

Build To Impact

EXPRESSION OF INTEREST (EOI)

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Selection of architectural consultancy firm for All Peoples Church (APC)'s Building Project, "Build To Impact (BTI)". Interested Bangalore-based architectural consultancy firms may submit their completed Expression of Interest (EOI) with all supporting documents **before 5pm, IST, Friday September 26, 2025.**

Release Date: **Monday August 11, 2025**

Deadline to submit EOI: **Friday September 26, 2025, 5pm IST**

Delivery Address: All Peoples Church. #319, 2nd Floor, 7th Main, HRBR Layout, 2nd Block, Kalyan Nagar, Bangalore 560 043, Karnataka, INDIA

All communication via email: buildtoimpact@apcwo.org

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I. DISCLAIMER

I.1 The information contained in this EXPRESSION OF INTEREST (EOI) document provides the requirements, terms and conditions set out for interested **Bangalore-based Architectural Consultancy firms (Consultant)**. Subsequently, if required, further information or clarification shall be provided to the Consultant, **before 5pm Friday September 12, 2025**, as required and as appropriate via email communication sent to: **buildtoimpact@apcwo.org** only. Phone calls, third-party recommendations, outsider influence or personal meetings during the selection/ review process will not be entertained and will be basis for disqualification. Interested Bangalore-based architectural consultancy firms may **submit their completed Expression of Interest (EOI) with all supporting documents following instructions given in Section 7, before 5pm, IST, Friday September 26, 2025.**

I.2 This EOI document is neither an agreement nor an offer or invitation by **ALL PEOPLES CHURCH (APC)** to any person, including the Consultant. The purpose of this EOI document is to provide information that may be useful in the formulation of proposals pursuant to this EOI document. This EOI document includes statements which reflect various assumptions and assessments arrived at by **APC** in relation to the work. Such assumptions, assessments and statements do not purport to contain all the information that each Consultant may require.

I.3 This EOI document may not be appropriate for all persons, and it is not possible for **APC** to consider the objectives, technical expertise and particular needs of each party/Consultant who reads or uses this EOI document. The assumptions, assessments, statements and information contained in this EOI document may be interpreted and understood by the Consultant by way of their own investigations and analysis. Without any liability of any kind on **APC**, the Consultant should check the accuracy, adequacy, correctness, reliability or correctness of the EOI and any information contained in this EOI document and obtain independent advice from appropriate sources.

I.4 Information provided is on a wide range of matters, some of which depend on the interpretation of the law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. **APC** does not accept responsibility for the accuracy or otherwise of any interpretation or opinion on the law expressed herein.

I.5 **APC** makes no representation or warranty and shall have no liability to any person including any Consultant under any law, statute, rules or regulations, 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 EOI document or otherwise. This includes the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI document or arising in any way in the selection procedure.

1.6 The issue of this EOI document does not imply that **APC** is bound to select a Consultant or appoint one, as the case may be, for the consultancy.

1.7 The information contained in this document is being provided for the limited purposes of enabling the Consultant to submit the EOI in the prescribed format and not for any other purpose. In no circumstances shall **APC**, its officers, employees or agents incur any liability arising out of or in respect of the issue of this document and during the review and selection process.

1.8 This document outlines **APC's** expectations in relation to the EOI to be submitted by the consultant. No legal or other obligation shall arise in **APC's** name unless and until the agreement has been formally executed between **APC** and the Consultant and any conditions precedent to the effectiveness of such agreement have been fulfilled. **APC** shall not be obliged to appoint the Consultant and reserves its right not to proceed with the selection process and to withdraw from the process, or any part thereof, at any time at its absolute discretion.

1.9 The annexures of this document shall form an integral part of the document and shall be read along with this document.

