



Ministry of Culture
Government of India



**National Council of Science Museums
33, Block-GN, Sector-V,
Salt Lake, Bidhan Nagar,
Kolkata- 700091**

Notice for Selection of Architect for architectural and consultancy services relating to Setting up of Science Centre (Category-II) at Ajmer, Rajasthan & Shivamogga, Karnataka.

National Council of Science Museums (NCSM) is planning to set up a Science Centre Category-II at Ajmer, Rajasthan & Shivamogga, Karnataka. The eligible architectural firms (list of architects enclosed) amongst the empaneled architects of NCSM are requested to submit their conceptual scheme for the proposed projects.

The brief requirement of the Science Centre, Category-II is enclosed for your reference. **You may submit your scheme/concept design (both hard & soft copy) along with your financial offer (on lump sum basis) in separate sealed envelope latest by 3.00 PM on 27/04/2023 at National Council of Science Museums, 33, Block- GN, Sec-V, Salt Lake, Bidhan Nagar, Kolkata - 700091.**

Further, you may come for a discussion/presentation of your scheme before an expert panel at **National Council of Science Museums, 33, Block- GN, Sec-V, Salt Lake, Bidhan Nagar, Kolkata – 700091. The date for the discussion / presentation shall be intimated to you in due course of time.**

You may contact Mr. Saikat Sikdar (Superintending Engineer, NCSM, Hqrs.), Mob no. 8777536210 E-mail: **s.sikdar@ncsm.gov.in** for any further clarification, if required.

Encl.:

- I. List of eligible empaneled Architects.
- II. Architects' Brief for both the projects.

List of 12 (Twelve) Eligible Empanelled Architect's of NCSM for participation in the Architect selection process for proposed Science Centre (Cat-II) at Ajmer,Rajasthan & Shivamoga,Karnatak.

Sl.no	List of empanelled architects eligible for Ajmer & Shivamogga Science Centre (Cat-II) project .
1	M/s. Aangan Architects, Surat.
2	M/s. Sunando Dasgupta & Associates, Delhi.
3	M/s Arch En-Design, New Delhi.
4	M/s Architect Harish Tripathi & Associates, New Delhi.
5	M/s Biplob Nandy and Associates, Siliguri.
6	M/s Plural Design Consultants Pvt.Ltd., New Delhi
7	M/s. OCI Architects, Oscar & Ponni, Chennai
8	M/s Kothari & Associates , Kolkata.
9	M/s Haven Architects, Kolkata.
10	M/s Haven Consultants Pvt. Ltd., Kolkata.
11	M/s Partha Das & Associates , Kolkata
12	M/s Aakriti ,Kolkata



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Architects brief for the proposed Science Centre (Category-II)
at Ajmer, Rajasthan.

1. Concept

National Council of Science Museums (NCSM), an autonomous organisation under the Ministry of Culture, Govt. of India, is the apex body of Science Centres in India. It is primarily engaged in popularising science and technology among the students in particular and common public in general and in creating a scientific temper in society. NCSM administers 25 science centres and museums all over India, situated in metropolitan cities, state capitals and district headquarters and it has developed 24 more Science Centre which have been handed over to respective States and Union Territories. It also conducts mobile science exhibitions throughout the country and organises travelling exhibitions in India and abroad.

A Science Centre (Category- II) provides activity based learning environment to inculcate a spirit of inquiry, foster creative talent and create scientific temper in the community as a whole. It is characterised by its two-pronged channel of communication - exhibits and activities. While the exhibits, both indoor and outdoor, are mostly interactive, the demonstrations and training programmes are fully participatory and help children and the adults alike to learn the basics of science through fun and enjoyment. The Science Centre provides facilities such as hands-on exhibit oriented exhibition gallery both indoor and outdoor, activity areas, exhibit development laboratory, auditorium for lectures, demonstrations, innovation spaces, office, visitor interpretation areas etc.

2. Land Area & Location

Requisite land has been earmarked for the Science Centre (Category- II) at Ajmer Rajasthan having an area of 05(five) Acre (approx.). The location of the plot is at Panchsheel, Rev. Village: Lohagal (in front of Jhalkari Bai Smarak) Ajmer, Rajasthan, PIN Code-305004.

3. Content

The building comprising various facilities will have a covered area strictly not more than **2000** Sq.mtr in modules or otherwise at split level. The area includes complete circulation area. It will have possibilities for a lateral expansion of further 2000 Sq.mtr. in future. The entire plan should be done in such a way that the building in the first phase with 2000 Sq.mtr. looks complete. The building could be double storied and outdoor Science Park in the foreground/background. The main visitors' entrance to the building shall be at the ground floor level of the building. Lift and ramp facility may be thought for accessibility of differently abled visitors. Separate entrance to group **II and group III facilities**, as described below shall be provided at the back of the building.

The campus will have a parking area under shades of trees. The entire open area surrounding the building will have shady trees, fruit bearing trees for birds and small bushy trees, flower beds, lawns and hedges, large number of participatory outdoor exhibits operating on basic principles of science and technology which will constitute a kind of outdoor Science Park. The Science Park may also have small water pools, solar & wind energy exhibits and picnic area with drinking water, snack bar and visitor sitting areas & toilets etc. for visitors. The building will **have three components**, details of which are given below:

Group I - Main Exhibition Area (900 Sq.mtr.) approx.

