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.
- 13.4. In addition to the above, all Technical bid documents should be submitted by the bidder and also submitted in original/ attested (as applicable) by prescribed date & time.

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**PART C: TECHNICAL BID ANNEXURES**

**Annexure - A**

**DETAILS OF SIMILAR PROJECTS COMPLETED**

**(As per the definition of similar projects used in this document during the last 7 years)**

SI. No.	Name of project & location	Owner or sponsoring organization	Cost of project in crores/ Total Built Area of the project (excluding basement etc.)	Date of commencement as per contract.	Stipulated date of completion	Actual date of completion	Name & address / telephone No. of Officer who may be contacted for reference <del>may</del>	Joint Venture Partner or Consortium member's names	Remark

**Seal and Signature  
Bidder/Authorized Representative (with proof of authorization)**

**Annexure - B**  
**PROJECTS UNDER EXECUTION OR AWARDED**

Sl.	Name of Project & location	Owner or sponsor of project	Cost of Project in crores / Total Built Area of the project	Date of commencement as per contract	Stipulated date of completion	Up to date percent age progress of project	Slow progress/ if any and reasons there of	Name & address s/ Telephone No. of Client Office r	Joint Venture Partner or Consortium member s names	Remarks

**Seal and Signature**  
**Bidder/Authorized Representative (with proof of authorization)**

**Annexure - C**

**LIST OF OVERALL MAJOR/ IMPORTANT PROJECTS DESIGNED BY THE  
FIRM SINCE INCEPTION**

Sl. No	Name of Project & location	Owner or sponsor of project	Cost of Project in crores / Total Built Area of the project	Date of commencement as per contract	Stipulated date of completion	Up to date percentage progress of project	Slow progress/ if any and reasons thereof	Name & address / Telephone No. of Client Officer	Joint Venture Partner or Consortium members names	Remarks

**Seal and Signature  
Bidder/Authorized Representative (with proof of authorization)**

**Annexure – D**

**PERFORMANCE REPORT OF PROJECTS REFERRED TO IN ANNEXURE-  
A AND ANNEXURE- C**

- 1) Name of Project and Location:
  - 2) Agreement No.:
  - 3) Estimated Cost:
  - 4) Tendered Cost:
  - 5) Date of Commencement:
  - 6) Date of Completion:
    - a) Stipulated date of completion:
    - b) Actual date of completion:
  - 7) Amount of compensation levied for delayed Completion, if any:
- Performance Report:

Dated:

**Seal and Signature Authorized Representative**

## **Annexure - E**

### **ORGANISATIONAL DESCRIPTION AND DETAILS**

- (1) Name & Address of the Bidder with Telephone No./Fax No.
- (2) Firm Inception Details
  - a) Year of Establishment
  - b) Date & year of commencement of practice
- (3) Legal status of the Bidder. Select the correct option and attach a copy of the constitutive document establishing the legal status of the Bidder.
  - o An Individual (    )
  - o A proprietary firm (    )
  - o A firm in partnership (    )
  - o A limited company or Corporation (    )
- (4) Particulars of registration with various Government bodies (attach attested photo-copy)

Organization/Place of registration

Registration No.

- a)
  - b)
  - c)
- (5) Names and Titles of Directors/Partners & Officers with designation to be concerned with this project.
  - (6) Designation of individuals authorized to act for the organization.
  - (7) Turnover of the Bidder for the last three (3) years ending on 31.03.2021 (Enclose copy of Chartered Account certificate certifying turnover for the last 3 financial years)
  - (8) Was the Bidder ever required to suspend the project for a period of more than six months continuously after you commenced the planning? If so, give the name of the project and reasons of suspension of project.
  - (9) Has the Bidder or any constituent partner in case of partnership firm, ever abandoned the awarded project before its completion? If so, give name of the project and reasons for abandonment.
  - (10) Has the Bidder, or any constituent partner in case of partnership firm, ever been

debarred/ blacklisted for competing in any organization at any time? If so, give details.

- (11) Has the Bidder or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.
- (12) Is the Bidder subject to any pending legal proceedings against it or affecting it, its business, property or assets? If yes, provide details.
- (13) In which field of Consultancy, the Bidder has specialization? List the specialization areas for which the firm has in-house capability?
- (14) Any other information considered necessary but not included above.

**Seal and Signature**  
**Bidder/Authorized Representative (with proof of authorization)**

## **Annexure – F**

### **STATEMENT OF PERFORMANCE**

Serial No	Contract Executed	Name & Address of Employer	Certificate Date	Completion Date	Contract Amount	Rating on scale of 5
1						
2						
3						
4						
5						

Performance certificate from the top-5 customers by contract amount. The performance certificate must provide the following info: Name of the work, Name of the Client & address, Value of the contract, Contract period and customer feedback. The customers must rate the organisation on the following parameters on a scale of 1- 5 (1 -poor, 2 - Average, 3-good, 4-Very good and 5- Excellent). (Quality of work, Financial Soundness, Technical Proficiency, Resource Facilities, General Behavior and Dispute/Litigation).