2. INTRODUCTION

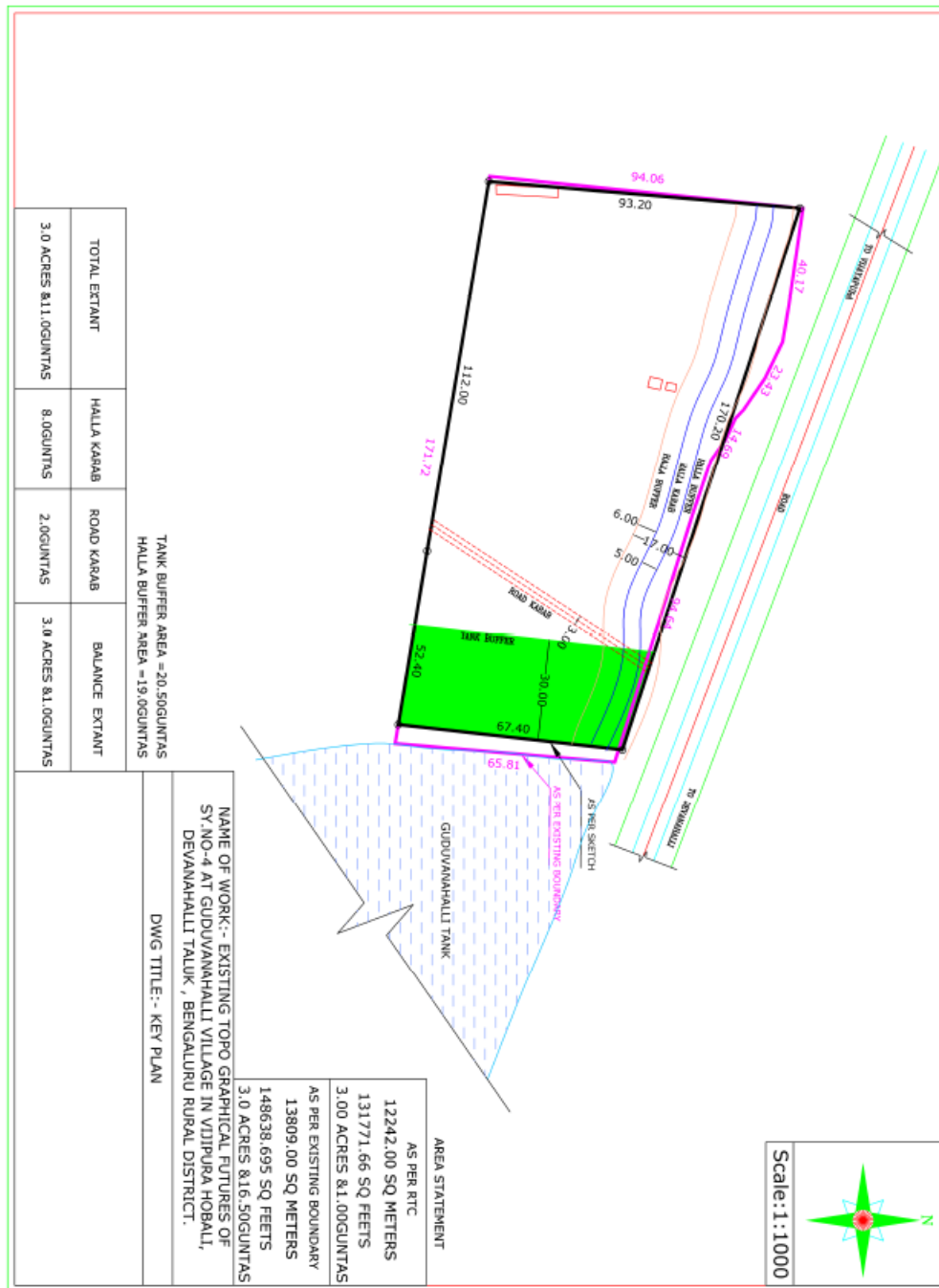
2.1 All Peoples Church (APC) is a Christian church started in 2001, with multiple congregations gathering across Bangalore city. "All Peoples Church" is a religious trust, registered with the Sub Registrar, Bangalore, Karnataka State, INDIA, Registration No. 110/200102.

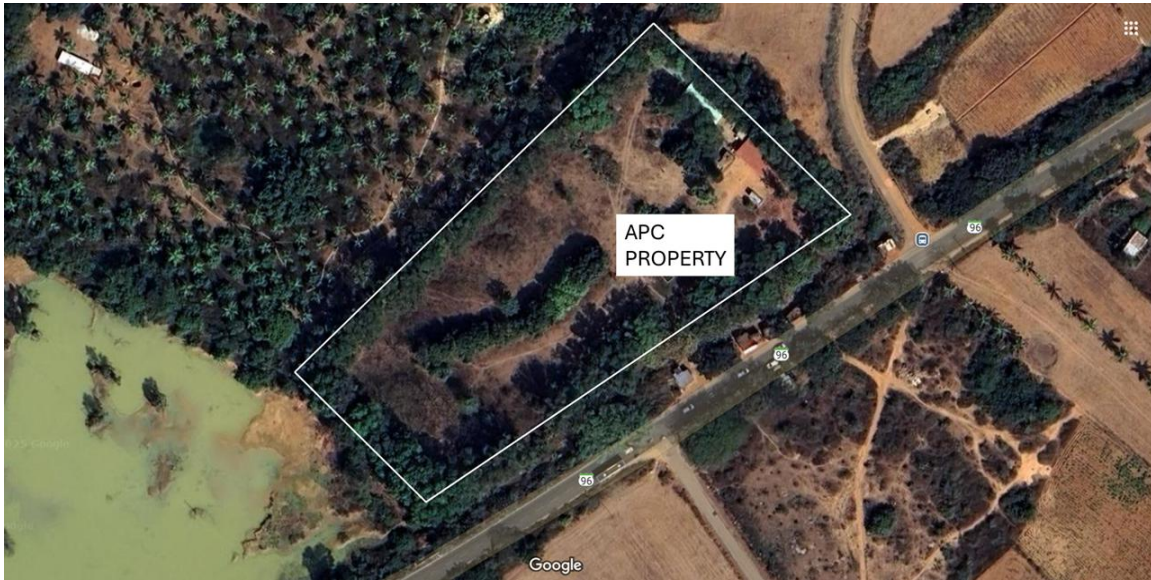
2.2 APC has completed the purchase of a property in Devanahalli, Bangalore district for the construction of a Bible College Campus with additional facilities that will be used by the Church and for all its church related activities. The envisaged plan includes a multi-purpose hall including video control room, audio mixing room, livestream and broadcast rooms, server and equipment room, green rooms, storage room, guest speaker lounge, loading dock and storage, childcare area, main lobby area, children's classrooms. Bible college facilities including classrooms, library and resource center, dormitories, room housing, kitchen, cafeteria, dining area, recreation center and guest rooms. Administrative office space including large open workspace area, small office rooms, meeting rooms, conference rooms, black box room. Restrooms, parking, etc. Service facilities including security, medical assistance and first aid room, water baptism tank, prayer tower, facility administration and support rooms, etc. This project is referred to as the **Build To Impact (BTI)** project.