Group II - Visitors' Activity Area (600 Sq.mtr.) approx.

Group III - Exhibit Development Laboratory & Office Spaces (250 Sq.mtr.) approx.

Group I - Main Exhibition Area (900 Sq.mtr.)

The following facilities will be accessible to general visitors through the main entrance of the building:

- i) **Reception Hall** – A reception counter with glass cabinet/shelves for souvenirs, wall space for displays public announcement, small cubicles with glass front for Duty Officer, first-aid room, space for placing two or three interesting exhibits at the centre, visitors seating facility, information kiosks, visitor interpretation area & souvenir counter.

- 150 Sq.mtr.

- ii) **Two permanent exhibition** halls with maximum wall space and 15A electrical power plug with switch and fuse on the walls at about 5-metre interval and on each of the central pillars, electrical power points at the ceiling in central area (in between pillars). A suitable gate with a clear opening of 2.0 metre X 2.4 metre to secure entrance to each hall.

This area will need special requirements as follows:

- Each hall should have long space without interfering columns.
- Suitable windows for ventilation.

- 500 Sq. mtr.

(250+250)Sq. mtr.

- iii) **Temporary exhibition** hall having the same features (Structural/Architectural) as permanent exhibition halls with storage space for exhibit cleaning materials etc. with one Souvenir counter/space with a visibility and accessibility from all or/and maximum sides.

- 250 Sq. mtr.

Group II - Visitors' Activity Area (600 Sq.mtr.)

This group shall have a separate entrance at the ground level so that the visitors can enter at times when the main exhibition hall of the centre may be closed to the public. There shall, however, be also an interlinking inside the building with the main exhibition halls. Following facilities are to be provided:

- i) An air-conditioned full-fledged auditorium for 150 persons with provision for putting up extra 25 Chairs on the aisles, if required, acoustically treated to a reasonable extent, dais for seating 6-8 persons with a small green room toilet & V.I.P. room attached on the dais and one suitable Conference Room for minimum 15 persons.

-275 Sq. mtr.

- ii) Activity Hall with space for playing with scientific toys and kits, space for keeping our laboratory tables on chemistry, Biology, Aero modelling, Physics, Electronics, Mechanical fittings etc. for Innovation Activities wall space for placing racks and shelves and for display of information charts, space for inflatable dome planetarium, attached open terrace for sky observation and for conducting various other outdoor activities.

-225 Sq. mtr.

- iii) Separate toilets for visitors (Ladies and Gents) with janitor room, water cooler (outside) and a small lobby in between auditorium and activity/training halls.

-100 Sq. mtr

**Group III – Exhibit Development Laboratory, Stores, Administrative office etc.
(250 Sq.mtr.)**

This area is entirely for the staff of the centre and will, therefore, be isolated from the public areas and have a separate entrance on the ground floor from the backside of the building. There should be sufficient space for office, a small maintenance workshop, stores and toilet. A separate enclosure for Head of the centre with attached toilet may be included.

250 Sq. mtr.

Suggestive guidelines

- a) A minimum of 15 % area may be kept for circulation purpose however in all case the overall covered area has to be restricted within **2000 Sq.mtr.**
- b) General floor to floor height may be considered as **4.20** mtr.
- c) Provisions may be kept for installation of solar roof top panels
- d) In the construction of the building priority/preference may be given to local materials, labour, expertise in order to encourage local community participation.
- e) Use of green building technology /materials is preferable in the design scheme, however Green Building certification is not mandatory for the proposed Science Centre building.
- f) The building should be designed keeping applicable fire safety norms of the location and National Building Code (NBC)

4. Outdoor Science Park with visitors' toilet block

- 10,000 Sq. mtr. approx.

This will be a landscaped open air area where interactive exhibits will be placed aesthetically in the lush greenery of the park with attractive garden pathways. Apart from the exhibits, the Science Park will contain picnic area for visitors and medicinal plant corner etc.

Separate toilets for visitors (Ladies and Gents) with janitor room etc. covering a minimum space of 50 Sq. mtr.

The science park will be developed in such a way that it will merge with the greenery and available ambience. The science park will also have lawns, shrubs and hedges along the garden pathway and tall trees in the boundary as per the requirement of landscaping. Typically, the visitors will first pass through the science park and then enter the science centre building.

5. Capacity:

The Science Centre is being planned for an average intake of about 500 visitors per day (over 8 hours). A typical holiday crowd may reach a figure as high as 2000.

6. Finance & Time:

The cost of building construction and other services shall not exceed **₹8.55 Crore** which includes Landscaped Science park work, pathways, outside lighting, Science park toilet block, etc. The Science Centre will be opened to the public in **27 months** from the date of start of the construction work, in which the time for construction of building and services shall be maximum of **18 months**.

7. Architectural Feature:

The architecture will reflect the right combination of attractive design, economy, efficient, functional utilisation of space, cost effectiveness, environment friendly and should include the local architecture and use of locally available material.

The design should be such that minimum time is required to execute the Construction work and as such use of Composite structure/pre-fab steel structure may also be considered.

8. Electrical Power:

The electrical peak load requirement for the building and periphery shall be 150 KVA.

