

## BRIEF PROJECT BACKGROUND

For Part redevelopment of the Embassy plot to create additional infrastructure comprising construction of Consular cum Cultural block, Residences for Embassy officials, and associated ancillary services for Embassy of India, Ulaanbaatar, Mongolia

### 1. INTRODUCTION

**1.1** Government of India, acquired a plot of land having an area of 9292.34 Sq.M. along with existing built-up structures at 8 Beijing street, 7th Khoroo, Sukhbaatar district, Ulaanbaatar from Government of Mongolia in 2005. Govt's redevelopment program envisages construction of additional infrastructure comprising Consular cum Cultural block, residences for Embassy officials, and associated ancillary services in addition to the existing Chancery cum Embassy residence building, and by demolishing the existing dilapidated ancillary structures on rear side of the plot to mitigate the shortage of space (henceforth referred to as "Project") as defined in the Press Notice.

**1.2** The almost rectangular shaped plot is located at a very prestigious location near to Selbe River and National University of Mongolia. At the Northern periphery of the plot, there is a 7-8 storied apartment building. The south side of the plot is facing Beijing street, the main traffic corridor, the Eastern side of the plot is facing Orchlun School complex across the internal carriageway, and the Western side of the plot is facing Music & Dance College, Mongolia across Irkutsk Street. (<https://maps.app.goo.gl/NnnfXFd7M4hRgXGe8>)

**1.3** The existing built-up structures comprise (i) a main two-storied heritage building of neo-classical architectural style situated in the almost center of the plot, used as Chancery cum Embassy Residence (*to be retained, in a sound condition*) (ii) single storied, linear-shaped ancillary structures (garages, greenhouse, and boiler room) at the rear end of plot boundary (*to be demolished, in a dilapidated condition*).

**1.4** The total built-up area of the existing main building is 1275.81 Sq.M (637.64 Sq.M on the Ground floor functioning as Chancery and 637.64 Sq.M on the First floor functioning as Embassy residence) and area of ancillary structures is 594.43 Sq.M approx. as per records. The covered area envisaged for the project will be around 4800-5000 Sq.M. plus MEP services and parking. This area will be over and above the area of existing Chancery cum Embassy residence building. The heated parking, associated services or any other facilities are to be provisioned as per local building norms either above ground or in basement.

**1.5** The integrated complex is expected to be planned judiciously with due consideration to harsh climatic conditions, availability of lesser time for construction, functionality and innovative construction technology, catering to three envisaged zones of the plot: (i) **Public and Semi-public Zone (PS)** comprising existing *Main building* (Chancery and ER) with a proposed mandatory open area with landscape development and auto surface parking on the front side of the plot (ii) **Public Zone (PU)** comprising Low to Mid-rise Consular and Multi-purpose Hall with associated ancillary facilities, back offices, heated basement parking, technical rooms, below/above grade pedestrian linkages, etc. on the vacant sides of the plot (iii) **Private Zone (PR)** comprising Mid to High rise Residential block (RG and non-RG apartments) with heated basement parking, technical rooms, etc. on the rear side of the plot for privacy by demolishing the old ancillary structures. The planning architect may foresee the integration of existing utilities on sustainable practices. The envisaged zoning is indicative which does not limit the Architect, to plan as per his/her vision or as per site feasibility and

CDC norms. The urban form of building/buildings will be conceived as an aesthetically rich architectural style to harmonize well with the existing main heritage building in the center.

### **Existing Ancillary Structure**

**1.6** The access and functioning of proposed facilities would be independent of each other but connected to Chancery keeping factoring the harsh climatic conditions, functionality, spatial efficacy, and maintenance ease with the help of modern security systems, heating/cooling systems, energy efficiency features, etc. and by smooth integration of existing and proposed built-up spaces.

## **2. CLIMATIC CONDITIONS**

**2.1** Ulaanbaatar is located at about 1,350 meters (4,430 ft) above mean sea level. Owing to its high elevation, its relatively high latitude, its location hundreds of kilometers from any coast, and the effects of the Siberian anticyclone, Ulaanbaatar is the coldest national capital in the world, with a monsoon-influenced, cold semi-arid climate that closely borders a subarctic climate and humid continental. The city features brief, warm summers and long, bitterly cold and dry winters. The average low temperature in January is  $-25.9^{\circ}\text{C}$  ( $-14.6^{\circ}\text{F}$ ) and an average high temperature in July is  $24.5^{\circ}\text{C}$  ( $76.1^{\circ}\text{F}$ ). Extreme temperatures in the city range from  $-49^{\circ}\text{C}$  ( $-56^{\circ}\text{F}$ ) to  $38.6^{\circ}\text{C}$  ( $101.5^{\circ}\text{F}$ ). Most of the annual precipitation of 267 millimeters (10.51 in) falls from June to September. The highest recorded precipitation in the city was 659 mm (26 in). Ulaanbaatar has an average annual temperature of  $-0.4^{\circ}\text{C}$  ( $31.3^{\circ}\text{F}$ ).

**2.2** The city lies in the zone of discontinuous permafrost, which means that building is difficult in sheltered aspects that preclude thawing in the summer, but easier on more exposed ones where soils fully thaw. Suburban residents live in traditional yurts that do not protrude into the soil.

## **3. DEVELOPMENT NORMS**

**3.1** The land has been given *Special Utility Land* status as per Master plan 2030, Ulaanbaatar city. While planning, city utilities are to be given due consideration.

**3.2** As per guidelines of the Construction Development Center (CDC), Ulaanbaatar there is a feasibility to construct the additional infrastructure (as indicated in para 1.1). The project shall be based upon the *Ulaanbaatar construction norms and normative documents 2019*. However being near to Selbe river, Geological, Hydrological and Seismic studies shall be carried out for feasibility and for obtaining Environment Impact Assessment.

**3.3** The Land use of the plot permits 'Mixed- use' construction.

**3.4** Total Plot area (as per lease deed): 9292.34 Sq.M.

**3.5** Applicable development regulations on the plot of land: Total Ground coverage/foot print of buildings is permitted up to 70% of the plot; 30% of land plot area is to be reserved for open landscape area and Auto parking. On the front side of the plot, permissible height is up to Ground plus two-stories or matching the existing building height and at the rear side of the plot, building height is permitted up to 5 to 9 stories matching with surrounding structures. The tentative zoning is outlined in para (1.5).The mandatory distance

of 5m from the city utilities is to be maintained as per norms. The two basements are allowed for parking, technical rooms. All the basements shall be planned within the perimeter of the plot. The number of parking bays shall be based upon CDC norms. There is no concept of minimum /maximum Floor Area ratio or total built-up area. The overall design and area of the proposed development and functional traffic management plan with entry/exits will be subject to the acceptance of CDC. 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 Expression of Interest (EOI).

**3.6** Total built-up area required: \*4800-5000 Sq.M. plus area required for MEP services and parking (*\*Envisaged area to use the urban potential of the plot as per requirements of the Mission*). The Architect may do an urban study of surrounding structures, settlement plan, law of land, and may suggest the maximum urban potential of the plot before submitting the EOI.

#### **4. FUNCTIONAL REQUIREMENTS**

The Area Program envisages constructing Consular cum Cultural block, Residences for Embassy officials and associated ancillary services. Approximate space requirements of the main components of the design proposal shall be as under;

**4.1.1** Consular cum Cultural area : 1800 Sq. M.

**4.1.2** Residence : 3000 Sq. M.

**4.1.3.** Building services, technical rooms and parking : As per Local Regulations  
either above ground or in basement and Technical Standards.

*(The approval of the total planned area shall be subject to the approval of local urban 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 (Ministry of External Affairs, India) in this regard, will be final.

**5.2** Applicants must fully acquaint themselves about the scope of the Project and local conditions, planning procedures/approvals as per the guideline of the *Construction development Center (CDC) under Ministry of Construction and Urban Development (MCUD), Ulaanbaatar* or other local agencies as per Mongolian Law, before submitting the EOI. They may visit the site with prior appointment / permission from the Head of Chancery, Embassy of India, Ulaanbaatar.

**5.3** No further queries will be entertained at the EOI stage. However, applicants may convey their comments in accordance with para 10.1. Short listed applicants will be permitted to seek clarifications within two weeks of receipt of the 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, Ulaanbaatar may appoint a separate company/consultant for rendering Project Management Services(PMC) 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 proprietor of Architectural firm. This would include a Joint Venture company as well, meeting all other eligibility criteria as a single entity. The applicant (or joint venture, in the case of JV firms) must have his/its headquarters or a branch office in Ulaanbaatar/Mongolia and must have provided architectural services for executed projects in the past 10 years for at least one of the following:

At least **ONE** Embassy building/ apartment building /office building/ project of a group of buildings of built up area of 4000 Sq. M. or more having similar scope of works/services

**OR**

At least **TWO** Embassy buildings/ apartment buildings /office buildings/ project of a group of buildings of built up area of 3000 Sq. M. or more having similar scope of works/services;

**OR**

At least **THREE** Embassy buildings/ apartment buildings/office buildings/ project of a group office of built up area of 2000 Sq. M. 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, sustainable buildings & local body approvals, and related services (including quantity survey, civil, electro-mechanical, plumbing, acoustics HVAC, security, landscaping, external services, complete interior-designing (to include both fixed and movable furniture, cupboards & cabinets) etc. and other specialized 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 *Union of Mongolian Architects* or appropriate statutory authorities and permitted to practice as an Architect/ Architectural firm in Mongolia as per Mongolian Law and should be eligible to submit the proposal to the Municipality and the other Local Authorities, mandated for issuing permissions/ approvals and licenses etc. as required for proper execution of the project. 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 building technologies with standard ratings (e.g. LEEDS, or international certification or certified rating as per local law for energy efficiency, global practices like use of solar power, green building features, innovative technologies adopted in construction such as pre-cast panels or any other special systems used in executed projects etc. – any one or more similar projects implemented by the applicant.

**7.3** Experience of having provided consultancy services for executed work based on two stage two bids systems of tendering and familiarity with FIDIC conditions of contract.

## **8. SELECTION PROCESS**

**8.1** The selection of the Architect/Architectural firm shall be done through QCBS method having two-step selection process comprising:

- (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 RFP including a Design Brief with design parameters. They will be assessed through QCBS method. 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 i.e. their concept design 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 70% + financial as 30%).

**8.5** The applicant with maximum cumulative score will be selected and required to enter into an agreement with the Embassy of India in Ulaanbaatar for providing Architectural and other Consultancy Services as described in the Scope of services of the Consultancy Agreement.

## **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 Ulaanbaatar, Mongolia.

- 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, which are similar to the proposed 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 A4 page.
- c) Details of providing consultancy services for projects executed based on two stage 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. OTHERS**

**10.1** The Applicants may send their comments on the objectives and scope of the work or service projected in the enquiry within 21 days from the date of publication of 'Expression of Interest'

**10.2** Applicants may 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.

**10.3** 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 an annexure.

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

## **11. SUBMISSION**

**11.1** Applicants are required to submit their EOI with all enclosures including the 'Declaration', indexed and properly arranged. The scanned PDF format of the whole document is required to be submitted to Embassy of India, Beijing along with the hard copy.

## **12. DECLARATION**

I hereby submit the following documents:

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

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

**12.3** Project summary with photographs:

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**12.4** Project name, location & brief description

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**12.5** Project owner / Name of Client

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**12.6** Date of commencement and completion of the projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

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

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

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

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

**12.9** Scope of Services in these projects

Project-I: Yes/No

Project-II: Yes/No

Project-III: Yes/No

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

**12.11** I have also enclosed the following documents:

**12.11.1** Certified Copy of Citation / Award / Copy of official announcement in press: Yes/No

**12.11.2** Copy of Certificate for use of Green Technologies, energy efficient features, use precast panels in buildings etc. along with write-up: Yes/No

**12.11.3** Details of projects executed on the basis of two stage two bid selection system/ FIDIC conditions of contract: Yes/No

**12.11.4** 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

**12.12** 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