Site location: <https://maps.app.goo.gl/Sei9i4FQGS24HrsXA>

Site address: Survey No. 4, State Highway 96 Govanhill, Chikka Thattamangala, Karnataka 562110, comprising an extent of about **3 Acres 11 juntas**, out of which 10 juntas is kharab, and is

bounded on East by: Devanahalli Vijayapura Road (SH 96); West by: Land now owned by another entity; North by: Gomala land; South by: Kere Angala (lake).





The land (3.1 acres) has been converted from agricultural land to use for Educational Institution (school/college), order dated 27 May 2025.

2.3 **APC** wishes to appoint one or more Bangalore based architectural consultancy firms (Consultant) for providing comprehensive architecture services for the Build To Impact (BTI) project along with associated facilities at the Devanahalli property. This EOI document is for inviting Consultants to submit their credentials for selecting & shortlisting them in **Stage-I**. The aim is to have a list of selected architecture / design / consultancy firms who meet essential pre-requisite criteria for the execution of the BTI project.

2.4 In Stage-2, **APC** will invite the selected Consultants to submit their conceptual architectural design. Based on the strength of concept work approach and proposed team composition **APC** will award the architectural work of the BTI project to the top scoring Consultant(s) who shall be appointed and paid fees in accordance with ANNEXURE-III.

2.5 Based on the performance, concept design or work approach of the Consultant, **APC** at its sole discretion, may assign all work to the same Consultant or divide the work between two or more selected Consultants.

3. CONTRACT PERIOD

3.1 The selection of architectural consultancy firms will be for a period of 3 years from the date of allotment letter to avail their service.

3.2 APC may call for selection of additional architectural consultancy firms on a need basis at a later date at its sole discretion to meet its objectives.

4. SCOPE OF WORK

4.1 The scope of work for a selected architecture Consultancy firm in Stage-2 will be to provide comprehensive architectural and allied consultancy services, including conceptualization, planning, architectural designing, structural design, architectural drawings, detailed specifications, estimates, tender document preparation, rate analysis, building services, landscape, site infrastructure and interior design, site visits, submission of as-built drawings etc. APC may modify the above requirements at its sole discretion.

4.2 The selected architecture Consultancy firms should understand the significance of the project, its unique challenges and opportunities and ensure the planning meets the benchmark design, construction and performance standards. This expertise in related fields should be paired with an understanding of APC as a Christian Church, APC's culture, mission, as well as with sensitivity to local people and location in Devanahalli.

4.3 Detailed Scope of work and deliverables of selected agencies is attached as ANNEXURE-II.

5. ELIGIBILITY CRITERIA

5.1 APC, aims to select one or more architecture consultancy firms with a proven track of providing high quality professional services to educational institutions (large schools or colleges), or large corporate office campuses.

5.2 Consultancy firms may opt for submitting EOI provided they meet all the following pre-requisite minimum eligibility criteria 5.2(a)-(f) and they submit the necessary supporting information with their EOI:

- a) The **average annual turnover** of the Consultant on consultancy work for the last five financial years should be **at least Rs. 1 Crore per year**.
- b) The Consultant should have rendered architectural consultancy design of at least one educational institution or corporate campus facility of similar or larger scope of Rs. 10 Crores or more within the last five financial years.
- c) The proposed team leader for the APC BTI project representing the Consultant (herein referred to as Project Architect) and who will be responsible for handling and designing the APC project should have a minimum of 15 years of work experience.
- d) The Project Architect should preferably have experience in Green Building concepts.

6. DOCUMENTS TO BE SUBMITTED WITH EOI

The details to be submitted with the EOI are as follows:

6.1 Documents confirming the minimum eligibility criteria will include the following:

- a) Introduction to the architectural consultant firm (Brief description of the firm/entity, projects, staff, contact details.) with at least one of the Promoters / Partners / Lead Architect should have a Master's degree in Architecture (attach educational qualification certificates).
- b) Copy of Income-tax return acknowledgement, audited balance sheet, profit and loss statement for the last five financial years.
- c) Certificate from chartered accountant confirming annual average turnover from consultancy in last five financial years.
- d) The Consultant should have rendered architectural consultancy design of at least one educational institution or corporate campus facility of Rs. 10 Crores or more within the last five financial years. (Attach completion certificate/letter from the client).
- e) Name of the Project Architect and record of minimum 15 years' experience in the field of architecture.
- f) Experience of Project Architect in Green Building concepts.
- g) Any recommendations on modification in 'Scope of Work'.

6.2 Documents highlighting credentials may cover the following (see format in ANNEXURE-I):

- a) Professional experience and past project records.
- b) Awards/accolades won in the field of architecture.
- c) Past/current projects with innovative architectural designs, technologies.
- d) Responsiveness towards church cultural context, energy, climate, materials, inclusiveness in designs.
- e) Projects with the use of sustainable/cost-effective materials and technologies.
- f) Credentials of the in-house team.

g) Credentials of external engineering consultants.

h) Broad design and project delivery approach of the firm.