9. Time Schedule (in months):

0 – 2 ½ Architectural planning, model of buildings, approval of statutory bodies, preparation of tender documents, foundation design including investigation of soil.

2 ½ - 4 All execution drawing for civil work including structural drawing, tender documents for electrical, acoustic work etc.

I. Evaluation of bid for selection of architect: -

Evaluation shall be made under Quality and Cost Based Selection (QCBS) System. Under QCBS, the technical proposals based on available data in the bid and personal presentation before the committee will be allotted weightage of 70% and **only agencies securing minimum 70% marks in technical evaluation shall be considered technically qualified.**

Technical evaluation shall be based on the following criteria:

Aesthetic & innovativeness	Functionality	Cost effectiveness	Ease of Construction	Integration & future development
20 Marks	40 Marks	20 Marks	10 Marks	10 Marks

Technical proposals will be checked and the bidder will be ranked accordingly. The agency scoring the highest in technical bid evaluation would secure 70 marks and the score(s) of the other bidder(s) shall be evaluated as per illustration cited below: -

Bidders	Marks obtained in Technical Bid Evaluation	Calculation	Normalized Score	Remarks
Highest technical scorer	Say 90	$90 \times 70 / 90$	70.00	Qualified
2 nd Highest technical scorer	Say 85	$85 \times 70 / 90$	66.11	Qualified
3 rd Highest technical scorer	Say 80	$80 \times 70 / 90$	62.22	Qualified

Financial proposals (**lump sum basis**) of only those agencies who are technically qualified shall be opened publicly on the date and time specified to be notified separately, in the presence of the agency's representatives who wish to attend. Financial proposals will be allotted weightage of **30%**. The lowest financial bid would secure 30 marks and the score(s) of the other bidder(s) shall be evaluated as per illustration cited below:

Bidders	Lumpsum cost given in the financial bid	Calculation	Normalized Score
Bidder L-1	1000	$1000 \times 30 / 1000$	30.00
Bidder L-2	1100	$1000 \times 30 / 1100$	27.27
Bidder L-3	1200	$1000 \times 30 / 1200$	25.00

The numerator will be the charges as lumpsum fee quoted by L-1 and denominator will be the bidder charges as lumpsum fee quoted by respective bidders.

Services required from the Architect and necessary terms and conditions for the architectural work relating to Science Centre (Category-II), at Ajmer, Rajasthan.

1. Section-wise break up of covered area of construction as approved by the competent authority of the National Council of Science Museums. This must be adhered to, subject to the ceiling of cost while preparing the architectural plan and realistic estimate of the building.
2. All services such as electrical, sanitary and plumbing, water supply, fire detection and alarm, fire fighting and other installations mandatory under statutory regulations

prevailing in the State of Rajasthan, air-conditioning of covered areas as specified, acoustic treatment wherever essential and other special fixtures and installations necessary for the exhibition halls (but excepting movable furniture and fixtures) shall be included in the work. The Architect shall provide periodic supervision and checking in the interest of the project, as may be decided from time to time by the Council to the extent required for ensuring quality of work and materials used, workmanship of the contractor and shall be responsible for the same. Necessary travel, food & lodging arrangements for the architect or his representatives at the proposed place of construction / Zonal office of the Council / NCSM headquarters as and when required shall be made by the architect at **no extra cost** for their visit. Under normal circumstances, 08 to 10 visits of the Architect and/or his representatives are generally required during the tenure of the project. However, number of visits may vary as per actual site situation. Day-to-day construction supervision at site **shall not be in the scope of the Architect.**

3. **It will be the responsibility of the Architect to draw the technical specification and arrange at their own cost necessary soil investigation work at site as may be required to design the structures and other facilities of Science Centre (Category-II). A copy of the soil investigation report has to be submitted to NCSM free of cost for records.**
4. **It shall be the responsibility of the architect to get the structural design & drawing of the Science Centre building vetted through IIT's, NIT's, Central Building Research Institute(CBRI) at their own cost. Original copy of the design vetting report and vetted drawings along with structural design calculation to be submitted to NCSM for the construction work.**
5. There shall preferably be one composite tender for civil, sanitary & plumbing, and acoustic treatment works etc. Separate tender shall be preferable for electrical, air-conditioning works and allied services etc.
6. Locally available durable raw materials shall be considered for use for construction as far as practicable.
7. All detailed drawings necessary for execution of the work stamped good for construction are to be submitted by the Architect at the time of preparation of the tender papers in Stage-II so that no work is held up for lack of drawings after the award of work to the contractors.
8. Architect shall not make any alterations, deviations, additions or omissions from the approved design, rates and estimates without the prior approval of the Council and all instructions to the contractor affecting the rates and provisions of contracts shall be issued only after obtaining prior approval of the Council.
9. The lumpsum remuneration as mentioned below is inclusive of supplying all drawings including revision drawings (minimum six sets) required for construction work and drawings necessary for statutory approval of local authorities.
10. The Consultant/Architect shall undertake all applicable Statutory approvals required for the project from the concerned authorities at their own cost and shall be fully responsible for the same. **However, any fees that may be payable to the authorities**

for such sanctions/approvals against original demand/receipt shall be borne by NCSM.

11. In consideration of the aforesaid services duly rendered, the professional fees of the Architect shall be reimbursed in 4 (four) stages as stated below:

Stage-I: Inspection of the site, study of local requirements, preparation of master plan including landscape architecture, science park, garden, roads etc. preparation of preliminary plan, elevation, section and perspective drawings of the building and structure for covered area of about 2000 sq.mtr., preparation and submission to the Council of an architectural model of the entire plot with science park, building and other elements in the scale of 1:200; preparation and submission to the council **two sets** of identical architectural model of the building in the scale of 1:100; The architectural models shall be prepared with durable wood, acrylic and such other materials to show the exterior as well as interior views.

---- **10% of Architect's quoted lump sum fees.**

Obtaining approval of local authority for the construction after obtaining written approval of National Council of Science Museums on the master plan and preliminary estimate.

---- **10% of Architect's quoted lump sum fees.**

State-II: Preparation of detailed plans, sections, elevation and perspectives, layout and circuit drawings, structural calculations, specifications, schedule of quantities and detailed estimates for civil, sanitary, plumbing, electrical air-conditioning, acoustic and all other works as necessary for the proper functioning of Science Centre and as entrusted by National Council of Science Museums. Detailed drawings ready for execution in metric scale (1:100 or 1:50 depending on the sizes of the elements or structures), realistic estimate for cement and steel, preparation of bar bending schedule and submission of completed tender papers in computer print out formats in adequate numbers for calling tenders. Detailed estimate (including supporting measurement sheet & analysis of rates for market rate items) shall be prepared based on the rates of C.P.W.D. Schedule plus approved percentage to bring the rate up to date as allowed by the appropriate authorities or prevailing local PWD schedule of rates may be adopted. For special items not covered under the C.P.W.D. schedules, rates may be worked out on the basis of budgetary quotations received from manufacturers/vendors. The detailed plans and estimate shall be prepared by taking all existing factors and site conditions into consideration and no major change involving increase in expenditure is permissible after acceptance of the detailed plan by National Council of Science Museums. **(40% of Architect's quoted lump sum fees.)**

- a. On release of the tender document for the construction work and submission of the structural design vetting report & soil investigation report:

---- **10% of Architect's quoted lump sum fees.**

- b. After finalisation of tender procedure and selection of prospective construction agency:

---- **10% of Architect's quoted lump sum fees.**

- c. After submission of all ‘**Good for Construction**’ drawings of the building, structure etc. (civil part):

---- **10% of Architect’s quoted lump sum fees.**

- d. After submission of tender document for electrical & allied works & all ‘**Good for Construction**’ drawings for Electrical, HVAC, S&P and other services etc.:

---- **10% of Architect’s quoted lump sum fees.**

Stage-III: Scrutiny of the submitted tenders, preparation of comparative statements and furnishing recommendations thereon; minor amendments of drawings as and when the necessity arises during the stages of construction and furnishing all necessary clarifications to the contractors. Review of bar bending schedules and fabrication drawings to be prepared by Architect. Periodic supervision at site as and when necessary for interpretation of drawings and specifications and to ensure that the execution of work proceeds generally in accordance with drawings, specifications and conditions of contract; checking of contractor’s bill and issue of certificate for interim bills whenever so needed by Council.

---- **25% of Architect’s quoted lump sum fees based on progress of work on pro-rate basis.**

Stage-IV: Checking of final bill of contractors with the assistance of engineers of Council, submission of completion certificate in the format required by the appropriate authorities. Preparation of required number of sets of completion drawings of civil and other works as finally executed at site which may be necessary for reference and records of the council and other local authorities based on the feedback data to be collected by the Architect’s representative during their periodic supervision at site in consultation with the Engineers of the council and make-up drawings showing modifications, receiving from the site.

---- **15% balance fees of the Architect after completion of work.**

11. The cost of the project shall be the actual cost of work including cost of building, structure, sanitary, plumbing, mechanical and electrical work, ducts, electrical fitting and fixtures, air-conditioning work, acoustic work landscape on which the Architect have rendered professional services but shall exclude the cost of the following:
- a) Cost of Land
 - b) Fees for plan approval and services connection deposits viz. Water supply, Sanitation, Electricity, Telephones, etc. fees payable by the Council to the local statutory bodies.
 - c) Establishment cost of the client.
 - d) Fees of the Architect.
 - e) Other contingent expenditure like press advertisement, publicity, legal expenses etc.

III) Termination:

