

Delhi Police

RFP No:-1/L&B Cell (DP) dated 18.7.08

REQUEST FOR PROPOSAL (INTERNATIONAL COMPETITIVE BIDDING)

FOR ARCHITECT & TECHNICAL CONSULTANT FOR POLICE HEADQUARTERS FOR REDEVELOPMENT OF POLICE HEADQUARTERS THROUGH PUBLIC PRIVATE PARTNERSHIP

1. INTRODUCTION

- 1.1** The Delhi Police have decided to undertake development of their new Police Headquarters Complex on Parliament Street, New Delhi. The project is to be executed through private sector partnership on the basis of Design, Build, Finance and Operate and Transfer (DBFOT) basis.
- 1.2** It is proposed to appoint an Architect & Technical Consultant (the “Consultant”) for preparing the Feasibility Report for development of the new Police Headquarters Complex. Financial and Legal Consultants would be appointed separately for developing the bidding documents.
- 1.3** The Consultant should be an expert in development of urban building complex/projects as the proposed Concept Plan would not only relate to the Headquarters buildings but also to the entire area of 3 hectares in and around the Police Headquarters.
- 1.4** Now, the Commissioner of Police, Delhi Police, Government of India, New Delhi for and on behalf of the President of India, invites applications from competent and reputed architectural consultancy firms or consortia of firms led by such architectural consultancy firm to act as the Urban Design & Technical Consultant for development of the Police Headquarters through Public Private Partnership. The approximate land area available for redevelopment is about 3 ha.

2. BRIEF SCOPE OF WORK

- 2.1** The scope of work for the Consultant shall, inter-alia, include:
 - (i) studying the existing PHQ building in IP Estate, New Delhi, present and future requirements of space for staff, conferences, visitors etc.

- (ii) verifying the available drawings of the site and carry out geo-technical investigations to determine the nature of construction;
- (iii) surveying the existing structures as built, and assess their condition, including the need for their relocation or restoration, as the case may be;
- (iv) surveying existing roads and services/utilities in the area proposed for the PHQ building;
- (v) ascertaining and study development plans of surrounding areas which could have a bearing on the project;
- (vi) estimating the additional requirements of infrastructure services such as power and water as well as their availability for the proposed Building;
- (vii) preparing a master plan and architectural design for development of the site for the new PHQ building;
- (viii) undertaking Environmental & Social Impact Assessment and actively work with the Delhi Police in obtaining environmental clearance;
- (ix) preparing construction sequencing and timeframe;
- (x) assessing and planning for permanent and temporary diversion of utilities;
- (xi) preparing submissions for the purpose of obtaining in-principle statutory clearances for the Master Plan and Building Plan and assist the Delhi Police in obtaining such approvals/ clearances;
- (xii) preparing preliminary cost estimates;
- (xiii) carrying out preliminary design, and prepare design criteria/ outline specifications; and
- (xiv) preparing the technical standards and specifications for construction and maintenance of the PHQ Building.

2.2 The Consultant will prepare these reports with due regard to the standards and specifications laid down in the relevant building codes and as per laws and by-laws.

2.3 The Concessionaire for development and modernization of the Police Headquarters shall be selected by a competitive bidding process and will have freedom and flexibility to design and construct the Police Headquarters.

2.4 All the reports mentioned at para 2.1 of the RFP have to be completed within 16 weeks from the signing of the agreement with the Consultant. However, duration of the services will extend up to approximately 12 months or till two months of the signing of the concession agreement for the Police Headquarters, whichever is earlier. After completion of the Reports mentioned at para 2.1, intermittent inputs will be required from the consultant in the form of assistance and coordination

with Financial and Legal Consultants in preparation of the bid documents, and in answering the technical queries during the pre-bid conferences.

3. QUALIFICATION AND RESPONSIVENESS REQUIREMENTS

Detailed requirements are laid down in the RFP document. However, a brief outline is provided below.

3.1 The applicant should be an architectural consultancy firm or a consortium of firms led by an architectural consultancy firm. The experience to be considered shall include past 5 years' experience in the following:

- a) Relevant experience in architectural planning, design and development of urban building complex or other large public buildings such as office complex, exhibition complex, convention centre, sports complex etc., attracting a large number of users;
- b) Relevant experience in development of urban projects (such as district centres, shopping malls, educational campus etc.) in large cities;
- c) Relevant experience of preparing feasibility report including environmental audits/ studies, asset condition and maintenance studies.

3.2 Key Personnel

The team shall be evaluated on, and consist of the following:

1. Chief Architect-cum-Team Leader
2. Construction Expert
3. Local Architect
4. Financial Analyst
5. Environmental Expert

4. HOW TO OBTAIN BID DOCUMENTS

'Request for Proposal (RFP) document' can be obtained between 1100 hrs and 1600 hrs on all working days from 18.07.2008 to 08.08.2008 at the address for communication mentioned below on payment of Non- refundable document fee of Rs. 1,000 (Rupees One Thousand only) in the form of Demand Draft favouring **"the Deputy Commissioner of Police, Headquarters, Delhi Police" and payable at New Delhi.** The document can also be downloaded from the official website of Delhi police <http://www.delhipolice.nic.in> on and after 18th July 2008. In case of downloaded form, the firm need not deposit the aforesaid fee for the document.

5. SUBMISSION OF DOCUMENTS

Proposals should reach the Additional Commissioner of Police, Land & Building Cell, Delhi Police in three separate sealed packets marked “Documents in support of Proof of Eligibility”, “Technical Proposal” and “Financial Proposal” at the address for communication not later than 1100 hrs on 25th August, 2008. The “Documents in support of Proof of Eligibility and Technical Proposal” shall be opened on the same day at 1130 Hrs in the presence of bidders who choose to be present. Financial Proposal will be opened as laid down in the RFP documents.

The Condition regarding award of work are stipulated in the RFP document. The proposals can be submitted on photocopies of the RFP document provided it is accompanied by a demand draft of Rs. 1000/- payable to Deputy Commissioner of Police, Headquarters, Delhi Police, New Delhi towards cost of documents prescribed in RFP.

The last date for submission of bids is 25.08.2008.

Delhi Police will not be responsible for any delay in receiving the proposals and reserves the right to accept/reject any or all proposals without assigning any reason thereon. The consultancy firm will be selected as per the guidelines indicated in RFP document.

6. ADDRESS FOR COMMUNICATION

- 6.1 Additional Commissioner of Police,
(Land & Building) Police Headquarters,
Indraprastha Estate,
New Delhi. 110002, India
Phone: 011-23490213, 011-23490010 Extn: 4213 Fax: 011 – 23490213
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