6.3 Signed copy of the “**Unconditional Acceptance Letter**” that is part of this EOI document by the Consultant as proof of acceptance of all terms and conditions of selection process.

6.4 Copy of GST Certificate & PAN Card.

7. SUBMISSION OF EOI DOCUMENTS

7.1 Submission of the above documents shall be made in digital form as follows:

a) All information must be in PDF documents. Only documents in PDF format will be reviewed. All images, scanned certificates, etc. must be converted to PDF format.

b) All documents must be uploaded to a shared folder in Google Drive. Please select access to the shared drive for anyone with the link.

c) An email with the link to the shared Google Drive must be sent to:
buildtoimpact@apcwo.org

d) The email with the link to the shared drive must be received by APC by 5pm IST, Friday September 26, 2025.

f) Emails received with links to Google Drives that are not accessible, or with documents in formats other than PDF will not be considered. Applicants will not be notified of such problems as it is the responsibility of Applicants to follow due procedure.

7.3 Any email with the EOI proposal that is received after the submission close time/end time stipulated in this document shall be rejected.

8. SELECTION PROCESS AND EVALUATION METHODOLOGY

8.1 Broad components of each stage of the selection process are as follows:

No.	STAGE	IMPORTANT CONSIDERATIONS
1.	Stage I: Shortlisting and selection of Consultants	a) Submission of PDF documents supporting minimum eligibility criteria and documents

		highlighting credentials of the Consultant as per the information and forms given in the EOI document.
2.	Stage 2: Prequalification and selection of Consultant(s) for APC BTI Project	a) Issue of letter of invitation by email to the selected Consultant(s) and broad program brief for conceptual design submission b) Submission and presentations on the design proposal, project experience, competence and Consultant's capacity in project delivery, the experience of proposed Project Architect, and sub-consultants. c) Evaluation based on concept design and other components covered in the presentation. d) Award of project to one or more of the Consultant(s) who score highest amongst the selected consultants as per APC's evaluation methodology.

8.2 Evaluation Methodology for Stage-I is as follows:

To review the minimum eligibility and credentials of the Consultant in Stage-I, APC's Evaluation Committee at its sole discretion, will shortlist the consultants on the basis of documents submitted. The proposals will be judged, on the basis, but not limited to the following criteria:

- a) Professional experience and past project records.
- b) Awards/accolades won in the field architecture.
- c) Past/current projects with innovative architectural designs and use of technology.
- d) Responsiveness towards context, energy, climate, materials, and inclusiveness in designs.
- e) Projects with the use of sustainable/cost-effective materials and technologies.
- f) Credentials of the in-house team.
- g) Credentials of external engineering consultants.
- h) Note on broad design and project delivery approach of the firm.

8.3 The discretion and decision of the Evaluation Committee in short listing of the consultants shall be final and not open to challenge in any court of law or arbitration panel. APC reserves the right to accept or reject any or all the proposals without assigning any reason.

8.4 APC will not be providing a detailed response with the evaluation process or stating the reason for non-selection to each individual Consultancy firm responding to this EOI. Only selected architectural consultancy firms (Consultants) will be contacted for Stage-2.

8.5 In Stage-2 based on project specific requirement, APC will invite Request for Proposals (RFP) from selected architectural consultancy firms (Consultants). The selection of the firm for the final project will be done on the basis of the RFP and the Technical Presentation.

9. DISQUALIFICATION FROM THE SELECTION PROCESS

9.1 APC shall have absolute right at its sole discretion to disqualify/reject any EOI proposal/document without assigning any reason whatsoever. APC shall have the right, in its sole discretion, to disqualify and reject any EOI proposal, on the basis of, but not limited to any one or more of the following reasons:

- a) The Consultant does not meet/satisfy the qualification criteria as set forth in clause 5 above.
- b) The EOI is not accompanied by information/documents and annexure required to be submitted in accordance to items stated in this document.
- c) If the EOI is not provided as stipulated in this document or does not contain all the information as requested or is not presented in the PDF format as specified in this document.
- d) If it is determined that the Consultant has presented incorrect/inaccurate information or has concealed/suppressed any relevant/important information.
- e) Any EOI proposal that is received after the submission close/end time stipulated in this document.
- f) If it is determined that the Consultant has a record of poor performance, such as abandoning projects, not completing assigned projects with expected quality, or of financial failure or is weak financially for this scope of work.
- g) If the Consultant at any time during the selection process resorts to any unethical means to influence APC's Evaluation Committee.

10. PAYMENTS

10.1 There is no remuneration offered for participating in the EOI and selection process. Participating Architecture Consultancy firms are also not required to submit a financial proposal at this stage.

10.2 The selected consultants, who in the second stage submit an response to the RFP with a concept design proposal and make a presentation to the Evaluation Committee, will be paid an honorarium of **Rs. 100,000 (Rupees one lac only)**, excluding the final selected consultant who is awarded the BTI Project. The honorarium will be paid only if APC finds the quality of work serious, responsive and worthy of being paid the said amount as compensation of professional time and expenses put-in for the preparation of concept plan and technical presentation. The decision of APC with respect to selecting the participating Consultants for payment of honorarium shall be final and binding for participants. The payments shall be made after the final selection of the Consultant(s) who is awarded the BTI Project. APC reserves the right to modify the honorarium amount. All other expenses incurred to participate in the submission of the EOI, subsequent submission of proposal, technical presentation, travel to attend meetings at APC, shall be borne by the Consultant themselves and will not be reimbursed. No other payments shall be made by APC to Consultants for participating in this process.