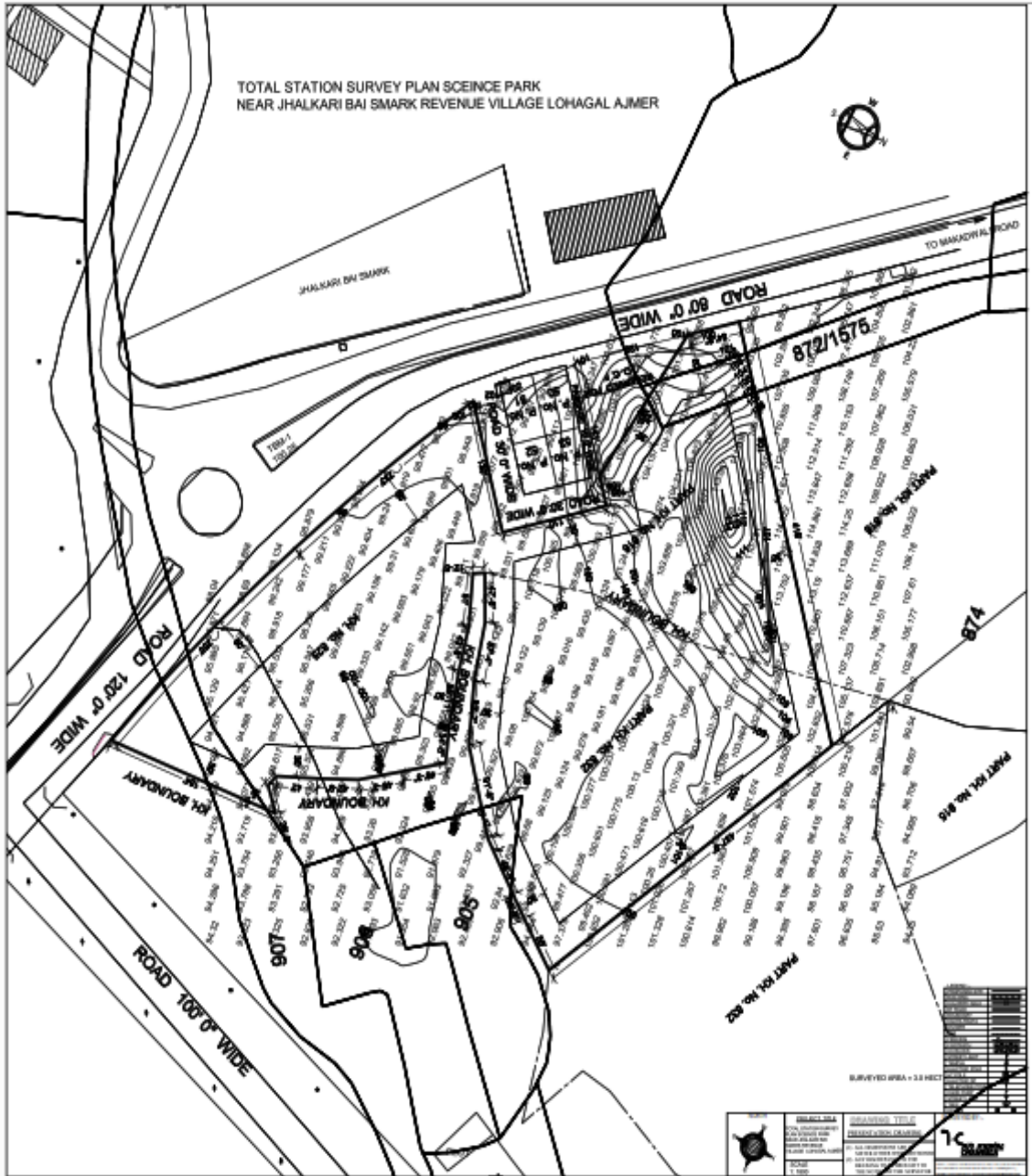
The contract may be terminated at any time by NCSM upon one month's notice in writing being given to consultant, if the Consultant's work is not found to be satisfactory according to the terms of the contract. In case the contract is terminated on account of Consultant's/Architect's work not being satisfactory, NCSM will get the work done at the risk and cost of the Consultant/Architect.

IV) Force Majeure Clause:

NCSM will not be responsible for any delay/stoppage of work due to force Majeure conditions like natural calamities, civil disturbances, strikes, war, pandemic etc. and losses suffered, if any, by the consultant on this account. NCSM shall not be liable in any way to bear such losses and no compensation of any kind whatsoever will be payable by NCSM to the Consultant.

V) LAWS & JURISDICTION:

The Contract shall be subject to Indian Laws. The Courts in Kolkata alone will have jurisdiction to deal with matters arising from the contract, to the exclusion of all other courts.



Contour Map of Plot for Science Centre at Ajmer

Note:- Auto CAD file of the Contour Map of the plot is attached separately for reference.

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Architects brief for the proposed Science Centre (Category-II)
at Shivamogga, Karnataka.

1. Concept

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2. Land Area & Location

Requisite land has been earmarked for the Science Centre (Category- II) at Shivamogga, Karnataka having an area of **07(seven) Acre** (approx.). The location of the plot is opposite to Sahyadri Art & Commerce College, Shivamogga, PIN Code-577203.

3. Content

The building comprising various facilities will have a covered area strictly not more than **2000 Sq.mtr** in modules or otherwise at split level. The area includes complete circulation area. It will have possibilities for a lateral expansion of further 2000 Sq.mtr. in future. The entire plan should be done in such a way that the building in the first phase with 2000 Sq.mtr. looks complete. The building could be double storied and outdoor Science Park in the foreground/background. The main visitors' entrance to the building shall be at the ground floor level of the building. Lift and ramp facility may be thought for accessibility of differently abled visitors. Separate entrance to group **II and group III facilities**, as described below shall be provided at the back of the building. The campus will have a parking area under shades of trees. The entire open area surrounding the building will

have shady trees, fruit bearing trees for birds and small bushy trees, flower beds, lawns and hedges, large number of participatory outdoor exhibits operating on basic principles of science and technology which will constitute a kind of outdoor Science Park. The Science Park may also have small water pools, solar & wind energy exhibits and picnic area with drinking water, snack bar and visitor sitting areas & toilets etc. for visitors. The building will **have three components**, details of which are given below:

Group I - Main Exhibition Area (900 Sq.mtr.) approx.

Group II - Visitors' Activity Area (600 Sq.mtr.) approx.

Group III - Exhibit Development Laboratory & Office Spaces (250 Sq.mtr.) approx.

Group I - Main Exhibition Area (900 Sq.mtr.)

The following facilities will be accessible to general visitors through the main entrance of the building:

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- 150 Sq.mtr.

- ii) **Two permanent exhibition** halls with maximum wall space and 15A electrical power plug with switch and fuse on the walls at about 5-metre interval and on each of the central pillars, electrical power points at the ceiling in central area (in between pillars). A suitable gate with a clear opening of 2.0 metre X 2.4 metre to secure entrance to each hall.

This area will need special requirements as follows:

- Each hall should have long space without interfering columns.
- Suitable windows for ventilation.

- 500 Sq. mtr.
(250+250)Sq. mtr.

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- iii) Separate toilets for visitors (Ladies and Gents) with janitor room, water cooler (outside) and a small lobby in between auditorium and activity/training halls.

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Suggestive guidelines

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8. Electrical Power:

The electrical peak load requirement for the building and periphery shall be 150 KVA.

9. Time Schedule (in months):

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Technical proposals will be checked and the bidder will be ranked accordingly. The agency scoring the highest in technical bid evaluation would secure 70 marks and the score(s) of the other bidder(s) shall be evaluated as per illustration cited below: -

Bidders	Marks obtained in Technical Bid Evaluation	Calculation	Normalized Score	Remarks
Highest technical scorer	Say 90	$90 \times 70 / 90$	70.00	Qualified
2 nd Highest technical scorer	Say 85	$85 \times 70 / 90$	66.11	Qualified
3 rd Highest technical scorer	Say 80	$80 \times 70 / 90$	62.22	Qualified

Financial proposals (**lump sum basis**) of only those agencies who are technically qualified shall be opened publicly on the date and time specified to be notified separately, in the presence of the agency's representatives who wish to attend. Financial proposals will be allotted weightage of **30%**. The lowest financial bid would secure 30 marks and the score(s) of the other bidder(s) shall be evaluated as per illustration cited below:

Bidders	Lumpsum cost given in the financial bid	Calculation	Normalized Score
Bidder L-1	1000	$1000 \times 30 / 1000$	30.00
Bidder L-2	1100	$1000 \times 30 / 1100$	27.27
Bidder L-3	1200	$1000 \times 30 / 1200$	25.00

The numerator will be the charges as lumpsum fee quoted by L-1 and denominator will be the bidder charges as lumpsum fee quoted by respective bidders.

Services required from the Architect and necessary terms and conditions for the architectural work relating to Science Centre (Category-II), at Shivamogga, Karnataka.

1. Section-wise break up of covered area of construction as approved by the competent authority of the National Council of Science Museums. This must be adhered to, subject to the ceiling of cost while preparing the architectural plan and realistic estimate of the building.
2. All services such as electrical, sanitary and plumbing, water supply, fire detection and alarm, fire fighting and other installations mandatory under statutory regulations

prevailing in the State of Karnataka, air-conditioning of covered areas as specified, acoustic treatment wherever essential and other special fixtures and installations necessary for the exhibition halls (but excepting movable furniture and fixtures) shall be included in the work. The Architect shall provide periodic supervision and checking in the interest of the project, as may be decided from time to time by the Council to the extent required for ensuring quality of work and materials used, workmanship of the contractor and shall be responsible for the same. Necessary travel, food & lodging arrangements for the architect or his representatives at the proposed place of construction / Zonal office of the Council / NCSM headquarters as and when required shall be made by the architect at **no extra cost** for their visit. Under normal circumstances, 08 to 10 visits of the Architect and/or his representatives are generally required during the tenure of the project. However, number of visits may vary as per actual site situation. Day-to-day construction supervision at site **shall not be in the scope of the Architect**.

3. **The topographical & contour survey of the plot by total station and geo-technical investigation work required for the design purpose of the structures and other facilities of Science Centre shall be arranged by the Architect at their own cost. A copy of the topographical survey & contour map of the plot along with geo-technical investigation report to be submitted to NCSM along with the tender document for the construction work at no extra cost.**
4. **It shall be the responsibility of the architect to get the structural design & drawing of the Science Centre building vetted through IIT's, NIT's, Central Building Research Institute(CBRI) at their own cost. Original copy of the design vetting report and vetted drawings along with structural design calculation to be submitted to NCSM for the construction work.**
5. There shall preferably be one composite tender for civil, sanitary & plumbing, and acoustic treatment works etc. Separate tender shall be preferable for electrical, air-conditioning works and allied services etc.
6. Locally available durable raw materials shall be considered for use for construction as far as practicable.
7. All detailed drawings necessary for execution of the work stamped good for construction are to be submitted by the Architect at the time of preparation of the tender papers in Stage-II so that no work is held up for lack of drawings after the award of work to the contractors.
8. Architect shall not make any alterations, deviations, additions or omissions from the approved design, rates and estimates without the prior approval of the Council and all instructions to the contractor affecting the rates and provisions of contracts shall be issued only after obtaining prior approval of the Council.
9. The lump sum remuneration as mentioned below is inclusive of supplying all drawings including revision drawings (minimum six sets) required for construction work and drawings necessary for statutory approval of local authorities.
10. The Consultant/Architect shall undertake all applicable Statutory approvals required for the project from the concerned authorities at their own cost and shall be fully responsible for the same. **However, any fees that may be payable to the authorities**

for such sanctions/approvals against original demand/receipt shall be borne by NCSM.

11. In consideration of the aforesaid services duly rendered, the professional fees of the Architect shall be reimbursed in 4 (four) stages as stated below:

Stage-I: Inspection of the site, study of local requirements, preparation of master plan including landscape architecture, science park, garden, roads etc. preparation of preliminary plan, elevation, section and perspective drawings of the building and structure for covered area of about 2000 sq.mtr., preparation and submission to the Council of an architectural model of the entire plot with science park, building and other elements in the scale of 1:200; preparation and submission to the council **two sets** of identical architectural model of the building in the scale of 1:100; The architectural models shall be prepared with durable wood, acrylic and such other materials to show the exterior as well as interior views.

---- **10% of Architect's quoted lump sum fees.**

Obtaining approval of local authority for the construction after obtaining written approval of National Council of Science Museums on the master plan and preliminary estimate.

---- **10% of Architect's quoted lump sum fees.**

State-II: Preparation of detailed plans, sections, elevation and perspectives, layout and circuit drawings, structural calculations, specifications, schedule of quantities and detailed estimates for civil, sanitary, plumbing, electrical air-conditioning, acoustic and all other works as necessary for the proper functioning of Science Centre and as entrusted by National Council of Science Museums. Detailed drawings ready for execution in metric scale (1:100 or 1:50 depending on the sizes of the elements or structures), realistic estimate for cement and steel, preparation of bar bending schedule and submission of completed tender papers in computer print out formats in adequate numbers for calling tenders. Detailed estimate (including supporting measurement sheet & analysis of rates for market rate items) shall be prepared based on the rates of C.P.W.D. Schedule plus approved percentage to bring the rate up to date as allowed by the appropriate authorities or prevailing local PWD schedule of rates may be adopted. For special items not covered under the C.P.W.D. schedules, rates may be worked out on the basis of budgetary quotations received from manufacturers/vendors. The detailed plans and estimate shall be prepared by taking all existing factors and site conditions into consideration and no major change involving increase in expenditure is permissible after acceptance of the detailed plan by National Council of Science Museums. **(40% of Architect's quoted lump sum fees.)**

- a. On release of the tender document for the work and submission of the structural design vetting report & soil investigation report:

---- **10% of Architect's quoted lump sum fees.**

- b. After finalisation of tender procedure and selection of prospective construction agency:

---- **10% of Architect's quoted lump sum fees.**

- c. After submission of **all 'Good for Construction'** drawings of the building, structure etc. (civil part):

---- **10% of Architect's quoted lump sum fees.**

- d. After submission of tender documents for Electrical & allied works & all ‘Good for Construction’ drawings for Electrical, HVAC, S&P and other services etc.:

---- **10% of Architect’s quoted lump sum fees.**

Stage-III: Scrutiny of the submitted tenders, preparation of comparative statements and furnishing recommendations thereon; minor amendments of drawings as and when the necessity arises during the stages of construction and furnishing all necessary clarifications to the contractors. Review of bar bending schedules and fabrication drawings to be prepared by Architect. Periodic supervision at site as and when necessary for interpretation of drawings and specifications and to ensure that the execution of work proceeds generally in accordance with drawings, specifications and conditions of contract; checking of contractor’s bill and issue of certificate for interim bills whenever so needed by Council.

---- **25% of Architect’s quoted lump sum fees based on progress of work on pro-rate basis.**

Stage-IV: Checking of final bill of contractors with the assistance of engineers of Council, submission of completion certificate in the format required by the appropriate authorities. Preparation of required number of sets of completion drawings of civil and other works as finally executed at site which may be necessary for reference and records of the council and other local authorities based on the feedback data to be collected by the Architect’s representative during their periodic supervision at site in consultation with the Engineers of the council and make-up drawings showing modifications, receiving from the site.

---- **15% balance fees of the Architect after completion of work.**

11. The cost of the project shall be the actual cost of work including cost of building, structure, sanitary, plumbing, mechanical and electrical work, ducts, electrical fitting and fixtures, air-conditioning work, acoustic work landscape on which the Architect have rendered professional services but shall exclude the cost of the following:
- a) Cost of Land
 - b) Fees for plan approval and services connection deposits viz. Water supply, Sanitation, Electricity, Telephones, etc. fees payable by the Council to the local statutory bodies.
 - c) Establishment cost of the client.
 - d) Fees of the Architect.
 - e) Other contingent expenditure like press advertisement, publicity, legal expenses etc.

III) Termination:

The contract may be terminated at any time by NCSM upon one month’s notice in writing being given to consultant, if the Consultant’s work is not found to be satisfactory according to the terms of the contract. In case the contract is terminated on account of Consultant’s/Architect’s work not being satisfactory, NCSM will get the work done at the risk and cost of the Consultant/Architect.

IV) Force Majeure Clause:

NCSM will not be responsible for any delay/stoppage of work due to force Majeure conditions like natural calamities, civil disturbances, strikes, war, pandemic etc. and losses suffered, if any, by the consultant on this account. NCSM shall not be liable in any way to bear such losses and no compensation of any kind whatsoever will be payable by NCSM to the Consultant.

V) LAWS & JURISDICTION:

The Contract shall be subject to Indian Laws. The Courts in Kolkata alone will have jurisdiction to deal with matters arising from the contract, to the exclusion of all other courts.

PROPOSED SKETCH FOR ESTABLISHMENT OF REGIONAL SCIENCE CENTRE IN SURVEY No. 81 OF URUGADUR VILLAGE. IN SHIMOGA TALUK OF SHIMOGA DISTRICT, KARNATAKA STATE.



THIS COLOUR SHOWN IN ABOVE SKETCH INDICATES THE LAND PROPOSED FOR ESTABLISHMENT OF REGIONAL -

- SCIENCE CENTRE IN SURVEY No. 81 MEASURING AREA : 7-00 (SEVEN-ACRES)

SCHEDULE:

EAST: REMAINING LAND OF SURVEY No. 81.

WEST: REMAINING LAND OF SURVEY No. 73 74 77 78 & 81.

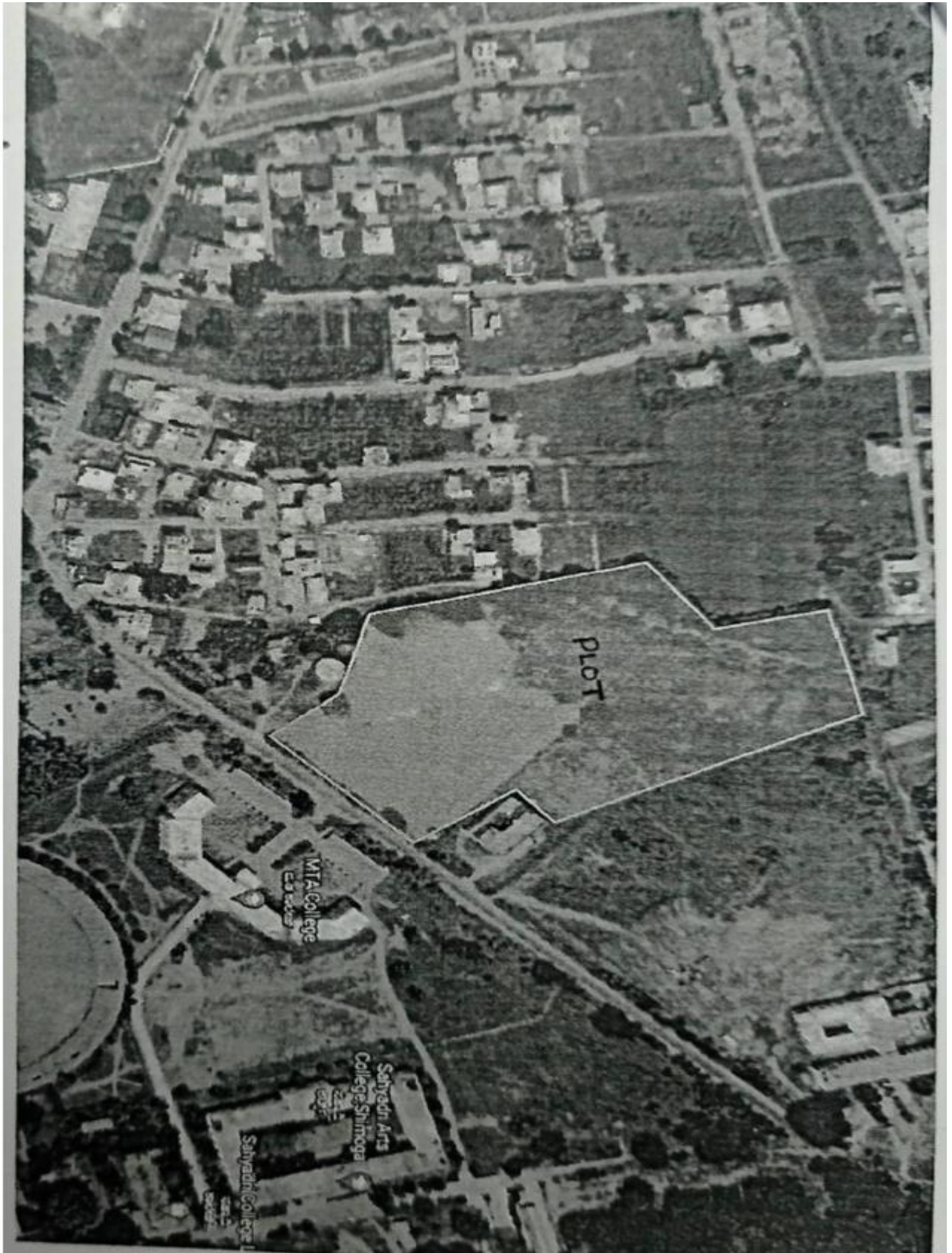
NORTH: ADJACENT SURVEY No.69 & 73.

SOUTH: ROAD.

Dealing with
electricals

[Signature]
 Shimoga Taluk, Shimoga

Plot location plan.



Google Earth Coordinate reference of the plot: 13°55'5"N 75°35'27"E

---XXX---