

**NOTE :CORRIGENDUM WILL BE UPLOADED SHORTLY**

**EXPRESSION OF INTEREST FOR PREQUALIFICATION FOR THE  
APPOINTMENT OF**

**i. Architects**

**&**

**ii. Project Management Consultant**

for

Development of Maharashtra National Law University Mumbai

Campus

At

Goregaon(West), Mumbai



**Maharashtra National Law University Mumbai**

(Established under the Maharashtra Act VI of 2014)

2nd Floor, CETTM MTNL Building, Technology St,

Hiranandani Gardens, Powai, Mumbai 400076,

Maharashtra, India

Tel: 022-25703187, 022-25703188

Email: [nlumumbai@mnlumumbai.edu.in](mailto:nlumumbai@mnlumumbai.edu.in)

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## **1. Request for Pre-Qualification and brief scope of work**

Expression of Interest (EOI) is invited on behalf of the MNLU Mumbai from reputed Architects and Project Management Consultants (PMC) referred to as Consultants or Applicants for prequalification for the following works:

### **Scope of Architect :-**

Designing & Planning of Layouts, Buildings, Infrastructures, Pathways, Landscaping, Building Elevations, Internal Planning, Material selections, issue of drawings, MEP, STR Engineering, Geotech, HVAC and any other Building as per the requirement of MNLU Mumbai.

### **Scope of PMC:-**

1. Preparing BOQ, BOC, supervising the execution and implementing the drawings.
2. Designing and implementing solutions that pertain to quality or process improvements.
3. Serving as a team leader for executing the project.
4. Helping project stakeholders discover and correct inefficiencies in procedures and workflows.
5. Getting familiar with the client's business environment in order to lead projects effectively.
6. Coordinating with relevant stakeholders, both inside and outside the organization.
7. Allocating tasks to the project management team and providing regular guidance to team members.
8. Ensuring the scope and schedule of projects are achievable within the given time and budget.
9. Assisting in appointment of Contractors, Shortlisting and Due Diligence.
10. Supervising the Infrastructure activities.

Project Management Consultancy services for Development of the campus of MNLU Mumbai at Goregaon(w.).

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EOIs for both Architectural services and PMC are to be submitted separately. Firms that have capability for both may apply for both.

Approx. area for construction 60,000Sqmt, the area may vary as per planning and requirement.

The project is expected to have an Academic Block, Administrative Block, Hostels, Sports Complex, Staff Residential Quarters and Convention centre with ancillary facilities etc, or any other built up area as per requirement of MNLU Mumbai.

The selection of the Consultants is through a two-step selection criteria:

- i. Prequalification of Architects and PMC's
- ii. Technical proposal and Presentation for Architect and PMC

For Architect & PMC the financial terms have been described in the EOI document. Shortlisted applicants will be required to submit a Technical Proposal and will have to make a Technical Presentation and will have to make a presentation to an expert cum user committee. Based on the evaluation by the Committee, selection will be done.

The EOI document is available on the official website of MNLU Mumbai i.e. <http://www.mnlumumbai.edu.in/tenders>.

## **2. Background and Introduction**

- 2.1 Maharashtra National Law University Mumbai was established under Maharashtra National Law University Act (VI of 2014) of the Government of Maharashtra. It is a teaching and research University of National character with deep regional ethos.
- 2.2 Professor (Dr.) Dilip Ukey is the Vice-Chancellor and Hon'ble Dr. D.Y. Chandrachud, the Chief Justice of India is the Chancellor of the University. The envisaged object of the University is to advance and disseminate learning, knowledge of law and legal processes; to develop in the students a sense of responsibility to serve the society

and to impart skills on advocacy and justice, legal services, legislation and law reforms, thereby making law and legal processes efficient instrument of social development. Towards attaining these objectives, MNLU Mumbai offers Five year integrated B.A., LL.B. (Hons.), One year LL.M. (Regular), One Year LL.M. (Investment and Securities Law) jointly with NISM, One Year LL.M. (Professional), M.A. (Executive) in Mediation and Conflict Resolution, Ph.D. programme among other diplomas and short term courses. The University also runs various certificate courses such as Mediation, Data Protection Law, Cyber Law, IPR, Arbitration and foreign languages such as German and Spanish on regular basis.