11. OTHER TERMS AND CONDITIONS

11.1 Architectural consultancy firm interested in submitting an EOI may ask their questions before 5pm Friday September 12, 2025, as required and as appropriate via email communication sent to: **buildtoimpact@apcwo.org** only. Phone calls, third-party recommendations, outsider influence or personal meetings during the selection/review process will not be entertained and will be basis for disqualification.

11.2 APC reserves the right to seek additional information, details regarding minimum eligibility criteria, proof of qualifications, experience and capabilities of the Consultant at any stage of shortlisting/selection process. APC also reserves the right to call for additional information from the consultants.

11.3 The applicants are requested to carefully read the Scope of Work and Deliverables (ANNEXURE-II) at the end of this EOI. The shortlisted Consultants will be required to provide services as mentioned in the ANNEXURE-II. Before participating in this selection process, applicants should ensure that they will be able to provide all the services and the deliverables in the time schedules given in the ANNEXURE-II. The scope of work and deliverables detailed in ANNEXURE-II are indicative and may vary at the time of actual award of work. Suggestions from Consultants about the Scope of Work are invited in the form at ANNEXURE-I.

11.4 The appointed Consultant should ensure that the Project Architect whose profile has been submitted at the time of application for this EOI is involved in the complete design process,

shall make all the presentations and attend all the meetings with APC. There has to be continuity in the Project Architect as well as team members in all stages of design and execution till the completion of the project.

II.5 Proposal once submitted becomes the property of APC and shall not be returned to the participant under any circumstances, even if the work is awarded or not. The designs, documents etc., submitted at any stage will not be returned to the consultant/applicant by APC.

II.6 Joint ventures with multiple architecture consultancy firms teaming up, will not be allowed to participate in this EOI. A single entity (architectural consultancy firm) must submit its proposal independently to provide architectural consultancy services to APC.

II.7 APC may also on its own, if deemed necessary, issue interpretations and clarifications to all architecture consultancy firms who are participating in this process. All clarifications and interpretations issued by APC, shall be deemed to be part of the EOI.

II.8 All architecture consultancy firms shall review the guidelines and shall agree to abide by the conditions mentioned in this document. By participating in the selection process, all participating architecture consultancy firms shall deem to have agreed in full to these Terms & Conditions.

II.9 All participating architecture consultancy firms are doing so on their own initiative. APC shall not reimburse any expenses incurred. By participating in the selection process, it is deemed that all participating Architecture Consultancy firms have indemnified APC against any losses, expenses of any manner incurred by the participating Architecture Consultancy firms during the selection process whether tangible or intangible, direct or indirect.

II.10 By participating in the selection process all participating architecture consultancy firms shall agree in full to these Terms and Conditions.

12. ANNEXURE-I: FORMS TO BE COMPLETED

ANNEXURE-I has 8 forms listed below

FORM I: FINANCIAL INFORMATION

(a) Financial Information Details to be furnished duly supported by figures in audited balance sheet, profit and loss account statement and acknowledged IT returns for the last five years duly certified by the Chartered Accountant.

	FY2024-25	FY2023-24	FY2022-23	FY2021-22	FY2020-21
Annual turnover in Lacs (Rs.)					

Average annual turnover for the above five years:

Signature of Chartered Accountant with seal

Name of Chartered Account
Full address

Signature of Applicant(s)

FORM 2: EXPERIENCE OF TEAM LEADER (PROJECT ARCHITECT)

(The Team Leader/ Project Architect shall be involved in the complete design process, shall make all the presentations and attend all the meetings with APC)

Team Leader / Project Architect		Photograph
Full Name		
Date of birth		
Key areas of expertise		
Total years of experience in relevant field		

Education Qualification:

Degree	Name of College and University	Specialization	Year of completion

No. of Years of Professional Experience:

Organization	Designation	From (Month/Year)	To (Month/Year)	Duration (Years-Months)

(Please add additional rows as required)

Any other information member may desire to highlight:
(Relevant Projects, Awards/ accolades won)

Certification: I, the undersigned, certify to the best of my knowledge and belief, the above correctly describes my qualifications and experience. I am currently holding a position of (designation in the firm) firm.

Full name:

Date:

Place:

Signature

FORM 3: AWARDS/ACCOLADES

List of awards/accolades won in the field of architecture by the architecture consultancy firm (consultant). Please attach copies of certificates/relevant information to validate information.

No.	Name of the award/certificate	Year	Institution/Organizer of the award

(Please add additional rows as required)

FORM 4: CREDENTIALS OF THE IN-HOUSE CORE TEAM

No.	Full name of the full-time professional staff	Educational Qualifications	Total years of relevant work experience	Areas of expertise

(Please add additional rows as required)

FORM 5: NOTE ON BROAD DESIGN AND PROJECT DELIVERY APPROACH OF THE FIRM

The architectural consultancy firm is requested to write a brief note on the design approach and project delivery approach adopted by their firm for executing their projects. Maximum 1 page.

FORM 6: LIST OF PROJECTS (UPTO 5 RELEVANT PROJECTS)

Please use up to 2 pages (not more) for each project information.

For each project listed please include the following:

- A. Name of the project:
- B. Project location:
- C. Project cost (in Rs.):
- D. Name of the Client:
- E. Project Area in Sqm:
- F. Project status (ongoing/completed):
- G. Start Date:
- H. Completion Date:
- I. Consortium Details (if any):
- J. Lead Consultant full name:
- K. Other Consultant(s) in the consortium(if any):
- L. Description of work done by the Consultant firm on this project:
- M. Include drawings/photographs:
- N. Copies of Work Orders, Completion Certificates with individual project sheet:

FORM 7: COMMENTS ON MODIFICATION IN THE SCOPE OF WORK AND DELIVERABLES

Consultants are requested to share any recommendations / observations / comments / modifications in the scope of work and deliverables mentioned in the document, in **ANNEXURE-II**, which they would like APC to consider. Maximum 1 page.

FORM 8: DETAILS OF EXTERNAL ENGINEERING CONSULTANTS

(Consultants with whom the applicant firm is currently working or has predominantly worked with in the past)

No.	Name and Address of Structural Consultant	Number of Projects Commissioned to the Structural Consultant	Name and Location of Completed or Ongoing Projects

No.	Name and Address of Electrical Consultant	Number of Projects Commissioned to the Electrical Consultant	Name and Location of Completed or Ongoing Projects

No.	Name and Address of Public Health Engineering (PHE) Consultant	Number of Projects Commissioned to the PHE Consultant	Name and Location of Completed or Ongoing Projects

No.	Name and Address of Heating, Ventilation, and Air Conditioning (HVAC) Consultant	Number of Projects Commissioned to the Mechanical (HVAC) Consultant	Name and Location of Completed or Ongoing Projects

13. ANNEXURE-II: PROPOSED DETAILED SCOPE OF WORK AND DELIVERABLES

The scope of services for the Architecture consultant is to provide comprehensive Architecture and allied consultancy services including Architectural design, site layout, structural, Services, Interior, Landscape, Infrastructure for **APC's BUILD TO IMPACT (BTI) PROJECT** with all support facilities to be constructed at APC's 3.25 acres property site in Devanahalli, Bengaluru.

The detailed scope of work shall include and not be limited to the following:

13.1. Program Development

- (i) Develop a detailed project plan for APC's BTI Project.
- (ii) Identify facilities, infrastructure and building area requirements for various activities.
- (iii) Identify existing facilities, infrastructure, structures, and activities adjoining the site, which may have an impact on the design or program.
- (iv) The Architecture consultant shall take into account the requirements and current standards of **National Building Code (NBC)**. The Architecture consultant will also develop the Master Plan for APC, ongoing designs of various buildings for construction, in accordance with bylaws and development control regulations of local body / development authority under whose jurisdiction the site of APC campus falls.
- (v) Areas and programs in this agreement are only indicative. These may get modified over the process of finalization of a detailed program.
- (vi) Buildings may have diverse needs, and therefore, they may not follow one single repetitive design. The Architecture consultant is expected to demonstrate different design ideas for buildings.

13.2. Master Plan Development

The Architecture consultant shall develop a comprehensive vision for the Architectural Character of new buildings and a Master Plan with recommendations / designs of buildings in the campus and submit a report to that effect for the acceptance of APC.

13.3. Design, Specification, Bill of Quantities and Cost Estimate

(i) Architecture consultant shall develop a preliminary design of various buildings and services (Internal and External) all-inclusive such as: architectural plans, elevations, sections, furniture layout, structural system, sanitary, drainage, plumbing, rainwater disposal and harvesting, firefighting, **Information and Communication Technology (ICT)** infrastructure, **Extra-Low Voltage (ELV)** systems such as data networking, security, **Integrated Building Management System/Supervisory Control and Data Acquisition (IBMS/SCADA)**, electrical, electronic and communication systems design, **Heating, Ventilation, and Air Conditioning (HVAC)** design and other mechanical systems, elevators, escalators and allied fields such as landscape design, interior design and other requirements of parcel development etc. The details so finalized will form the basis of preparation of Preliminary Estimate for obtaining financial approval, and the approved Preliminary Estimate shall form the basis for Detailed Estimate.

(ii) Preparation of preliminary cost estimate based on current Cost Index applicable to Bengaluru market rate(s). Submission of **BoQ (Bill of Quantities)** with detailed cost estimate.

(iii) Non-scheduled items included in the detailed estimate shall have rate analysis, detailed technical specifications for items used, tests, acceptance norms for all materials and finished items and mode of measurement as per the **Bureau of Indian Standards (BIS)** or as per International Standards or following best practices, where BIS / International Standards are not available as per the approval of Engineer-in-Charge, along with detailed drawings to form part of **Notice Inviting Tender (NIT)**.

(iv) BoQ so prepared will be for the purpose of competitive bidding; hence all details like the listing of products, makes and vendors etc., shall conform to standard guidelines and engineering practices.

13.4. Structural System

(i) Preparation of conceptual structural system, DBRs (Design Basis Reports), detailed structural analysis and design of complete buildings.

(ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.

(iii) Detailed structural design calculations and **Good for Construction (GFC)** drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

(iv) Peer review consultant shall be appointed by APC and the drawings shall be peer reviewed.

