

NATIONAL LAW SCHOOL OF INDIA UNIVERSITY

Gnana Bharathi Main Rd, opp. NAAC, Teachers Colony,
Naagarabhaavi, Bengaluru, Karnataka
Pin Code: 560072

RFP NO: NLSIU/RFP/2025-26/014/BUILDINGS

Request for Proposal (RFP) for Design Consultancy Services for Student
Housing, Staff Housing, Dining Mess, and Auditorium

Request for Proposal (RFP) for Design Consultancy Services for Student Housing, Staff Housing, Dining Mess, and Auditorium		
Timeline		
1	Date of Commencement of RFP	January 14, 2026
2	Data for the project (Master Plan Report, Site Details, Programme)	January 15 to January 21, 2026
3	Site Visits	January 15 to January 28, 2026
4	Deadline for receipt of queries	January 28, 2026
5	Response to Queries	January 31, 2026
6	Date of Submission for RFP Proposal	March 16, 2026, 5 pm
7	Mode of Submission	Design firms to upload their proposals in response to the RFP to the Google Drive link shared by the University on or before 5:00 PM, March 16, 2026.
8	Evaluation of the Proposals by the University	Date and Time will be communicated later. Shortlisted firms may be invited for presentations or discussions before final selection.
9	Contact Details	Meenakshi Chauhan Gupta Manager – Projects and Facilities meenakshi.chauhan@nls.ac.in

1. Overview

Established in 1986 as India's first National Law University, the National Law School of India University (NLSIU) was envisioned as a pioneering institution for legal education reform and for advancing India's legal system through research and policy engagement. NLSIU functions as a fully autonomous academic and administrative institution and is in Nagarbhavi, Bengaluru, adjacent to the Bangalore University campus.

NLSIU is expanding its campus to accommodate a 200% increase in student enrolment and new academic initiatives, with a projected population of 3,000 students and expanded faculty and staff by 2028. To address current needs and future growth, a comprehensive master plan has been developed for the existing 23-acre campus, guided by three core design values established by NLSIU: nature-based solutions, minimal intervention with the land, and minimal resource consumption.

The plan is based on an in-depth study of existing campus conditions and future requirements, translating them into a spatial framework that integrates built form with the site's terrain, ecology, and microclimate, while preserving environmentally sensitive areas and enhancing biodiversity.

In 2025, an additional 7 acres were allotted by Government of Karnataka to support residential expansion, leading to a revised master plan. Under this plan, NLSIU proposes new student and staff housing and a central auditorium with dining facilities, requiring the engagement of experienced multidisciplinary design firm(s).

2. Purpose of the RFP

This RFP aims to engage qualified design firm(s) to deliver design services for the construction of the proposed facilities on the existing 23-acre campus and 7-acre campus. This RFP defines the timeline, scope of services, eligibility criteria, submission requirements, evaluation methodology, and terms and conditions for selection.

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4. RFP

The University invites qualified firm(s) to submit proposals for comprehensive design services for the following:

- **Project 1** (7 Acres Site): Student Housing for 2000 students and Staff Housing for 90, along with associated external development works on the 7-acre site and its integration with the existing campus.
- **Project 2** (3 Acres site in existing campus): Student Housing for 600 students, A 750-seater Auditorium with Dining Mess, including associated external development within the existing 23-acre campus.

Firms may submit proposals for one or for both the projects.

5. Site and Programme Details

The site and programme details will be shared by the Manager – Projects and Facilities, Meenakshi Chauhan Gupta. Interested firms may write to meenakshi.chauhan@nls.ac.in. Site visits may also be coordinated through the same contact.

6. Eligibility

Firms fulfilling the following requirements shall be eligible to apply. Any proposal failing to meet the eligibility criteria will be rejected.

Project 1 Site Area: 7 Acres Approx Built Up 60,000 sqm	<ul style="list-style-type: none"> • Minimum 20 years of continuous professional practice as a design consultancy firm. • Valid Council of Architecture (CoA) registration and all applicable statutory registrations. • The firm must have successfully provided consultancy services for similar projects of the following magnitude within the last 5 years counted up to the day prior to the last date for submission of the RFP. <ul style="list-style-type: none"> - A minimum of 60,000 sqm for a single project, or - A minimum of 30,000 sqm for each of two projects.
Project 2 Site Area: 3 Acres Approx Built Up 18,500 sqm	<ul style="list-style-type: none"> • Minimum 15 years of continuous professional practice as a design consultancy firm. • Valid Council of Architecture (CoA) registration and all applicable statutory registrations. • The firm must have successfully provided consultancy services for similar projects of the following magnitude within the last 5 years, counted up to the day prior to the last date for submission of the RFP. <ul style="list-style-type: none"> - A minimum of 18,000 sqm for a single project, or - A minimum of 9,000 sqm for each of two projects.

