

FNo. D-24012/01/2011-Admin(UIDAI)  
Unique Identification Authority of India  
Planning Commission  
Government of India  
3<sup>rd</sup> Floor, Tower-2, JeevanBharti Building  
Connaught Place  
New Delhi-110 001.

**PREQUALIFICATION OF ARCHITECS**

Unique Identification Authority of India, Planning Commission, on behalf of President of India invites Expression of Interest from Reputed Firms for Providing Comprehensive Architectural Services for UIDAI Hqrs office Building proposed to be constructed adjacent to VSNL and Convent of Jesus and Mary (Near Bangla Sahib Gurudwara), New Delhi. The last date for submission of application is 08<sup>th</sup> November, 2011 by 1500 hrs. For detailed scope of work, eligibility criteria, selection procedure and conditions, please visit UIDAI's Website at [www.uidai.gov.in](http://www.uidai.gov.in) .

(RajanSaksena)  
Date: 11 Oct. 2011

Asstt. Director General (Admin)



## 1.0 General

- 1.1 The Unique Identification Authority of India (UIDAI) is an authority under the Planning Commission, Government of India, with a mandate to issue every Indian resident a Unique Identification Number, (*Aadhaar*) linked to the resident's demographic and biometric information, which can be used for pan India identification and can also be utilised for providing easy access to various benefits and services.
- 1.2 UIDAI is seeking Expressions of Interest (EoI) from reputed and reliable Architectural firms to provide Comprehensive Architectural Services for construction of UIDAI Headquarters Building at New Delhi. The validity of the EoI will be for a period of **90 days** from the last date of submission.
- 1.3. The building should reflect a forward looking, transparent, organization of transformation and empowerment and exhibit the potential of becoming a landmark building in New Delhi.
- 1.4 The building will be located on Baird Road in a plot measuring approximately 4,000 sqm and is adjacent to Videsh Sanchar Nigam Ltd. and Convent of Jesus and Mary (near Bangla Sahib Gurdwara), New Delhi. The FAR in this area is 150% (bidder to confirm this from the concerned authority). The project completion time is 30 months from the award of contract. The contract for construction of the building shall be finalised by M/s EIL who have been appointed as Project Management and Consultant.

## 2.0 Schedule for Submitting Expression of Interest

- 2.1 The prescribed form for submitting the Expression of Interest can be seen and downloaded from the UIDAI website: **uidai.gov.in** by clicking on the link "**EoI for UIDAI HQ Building**".
- 2.2 The prescribed form can also be obtained after paying a sum of Rs.1,000/- in the form of a Bank Draft/Cheque payable to "PAO, UIDAI, New Delhi", payable at New Delhi, from the office of UIDAI, given below:

Unique Identification Authority of India  
3rd Floor, Tower II, JeevanBharati Building,  
Connaught Circus, New Delhi 110001

- 2.3 The address at which EOI is to be submitted is given in the next para. The EOI form duly filled in, with supporting documents, should be dropped into the box provided through the opening in the box before the same is sealed. Eois can be sent by registered post so as to reach and be duly received at UIDAI before stipulated time on stipulated date. Any delay to be on senders account with no liability on UIDAI. .
- 2.4 The firms shall submit their bids in an envelope marked "Expression of Interest for Comprehensive Architectural Services for UIDAI Headquarters Building at New Delhi" superscribed in bold capital letters on top center of the envelope.
- 2.5 The box for submission shall be placed in the lobby of UIDAI office:
- Unique Identification Authority of India  
3rd Floor, Tower I, JeevanBharati Building,  
Connaught Circus, New Delhi 110001
- 2.6 The time for submission shall be from 0900 hrs to 1730 hrs on all working days. The last date for submission of EOI is 25<sup>th</sup> October, 2011 by 1500 hrs. The opening for dropping Eois into the box shall be sealed at 1500 hrson 25<sup>th</sup> October, 2011.

### **3.0 Eligibility Criteria**

- 3.1 **Entity and Experience:** The bidder may either be an Indian architectural firm with 7 years experience or a consortium of at most two firms led by an Indian architectural firm with 7 years experience. The requisite deed of formation/association/registration etc. should be submitted in support so that the legal entity/credentials can be established.
- 3.2 Bidder should not be under liquidation, court receivership or similar proceedings. The bidder to give documentary evidence of being presently registered with Council of Architecture and that he has not faced punitive or suspension by Council of Architecture. The bidder should also furnish documents in support of the legal status of the firm or self, like registered partnership deed, registration deed under Companies Act, sole proprietorship etc.
- 3.3 The bidding entity is required to submit a complete list of consultants, specialists, and experts (each with a minimum of experience as indicated below), who shall be engaged for engineering and detailed design of the project by the bidder. The qualification of the Consultants, Specialists etc. is indicated below along-with the minimum experience. The experience shall be duly supported by proper document. Bidders will be solely responsible for the correctness and accuracy of such documents produced in support of qualification and experience. Needless to say that the minimum requirement of the personnel listed below has to be fulfilled, otherwise, bid will be summarily rejected.

| SR. NO. | CONSULTANT  | EXPERIENCE           | QUALIFICATION                         |
|---------|---|----------------------|---------------------------------------|
| 1.      | Structural consultant                             | Experience: 10 years | M.Tech in Structures                  |
| 2.      | Electrical Consultant                             | Experience: 5 years  | B.Tech in Electrical                  |
| 3.      | Plumbing and sanitary services (PHE) consultant   | Experience: 5 years  | B.Tech Civil                          |
| 4.      | Heating, Ventilation, Air-conditioning consultant | Experience: 5 years  | B.Tech Electrical / Mechanical        |
| 5.      | Fire System Consultant                            | Experience: 5 years  | Graduate                              |
| 6.      | Landscape architect                               | Experience: 5 years  | B.Arch                                |
| 7.      | Green building consultant                         | Experience: 3 years  | Graduate in Engineering/Architecture. |

### 3.4 Annual Turnover:

The Indian architectural firm within the bidding entity shall have an annual turnover of not less than Rs. 2crore as per audited financial results (to be submitted) in at least three of the preceding five financial years upto the date of the submission of the bid.

### 3.5 Work Experience:

3.5.1 Either partner of the bidding entity should have successfully completed one similar work (defined below) for any Central Govt. / State Govt. / PSU / Autonomous Body controlled by Government in respect of construction work single contract value not less than Rs.40 Crores OR more than one work each of single contract value not less than Rs.25 Crores during last **three financial years** up to the date of the submission of the bid.

Work done for reputed private organizations shall be considered only if documentary proof of income tax deductions at source made by such private organization for the respective work is furnished to corroborate the facts, along with (additionally) a completion certificate from client. In such cases the decision of UIDAI for considering eligibility based on work done for private organizations shall be final and binding. No reasons shall be furnished for rejecting eligibility.

### **Definition of Similar Work:**

Similar work means Architectural Consultancy Service for construction of office building of more than three floors and the surrounding premises. It includes but is not limited to all interior & exterior work, services, utilities, electrical, HVAC, landscaping, facade lighting, Green Building Certification etc.

### **3.7 Compliance and Regulatory Experience:**

Either partner of the bidding entity should have successfully completed at least one work approved by NDMC/MCD during the last five financial years up to the last date of the submission of the bid. The bidder is required to submit a copy of the approval thus obtained.

### **3.8 Location of the Bidding Entity:**

In case of bidding Entities having registered office outside Delhi, the address of the Delhi office (essential and required) and communication numbers that should be available during working hours must be communicated to UIDAI. The Delhi office should be non-residential and should be in a possession to respond to communicate electronic mail or post during working hours.

4.0 Failure to meet the above eligibility criteria will render the bid to be summarily rejected. Therefore, the bidder shall in his own interest furnish complete documentary evidence by way of copies of work orders, work completion certificates, experience certificate of personnel, balance sheets and profit and loss accounts statement audited by Chartered Accountant and Solvency Certificate from Banker in the first instance itself, in support of their fulfilling the above qualification criteria. UIDAI reserve the right to complete the evaluation based on details furnished in the bid without seeking any additional information.