- 2.3 MNLU Mumbai has been allotted of land at Goregaon, which intend to construct an Academic Block, Administrative Block, Hostel, Sports Complex, Staff Residential Quarters and Convention centre.
- 2.4 The campus is expected to be highly efficient in use of energy and water, have smart buildings with proper use of modern sensing and building management technologies, provide nicely designed spaces to facilitate teaching - learning and R & D and generally be well optimized for Institute Operations.

### **3 General Instructions:**

- 3.1 Selection of the Consultant shall be as per the selection process described later in this documents. The Institute's decision regarding the selection is final.
- 3.2 Applicants must acquaint themselves fully about the assignment and the local conditions and usage before submitting the proposal. They may visit the Current campus with prior appointment, and attend the pre-submission conference as per schedule.
- 3.3 All the information and clarifications sought, will be posted on the website. Applicants are advised to visit the website regularly.

- 3.4 The Institute reserves the right to reject any Proposal, at any time, a material misrepresentation is made or discovered, or the applicant does not provide the responses sought by the Institute within the stipulated period.
- 3.5 The proposals must reach before the stipulated date of submission. Late submission will be rejected.
- 3.6 Reference and certificates from the respective Institutes submitted should be signed by an officer not below the rank of Executive Engineer in case of Govt. Dept. and authorized person in case of Private Bodies.
- 3.7 The prequalification of the Architectural Consultants would be done thereafter.

#### **4 Minimum Eligibility Criteria**

- 4.1 To be eligible for prequalification for Architectural Consultant and/or the PMC, the applicant should be an Architectural firm and /or PMC. The Architectural Consultant and /or the PMC firm, must have office/ branch office in Mumbai and must have built in the past seven years at least the following:

- i. One Academic Complex / Semi residential Campus with education activity or a Multipurpose campus with multiple buildings and a total built up area of 48000 sqm or more (to show experience of some similar projects).

In the above for the Architectural services, built means having the scope of work similar to scope of this project i.e. providing comprehensive campus planning, architectural, and design services (including interior, landscape, external services, etc). For the PMC, the full project management services for Academic/Semi residential campus/ Educational Campus or a multipurpose campus with multiple buildings. The Architect must be registered with the Council of Architecture.

- 4.3 Being a Govt. funded project , the Project Management Consultant should have executed works based on PWD Standards and Conditions of Contract and be fully conversant with PAR/DSR /DAR norms.
- 4.4 The applicant is ineligible to submit a proposal, if it or any of its constituents has been barred by any Central and/or State Govt. in India. He should have, during the last three years, neither failed to perform on any agreement, nor been expelled from any project or agreement nor have any agreement terminated for breach by the Applicant.
- 4.5 The shortlisted applicants will be required to file an affidavit for information provided for the eligibility criteria on a non-judicial stamp paper of Rs 100/-.
- 4.6 For Submission details refer to Section 8.

## **5. Selection Process**

- 5.1 Each Applicant will submit an EOI, structure of which is given later in the Section 8 along with a suitable covering letter. Fee details for the project are fixed and are given later.
- 5.2 There will be a technical screening of the EOI based on which applicants for Architectural services and PMC services shall be shortlisted. The technical screening criterion is given in the Section 8.2 for Architectural Consultants and Section 8.3 for PMC Consultants.
- 5.3 The shortlisted applicants in the next stage will be asked to submit a Technical Proposal and make a presentation before an expert cum user committee constituted by the Institute. Details about the structure of Technical Proposal and presentation will be provided later, and would contain design approach and concepts the applicant plans to use for the Master plans of entire area of MNLU Mumbai campus (e.g. schematics, nature of structure, orientation, kind of finishing, approaches for energy efficiency/saving, etc). For the shortlisted PMC s', they would be required to submit the project

- management approach they propose for the project (e.g. manpower organization for the project, key persons and their responsibilities etc.)
- 5.4 The expert cum user committee will evaluate the proposals and applicants will be empanelled for both Architectural and PMC services.
- 5.5 The Applicant placed first for each category of the services will be invited for final presentation incorporating suggestions/ concerns of the committee.
- 5.7 In case the first firm does not enter into the agreement within the stipulated time frame, or is unable to address the issues raised to the satisfaction of the committee, the second empanelled applicant will be invited and shall be allotted the work.

## **6. Fees Details**

- 6.1 The fees for the above services would be around \_\_\_\_% of Construction cost + GST of the total project for the Architectural services and \_\_\_\_ + GST of the total project for the PMC services of the covered area of the 5% of fees will be retained from each Bill and shall be paid off after satisfactory completion of the Project.
- 6.2 Covered area includes area under of all buildings, basements, stilts for parking, stilts and balconies but excludes:
- a) Any temporary Structures,
  - b) Lift machine rooms, mum ties tank structures,
  - c) Sun shades and Roof Level Projections,
  - d) STP, Water Reservoir.
- 6.3 For Architectural services the fees shall be all inclusive for the entire scope of work including architectural services, detailed interior design, external infrastructure development, landscape architecture, cost of models, the cost of Topographical Survey, Soil Investigations, Hydro-Geological Survey and no other costs/claims etc will be admissible. However, the fees to be paid to Government/local bodies for getting approvals will be paid directly by the Institute.

6.4 For PMC services the fees shall be all inclusive for entire scope of works for pre- construction stage, construction stage and post-construction stage of works and nothing extra shall be paid.

6.5 Institute will enter in to separate contracts with Architectural Consultant and Project Management Consultant. Detailed payment Schedule for the Architect and PMC Services will be mutually decided.

**NOTE:RELATED TO ALL QUERIES THERE WILL BE ONLINE MEETING, ONLINE LINK WILL BE PROVIDE SHORTLY.**

## 7. Time schedule

Particulars	Tentative Dates/Deadlines
Press advertisement for EOI	27-10-2023(Fri)
Last date of receipt of queries	24-11-2023(Fri)
Pre-submission conference(in MNLU Mumbai Campus, Conference Room - 3 )	20-11-2023(Mon)
Last date of replies to queries	28-11-2023 (Tue)
Last date of submission of EOI	10-01-2024 (Wed)
Announcing the prequalified Consultants on website of the Institute.	10-02-2024 (Sat)

7.1 Structure of the Technical Proposals, contract conditions, payment terms and schedule will be provide to the shortlisted applicants in the next stage.

## 8. Submission of documents for Pre-Qualification

8.1 For Minimum Eligibility Criteria(For both Architectura land PMC)

Provide information of three projects completed in the last 7 years, and which are similar to the proposed project. Only those projects will be considered which are satisfying the minimum eligibility criteria(asprescribedinSection4above) determined from the following data:

<b>Project Summary</b>	
Project name, location, and brief description	
Project owner	
Total covered area(in sqm),	
List the key buildings in the project, their height (in no of storeys),and area	
Scope of work handled by the applicant in this project	
References(name, title, tel.no/email)	

## 8.2 Criteria for Prequalification for Architectural Consultants

For those applicants who satisfy the minimum eligibility criteria (as prescribed in section4),for technical screening the following additional criteria will be used:

- i. Campus planning –Any three Similar projects of your choice (10acresormore).
- ii. Architectural expression-Any three Similar projects of your choice(24000sqmormore)
- iii. Experience and background of the key personnel involved.
- iv. Average turnover in last three years.
- v. Nation all evel competitions won during practice,
- vi. Experience in use of Green Technologies with Griha/LEED ratings -Any three Similar projects of your choice,
- vii. Experience in the use of ICT/special technologies in Buildings/Campus Any three Similar projects of your choice

The following documents should be submitted for each of the above

### For **I –Campus planning:**

- Master plan of each Campus in A3format
- Three photographs of each campus of150mmx200mm,
- Write up on a single pageA4,
- Certificate from promoter that the participant has designed the Campus.

**For II- Architectural expression:**

- Of similar Buildings of 24000sqm or more.
- Site plan, ground floor plan , typical floor plan in A3 format for each building ,
- Two external photographs of 150mmx200mm,
- Write up on a singlepageA4,
- Certificate from promoter that the participant has designed the Campus.  
(Thecommitteemaycontactthereferencesprovided-  
theapplicantsshouldensurethatthereferences are prepared to  
provide the desired input.)

**For III-Information about the Firm and Personnel.**

- This part should include (i)background of the firm,(ii)background and experience of key members in the firm' steam.
- Write up on a single pageA4 explaining as to why you feel that you should be selected for the project

**For IV-Average turnover in last three years**

- Professionalfeesofthefirmforthelastthreeyears,Attachcertifi-  
edcopiesofITR/attachcertificate of CA to this effect

**For V-National Competitions won by the firm.**

- Attach certified copy of citation received or copy of official  
announcement in press

**For VI- Experience in use of Green Technologies with IGBC Griha  
/LEED ratings -**

- Copy of certificate received in respect of bldgs or  
projects/bldgs.
- Write up on a single pageA4

In the above criteria the University may change, modify, alter and dilute any of the criteria as mentioned above.

### 8.3 Criteria for Prequalification for Project Management Consultant (to be submitted as per Time Schedule)

For those applicants who satisfy the minimum eligibility criteria,  
For technical screening the following additional criteria will be used:

- I. Campus construction management experience and capability-Any three Similar projects of your choice (admeasuring about 50000 Sqmt.)Provide information about up to three projects that the PMC has managed in the last 7 years, which are similar in scope to the current project. Only those projects will be considered that are satisfying the minimum eligibility criteria. For each project, the summary able given at8.1 to be filled.
- II. Construction management with Value Engineering services experience and capability. Any three Similar projects of your choice(24000sqmand above).
- III. Experience and background of the key personnel involved. This part should include (i)background of the firm, (ii)background and experience of key members in the firm' steam,
- IV. Average turnover in last three years, -in terms professional fees attach certificate of CA to this effect
- V. Recognitions, appreciation letters, attach copy of certificates
- VI. Experience in managing execution of Green Technologies with Griha/LEED ratings ,attach copies of certificates
- VII. Experience in managing execution of ICT/special technologies in Buildings/Campus.
- VIII. Proposal for manpower deployment for this project to ensure timely completion of the project.
- IX. In the above criteria the University may change, modify, alter and dilute any of the criteria as mentioned above.

## 9. Contact Information

9.1 Queries/clarifications may be e-mailed to [tender@mnlumumbai.edu.in](mailto:tender@mnlumumbai.edu.in). Clarifications will be posted from time to time on the Institute website. No individual replies/clarifications will be sent. No oral communication will be entertained.

9.2 The EOIs are to be submitted to "Mr. Surajkumar R. Palbansh ; Tel. 9137163366.

## 10 Disclaimers

1. Notwithstanding anything contained in this document, the Institute reserves the right to amend/accept and/or reject any/all proposals and to annul the selection process at any time without assigning any reason and without any liability and/or obligation.
2. Any costs for preparing this submission and presentations will be borne by the Applicant and the Institute is not liable in any way for such costs, regardless of the outcome of the selection process.
3. It is entirely the responsibility of the applicant to provide complete/sufficient information. Incomplete/insufficient information can adversely affect technical evaluation.

Information provided in this document is indicative and not exhaustive

**NOTE:-** The University may change, modify, alter and dilute any of the criteria as mentioned above.

**NOTE:** EMD will be of Rs.10,000/- which may be submitted as DD or pay order in favor of Maharashtra National Law University Mumbai.

**NOTE :** Pre-submission conference will be held in Hybrid Mode on 20/11/2023 from 04:30 PM to 05:30 PM online Zoom link: [Click Here](#) Meeting ID: 890 6958 5112 Password: 123456

**NOTE:** Related to any queries please contact Mr. Surajkumar R. Palbansh Asst.Registrar(Admin.)MNLU MUMBAI Mobile: 9137163366 during office hours.