7. Scope of Services

Once selected, the appointed design consultant shall provide end-to-end design consultancy services, including but not limited to the following:

- Site Plan/ Master Plan
- Architectural
- Interior Design
- Structural Design
- MEPF Design (Including IT, CCTV, AV, Acoustics and Sustainability)
- Landscape Design
- External Services Development Design
- Support for obtaining statutory approvals, if requested by the University

The scope of work shall include the following:

Architectural conceptualization, design and drawings from Preliminary stage to Good for Construction drawing stage to final As-Built drawings, 3D Renderings, Preliminary Budgetary Cost Estimate based on DSR plinth area basis/Fair Market Price, Detailed BOQ and Detailed Estimate based on prevailing rate or DSR/Fair Market Price, Coordination with other Consultants, Periodic Site Supervision and Attendance of Meetings at site.

8. Submission Guidelines

The proposal should include the following key elements for each project:

Technical Documentation	<p>The firm needs to submit following documents along with the proposal</p> <ul style="list-style-type: none"> • Company Profile: Overview of the firm, including history, structure, and areas of expertise. • Experience and Case Studies: Detailed account of relevant projects, including project descriptions and client references. • Team Composition including details of Architects and other technical experts (Structure + MEPF + Landscape) who will be working with the firm. • Compliance Documents: CoA License, GST certification along with updated returns, ITR's of last 3 years, and other necessary compliance-related document.
Design Proposal	<p>The firm shall submit the following deliverables on the due date:</p> <ul style="list-style-type: none"> • Design Concept: Present your initial design concepts and ideas for the project. Explain how your design addresses the project's goals and requirements. • Drawings: A basic set of drawings to elaborate the concept further. • Timeline: Outline a proposed project timeline with the required phasing. • Budget: Provide an estimated budget for the overall redevelopment of the block and precinct. • 3D Walkthrough
Financial Bid	<ul style="list-style-type: none"> • The fee structure for Architecture, Structural, and MEPF services shall be quoted on a per square foot basis. • For Site Planning, Landscape, and External Services Development, the fee structure shall be quoted on a per acre basis.

Design firms must upload their proposals in response to the RFP to the Google Drive link shared by the University on or before 5:00 PM, March 16, 2026.

9. Selection Methodology

The shortlisted firms are expected to make a presentation to the Evaluation Committee (selected by the University). The design proposal would be evaluated by the Evaluation Committee on the following broad parameters.

1. Image / Vision/ Key Concept
2. Response to site, master plan and existing environment
3. Response to Programme and Non-Programme Spaces
4. Zoning/ Form & Massing/ Overall Aesthetics
5. Sustainability and Environmental Considerations
6. Constructability and Phasing
7. Timeline and Costing (Cost Effective Design)

The evaluation for each project will be based on a 80:20 weightage, with 80% assigned to the design (quality) proposal and 20% to the financial (cost) proposal.

Design proposals will be evaluated by the jury based on prescribed criteria, with technical scores awarded and ranked by merit. The highest-scoring proposal will receive 100 marks, others will be scored proportionally, and only proposals scoring 75% or above will be considered. The evaluation committee's decision on technical scores will be final and binding.

For financial evaluation, the lowest quoted price will receive a Financial Score of 100, and other bids will be scored inversely in proportion to their prices.

The final ranking will be determined by combining the weighted technical and financial scores. The bid with the highest combined score will be ranked M-1 and recommended for award of contract, followed by M-2, M-3, etc.

Scoring Formula:

- Technical Score (B) = $(T / T1) \times 100$
- Financial Score (F) = $(L1 / L) \times 100$

- Merit Score (M) = (B × 0.8) + (F × 0.2)

10. Honorarium

Project 1 Site Area: 7 Acres	A consolidated Honorarium of Rs. 1,00,000/- (Rupees One Lakh only) shall be paid to two shortlisted firms who submit their conceptual design and participate in the presentation.
Project 2 Site Area: 3 Acres	A consolidated Honorarium of Rs. 50,000 (Rupees Fifty Thousand only) shall be paid to two shortlisted firms who submit their conceptual design and participate in the presentation.

Honorarium paid to the winning architect shall be adjusted against the total quoted fees after entering into the contract.

11. Contact Information

All the data and details for the projects will be shared by Manager – Projects and Facilities – Meenakshi Chauhan Gupta. All queries regarding this RFP should be addressed to meenakshi.chauhan@nls.ac.in

12. General Conditions

12.1. No Obligation to Award

The issuance of this Request for Proposal (RFP) does not constitute, and shall not be construed as, a commitment or obligation on the part of NLSIU to award a contract or enter into any agreement with any firm. Notwithstanding the evaluation criteria, scores, or rankings obtained by any firm, NLSIU shall not be bound to award the contract to the highest-scoring, lowest-priced, or any particular bidder. The decision to award or not award the contract shall remain solely at the discretion of NLSIU.