### **5.0 Selection Procedure:**

5.1 The firms found eligible as per the eligibility criteria mentioned at Para 3.0 above will be further evaluated by allocation of points based on their experience, financial credentials etc. which is illustrated in the table below:

| Sr. No. | Item  | Minimum requirement                   | Minimum requirement Yes/No | Additional Points | Max. Addl. points | Remarks  |
|---------|---|---------------------------------------|----------------------------|-------------------|-------------------|--|
| 1.1     | Entity and experience   | 7 years                               |                            |                   | 10                | 1 mark for every additional year or part thereof.  |
| 2.1     | Structural consultant experience  | 10 years                              |                            |                   | 5                 | 1 mark for every additional year or part thereof.  |
| 2.2     | Electrical and wired services consultant experience                     | 5 years                               |                            |                   | 5                 | -do-   |
| 2.3     | Plumbing and sanitary services (PHE) consultant experience              | 5 years                               |                            |                   | 3                 | -do-   |
| 2.4     | Heating, Ventilation, Air-conditioning consultant experience            | 5 years                               |                            |                   | 3                 | -do-   |
| 2.5     | Fire detection and fighting consultant experience                       | 5 years                               |                            |                   | 3                 | -do-   |
| 2.6     | Landscape architect experience  | 5 years                               |                            |                   | 3                 | -do-   |
| 2.7     | Green building consultant experience                                    | 3 years                               |                            |                   | 3                 | -do-   |
| 3       | Annual turnover   | 2crore                                |                            |                   | 10                | 2 marks for every additional crore or part thereof |
| 4       | Project size  |                                       |                            |                   | 30                | 2 marks for every additional crore or part thereof |
| 4.1     | Single project  | 40 crores                             |                            |                   |                   |  |
| 4.2     | Two works   | 25 crores each                        |                            |                   |                   |  |
| 5       | Green Building Certification obtained for building (TERI/GRIHA or LEED) | At least one building                 | Yes / No                   |                   | 3                 | 1 mark for each additional building                |
| 6       | Compliance and regulatory experience                                    | One work in last three financial yrs. |                            |                   | 5                 | 1 mark for every additional work                   |
|         | Total   |                                       |                            |                   | 10                |  |

**Please include green certification experience**

- 5.2 Based on the points obtained as indicated at para 5.1 above, the firms shall be ranked in order of merit i.e. firms obtaining highest points shall be ranked as one and so on. Firms securing equal points will obtain same rank.

**UIDAI shall qualify for stage II of the selection process all firms achieving more than 50% points above subject to a maximum of 15 firms by selecting the highest scoring 15 firms. In case the number of firms obtaining more than 50% number are less than 7 numbers UIDAI shall relax the criteria to the extent of inviting minimum of 7 firms.**

- 5.3 **The Process enumerated above will complete STAGE-I of the selection process.**

**STATE - II**

- 6.0 The selected bidders in STAGE-I will be invited for participation in the tendering process. The detail selection procedure and process will be available in the RFP document which shall be supplied to all the selected bidders invited for tendering. Below a brief summary of the process is outlined so that the firms participating in the EoI are aware of the next i.e. STAGE-II process of the selection.

- 6.1 The bidders invited for participation in the tendering process will be required to submit their **technical bid** which shall be broadly based on parameters such as design approach, innovative ideas, timelines and deliverables, execution plan and quality assurance, infrastructure, features of the building etc. The details will be indicated in the RFP and marks allotted for various sections shall also be indicated. They will also be required to make a presentation in front of a panel for one hour approx. **Technical marks will be awarded and only bidders scoring more than 70 marks shall be eligible for opening of the commercial bid.**

- 6.2 The Commercial bid is also required to be submitted along with the technical bid. The evaluation will be based on **Combined Quality Cum Cost Based System (CQCCBS)**. The technical bid will have a weightage of 70% and commercial bid will have a weightage of 30% to arrive at a composite score. **The bidder with the highest composite score shall be declared as the L1 bidder i.e. successful bidder.**

**7.0 Other Conditions**

- 7.1 UIDAI reserve the right to assess Bidder's capability and capacity to execute the work using in-house information by taking into account other aspects such as manpower and past performance.



- 7.2 UIDAI shall not be responsible for any expense incurred by bidders in connection with the preparation & delivery of their bids, site visit and other expenses incurred during qualification process.
- 7.3 UIDAI reserve the right to reject any or all bids at their sole discretion without assigning any reason thereof.
- 7.4 Canvassing in any form by the bidder or by any other bidder on their behalf may lead to disqualification of their Bid.
- 7.5 UIDAI takes no responsibility for delay, loss or non-receipt of bid Document sent by post/courier. This mode of communication is prohibited.
- 7.6 Tele fax / Email bids shall not be accepted.
- 7.7 In view of tight project schedule, Bidders are requested not to seek any extension in due date of submission of bids.