



Date:31.08.2024

NOTICE

Upgradation of the KGA Existing Club House

INVITATION FOR EXPRESSION OF INTEREST FOR SHORT-LISTING FOR ARCHITECTURAL FIRMS

The Karnataka Golf Association Invites Expression of Interest (EOI) from Architectural firms as Applicants for short listing in respect of the project involving design for modification of the club facility, management offices, conference rooms, café, bars, restaurants, change rooms, health club and various associated functional needs for a golf club.

The following indicative activities to be undertaken by the selected Applicant:

Comprehensive planning and design of the Project which shall include but not limited to preparation of planning of the entire site, architectural design, landscaping, complete Interiors & furniture, other associated structural, services drawings, 5 star green building compliance, documents for all stages of the project including assist in obtaining planning approvals and building & completion certificates from the local authorities, preparation of tender documents and periodic supervision of design implementation during construction phase of the Project.

Applicants with 20 years professional experience, registered with the Council of Architecture and permitted to practice as an Architect/ Architectural Firm in India, are requested to submit documents for evaluation of their eligibility. Eligible applicants will be further evaluated through a two-step process and will be ranked for short listing up to a maximum of 3 Applicants who have experience in similar kind of building type facility.

The short listed Applicants will be given the Design Brief of the Project for submission of their respective Concept Design. A Fee of 4% will be paid as total remuneration for all allied consultancy services on appointment.

Project background for modification must include the following reciprocations.

1. BACKGROUND

- 1.1.Function efficiently with the help of latest services,
- 1.2.Energy efficient features,
- 1.3.Security systems
- 1.4.Heating/cooling systems,
- 1.5.Smooth circulation and integration of open and built-up spaces and functional segregation of spaces as per requirements
- 1.6.Climatic conditions.
- 1.7.Development Norms as per local statutory needs.

2. GENERAL INSTRUCTIONS

- 1.8.Selection of the architect/architectural firm shall be as per the selection process described later in this document. Decision of the management regarding the selection will be final.
- 1.9.Applicants must fully acquaint themselves about the scope of the Project and local conditions ,planning procedures/ local approvals before submitting the 'Expression of Interest'
- 1.10. No further queries will be entertained at the EOI stage. Short listed applicants may seek clarifications during Concept Design stage.
- 1.11. 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 fulfilling the contract agreements or financial failures / weaknesses etc.
- 1.12. The selected Architect/ Architectural firms shall be required to co-ordinate with and work along with that firm(s) during project execution period for successful implementation of the project in all respect.
- 1.13. The basic Terms and Conditions of appointment of Architect shall be provided to all short-listed applicants. If required, the Management may negotiate on the consolidated Consultancy Fee payable to the selected Architect / Architectural firm for the architectural and other relevant consultancy services as required as per agreement conditions from the Architect/ Architectural firms in the project.

2. ELIGIBILITY CRITERIA

2.1.To be eligible for pre-qualification, the applicant should be an Architect or Architectural firm.

The architectural services for executed projects in the past 20 years:

2.2.At least one State of Art club facility minimum area of 50,000 sq.ft.

2.3.At least three State of Art Green Office building/ group of office buildings of built-up area of 2800 sqm or more having similar scope of works/services;

2.4.The applicant must be registered with the Council of Architecture and permitted to practice as an Architect/ Architectural firm Bangalore.

3. DESIRABLE CRITERIA

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

3.2.Experience in use of green technologies with standard ratings (eg. GRIHA, LEEDS, etc.) ECBC compliance, 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.

3.3.Experience of having executed work based on system of tendering and familiarity conversant with works.

4. SUBMISSION OF DOCUMENTS FOR SHORT LISTING

4.1.Copy of Registration certificate from the Council of Architecture permitting Applicant to practice as an Architect/ Architectural firm in India.

4.2.The address of the company headquarters or branch office as given in the Company registration document (copy to be attached).

4.3. The documents with all the details should be addressed to the Hon. Secretary, KGA, Bangalore, and submitted to the KGA office on or before 10th September 2024.

4.4. For any clarifications/ Information please contact Mr. Dinesh Reddy at +91 98450 45700.



Col.C.P.Nanjappa (Retd)
Hon. Secretary