12.2. Costs of Proposal Preparation

All costs, expenses, and liabilities incurred by firms in the preparation and submission of proposals pursuant to this RFP shall be borne solely by the firms. NLSIU shall not be responsible or liable for any such costs.

12.3. No Financial Commitment

The RFP process does not involve any immediate or implied financial commitment by NLSIU, except for the payment of honorarium, if any, to shortlisted firms. Consultancy fees shall be finalized only post-selection and shall be subject to approval by the competent authority in accordance with University norms.

12.4. Right to Accept or Reject Proposals

NLSIU reserves the absolute right to accept or reject any or all proposals, wholly or partially, without assigning any reason and without incurring any liability to the firms.

12.5. Right to Cancel or Modify RFP

NLSIU reserves the right, at its sole discretion, to cancel, withdraw, suspend, or abandon this RFP process at any stage, or to amend, alter, modify, add to, or delete any part or all of the terms, conditions, scope, or requirements of this RFP. Any such changes shall be binding on all firms.

12.6. Clarifications, Additional Information, and Verification

NLSIU reserves the right to seek clarifications, supplementary information, documentary evidence, or presentations from any firm at any stage of the evaluation process. NLSIU also reserves the right to verify the credentials, qualifications, experience, and information furnished by firms through independent sources. Any discrepancy, misrepresentation, suppression of facts, or submission of false or misleading information shall render the proposal liable for rejection and may lead to debarment or termination, without prejudice to any other rights available to NLSIU under law.

12.7. Tie-Breaker and Discretionary Selection

In the event that two or more firms obtain identical or comparable scores during the evaluation process, NLSIU reserves the right to select and award the work to any one of such firms at its sole discretion, without assigning any reason.

12.8. Negotiation Rights

NLSIU reserves the right to negotiate with the selected firm(s) regarding the scope of work, deliverables, timelines, terms and conditions, and the quoted financials prior to the final award of the contract. No firm shall have any vested right to claim award of work solely on the basis of its proposal.

12.9. Ownership of Documents and Confidentiality

All proposals, documents, and information submitted by firms, as well as all information, documents, data, drawings, specifications, and materials provided by NLSIU in connection with this RFP, shall remain or become the property of the University. Firms shall treat all such information as strictly confidential and shall not disclose, reproduce, or use the same for any purpose other than participation in this RFP and execution of the contract, without the prior written consent of NLSIU. NLSIU shall have the right to retain and use such documents for evaluation, audit, or record purposes, without any obligation to return them.

12.10. Finality of Decision

No explanation or justification shall be provided in respect of any matter related to the selection process. The decision of NLSIU shall be final, conclusive, and binding on all firms, and no appeal, representation, or correspondence in this regard shall be entertained.

12.11. Notification of Selection and Contract Execution

The selected design firm shall be notified through a “Letter of Acceptance of Offer” issued by NLSIU via email and/or written communication. The selected consultant shall be required to execute the formal contract agreement within thirty (30) days from the date of issuance of such letter, failing which NLSIU reserves the right to annul the selection. NLSIU reserves the right to negotiate the terms, conditions, and quoted price with the selected bidder before final award of work.

The contract executed with the shortlisted design firm shall include a performance guarantee clause. The detailed terms and conditions of the performance guarantee shall be finalized at the time of contract execution.

12.13. Debarment and Termination

NLSIU reserves the right to debar the firm and/or terminate the contract at any stage if any information, document, or certificate submitted by the firm is found to be false, fabricated, misleading, or materially misrepresented, or if the firm fails to furnish requisite information within the stipulated time. Such action shall be without prejudice to any other rights or remedies available to NLSIU under law. NLSIU reserves the right to verify the credentials and information provided by the bidders through independent sources and may reject the bid if any discrepancy or misrepresentation is found.

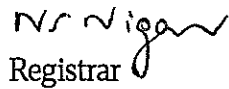
12.14. Interpretation, Severability, Governing Law, and Jurisdiction

All provisions of this RFP shall be read as supplementary and complementary to each other. In the event of any inconsistency, ambiguity, or invalidity of any provision, the remaining

provisions shall remain valid and enforceable. This RFP shall be governed by and construed in accordance with the laws of India. The courts at Bengaluru, Karnataka, shall have exclusive jurisdiction over all matters arising out of or in connection with this RFP.

12.15. Changes in Schedule

All dates, times, and venues indicated in this RFP are indicative and subject to change. Any modifications or clarifications shall be communicated to the firms through email or other appropriate means as determined by NLSIU.


Registrar

National Law School of India University