13.5. Public Health Engineering System

(i) Scope includes preparation of **Design Basis Reports (DBRs)** for providing both internal and external water supply and sewage systems. The entire design shall be as per the latest in the **Indian Standards (IS Codes)** and the **National Building Code of India (NBC)** for water supply and drainage, including but not limited to IS 1172 (Basic Requirements for Water Supply, Drainage and Sanitation) and IS 2065 (Code of Practice for Water Supply in Buildings) and those related to plumbing and sanitation.

(ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.

(iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purposes.

13.6. Electrical and IT Systems

(i) Scope includes preparation of DBRs for providing internal and external electrification system with necessary electrical rooms, cablings, power supply network including sub-station, street lighting etc. Scope of work also includes preparation of conduit layouts for provision of ICT, TV, CCTV, ELV systems as required, etc. The entire design shall be as per the latest IS codes and recommended procedures of original equipment manufacturers.

(ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.

(iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

13.7. Fire Fighting System

(i) Scope includes preparation of DBRs for the entire firefighting system such as fire detection, fire alarm and firefighting arrangements confirming to relevant Indian Standard Codes / NBC and as per the requirements of local statutory authorities.

(ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.

(iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

13.8. HVAC & other Mechanical works

- (i) Scope includes preparation of DBRs as per the intentions of Master Plan and APC's requirement and as per relevant Indian Standard Code / NBC.
- (ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.
- (iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

13.9. Landscaping

The Architecture consultant shall provide complete landscape design of the property, including the following:

- (i)
 - a) Landform and grading
 - b) Surface drainage design and water management
 - c) Landscape irrigation design
 - d) Detailed open space design - all hard and soft areas
 - e) Plant/trees design
 - f) Landscape structures and features
 - g) Illumination design
 - h) Co-ordinated design development with all services and landscape features.
- (ii) On approval, the design details and detailed construction drawings shall be prepared and submitted.
- (iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

13.10 Interior Design

- (i) The Architecture consultant shall provide services in respect of the following:
 - a) Interior space planning / development & volumetric study
 - b) Design of fixed items of work and interior related civil works
 - c) Illumination design
 - d) Sound and acoustic design
 - e) Indoor plantscape
 - f) Selection of materials, equipment and other interior related elements
 - g) Integration of all Engineering services.

- (ii) On approval, the design details and detailed construction drawings shall be prepared and submitted for inclusion in NIT.
- (iii) Detailed design calculations and GFC drawings as per relevant Indian codes of practice of recent revisions for construction purpose.

13.11. Design for Accessibility, Environment and Energy Conservation

- (i) The design should create an accessible, barrier-free environment for differently-abled people. Appropriate National / International Design codes and practices shall be used as a reference for this.
- (ii) Design aspects shall be incorporated for environmentally sensitive and sustainable development of the campus by incorporating green building technologies and information and communication technologies.
- (iii) While designing active energy systems (solar heating, Photovoltaic panels, concentrated solar power, etc.) and passive systems (sun spaces, window placements, thermal mass, shading devices, natural ventilation, etc.) for energy responsiveness or creating better comfort conditions the Architecture Consultants will have to support the design decisions using energy simulations studies.
- (iv) The process in (iii) should lead to detailed architectural design to produce a working set of drawings for construction, installation, testing and commissioning of the passive and active system.
- (v) Post Construction Performance Monitoring: On completion of the building, the Architecture Consultant will help APC in initiating and monitoring the performance of the Passive/active cooling and exhaust system. If required, the Consultant will provide details for any modification required to make the system more effective.

13.12 Peer Review, Statutory Approvals, Other Details

- (i) Approval of a peer reviewer or a proper proof checker as decided by APC to be obtained by the Architect Consultant at each stage right from Concept to GFC drawings.
- (ii) Assist APC technically in obtaining statutory approvals from all the local authorities and associated liaising, by preparing the necessary reports/submissions as required by the statutory authorities and incorporating necessary changes or making modifications in the designs based on inputs received from the statutory authorities.

(iii) The Architecture consultant shall ensure ongoing project oversight by competent Architect / Engineers for project supervision to ensure execution of work as per the details given by the Architect Consultant. They are to coordinate with the APC and ensure the smooth progress of project by giving timely inputs / approvals / clarifications / interpretations of the GFC drawings as and when required by APC.

(iv) The Architecture consultant shall ensure that the person so appointed has adequate expertise, is effective to the satisfaction of APC and works well with APC's own Project Manager, team, other contractors and vendors.

(v) All fees/charges for obtaining all approvals shall be paid by APC through cheque or Demand Draft direct to relevant authority through the Architecture consultant.

13.13. Exclusions

The cost of conducting geotechnical and hydro-geological investigations, if required, will be borne by APC.

13.14. Stages of Work and Deliverables

All the components mentioned in the scope of work will be submitted by the Architecture consultant to APC in the following stages:

- (i) Concept design and drawings along with design brief
- (ii) Preliminary drawings and estimates
- (iii) Drawings for statutory approvals
- (iv) Detailed drawings and detailed estimates
- (v) Good for construction drawings
- (vi) Execution stage
- (vii) Post execution stage

Note: All submissions in the above stages will be in the form of Reports and Drawings, Architectural Models and PowerPoint presentations. At each stage of submission, the Architecture consultant will submit printed copies as well as soft copies in PDF, AutoCAD file/dwg format, along with 3D Visual renderings at a suitable scale.