**Seal and Signature**  
**Bidder/Authorized Representative (with proof of authorization)**

### **PERFORMANCE CERTIFICATE**

This is certify that M/s..... is a reputed company and had a contract with us of value INR.....for the period .....to ..... The work of the agency was found to be..... (1 -poor, 2 - Average, 3-good, 4-Very good and 5- Excellent). There was no Joint Venture Partner or Consortium members/ The following Joint Venture Partner or Consortium members were involved in the Master Plan –

- 1.
- 1.

The scale of rating is be based on Quality of work, Financial Soundness, Technical Proficiency, Resource Facilities, General Behavior and Dispute/Litigation.

**Seal and Signature**



**Authorized Representative**

## **PART D: VISION AND REQUIREMENTS – MASTER PLAN OF EXISTING NLSIU CAMPUS**

### **Background**

NLSIU was the first National Law University established in India in 1986. The premier law school was set up with a mission to pioneer legal education reforms, and to anchor the transformation of the Indian legal system through research and policy interventions.

NLSIU was established as a complete administrative and academic autonomous University which is housed in the Bengaluru University campus.

NLSIU's sprawling 23-acre campus in Nagarbhavi, Bengaluru, is home to a vibrant student Community that includes student associations and events. Students get to engage in moot courts and debates at a competitive level, both domestically and internationally. Equipped with a state-of-the-art library, multiple academic centres, student housing and essential facilities, the University is committed to serve as a breeding ground for future leaders.

Ever since the establishment in 1986, the campus has been developed inorganically over a period and the requirements of that time leading to a fragmented masterplan. The present exercise is to have a detailed study and evaluate improvements to the masterplan, keeping in mind present and future developments.

### **Vision and Future Imagination**

The Master planning Architect shall:

- i. Review existing planning and infrastructure.
- ii. Evaluate future development potential.
- iii. Assess natural ecosystem on site in terms of water bodies / tree cover and integrate the same into the masterplan.
- iv. Assess services infrastructure requirement and zoning in terms of present

and future need, in view of best practices for a learning and research environment

- v. Indicate spaces for future development with capacity
- vi. Evaluate vehicular / pedestrian and service network for present and future need.
- vii. Development plan for present green areas and building adjacencies, including open and green spaces for future need.
- viii. Develop guidelines for cohesive growth of the campus, along with suggested modifications for existing buildings.
- ix. Study and evaluate building entrances, adjacencies, etc., including for differently abled access.
- x. Study and evaluate the relevance of various buildings in the campus and advise from holistic view point.
- xi. Develop a concept note of the aesthetic principles that ought to govern planning and building, including references to leading institutional designs in India and Abroad.

## **BUILDING SUSTAINABLE CAMPUSES: AN ENVIRONMENTAL BRIEF**

### **Goals of Planning, Design and Construction**

NLSIU is committed to build and operate campuses that combine the values of excellence and social justice in higher education with environmental sustainability and adopting green practices in physicality, pedagogy, and management.

The NLSIU campus design should be able to clearly demonstrate how a congenial and comfortable working environment can be combined with sustainable use of energy, building material and other resources in a demonstrably optimal, efficient, and sustainable manner. The proposed campus design should be able to highlight the application of cutting edge and locally relevant environmental sustainability concepts and practices. Preference will be given to applicants who are able to show a track record of designing and constructing green buildings and are able to apply these concepts in

their campus design for NLSIU.

The criteria for evaluating the campus design will pay particular attention to the following ideals:

- i. Construction, maintenance and operation of buildings and open spaces using inputs, practices and processes that are resource efficient, environmentally responsible and sensitive to location and climate
- ii. Design and construction of campuses that enhance the research and learning environment in ways that minimize waste, pollution, and environmental degradation, as also maintenance and upkeep related expenditure.

### **Sustainability indicators**

- i. Adherence to existing global standards/ benchmarks for green buildings and environmental management (ISO 14000 family of standards, LEED green building certification, Indian Green Building Council)
- ii. Compliance with life-cycle assessment (LCA) frameworks to assess the long-run environmental impacts of the upcoming campuses.
- iii. Ability to adhere to accepted norms of (per capita) space and resource use while demonstrating the ability to adapt to the changing resource needs of the university in a sustainable manner.
- iv. Ability to push the current standards and norms regarding the use of resources and attempting to set even higher standards in line with local resource availability and the local environmental context.

## EXISTING CAMPUS:

The Campus is located in the Bangalore University Area at Nagarbhavi. It is about 10 Kms from The Bengaluru City Railway station and about 45 Kms from Bengaluru International Airport.



## EXISTING MASTERPLAN



For a more detailed understanding, please refer attached report – Existing NLSIU Campus report.

#### SITE PICTURES:







