

REQUEST FOR PROPOSAL

Design Competition to identify talented Architecture & Planning Firms, CoA Registered Architects/ ITPI Registered Planners (individuals) and students (individuals & teams) for Development of Perupalem Beach (Blue Flag Beach), Andhra Pradesh.

February 2023

Chief Executive Officer
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SCHEDULE OF TENDER PROCESS

Event Description	Scheduled Date
RFP upload on APTDC website	08.02.2023
Due date for Receipt of technical Bids (through e-mail)	17:00 Hrs (IST) on 22.02.2023
Short listing of Firms - Stage 1	24.02.2023
Conceptual Design Presentation by Shortlisted Firms - Stage 2	11:00 Hrs to 17:00 Hrs on 16.03.2023 at APTDC's Head Office, Vijayawada, Andhra Pradesh
Selection of the Design	23.03.2023

DISCLAIMER

1. The information contained in this Request for Proposal document ("RFP") or subsequently provided to Applicants (Firms), whether verbally or in documentary or any other form by or on behalf of Andhra Pradesh Tourism Authority (herein after referred to as APTA/ The Authority) or any of its employees, is provided to Applicants on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.
2. This RFP is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in the formulation & submission of their Proposals pursuant to this RFP.
3. This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Consultancy. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.
4. This RFP may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this RFP and obtain independent advice from appropriate sources. Information provided in this RFP to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
5. The Authority and its employees/ advisors make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this Selection Process.
6. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this RFP.
7. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this RFP.
8. The issue of this RFP does not imply that the Authority is bound to select an Applicant or to appoint the Selected Applicant, as the case may be, for the Consultancy and the Authority reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.

1. LETTER OF INVITATION

1. LETTER OF INVITATION

To

All the interested and eligible Architecture & Planning firms/

COA registered Architects/Students(individuals/teams).

Sir / Madam

1.1 APTA intends to conduct design competition from Architecture & Planning firms, CoA registered Architects(individuals) and Students (individuals/ teams) for concept development and Designing of Architectural components for the subject location in order to identify talented Architectural Firms, CoA Registered Architects (individuals) and students (individuals & teams) for development of various Tourism projects in the state of Andhra Pradesh. More details on the services required are provided in the Terms of Reference of this Request for Proposal (RFP).

1.2 Minimum eligibility criteria:

1.2.1 The applicants / Architecture & Planning firms whose average annual turnover is Rs.20.00 lakhs and above towards the consultancy fees during the last three financial years, are eligible to apply for the bids.

(or)

The applicants / COA registered Architects (individuals) having valid registration with Council of Architecture (COA), New Delhi /ITPI registered Planners (individuals) having valid registration with Institute of Town Planners, India shall only be eligible for consideration under this RFP.

(or)

The applicants / Students (individuals/ teams limited to maximum of 8 members) with majority of the team members who completed at least 3 Years of B.Arch. from a COA Approved institution.

1.3 Proposal submissions must be received not later than the due date specified in the schedule of tender process in the manner specified in the RFP document to the mail id given below.

rfp.apta@gmail.com

This RFP has the following sections:

Section - 1	Letter of Invitation
Section - 2	Instructions to Applicants
Section - 3	Data Sheet
Section - 4	Preparation, Submission and Evaluation of Proposals

Section - 5	Terms of Reference
Section - 6	Formats for Proposal Submission (Annexures)

- 1.4 The Proposals shall be filled in English and all entries must be typed / written in blue/black ink. Initials of the Authorized representative of the applicant must attest all erasures and alterations made while filing the proposal.
- 1.5 APTA reserves the right to cancel, terminate, change or modify this procurement /Proposal Process and /or requirements of proposal stated in the RFP, without assigning any reason or providing any notice and without accepting any liability for the same.
- 1.6 The Proposal shall be valid for a period of not less than 180 days from the Proposal Due Date (the "PDD"). In exceptional circumstances, prior to the expiry of the original proposal validity period, the authority may request the firms to extend the period of validity for a specified additional period. The request for the extension shall be made in writing. However, Firms will not be permitted to modify their proposals.
- 1.7 No consortium/ Joint Venture applications are allowed. Proposals from individual firms/CoA registered Architects/Students (individuals/ teams) shall only be accepted for evaluation.
- 1.8 **Architectural consultancy / firm**
- 1.8.1 The **Architectural consultancy / firm** will be selected based on the “Design Competition” as described in this RFP. Two stage processes will be employed for the selection of the best Architectural Design. A maximum of Ten Firms will be shortlisted at Stage 1 based on fulfillment of Technical Eligibility Criteria and marks awarded in accordance with the evaluation process set forth in the RFP under Section 4.2. The shortlisted Consultants/firms in Stage 1 will only be eligible and invited to participate in Stage 2, the Design Competition for selection of final design, in terms with the RFP.
- 1.8.2 Firms with chief architect having valid registration with Council of Architecture (COA), New Delhi and with an experience of minimum fifteen years shall only be eligible for consideration under this RFP.
- 1.8.3 The Best design ranked no.1, 2 &3 will be provided with best design award and will be awarded the project. Honorarium of Rs. 1,50,000/-, Rs.1,00,000, & Rs.75,000 respectively plus applicable tax will be given to the remaining shortlisted designs/ firms.
- 1.9 **COA registered Architects/ITPI Registered Planners (individuals)**
- 1.9.1 The COA registered Architects (individuals) /ITPI Registered Planners (individuals) will be selected based on the “Design Competition” as described in this RFP. Two stage processes will be employed for the selection of the best Architectural Design. A maximum of 10 individual Submissions will be shortlisted at Stage 1 based on fulfillment of Technical

Eligibility Criteria and marks awarded in accordance with the evaluation process set forth in the RFP under Section 4.2. The shortlisted Architects(individuals) in Stage 1 will only be eligible and invited to participate in Stage 2, the Design Competition for selection of final design, in terms with the RFP.

- 1.9.2 Architects (individuals) having valid registration with Council of Architecture (COA), New Delhi/ITPI registered Planners (individuals) having valid registration with Institute of Town Planners, India shall only be eligible for consideration under this RFP.
- 1.9.3 The Best design ranked no. 1, 2 &3 will be provided with best design award and a Honorarium of Rs. 1,00,000/-, Rs.75,000, & Rs.55,000 respectively plus applicable tax will be given. All the shortlisted firms will be awarded an appreciation certificate.

1.10 Students (Individuals and teams)

- 1.10.1 **The Students(Individuals and teams)** will be selected based on the “Design Competition” as described in this RFP. Two stage processes will be employed for the selection of the best Architectural Design. A maximum of Ten number of Student teams will be shortlisted at Stage 1 based on fulfillment of Technical Eligibility Criteria and marks awarded in accordance with the evaluation process set forth in the RFP under Section 4.2. The shortlisted Student teams in Stage 1 will only be eligible and invited to participate in Stage 2, the Design Competition for selection of final design, in terms with the RFP.
- 1.10.2 Student teams (limited to maximum of 8 members) with the majority of the team members who completed at least 3 Years of B.Arch. from a COA Approved institution.
- 1.10.3 The Best designs ranked no.1, 2 & 3 will be provided with the best design award and a Honorarium of Rs. 50,000/-, Rs.40,000, & Rs.30,000 respectively plus applicable tax will be given. All the shortlisted firms will be awarded a appreciation certificate.

Date:08.02.2023

Sd/-

Chief Executive Officer

APTA

2. INSTRUCTIONS TO APPLICANTS

2. INSTRUCTIONS TO APPLICANTS

- 2.1** Applicants are encouraged to inform themselves fully about the assignment and the local conditions before submitting the Proposal.
- 2.2** Proposals shall be prepared and submitted in the manner elaborated in this RFP as per the formats/annexures provided.
- 2.3** APTA reserves the right to terminate an Applicant participation in the tender process at any time, APTA should consider that an applicant has, without the prior consent, failed to comply with any of the procedures and requirements prescribed in the RFP.
- 2.4** It shall be deemed that by submitting the Proposal, the Applicant has:
- a. made a complete and careful examination of the RFP;
 - b. received all relevant information requested from the Authority;
 - c. accepted the risk of inadequacy, error or mistake in the information provided in the RFP or furnished by or on behalf of the Authority or relating to any of the matters referred in the RFP;
 - d. satisfied itself about all matters, things and information, including matters referred herein, necessary and required for submitting an application and performance of all of its obligations there under;
 - e. acknowledged that it does not have a Conflict of Interest; and
 - f. agreed to be bound by the undertaking provided by it under and in terms hereof.
- 2.5** The Authority shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to RFP or the Selection Process, including any error or mistake therein or in any information or data given by the Authority.
- 2.6 For Firms**
- 2.6.1** Broad description of the objectives, scope of services, deliverables and other requirements relating to this Consultancy are specified in this RFP. In case an applicant / firm possesses the requisite experience and capabilities required for undertaking the Consultancy, it is invited to participate in the Selection Process individually (the 'sole firm') on its own and no consortium is allowed.
- 2.6.2** Any entity which has been barred by any agency of the Central Government, any State Government, any Statutory Authority or any public sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the date of the Proposal, would not be eligible to submit a Proposal either by itself or through its Associate.
- 2.6.3** The Proposal of a firm shall be liable for disqualification in the event of the following:

- a. If the Consultant / firm refuses to accept the correction of errors in its proposal, (or)
- b. If the Consultant / Firm submits a conditional Proposal which would affect unfairly the competitive provision of other Consultants / firms who submitted substantially responsive proposal and/or is not accepted by APTA.

2.7 AMENDMENT TO RFP

- a. At any time prior to the due date for submission of Proposal, the Authority may, for any reason, whether at its own initiative or otherwise, modify the RFP document by issuing Addendum/ Amendment.
- b. To provide the Applicants with reasonable time for taking an amendment into account, or for any other reason, the Authority may, in its sole discretion, extend the Proposal Due Date (PDD).
- c. The request for the extension shall be made in writing. However, applicant will not be permitted to modify their submitted bids after the PDD.
- d. The above changes & amendments, if any, will be notified in APTA website i.e. <https://tourism.ap.gov.in/tenders>

2.8 CONFLICT OF INTEREST

2.8.1 For Firms:

- a. The Authority requires that the design competition winning firm provides professional, objective, and impartial advice and at all times hold the Authority's interest's paramount, avoids conflicts with other assignments or its own interests, and act without any consideration for future work. The design competition winning firm shall not accept or engage in any assignment that would conflict with its prior or current obligations to other clients, or that may place it in a position of not being able to carry out the assignment in the best interests of the Authority.
- b. An Applicant shall not have a conflict of interest that may affect the Selection Process or the Architectural Consultancy Services (the "Conflict of Interest"). Any Applicant found to have a Conflict of Interest shall be disqualified.
- c. An Applicant shall be deemed to have a Conflict of Interest affecting the Selection Process, if:
 - i. a constituent of such Applicant is also a constituent of another Applicant; (or)
 - ii. such Applicant or its Associate receives or has received any direct or indirect subsidy or grant from any other Applicant or its Associate; (or)
 - iii. such Applicant has the same legal representative for purposes of this Application as any other Applicant; (or)
 - iv. a firm is engaged by the Authority to provide goods or works or services and if the Associate/s of such firm is engaged by a different firm for providing

consulting services for the same project and vice versa.

2.9 COPYRIGHT & RIGHT OF OWNERSHIP

- i. Each Applicant shall retain Copyright in his own competition design.
- ii. Each Applicant shall retain the right of reproduction of his own competition design.
- iii. Following the jury's decision, the author's ownership claims on the awarded entries are transferred to the Organizer.

3. DATA SHEET

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Slno	Key Information	Details
RFP DETAILS		
1	Project	Design Competition to identify talented Architectural Firms, CoA Registered Architects/ITPI Registered Planners (individuals) and students (individuals & teams) for Development of Perupalem Beach (Blue Flag Beach), Andhra Pradesh.
2	Authority	Andhra Pradesh Tourism Authority (APTA)
3	Tentative project Cost	Varies
4	Proposal Validity	180 days from the Proposal Due Date (PDD)
5	Area/Stretch	1500 m long
PROPOSAL SUBMISSIONS		
6	Proposal Submissions for Stage 1 (The scanned copies shall be mailed as mentioned in the RFP document)	<ul style="list-style-type: none"> a. Request for Proposal (RFP) Document, Signed and Stamped (firm seal for firms, collage seal for students, CoA registration number) on each page. b. Documents fulfilling Technical Eligibility Criteria along with proofs as mentioned in the section 4.2.
7	Technical Eligibility Criteria (stage 1)	<p><u>Stage 1</u></p> <p><i>Architectural Firms:</i></p> <p>A. The Firm should have successfully completed consultancy services for at least one project with an area of at least 15 Acres or a similar beach development project in the last 5 years, in a single Work order as a Prime Consultant.</p> <p>B. The proposed Chief Architect shall have a minimum of 10 (ten) years complete experience and shall also fulfill experience under (A) above. The chief Architect must have been registered with CoA.</p> <p>C. The proposed other experts of the bidding Firm (Engineers, Architects, experts, etc.) shall have experience as detailed in section 4.2</p> <p>D. Financial Capacity: The applicant firm shall have an average annual turnover of Rs. Twenty lakhs (Rs. 20.00 lakhs) from the architectural consultancy services only in the past three consecutive financial years as per the audited balance sheets.</p>

Slno	Key Information	Details
		<p><i>CoA Registered Architects/ITPI Registered Planners (Individuals):</i></p> <p>A. The applicants / COA registered Architects (individuals) having valid registration with Council of Architecture (COA), New Delhi shall only be eligible for consideration under this RFP. (Shall enclose the copy as proof).</p> <p>B. Basic Concept Note and proposal sketch shall be submitted which will be marked for 100 in terms of Practicality, innovativeness, affordability, sustainability, eco-friendly as detailed in section 4.2.</p> <p><i>Students (individuals & teams maximum 8 members):</i></p> <p>A. The applicants / Students (individuals & teams maximum of 8 members) with majority of the team members who completed at least 3 Years of B.Arch. from a CoA Approved institution.</p> <p>B. Basic Concept Note and proposal sketch shall be submitted which will be marked for 100 in terms of Practicality, innovativeness, affordability, sustainability, eco-friendly as detailed in section 4.2.</p>
8	<p>Proposal Presentation and submission at Stage 2 by the shortlisted Applicants</p>	<p>The shortlisted Applicants at stage 1 will be invited to present detailed conceptual designs either physically or through virtual presentation at stage 2. Necessary survey drawings will be provided to the selected Architects in stage 2. A copy of the presentation shall be submitted in hard (A1 size- colour) and soft copies containing the following:</p> <ol style="list-style-type: none"> a. Design Development Process b. Conceptual Master Plan in A1 size (to the scale) c. Architectural Plans, elevations, broad sections at suitable scale d. Three Dimensional Views, Birds Eye Views; and walkthroughs (optional) of Conceptual master plan, etc. for better understanding of design concepts e. Construction cost (block estimate)

Slno	Key Information	Details
9	Evaluation Criteria	<p>Evaluation Criteria -Stage 1</p> <p>a. The technical bids will be evaluated based on the criteria set out in Section 4.2 of this RFP. The eligible applicants will qualify for the stage 2 of the selection process basing on the marks awarded</p> <p>Evaluation Criteria (Stage 2)</p> <p>a. The above short-listed applicants will only be invited by APTA for Detailed presentation as detailed in section 4.2.</p> <p>b. The board of assessors will evaluate the designs based on their presentation. Ranking will be given to the designs based on the marks obtained.</p> <p>c. For firms' evaluation is based on each design and QBS system and 100% weightage will be given for design presentation. <i>All the shortlisted firms will be awarded an appreciation certificate.</i></p> <p>d. For students (individuals & teams maximum of 8 members) and CoA Registered Architects/ITPI Registered Planners Evaluation is solely based on Design Presentation market out of 100 as detailed out in section 4.2</p>
10	Criteria for selection of consultant	<p>The criteria for selection of architectural consultant(firm) are the best design as evaluated on QBS.</p> <p>The criteria for selection of Students team and CoA registered Architect/ITPI Registered Planners are the best design as evaluated on QBS.</p>

4. PREPARATION, SUBMISSION AND EVALUATION OF PROPOSALS

4. PREPARATION, SUBMISSION AND EVALUATION OF PROPOSALS

The defined eligibility criteria and evaluation process for selection of the architectural Consultancy is aimed at selecting a reputed, qualified firm with adequate proven experience in designing similar projects and inviting innovative concepts from Architects and Students. The objective is to appoint an architectural consultancy through transparent and competitive bidding, who can deliver a sustainable tourism project at Perupalem Beach, Andhra Pradesh.

The selection process will be in two stages:

1. **Stage 1:** Open invitation and short listing of maximum ten (10) firms, ten (10) Architects, ten (10) Student Teams by APTA based on criteria detailed below.
2. **Stage 2:** Ranking of designs and selection of the best design and –
 - **Firm:** that delivered the best design from among the shortlisted firms as evaluated by board of assessors based on QBS in accordance with stipulated guidelines.
 - **Student Team/ Architect:** that delivered the best design from among the shortlisted firms as evaluated by board of assessors based on QBS in accordance with stipulated guidelines

4.1 GENERAL

- a. The shortlisted Applicants shall bear all costs associated with the preparation and submission of its proposal, including data collection, analysis, etc. as also any discussions/ negotiations. The authority shall not be responsible or liable for any such costs incurred.
- b. The Applicant should submit their proposals individually only and proposals submitted by consortium is not allowed.
- c. Adherence to formats, wherever prescribed, is required. Non-adherence to formats might be a ground for declaring a proposal non-responsive.
- d. All communication and information shall be provided in writing through mail and in English language only.
- e. All communication and information provided should be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amounts stated in figures and words, the amount stated in words will be taken as correct and final.

4.2 PREPARATION, SUBMISSION AND EVALUATION OF PROPOSALS (STAGE 1)

The technical proposals as detailed below shall be prepared and scanned copies to be submitted by e-mail to the following mail id. rfp.apta@gmail.com.

I. RFP document signed and stamped on all the pages.

II. Technical Eligibility Criteria

A. **Firm:**

Signed and stamped Documents and Experience Certificates as per the Formats provided as Annexures (as applicable) towards proof of the following eligibility criteria shall be submitted.

- a) The Firm should have successfully completed providing design consultancy services for at least one project with an area of at least 15 Acres, in a single work order as a **Prime Consultant**.
- b) The proposed Chief Architect shall have a minimum of 10 (ten) years completed experience and shall also fulfill experience under (a).
- c) The proposed other experts (Architects, Engineers, Experts, etc.,) shall have experience as detailed in Section 4.2(e).
- d) **Financial Capacity:** The applicant firm shall have an average annual turnover of Rs. Twenty lakhs (Rs. 20.00 lakhs) from the architectural consultancy services only in the past three consecutive financial years as per the audited balance sheets.
- e) **Evaluation of the technical proposal:**

The applicant shall fulfil the following conditions and marks will be allotted out of total 80 marks.

i. **Team composition**

- 1) Chief Architect with a Master's in Architecture in any discipline, Ten years of experience and registered with COA.
- 2) Architect - 1 nos. with Bachelor's in Architecture and Three years of experience
- 3) Civil Engineer / Quantity surveyor – 1 no. with experience of three years.
- 4) Urban Designer – 1 no. with an experience of five years.

S.No.	Key Personnel	Minimum Experience (no. of years)	Educational Qualifications	Marks Allocated
1	Chief Architect	10	M. Arch/ master's in landscape architecture/Urban Design/Conservation.	10
2	Urban Designer	05	Master's in Urban design	5
3	Quantity Surveyor/ Civil Engineer	03	B.E. / B. Tech (Civil)	5
4	Architect	03	Bachelor's in architecture	5
			Total	25

ii. Technical and financial capacity

Criteria	Marks per item	Total marks awarded
Designed similar nature of Beach projects of not less than 15 acres extent (which have been implemented) @ 5 marks per project up to a maximum of 25 marks	5	25
Experience in providing master plan and architectural design services for developing similar Tourism projects of project cost more than Rs.100 lakhs each @ 5 marks for each project subject to maximum of 20 marks.	5	20
Won award for similar project through design competition (maximum 5 marks)	5	5
Draft Concept presentation (Concept, Design Sketch, Components)	5	5
Total marks		55

From the marks awarded as per the above table, the top ten firms will be selected and invited for stage 2 of the design competition process.

B. Architects (CoA Registered)/Planners (ITPI Registered):

i. Evaluation of the technical proposal:

The applicant shall fulfil the following conditions and marks will be allotted out of 100 marks. The members who scored in the top 10 will get qualified to stage – 2.

ii. Applicant Eligibility:

The applicants / COA registered Architects (individuals) should have valid registration with Council of Architecture (COA), New Delhi for consideration under this RFP. (Shall enclose the copy as proof).

iii. Technical Eligibility specifications:

Sl no	Submission	Marks per item	Maximum Marks
1	Designed similar nature of Tourism projects of not less than 5 acres extent (which have been implemented/under implementation) @ 5 marks per project up to a maximum of 25 marks	5	40
2	Architect Portfolio	20	20
3	*Draft Concept presentation (Concept, Design Sketch, Components)	20	20
4	Architect Experience@ 5 marks per year up to a maximum of 25 marks	5	20
	Total Marks		100

*To be composed & submitted in not more than one A1 sheet. (Or else disqualified).

C. Student Teams:

i. Evaluation of the technical proposal:

The applicant shall fulfil the following conditions and marks will be allotted out of a total of 100 marks. The members who scored in the top 10 will get qualified to stage – 2.

ii. Applicant Eligibility:

The applicants / Student teams (limited to maximum of 8 members) with majority of the

team members who completed 3 Years of B.Arch. from a COA Approved institution. (Shall enclose the copy of Semester mark sheets and a covering letter from collage as proof).

iii. Team Composition:

S. No	Team Member	Qualification
1	Architecture Student/Graduate	Minimum B.Arch. 4 th Year Student
2	Student/Graduate	Minimum a bachelor's Student pursuing any of the Architecture/Civil Engineer/Urban Planning/Interior Designing/Facility Services Planning/ Digital Techniques for Design and Planning.

The team shall be composed in such a way that the majority of the members of the team shall satisfy the qualification of Architects/Graduate. The team is limited to maximum of 8 members.

iv. Design Considerations for Evaluation

Sl no	Components	Marking
1	Concept, Vision & Objectives	15
2	Concept Plans	15
3	Form & Design Development	20
4	Site Analysis	15
5	Cost-cutting Technologies	10
6	Use of eco-friendly materials	5
7	Recycle & Reuse Technologies	5
8	Innovative Techniques	5
9	Energy saving Techniques	5
10	In lines with GRIHA rating systems	5
	Total Marks	100

To be composed & submitted in not more than one A1 sheet. (Or else disqualified)

4.3 EVALUATION CRITERIA FOR SHORT LISTING (STAGE 1)

Only the top 10 firms, top 10 CoA registered Architects, and top 10 Student teams will be

shortlisted based on the marks obtained as per the eligibility criteria mentioned in section 4.2.

4.4 RECEIPT OF PROPOSALS

Technical proposals received within the due date and time through email will only be considered for evaluation for stage 1. Proposals other than the above will be summarily rejected.

4.5 PREPARATION, SUBMISSION AND EVALUATION OF PROPOSALS (STAGE 2)

I. Cover A (Stage 2)

Only the shortlisted Applicants at stage 1 will be invited for a detailed presentation on the broad conceptual designs along with submission of the following in **cover A**.

- 1) A copy of the presentation shall be submitted at the time of presenting the concepts before the board of assessors in hard (color A2 size) and soft copies containing the following:
 - a) Design Development Process
 - b) Conceptual Master Plan in A1 size (to the scale)
 - c) Architectural Plans, elevations, broad sections at suitable scale
 - d) Three Dimensional Views, Birds Eye Views; and walkthroughs (optional) of Conceptual master plan, etc. for better understanding of design concepts.
 - e) Construction cost (block estimate)
 - f) Methodology / work programme for the speedy project completion

Note: - Shall be Submitted by Firms/CoA approved Architects/Student teams.

- 2) Proposed details and profile of key professionals with relevant experience (Annexure 3a and 3b), that shall consist of the following
 - a) Chief Architect- 1 no
 - b) Urban Designer – 1 nos
 - c) Architect- 1 no
 - d) Civil Engineer / Quantity surveyor- 1 no

Note: - Shall only be submitted by the firms.

4.6 EVALUATION CRITERIA FOR SELECTION OF BEST DESIGN (STAGE 2)

- i. The above shortlisted applicants will be invited for a detailed presentation on their broad design concepts.
- ii. The board of assessors shall evaluate the designs based on their presentations.

- a) **For Firms:** - Marks will be given to the designs based on the marks obtained to each design based on QBS system out of 80 marks which will be allotted from assessment of the board of assessors.
- b) **For CoA Registered Architects/ITPI Registered Planners and Student Teams:**
- Marks will be given to the designs based on the marks obtained to each design and on QBS system, in which the presentation is evaluated for a total of 100 marks.

4.7 SELECTION OF THE BEST DESIGN BY THE BOARD OF ASSESSORS (STAGE 2)

The above marks under each head are proposed to be allocated with reference to below

4.7.1 Each member of the Board of assessors at Stage 2 (Selection of Best Design) will award marks based on the following criteria, subject to maximum permissible marks. The average of the total marks awarded by each member of the board of assessors will be the final marks obtained by the shortlisted Applicants in 3 Categories i.e., Firms, CoA Registered Architects/ITPI Registered Planners, and Student Groups. The marks will be awarded by the individual assessors with the help of the following criteria.

Evaluation Criteria	Overall Design Development	Elevations & 3 D Views (Design Blend with Waterfront & Surrounding)	Construction Cost effectiveness	Overall Presentation & Response to Clarifications
Max. Marks	40	30	15	15

The above marks under each head are proposed to be allocated with reference to below parameters

Parameter	% Of marks allocated	Marks (out of 40)	Marks (out of 30)	Marks (Out of 15)	Marks (out of 15)
Innovation	50%	20	15	7.5	7.5
Level of Detailing in the design	25%	10	7.5	3.75	3.75
Practicality	15%	06	4.5	2.25	2.25
Presentation	10%	04	03	1.5	1.5
Total	100%	40	30	15	15

4.8 HONORARIUM TO THE SHORTLISTED FIRMS

- a) **Firms:** The Best design ranked no.1, 2 &3 will be provided with the best design award and will be awarded the project. Honorarium of Rs. 1,50,000/-, Rs.1,00,000, & Rs.75,000 respectively plus applicable tax will be given to the remaining shortlisted designs/ firms.
- b) **CoA registered Architect/ITPI registered Planner:** The Best design ranked no. 1, 2 &3 will be provided with best design award and a Honorarium of Rs. 1,00,000/-, Rs.75,000, & Rs.55,000 respectively plus applicable tax will be given. All the shortlisted firms will be awarded an appreciation certificate.
- c) **Student Teams:** The Best designs ranked no.1, 2 & 3 will be provided with the best design award and a Honorarium of Rs. 50,000/-, Rs.40,000, & Rs.30,000 respectively plus applicable tax will be given. All the shortlisted firms will be awarded a appreciation certificate.

Note: - Once the Firms/Architects/Students gets their honorarium, all the designs will be the property of APTA.

5. TERMS OF REFERENCE

5. TERMS OF REFERENCE

5.1. BACKGROUND

Andhra Pradesh Tourism Authority (APTA), Vijayawada is a state government corporation, which is involved in development and promotion of tourism in Andhra Pradesh State. The aim of the APTA is to provide state-of-the-art tourism infrastructure facilities to tourists visiting Andhra Pradesh. APTA owns a considerable transport fleet and water fleet, operates leisure-based cruises and water sports and sound and light shows, etc. APTA has a chain of Haritha Hotels, spread across Andhra Pradesh at all major tourist destinations, which includes wayside amenities on major National Highways.

A "Clean" beach is the primary indicator of coastal environmental quality & management. However, coastal regions in India are highly susceptible to litter accumulation. The presence of such debris not only affects the aesthetic appeal of beaches negatively but also reduces the recreational (tourism) value drastically.

In order to sustain tourism activities and healthy coastal management, Ministry of Environment, Forest and Climate Change, Government of India have conceived an integrated coastal management scheme viz. BEAMS (also referred to as Beach Management Services) to reduce existing pollutants on beaches and to aspire & achieve such high international standards in India.

The main objective of setting up BEAMS programme is to promote sustainable development in coastal regions of India for the beach management authorities to strive to achieve high standards in four categories as mentioned below:

1. Environmental Management including cleanliness, solid waste management in beaches
2. Environmental Education
3. Safety & Security of Beach goers
4. Bathing Water Quality Standards

It primarily focuses on "Beach Rejuvenation Plan" that also means development of beach facilities, reduction and regulations of beach littering and undertaking day to day cleaning operations in beaches. It is also to ensure & control various types of pollutions in beaches by effective solid waste management, utilization and bring significant awareness on environment protection & sensitize beachgoers of ecosystems and biodiversity, BEAMS area successful model of development in the coastal regions of India initiated and implemented by Govt. of India, Ministry of Environment, Forest & Climate Change and Integrated Coastal Zone Management Project, Forest Department, Gov. of Andhra Pradesh.

Introduction:

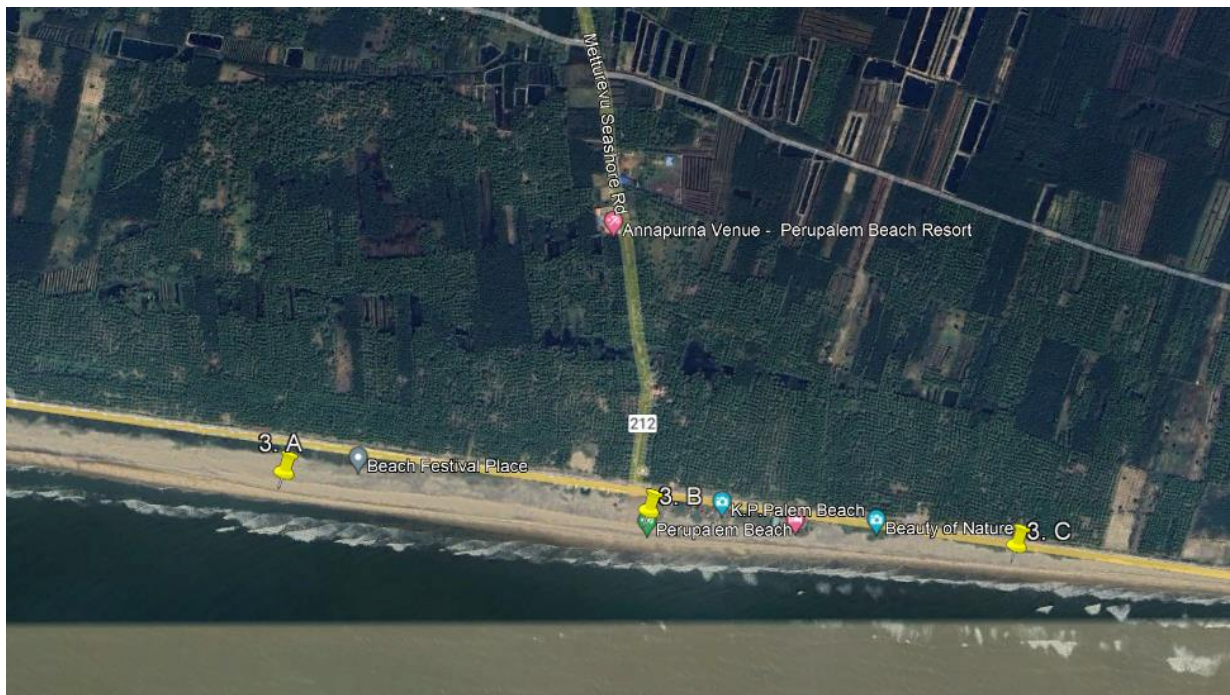
Perupalem Beach is located on the coast of Bay of Bengal, in West Godavari district of Andhra Pradesh. The beach is being developed for tourism by the state tourism board, APTDC. It is situated 12km away from sub-district headquarter Mogalthur (tehsildar office) and 118km away from district headquarter Eluru.

Perupalem Beach is a Multipurpose Tourism Project located near Perupalem village, West Godavari District, Andhra Pradesh under taken by the Andhra Pradesh Tourism Department of Government of Andhra Pradesh. The project envisages to increase the tourism footfall of Andhra Pradesh. The Government of Andhra Pradesh is giving top priority for completion of Perupalem Beach Project.

Further, as per the instructions of the Govt. of Andhra Pradesh, APTA envisages to develop a sustainable tourism project at Perupalem beach area. In this regard, APTA intends to appoint an Architectural Consultant through Design Competition for providing Architectural Consultancy Services for "Development proposal of Perupalem beach project, Andhra Pradesh".

5.2. PROJECT LOCATION

The proposed site for Perupalem Beach Development Project is near Perupalem village towards the sea side. The total project stretch is about 1500 meters with coordinates 16°20'25.43"N and 81°36'6.80"E.



Project location

OBJECTIVE OF THIS TOR

The overall objective of this competition assignment is to select best architectural design for the proposed Perupalem Beach Development Project. The proposal shall become a landmark tourism project in Andhra Pradesh and shall attract massive crowds, develop tourism and generates employment & revenue through small scale business for the Government of Andhra Pradesh.

5.3. PROPOSED COMPONENTS IN THE PERUPALEM BEACH DEVELOPMENT PROJECT

The following components / facilities are indicated below and the Consultants may come up with any other additional and innovative components;

- Souvenir Shops
- Restaurants
- Water Sports
- View points
- Play areas for Children
- Tourist Interpretation and Reception Centre
- Rescue and medical facilities
- Landscaping & Seating
- Parking Facilities
- Toilets

As the site comes under CRZ zone the proposal should be given in the lines of CRZ norms and regulations.

5.4. SCOPE OF SERVICES FOR THE PARTICIPANT

5.4.1 The Participant shall assist APTA in understanding Design Development of proposed project in all respects. The total competition period is estimated to be about 4 (Four) weeks from commencement of RFP.

5.4.2 The broad scope of services for the participant under this contract shall be the preparation of conceptual options for selection by the client, preliminary architectural drawings and elevations for the finalized conceptual design, Landscape including the selection of plant species, etc., includes providing preliminary designs and block costing, for all works involved in the Perupalem Beach Development Project.

5.4.3 Through all the project competition phases, APTA expect the consultants to illustrate the interest and commitment to utilize the latest National and International techniques and best practices to promote fast, efficient, economical and sound completion of the

works.

5.5. DETAILED SCOPE OF SERVICES

The participants for the competition shall abide to the following scope of services while designing the master plan proposal.

5.5.1 Studies and Analysis

- a) Reconnaissance survey around proposed project area for identification of preliminary project components and for undertaking site analysis.
- b) Carryout Site evaluation, analysis, and impact of existing and / or proposed developments on its immediate environs.
- c) Study applicable site development and building regularity norms such as development control regulations, Designated land use in statutory Master Plan, Environment regulations, CRZ Regulation processes to be undertaken into consideration, etc.

5.5.2 Review and Benchmarking

- a) Through the Benchmarking exercise, identify the options for development of the proposed Project. The projects being considered for Benchmarking should be applicable and implementable at the identified project site.
- b) Review of current recreational scenario at its surrounding (if any)
 - i. Carryout comprehensive analysis of current recreational activities, the infrastructure, tourist inflow, etc.
 - ii. Review existing documentation, current plans, strategies and programs related to the proposed site.
 - iii. Review basic infrastructure, connectivity, basic services, solid waste management and sewage and suggest ways and means for improvement of standards for environmental and infrastructure up gradation.
- c) Stakeholder consultation and presentation on the preliminary identified project component and their block cost estimates to APTA.

5.5.3 Master Plan (MP)

5.5.3.1 Develop Concepts

- a) The project area shall be developed matching the ambience of proposed tourism project.
- b) The proposed area to be developed comprehensively considering the other

numerous tourist attractions around the area.

- c) Suggest various plant species to be planted including at least two landscaping themes and also specific recreational components to be implemented so as to develop it as a major tourist zone in Andhra Pradesh.
- d) Develop profiles for each of the components identified with overall 3D representation of the site and individual components.

5.5.3.2 Preparation of Master Plan

- a) Prepare a draft Master Plan integrating landscape and various project components in a phased manner so as to optimize the capital requirement for the development of the area
- b) Present the salient features of the proposed components to the Client / Authority.
- c) The final Master Plan should be based on the recommendations of the Client / Authority incorporating principles of water conservation, use of non-conventional energy sources, energy conservation, and efficiency, low pollution, water treatment, water recycling, zero discharge, Hazard/Disaster mitigation integrated in to master planning.

5.5.4 Service/Utility plans at Site Level

- a) Shall provide service plans related to
 - i. Access Road, Public Health, and others as per requirement and compliance with national and local standards
 - ii. Water supply, sewerage, storm water drainage, internal roads, street lighting, rain water harvesting, water supply intakes arrangements, illumination scheme, irrigation, ICT/Surveillance, Automation and other specialized services.
 - iii. Circulation, entry-exit plans, crowd management, Public Health, and others as per requirement and compliance with national and local standards
 - iv. Use of non-conventional sources of lighting etc.
 - v. Preparation of landscape architecture, interior architecture, architectural conservation, graphic design and signages etc.
- b) **LANDSCAPING AND HORTICULTURE** - Appropriate hard and soft landscaping shall be designed to be in harmony with the surrounding Environment and neighborhood. The objective is to provide a harmonious and eco-friendly environment with green area and landscape features.
- c) **ENVIRONMENTAL PROTECTION** - Cautious effort shall be made to ensure the Project provides positive contribution to the Environment and conform to local pollution control

norms.

- d) INTERIOR DESIGN - The interiors of the park shall be designed to ensure pleasant environment that encourages excellence and comfort.
- e) Prepare disaster management plan for the Hazards to which site/project is exposed to such as Flood, Cyclone, Rain, Fire etc.
- f) OTHER SERVICES - Any other services connected with the work shall be designed as per standard practice.
- g) The participant shall ensure the durability, serviceability, conformation to the design standards aesthetics of the project.

Review & Reporting:

As the proposed project is prestigious for Govt. of Andhra Pradesh and is expected to be developed in a time bound manner, the Participant of the competition is expected to be personally present and appraise the project details to the authorities concerned during the time of the Competition Jury.

**6.FORMATS FOR SUBMISSION OF
PROPOSAL
@ STAGE 1 & STAGE 2
(Annexures)**

Annexure 1

Application Form for Firm

COVERING LETTER (LETTER OF PROPOSAL)

(On Applicant's Letter Head)

To,

Date:

**The Chief Executive Office, APTA
Andhra Pradesh Tourism Authority,
5th floor, Stalin Corporate, Industrial estate,
Vijayawada - NTR District
Andhra Pradesh - 520007.**

Sub: Design Competition to identify talented Architecture & Planning Firms, CoA Registered Architects/ ITPI Registered Planners (individuals) and students (individuals & teams) for Development of Tourism Project at Perupalem Beach, Andhra Pradesh.

1. With reference to your RFP Document dated -----, I / We, having examined all relevant documents and understood their contents, hereby submit our Proposal for selection as Architectural Consultant (the "Consultant") for the subject project. The proposal is unconditional.
2. I/We acknowledge that the Authority will be relying on the information provided in the Proposal and the documents accompanying the Proposal for selection of the Consultant, and we certify that all information provided in the Proposal and in the Appendices, are true and correct, nothing has been omitted which renders such information misleading; and all documents accompanying such Proposal are true copies of their respective originals.
3. This statement is made for the express purpose of appointment as the Consultant for the aforesaid Project.
4. I / We shall make available to the Authority any additional information it may deem necessary or require for supplementing or authenticating the Proposal.
5. I / We acknowledge the right of the Authority to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
6. I / We certify that in the last five years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.

7. I/We declare that:
- a) We have examined and have no reservations to the RFP Documents, including any Addendum issued by the Authority;
 - b) I / We do not have any conflict of interest as mentioned in the RFP Document;
 - c) I / We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in respect of any tender or request for proposal issued by or any agreement entered into with the Authority or any other public-sector enterprise or any government, Central or State; and
 - d) I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of this RFP, no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. I / We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any Proposal that you may receive nor to select the Consultant, without incurring any liability to the Applicants in accordance with the RFP document.
9. I/We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which would cast a doubt on our ability to undertake the Consultancy for the Project or which relates to a grave offence that outrages the moral sense of the community.
10. I / We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
11. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority (and/ or the Government of India) in connection with the selection of Consultant or in connection with the Selection Process itself in respect of the above-mentioned Project.
12. I/We agree and understand that the proposal is subject to the provisions of the RFP document. In no case, shall I/we have any claim or right of whatsoever nature if the Consultancy for the Project is not awarded to me/us or our proposal is not opened or rejected.
13. I / We agree to keep this offer valid for 180 (One hundred and eighty) days from the PDD specified in the RFP.
14. In the event of my/our firm being selected as the Consultant, I/we agree and undertake to provide the services of the Consultant in accordance with the provisions of the RFP and that the Chief Architect shall be responsible for providing the agreed services himself and not

through any other person or Associate.

15. I/We have studied RFP and all other documents carefully. We understand that we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or concerning or relating to the Selection Process including the award of Consultancy.
16. The Proposals are being submitted to prove our technical and financial strengths. The content provided in our proposal shall constitute the Application which shall be binding on us.
17. I/We agree and undertake to abide by all the terms and conditions of the RFP Document. In witness thereof, I/we submit this Proposal under and in accordance with the terms of the RFP Document.

Yours faithfully,

(Signature, name and designation of the authorized signatory)

(Name and seal of the Applicant)

Annexure 2a

Format for Applicant's Experience

PROJECT EXPERIENCE (AS PER SECTION 4.2 (II), A-E)

S.No	Year of Completion	Name Of Project	Client Details	Project Location	Project Components	Project Area (Acres)	Project cost (Rs. In Lakhs)	Document Enclosed as Proof of Experience
1								
2								
3								
4								
5								

Note: for proof of experience Work order/Agreement/Completion certificate.

Signature _____

Name _____

Designation _____

Company _____

Date _____

Notes:

Annexure 2b

Format for Draft Concept presentation (Concept, Design Sketch, Components)

(Shall be Submitted in PDF format with up to 50 slides)

Annexure 3a

Format for

DETAILS OF CHIEF ARCHITECT

- 1 Name of the Chief Architect:**
- 2 COA Registration Number & Year of Registration:**
- 3 Date of Birth:**
- 4 Nationality:**
- 5 Key Expertise:**
- 6 Proposed Role/ Responsibilities:**
- 7 Educational Qualifications (including Year of Completion):**
- 8 No. of years of Professional Experience:**

Organisation	Designation	Period starting from (dd/mm/yyyy)	Ending date (dd/mm/yyyy)	Duration of Experience (Years Months)

- 9 Project Experience (as per section 4.2 II, A):**

Year of Completion	Project Name	Client	Project Components	Project Area (Acres)	Role of Proposed Architect

Certification:

1. I am willing to work on the Project and I will be available along with the project team for the entire duration of the Project assignment as and when required, at Vijayawada, Andhra Pradesh.
2. We will have a project office at Vijayawada, during the entire project period till completion of project construction
3. I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes my qualifications, my experience and me.

(Signature of the Chief Architect / Authorised Signatory)

Place -----

Annexure 3b

Format for

DETAILS OF KEY EXPERTS

- 1 **Name of the Key Expert:**
- 2 **COA Registration Number & Year of Registration:**
- 3 **Date of Birth:**
- 4 **Nationality:**
- 5 **Key Expertise:**
- 6 **Proposed Role/ Responsibilities:**
- 7 **Educational Qualifications (including Year of Completion):**
- 8 **No. of Years of Professional Experience:**

Organisation	Designation	Period starting from (dd/mm/yyyy)	Ending date (dd/mm/yyyy)	Duration of Experience (Years Months)

- 9 **Project Experience (as per section 4.2 II, A):**

Year of Completion	Project Name	Client	Project Components	Project Area (Acres)	Role of Key expert

Certification:

1. I am willing to work on the Project and I will be available along with the project team for entire duration of the Project assignment as required, at Vijayawada.
2. I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes my qualifications, my experience and me.

(Signature of the Key Expert / Authorised Signatory)

Place -----

Annexure-4

Format for filling details of Individuals: ITPI Registered Planners

1. Name:

2. Bachelor's Degree:

3. Institution:

4. Year of passing:

5. Master's Degree:
(If applicable, not mandatory for competition)

6. Institution:
(If applicable, not mandatory for competition)

7. Year of passing:
(If applicable, not mandatory for competition)

8. IPTI Membership Number: _____
(If applicable, not mandatory for competition):

9. City:

10. State:

11. Country:

Annexure-5

Format for filling details of Individuals: COA Registered Architects

1. Name:

2. Bachelor's Degree:

3. Institution:

4. Year of passing:

5. COA Registration Number: CA/___/_____

6. Master's Degree:

(If applicable, not mandatory for competition)

7. Institution:

(If applicable, not mandatory for competition)

8. Year of passing:

(If applicable, not mandatory for competition)

9. IPTI Membership Number: _____

(If applicable, not mandatory for competition):

10. City:

11. State:

12. Country:

Annexure-6

Format for filling details of Students: (Individual and teams Limited to 8 Members)

1. Students/ participants should mention their Names, year of academics, Name of College/ University and Course (B. Arch, B. Plan, etc.) in the format below.
2. Students/ participants should get signature/ references of concerned Department HOD's/ Faculty required for confirmation by College/ University in the format below.

S. No.	Name	Year of academics	College/ University	Course	Signature/ Reference of HOD/ Faculty
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					

Note:

1. The maximum participants in a team should be B. Arch students and should be minimum 4th Year Student. (Shall enclose the copy of Semester mark sheets and a covering letter from collage as proof).
2. The applicants/ student teams (limited to maximum of 8 members) with majority of the team members who completed 3 Years of B.Arch. from a COA Approved institution.

Annexure-7
Covering Letter from College

Annexure-8
Marksheet of previous Semesters