13.15 Concept design and drawings along with design brief: Deliverables

- (i) Ascertain APC'S vision and requirements, site constraints and potential, and prepare Architectural Master Plan and submit for APC's approval.
- (ii) Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and / or proposed development on environment.

- (iii) Submit Design Basis Reports for various components.
- (iv) As per inputs from APC, modify the design and submit alternatives. Submit required number of hard copies of documents and drawings during design as well as after acceptance of the proposal along with soft copies (PDF as well as DWG AutoCAD format).
- (v) Prepare a rough estimate of the project cost.

13.16 Preliminary drawings and estimates: Deliverables

- (i) Prepare and submit designs for final approvals.
- (ii) Prepare Design Basis Reports for various components.
- (iii) Prepare preliminary cost estimates.
- (iv) Submit required number of all approved documents as hard copies of documents and drawings along with soft copies (PDF as well as DWG AutoCAD format).

13.17 Drawings for statutory approvals: Deliverables

- (i) Prepare and submit drawings and documents to appropriate authority for necessary statutory approvals and ensure compliance with codes, standards and legislation, as applicable and obtain statutory approvals required.
- (ii) The Architecture consultant also has to obtain a clearance certificate by proof checking agencies, if any, appointed by APC or submit a complete design for peer review as the case may be.
- (iii) Submit all original approved drawings and documents to APC along with required number of hard copies of documents and drawings as well as soft copies (PDF as well as DWG AutoCAD format).

13.18 Detailed drawings and detailed estimates: Deliverables

- (i) Prepare detailed drawings, specifications and Bill of Quantities (BoQ).
- (ii) Preparation of detailed estimates based on schedule of rates applicable to Bangalore.
- (iii) Prepare tender documents. In case the tender document is prepared by any other agency, this shall be vetted by the Architecture consultant.
- (iv) If required, assist APC to invite, receive and analyse tenders, pre-bid meetings etc.
- (v) If required, advise APC on Pre-qualification of agencies, and award of work to contractors.
- (vi) If required, prepare and finalise Schedule of works along with the Contractor and APC.
- (vii) Submit required number of hard copies of documents and drawings along with soft copies (Pdf as well as dwg. AutoCAD format).

13.19 Good for construction drawings: Deliverables

- (i) Prepare and submit complete sets of Good for Construction drawings with all details and specifications for each building/construction item as per the time Schedule.
- (ii) The complete set of drawings shall be submitted to APC for approval.
- (iii) Make revisions, if any, in the drawings as per APC's instructions.
- (iv) Submit required sets of hard copies of documents and drawings along with soft copies (Pdf as well as dwg. AutoCAD format) .

13.20 Execution stage: Deliverables

- (i) Make revisions and release drawings for the proper execution of work during construction.
- (ii) Assist APC to approve samples of various materials and work items.
- (iii) Check and approve shop drawings submitted by the contractor/vendors.
- (iv) Evaluate the Construction work and, wherever necessary, resolve design and detailing issues that arise at site, clarify any decision, offer interpretation of the drawings / specifications, attend meetings to ensure that the project proceeds in accordance with the conditions of the contract, keep APC informed, and render advice on actions, as required.
- (v) Supervision by competent Architect / Engineers for to ensure progress on time and on required level of quality.
- (vi) Verification of stage wise bills of the contractor
- (vii) Issue Certificate of Completion of work as per the format to be prescribed by APC.

13.21 Post Execution stage: Deliverables

- (i) Prepare and submit completion reports and drawings for the project as required and assist APC in obtaining "Completion / Occupancy Certificate" from statutory authorities, wherever required.
- (ii) Issue required sets of as-built drawings of the entire assignment along with soft copies (PDF as well as DWT AutoCAD format).

Note: During the above work stages, the Architecture consultant will have to attend regular (weekly or as scheduled) meetings at APC to demonstrate work progress and receive inputs from APC.

14. ANNEXURE-III: PROPOSED FEE STRUCTURE

The architectural consultant shall be paid a fee of 3% of the actual project cost. This is towards the scope of work described in ANNEXURE-II and includes project oversight and supervision charges as stated in ANNEXURE-II. Fee payment schedule will be detailed later.

15. ANNEXURE-IV: UNCONDITIONAL ACCEPTANCE LETTER

Please print on official letterhead of the Architecture Consultancy/Firm

To,
The Senior Pastor
All Peoples Church
#319, 2nd Floor, 7th Main, HRBR Layout, 2nd Block,
Kalyan Nagar, Bangalore 560 043
Karnataka, INDIA

Sir,

Sub: UNCONDITIONAL ACCEPTANCE OF APC's EXPRESSION OF INTEREST (EOI)
CONDITIONS

We hereby unconditionally accept the contents of all the clauses of this EOI document released by All Peoples Church (APC). We have noted that the unconditional acceptance of the conditions in its entirety is a precondition to submit our EOI. We also note that is not permissible for us to place any conditions / clauses upon requirements stated in this EOI document or our response to this EOI after our submission, in which case the application submitted by us will be considered disqualified.

Yours faithfully,

Signature of the bidder

Full name:

Email:

Mobile:

Company Name:

Company seal: