

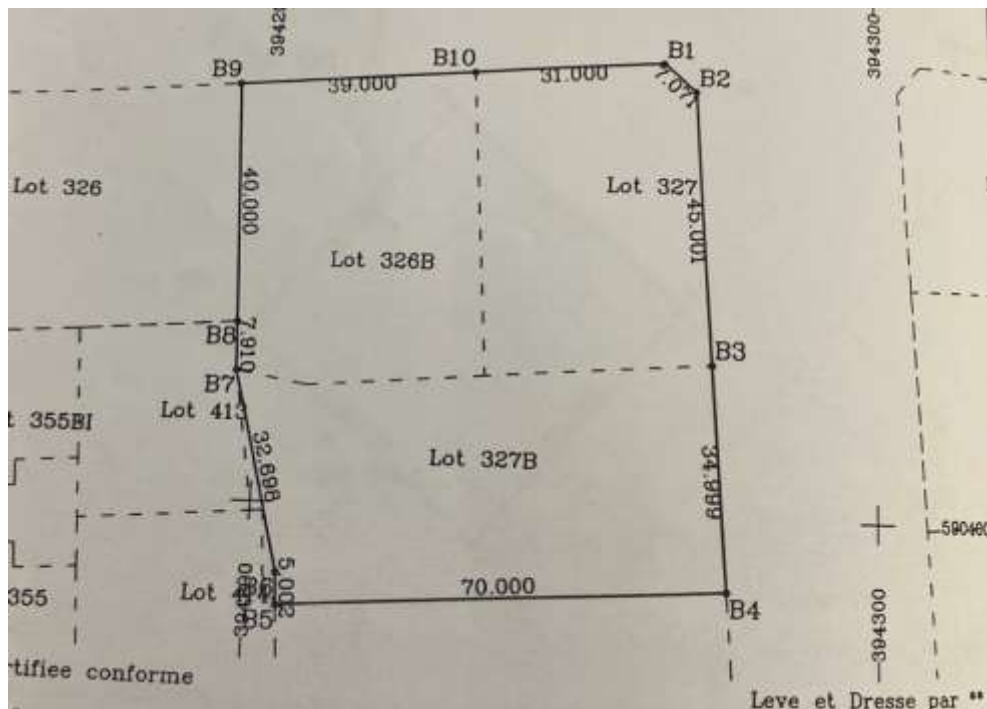
BRIEF INTRODUCTION TO PROJECT

CONSTRUCTION OF EMBASSY BUILDING, EMBASSY RESIDENCE AND STAFF RESIDENCES WITH ASSOCIATED ANCILLARY SERVICES FOR THE EMBASSY OF INDIA, ABIDJAN, COTE'D IVOIRE

1. BACKGROUND

1.1 The Embassy of India, Abidjan, Cote d' Ivoire owns a plot of land at Cocody Riviera golf, Lot No 16, Ilot no 326B-327, Abidjan. The plot is a vacant plot of land in Riviera Golf area, which is the most sought after address in Abidjan. The existing plot a corner plot having access from two sides and is secured by a boundary wall. The Government of India's Construction program envisages constructing State of Art office & residential infrastructure comprising Embassy building, Embassy Residence and Staff residences including associated ancillary services (henceforth referred to as "Project") as defined in the Press Notice.

1.2 The rectangular-shaped plot has an area of 6306 Sqm. as per registered land documents and is comprising of three lots. (i) Land of 1,992 m², Lot 326 BIS, Ilot No. 16, Land title No. 95,213 (RIVIERA), (ii) Land of 1,796 m², Lot No. 327, Ilot No. 16, Land Title No. 85,913 (RIVIERA). (iii) Land of 2,518 m², Lot No. 327 /8, Ilot No. 16, Land Title No. 85.935 (RIVIERA). The plot of land is a flat terrain and does not have any trees on the site. The size of the plot is 80-meter X 70 meter approximately. The covered area for the project is envisaged approximately around 5800 sqm excluding parking and ancillary services required as per local building regulations. The plot of land is a corner plot situated on 30-meter-wide road on one side and 15-meter-wide road. There is a seven-meter green belt on each side of 30-meter-wide road and 3 meter green belt on each side of 15 meter wide road



Site plan

1.3 The project area will include (i) Main Embassy building having access-controlled offices for the officials (ii) Consular area with independent public entry and controlled access yet connected to the main building (iii) Cultural facilities comprising Multipurpose Hall, business centre, etc. (iv) Associated ancillary & MEP services or any other facilities as per local building regulations. The access and functioning of proposed facilities would be independent of each other but connected to Embassy Building keeping in view the functional, spatial efficacy and maintenance ease. The project will also include Embassy Residence and Staff residences with required ancillary services.

1.4 The Embassy complex is expected to function efficiently with the help of modern security systems, heating/cooling systems, smooth circulation, and integration of open and built-up spaces and functional segregation of spaces.

2. CLIMATIC CONDITIONS

2.1 Abidjan has a [tropical wet and dry climate](#). Abidjan has non-consecutive rainy seasons with long rainy season from March to July and a short rainy season from September to December, and three dry months (January, February and August). August is the coolest month of the year, averaging 24.5 °C (76.1 °F). Abidjan is generally humid, with average relative humidity above 80% throughout the year.

3. DEVELOPMENT NORMS

3.1 The property falls in the prestigious Riviera Golf area. The land use of the plot is Economic and residential both. It can be used for diplomatic purpose for Office and Residences.

3.2 For Economic use; the permissible ground coverage is 40% and permissible height is R+2.

3.3 For Residential use; the permissible ground coverage is 33% and permissible height is R+1.

3.4 Total Plot area: 6306 Sq. M. (<https://goo.gl/maps/yjsg7BYWUBzoRtJU6>)

3.5 All parking requirement shall be planned within the perimeter of the plot. The outline design of the proposed development and functional traffic management plan with entry/exits will be subject to the acceptance of Ministry of Construction, Abidjan. However, **Zoning regulations or any other development norms applicable to this plot may be enquired by participants, on their own, from concerned local urban authorities as per land use plan before submitting the proposal.**

3.6 Total built-up area envisaged: 5800 sqm (Envisaged area to use urban potential of plot as per requirements of the Embassy of India (excluding building services, parking & other ancillary requirements) but Architect may do urban study of surrounding structures, settlement plan and may suggest maximum urban potential of the plot before submitting proposal)

4. FUNCTIONAL REQUIREMENTS

The Area Program envisages building Embassy Building including Consular area and Cultural facilities, Embassy Residence & Staff residences with associated ancillary services. Approximate space requirements of two main components of the design proposal shall be as under;

- 4.1** Chancery including Consular & Cultural facilities : 3150 Sq. M.
- 4.2** Embassy Residence : 1300 Sq. M.
- 4.3** Staff Residences : 1350 Sq. M.

(The above areas exclude areas for building services, basement, and parking which shall be provided as per Local Regulations & Technical Standards. The approval of the total planned area shall be subject to the approval of local Municipal authorities.)*

5. GENERAL INSTRUCTIONS

5.1 Selection of the Architect/Architectural firm shall be as per the selection process described in this document. Decision of the Government of India regarding the selection will be final.

5.2 Applicants must fully acquaint themselves about the scope of the Project and local conditions, planning procedures/approvals as per *Ministry of Construction* or other local agencies as per Abidjan, before submitting the 'Expression of Interest' (EOI). They may visit the site with prior appointment and with permission of the Embassy of India.

5.3 No further queries will be entertained at the EOI stage. Short listed applicants may seek clarifications within two weeks of receipt of Design Brief.

5.4 References and certificates from the respective Institutes should be signed by an officer not below the rank of Head of Administration in case of Government department or General Manager in case of Private bodies.

5.5 Even though an applicant may satisfy the qualification criteria/eligibility requirements, he/she/they would be liable for disqualification, if any misleading or false representation or deliberately suppressed information related to technical eligibility is noted during design assessment including record of poor performance such as abandoning work, not properly completing the projects or not fulfilling the contractual obligations or financial failures/weaknesses etc.

5.6 The Embassy of India, Abidjan may appoint a separate company/consultant for rendering Project Management Services during the construction stage of the project. The selected Architect/Architectural firms shall be required to co-ordinate with and work along with that firm(s) during the project execution period for the successful implementation of the project in all respect.

5.7 The Terms and Conditions of appointment of Architect and draft Agreement shall be provided to all short-listed applicants.

6. ELIGIBILITY CRITERIA

6.1 To be eligible for pre-qualification, the applicant should be an Architect or Architectural firm. This would include a Joint Venture company as well, meeting all other eligibility criteria. The applicant (or joint venture, in the case of JV firms) must have his/its headquarters or a branch office in Abidjan/Cote d'Ivoire and must have provided architectural services for executed projects in the past 10 years for at least one of the following:

At least **ONE** Integrated Embassy complex/ State of Art office building/ project of a group of residential building of built up area of 4640 Sqm or more having similar scope of works/services

OR

At least **TWO** Integrated Embassy complex/ State of Art office building/ project of a group of residential building of built up area of 2900 Sqm or more having similar scope of works/services;

OR

At least **THREE** Integrated Embassy complex/ State of Art office building/ project of a group of residential building of built up area of 2320 Sqm or more having similar scope of works/services

6.2 In the above criteria for the architectural services, similar project means having the scope of work similar to the scope of this project i.e. providing comprehensive services for urban planning, architectural design & local body approvals, and related services (including civil, electro-mechanical, plumbing, HVAC, security, landscaping, external services, complete interior-designing, furniture (to include both fixed and movable furniture, cupboards & cabinets) etc. and other consultancy services as would be required to be provided, as per local regulations. Eligible project(s) should be on contiguous piece(s) of land.

6.3 The applicant must be registered with the appropriate statutory authorities and permitted to practice as an Architect/ Architectural firm in Cote d'Ivoire as per their Law. They should also have at least 10 years post registration experience providing urban planning and architectural services for executed projects.

7. DESIRABLE CRITERIA

7.1 National or International level competitions and awards won during the architectural practice.

7.2 Experience in use of green technologies with standard ratings (e.g. LEEDS, or international certification for energy efficiency, global practices like use of solar power, green building features, sustainable practices adopted in executed projects etc. – any three similar projects implemented by the applicant.

7.3 Experience of having executed work based on single stage two envelope (two bids) systems of tendering and familiarity conversant with FIDIC conditions of contract.

8. SELECTION PROCESS

8.1 The selection of the Architect/Architectural firm is through a two-step selection process:

- (i) Short listing of eligible EOI applicants based on ranking on additional desirable criteria, and
- (ii) Technical and financial evaluation of proposals submitted by the short-listed applicants.

8.2 Each Applicant will submit an EOI, structure of which is given later in Section 9, 10 & 11, along with a suitable covering letter. There will be a screening of EOI based on which eligible architectural firms shall be short-listed.

8.3 Short-listed applicants will be given a Design Brief detailing the design parameters. They will be required to submit Technical and Financial Proposals in two separate sealed envelopes and make a presentation of their capability and the technical proposal before a Selection Committee.

8.4 The Selection Committee will evaluate the proposals for grading in order of their cumulative scores on the technical and financial weightage (technical as 75% and financial as 25%).

8.5 The applicant with maximum cumulative score will be invited for selection and required to enter into an agreement with the Mission.

9. SUBMISSION OF DOCUMENTS FOR SHORT LISTING

9.1 For Eligibility Criteria: Applicants are required to provide certified or self attested documents for the following:

- a) Copy of Registration certificate from the appropriate statutory authorities permitting Applicant to practice as an Architect/ Architectural firm in Cote'D Ivoire.
- b) Address of the company headquarters or branch office, as given in the Company registration document (copy to be attached).
- c) Applicants are required to provide information of the projects completed in the last 10 years and which are similar to the proposed Embassy project. Only those projects will be considered which satisfy the eligibility criteria (as prescribed in Section 6 above) determined from the following data duly certified by the client.
 - (i) Project summary with photographs
 - (ii) Project name, location and brief description
 - (iii) Project owner/ Name of Client
 - (iv) Date of Commencement and Completion of the Project
 - (v) Total plot area and total covered area (in Sq. M.)

- (vi) List the key buildings in the project, their height (in number of storeys), and area
- (vii) Scope of work handled by the applicant in this project
- (viii) References (name, title, telephone number/ email)

9.2 For Desirable Criteria:

- a) Attach certified copy of citation/ award received or copy of official announcement in press. Details of the projects which were awarded.
- b) Copy of certificate received for use of Green Technologies in respect of buildings or projects/buildings. Write up on a single page A4.
- c) Details of projects executed based on single stage two envelope (two bid) system of tendering and FIDIC conditions of contract.

9.3 Conditions of eligibility for Joint Venture firms: A certified copy of MOU between the firms having a joint venture shall be provided. The joint venture firm shall meet all the laid down criteria of registration, experience, turnover, awards etc. as a single entity.

10. NOTE

10.1 Please provide sufficient information and valid proof for each parameter/factor assigned for calculating scores against each Desirable Criteria. If sufficient information and valid proof is not available about some parameter/factor during evaluation, zero (0) score may be assigned to that parameter/factor.

10.2 Information, as sought for each Desirable Criteria, is to be given by individual applicant or each member of the consortium including lead member separately as attached annexure.

10.3 Length of experience will be counted as on the date of publication of Press Notice.

11. DECLARATION

I hereby submit the following documents:

11.1 Copy of Registration Certificate from appropriate Statutory Authorities to practice as an Architect / Architectural firm: Yes/No

11.2 Address of the company / branch offices, as given in the Company registration document: Yes/No

11.3 Project summary with photographs:

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.4 Project name, location & brief description

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.5 Project owner / Name of Client

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.6 Date of commencement and completion of the projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.7 Total plot area and total covered area (in sq. M.)

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.8 List of the key buildings in the project, Height & and Covered Area

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.9 Scope of Services in these projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

11.10 References, if any (name, title, telephone number / email)

11.11 I have also enclosed the following documents:

- 11.11.1** Certified Copy of Citation / Award / Copy of official announcement in press: Yes/No
- 11.11.2** Copy of Certificate for use of Green Technologies, energy efficient features, etc. along with write-up: Yes/No
- 11.11.3** Details of projects executed on the basis of single stage two envelopes / FIDIC conditions of contract: Yes/No
- 11.11.4** Certified copy of MOU between Joint Venture Firms as per laid down criteria of registration, experience, turnover, awards etc. as a single entity: Yes/No

11.12 I confirm that each statement and/or contents of this submission and /or documents, certificates submitted herewith are absolutely true, correct and authentic. In the event of any statement/document subsequently turning out to be incorrect or false it is understood and accepted that the undersigned is liable to disqualification from this selection process.

NAME OF THE APPLICANT:

ADDRESS:

CONTACT DETAILS: