

**Government of India**  
**National Gallery of Modern Art**  
**Jaipur House, India Gate, New Delhi – 110003**

**Expression of Interest for Engagement as Professional Advisor cum Architect**

National Gallery of Modern Art (NGMA), Ministry of Culture, Government of India invites applications from qualified and experienced professionals for engagement as a Professional Advisor cum Architect (PACA) for the establishment of a regional unit of the NGMA in Kolkata, West Bengal. The proposal envisages the adaptive reuse of the Currency Building located at B.B.D. Bagh, Kolkata and currently under the custody and maintenance of the Archaeological Survey of India (ASI).

The proposal envisages the establishment of the regional unit of NGMA in the frontal section of the Currency Building with the main entry from B B D Bag (Dalhousie Square) East Road while the Archaeological Survey of India will retain the rear section of the building with an exclusive entry from R N Mukherjee Road. The site plan indicating the division and the entry is appended with this EOI document as Appendix – I (Dwg No. A-1.1).

The background, scope of works and other requirements are as follows:

The Gallery is a premier institution of its kind in India. It is run and administered as a subordinate office under the Department of Culture, Government of India. The NGMA has two branches one at Mumbai and the other at Bengaluru. The gallery is a repository of the cultural ethos of the country and showcases the changing art forms through the passage of the last hundred and fifty years starting from about 1857 in the field of Visual and Plastic arts. Notwithstanding some gaps and some trivia, the NGMA collection today is undeniably the most significant collection of modern and contemporary art in the country today.

The principal aims and objectives of the National Gallery of Modern Art are:

- To acquire and preserve works of modern art from 1850s onwards
- To organize, maintain and develop galleries for permanent display
- To organize special exhibitions not only in its own premises but in other parts of the country and abroad.
- To develop an education and documentation centre in order to acquire, maintain and preserve documents relating to works of modern art
- To develop a specialized library of books, periodicals, photographs and other audio visual materials
- To organize lectures, seminars and conferences, and to encourage higher studies and research in the field of art history, art criticism, art appreciation, museology and the inter-relations on visual and performing arts.

The foremost responsibility of the National Gallery of Modern Art is to ensure quality and to set and maintain standards of excellence. The aesthetic and educational purposes are not only defined in the aims and objectives of the National Gallery of Modern Art, but efforts are also being made so that they become implicit in its organization and pervade all its activities.

National Gallery of Modern Art helps people to look at the works of modern art with greater joy, understanding and knowledge by extending their relationship with our daily life and experiencing them as vital expressions of the human spirit.

### **THE COLLECTION**

The NGMA has more than 17,000 works of modern art, both of Indian and foreign origin, covering a time span of over 160 years from approximately 1850 AD onwards. Its rich holding of “Modern Art” covers all the significant periods and schools of art in India. They include the “Company Period”, the “Bengal School”, the “Progressive Artists Group” etc. The collections range from paintings (Oils, Acrylics, Water Colours, Mixed Media etc.) to prints, etchings, lithographs and drawings besides sculptures (Metal, Stone, Wood, Papier Mache, Mixed Media), Installations, New Media Art etc.

While NGMA's main Head Quarters in Delhi holds the entire repository of the collections, substantial numbers of the treasures are on display at NGMA's regional centres at Mumbai and Bengaluru.

The collections of NGMA have been exhibited at venues national and international levels as part of bilateral Cultural Exchange Programmes (CEPs), significant commemorative occasions, stand alone events etc. Likewise, the NGMA has hosted many travelling exhibitions from collections in India and institutions abroad.

*Prospective applicants are advised to peruse the contents of the Web Site as well as visit the NGMA, New Delhi and the Currency Building at Kolkata to obtain a firsthand comprehension of the institution on the one hand and the proposed adaptive reuse on the other.)*

### **REQUIREMENT OF PROFESSIONAL ADVISOR cum ARCHITECT**

The Currency Building has two upper levels which also have a potential for being converted into an exhibition space. The rear part of the building in the first and second floor (with a separate entrance and hallway in the ground floor) is being occupied by the ASI and the local office of the National Monuments Authority (NMA). Thus, in accordance with the decisions arrived at under the directions of the Ministry of Culture, Government of India, the apportioning of areas between the NGMA and the ASI, in all floors, shall be as follows:

<b>S.No.</b>	<b>Floor Level</b>	<b>Area with NGMA (Sqm)</b>	<b>Area with ASI (Sqm)</b>
01	Ground Floor	2040.00	1100.00
02	First Floor	1184.00	1100.00
03	Second Floor	0975.00	0630.00

The area indicated against NGMA at the first floor also includes the Mezzanine spaces at the mid level landing of the staircase. Please see the respective floor level drawings (Dwg. No. A-2.1, A-2.2 and A-2.3) appended herewith as Appendices II, III and IV. A roof plan of the building is also provided for information (Dwg. No. A-2.4. and as Appendix V).

NGMA requires a Professional Advisor cum Architect (PACA) who has the experience of designing exhibitions/ museum interiors to develop a project proposal for the adaptive reuse of the Currency Building. The proposal will cover all the floors of the Currency Building which have been apportioned to NGMA.

## **SCOPE OF WORK FOR THE PROFESSIONAL ADVISOR CUM ARCHITECT**

### **A. The context of *Currency Building*, BBD Bag Kolkata**

The building is very well located, fronting *Lal Dighi* (the central tank of BBD Bag - erstwhile Dalhousie Square). The structure, listed as a heritage building, has been restored by the ASI and also houses their regional offices for Eastern India on the first floor. The ground floor has an entry from the front (facing *Lal Dighi*) through a portico and two entrance lobbies. There are various rooms that are connected to the lobby. The entrance lobby leads into what is now a large courtyard (originally this used to be a covered space, spanned by domical structures). The covered bays on the side are like verandas that have a roof, but no side walls. At the end of the “courtyard” is an entrance to a large enclosed hall at the rear, which is currently used by the ASI as a temporary exhibition space. Two “strong rooms” and an “ante chamber” are attached and accessed through the hall. This hall may also be entered from the rear entrance of the building situated on the back street. This entry gives access to the ASI offices located on the upper floors. The hall has a third entrance directly from the side street through large service doors, and can be used to move in bulky objects or crates.

The first floor of the Currency Building, made over to NGMA, has a set of large halls flanked by two wide corridors all of which are eminently suitable for use as display galleries. In addition, the floor has open to sky terraces on the central courtyard side which can be used for display of sculptures and outdoor installations. There is a Mezzanine floor at the intermediate landing level of the staircase which could also be gainfully used as either an office or for any other support function.

The second floor of the Currency Building, made over to NGMA, has a set of large halls flanked by two wide corridors all of which are eminently suitable for use as display galleries, exactly similar to the spaces so described in the first floor.

A set of sections and elevations are appended with this EOI document for a clear understanding of the heights available in each of the floors (Dwg. Nos. A-3.1, A-3.2 and A-4.1 as Appendices VI, VII and VIII).

**(Prospective applicants are requested to study the drawings provided and also visit the site)**

The main entry is from the BBD Bagh end through the portico and entrance lobby. The rear Street entrance is used by ASI to access their offices on the first floor. The courtyard could be adapted to hold cultural programmes which can be made more weather proof (if so desired) by erecting a temporary fabric roof.

## **B. Creation of Permanent Exhibition Facilities at Currency Building**

Creating a suitably appointed permanent regional unit with adequate exhibition spaces at Kolkata provide an opportunity for many exhibitions of international standards which require a higher level of infrastructure and security to be mounted with regularity.

All the floors in the Currency Building appear to allow for a relatively easy conversion of the existing spaces into a permanent facility for hosting either a large single exhibition or a multiple number of exhibitions of different sizes.

NGMA, Kolkata is also expected to have a meeting/ conference room, an Audio Visual Room, a Cafeteria, space for small events such as a lecture or book release, art storage and other storage spaces, public conveniences, Security Room etc. Space for local administrative offices of NGMA will also need to be provided. **The spatial requirements will be finalised in consultation with the Professional Advisor cum Architect after his/ her selection.**

The basic purpose of the adaptive reuse of the existing structure of the Currency Building is to re-configure it to efficiently house a flexible and multiple numbers of galleries that can be used separately or as a single combined large sequence of

galleries in the times to come. Beyond the structural arrangements, all the gallery spaces would be fitted with appropriate climate control, security, fire detection and fighting, gallery illumination systems and with suitable material specifications to function as a state-of-the-art facility which would allow hosting exhibitions of international standards.

### **C. General Conditions**

Following conditions need to be considered in the design and detailing process.

1. The spaces need to be air-conditioned to maintain the specified temperature and humidity control.
2. Appropriate display lighting would need to be put in place.
3. CCTVs and Electronic Security Systems would be required for securing the collections. Smoke/ Fire detection systems would need to be installed to meet mandatory requirements.
4. Temporary walls (of Gypsum or Calcium-silicate boards on slotted angle frames) would need to be built within the exhibition spaces to display the paintings, graphic/ information panels and TV screens. Such walls would be required to add display wall lengths within the spaces. This way the walls of the heritage building can be left undamaged due to the hanging of paintings, etc.
5. Public conveniences need to be incorporated. User-friendly signage and information systems will be required.
6. General repairs, restoration of some typical features, sprucing up of spaces, painting and cleaning, especially of the chequered marble floors would need to be carried out.
7. The proposal will also evaluate the existing infrastructure (water supply, connected electrical load, sewer and storm water connections, telephone links etc.) and suggest suitable augmentation, if required.

While the above is the basic outline of the scope of work likely to be assigned to the chosen Professional Advisor cum Architect (PACA), but will fulfil the following in addition:

1. The PACA will function purely as an in-house Advisor for the National Gallery of Modern Art.
2. The PACA will provide support to Director, National Gallery of Modern Art in all preliminary works including the preparation of a rational programme of requirements, leading to the finalisation of design for the adaptive reuse of Currency Building.
3. The PACA will provide Technical advice on civil works to be taken up by the selected construction agency, if any, in connection with the adaptive reuse proposal.
4. Notwithstanding the above mentioned scope of work and responsibilities, the PACA shall attend all meetings as called for by the MoC/ Director, National Gallery of Modern Art in connection with the adaptive reuse of Currency Building.

## **I TECHNICAL BID**

Practising Architects/ Architectural Firms fulfilling the following minimum criteria may please send their applications along with a detailed statement of experience addressed to the Director, National Gallery of Modern Art, Jaipur House, New Delhi at the detailed address given above:

1. Valid Registration with the Council of Architecture not later than the 1<sup>st</sup> June 2000.  
*(to be supported by attested copy of registration). It may be noted that the registration with the Council of Architecture for the Proprietor or senior most Partner in a partnership firm should be dated 1<sup>st</sup> June, 2000 or earlier.*
2. The practice of the Proprietorship or Partnership Firm should be at least 15 (fifteen) years old as on 1<sup>st</sup> June 2015.
3. Annual turnover of not less than Rs. 5.00 crore in, at least, three of the last five financial years.



***(to be supported by attested copies of Income Tax Returns and a certificate on the letterhead of the Chartered Accountant who has filed the returns on behalf of the prospective applicant)***

4. Experience: To have successfully designed and comprehensively overseen/ managed the following:

i. At least two major Museum/ Gallery Interiors of Repute **or**

ii. At least one National/ International Exhibition and  
one major Museum/ Gallery Interior of repute

***(‘i’ to ‘ii’ above will need to be supported by letters of confirmation from clients)***

5. Comprehensive Resume of the Organisation covering the following:

i. Registered Address and other Addresses (local office/ Studio etc.)

ii. Details of Principals, full time Technical Employees and Associates

iii. Details of Turnover including those covered specifically above and for the last five financial years.

iv. Details of authorised Contact Person for correspondence & communication

6. Details of Projects executed in the last 5 years – Specific design Experience

***(these should be supported by photographs/ drawings/ images and client testimonials)***

The requirements marked ‘1’ to ‘6’ above will be submitted in a separate envelope superscribed ***“Expression of Interest for Appointment as Professional Advisor cum Architect” (PACA) – TECHNICAL BID***

## II FINANCIAL BID

Architects/ Architectural Firms submitting the TECHNICAL BID are also required to submit a FINANCIAL BID clearly indicating their Professional Fee as **a lump sum figure in Indian Rupees (INR)** inclusive of all taxes. The Professional Fee will include all expenses except the outstation travel (if any) connected with the works assigned. All outstation visits (if any) connected with the works will be approved by the Director, National Gallery of Modern Art in advance and shall be reimbursed for the actual costs incurred. "Outstation" will be any location outside of the city where the selected Professional Advisor cum Architect is located.

The Architects/ Architectural Firms are required to indicate their Professional Fee as a lump sum figure in Indian Rupees inclusive of all taxes on their letterhead and seal it in a separate envelope superscribed "*Expression of Interest for Appointment as Professional Advisor cum Architect*" – FINANCIAL BID and submitted to the "*Director, National Gallery of Modern Art, Jaipur House, India Gate, New Delhi – 110 003*".

**The TECHNICAL BID and the FINANCIAL BID shall be submitted together in a single envelope.**

It may please be noted that while the Financial Bid seeks the total fee for the project as a Lump Sum in Indian Rupees, the release of fees will be in stages consistent with identifiable milestones as indicated below :

S.No.	Stage of work to be completed	Time from appointment	Fee %
01.	Conceptual Designs & Layout	02 weeks	10%
02.	Preliminary Designs & Preliminary Costing	04 weeks	15%
03.	Detailed Designs & Specifications (Interiors & Services)	08 weeks	15%
04.	Submission of Tender Documents	12 weeks	20%
05.	Award of Work to Contractors	24 weeks	10%

06.	During Execution of Works-50% complete	As per execution	10%
07.	During Execution of Works-100% complete	As per execution	10%
08.	On official inauguration of NGMA's Regional Unit		10%

While the above is indicative, the terms and stages of payments will be determined and agreed to after the selection of the Professional Advisor cum Architect, through mutual discussions, if required. The same will be formalised through the letter of appointment/ agreement. The project itself is expected to be commenced and completed in a time span not exceeding eighteen calendar months.

#### **Security Deposit:**

An amount equivalent to 5% of the total amount payable to the PACA shall be deducted progressively from each bill towards security deposit for fulfilling the terms of the Agreement faithfully and honestly. The security deposit will be refunded after the completion of the 2 year guarantee period specified in clause below.

#### **Guarantee:**

1. The PACA shall agree to re-design at his cost any portion of his architectural/engineering and design work, which, due to the PACA's failure to use a reasonable degree of design skill, is found defective, within two years from the date of start of regular use of the portion of the work affected. NGMA shall grant right of access to the PACA to these portions of the work claimed to be defective, for inspection.
2. NGMA may also make good the loss if any, incurred by NGMA by recovery from the dues to the PACA, in case of failure to comply with the above.

## Determination of the Agreement

The NGMA may without any prejudice to its right against PACA in respect of any delay, by notice IN writing, absolutely determine the agreement in any of the following cases:

- (i) If the PACA being a firm/company shall pass a resolution announcing its closure or any Judicial Court shall make any order that the firm/company shall be wound up or if a receiver or a manager on behalf of any creditor shall be appointed against any dues owed by the firm/company or if circumstances shall arise which entitles the Judicial Court or creditor to appoint a receiver or a manager or which entitles the court to pronounce a winding up order.
- (ii) If the PACA commits breach of any of the terms of this Agreement.
- (iii) When the PACA has made himself/herself/itself liable for action under any of the cases aforesaid, the NGMA shall have powers:
  - a) To determine or rescind the Agreement.
  - b) To engage another PACA to carry out the balance work debiting the PACA the excess amount, if any, so spent.

## SELECTION METHODOLOGY

The applications received will be scrutinised by a Committee appointed by the Government

The Committee will initially open the Technical Bids. Bidders without the prescribed minimum experience will be eliminated from the evaluation process. Those which fulfil the minimum criteria will be evaluated. The evaluation will be based on the following criteria and weightage:

**A.** The selection will be made on a *Quality cum Cost Based System*.

The total score of each firm will be arrived on the following pattern:

Technical Score: **75** marks

Financial Score: **25** marks

- B. The evaluation of the Technical Bid will carry a weightage of 75 % and the Financial Bid will carry 25%.

#### **Technical Evolution**

<b>No.</b>	<b>Criterion</b>	<b>Weightage</b>
1	Company Profile	15
2	Capability and experience	15
3	Team composition	15
4	Specific design experience	30
	<b>TOTAL</b>	75

If required, the shortlisted Architects/ Architectural Firms may be called to make a presentation of their projects and capabilities to the Selection Committee. In such an event, the Committee will finalise their evaluation subsequent to the presentation.

#### **Financial Score will be arrived at as follows:**

The firm quoting the lowest fee will be given 25 marks. Other firms will be allocated marks based on the formula “  $25 \times PL/P$ ”, where P is the fee quoted by the firm and PL the lowest fee quoted.

**Based on the above scoring system, the Architect/Architectural Firm scoring the highest marks will be selected.**

Duly completed sealed hard copies of Expressions of Interest should reach **Director, National Gallery of Modern Art, Jaipur House, India Gate, New Delhi – 110003** on or before **30.11.2015** by **3 P.M.**

**NGMA reserves the right to call for any further information.**

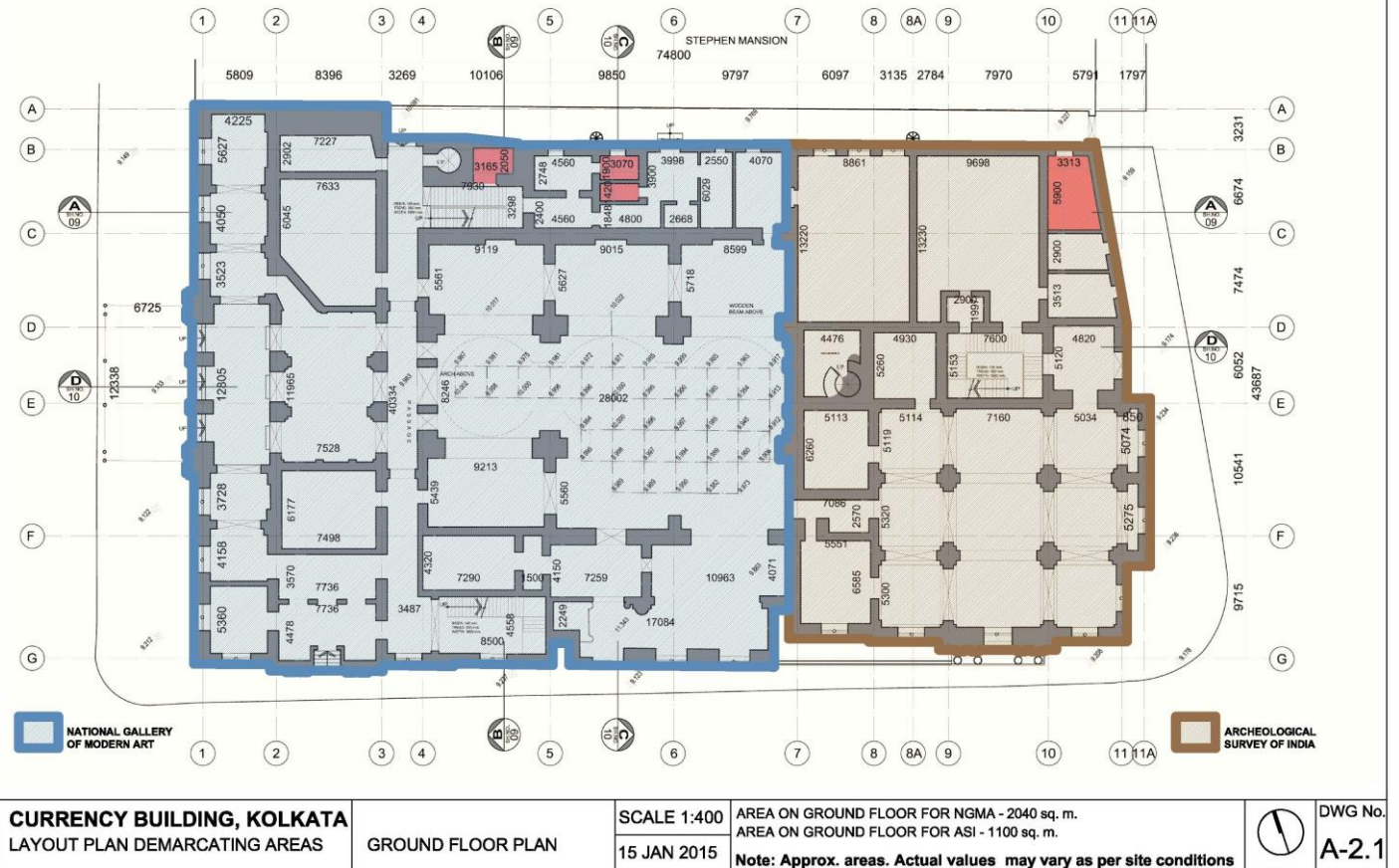
If any information furnished by the firm is found to be incorrect at any stage, it would render their bid as ineligible.

NGMA shall not be responsible for any postal delay. Incomplete applications shall be summarily rejected.

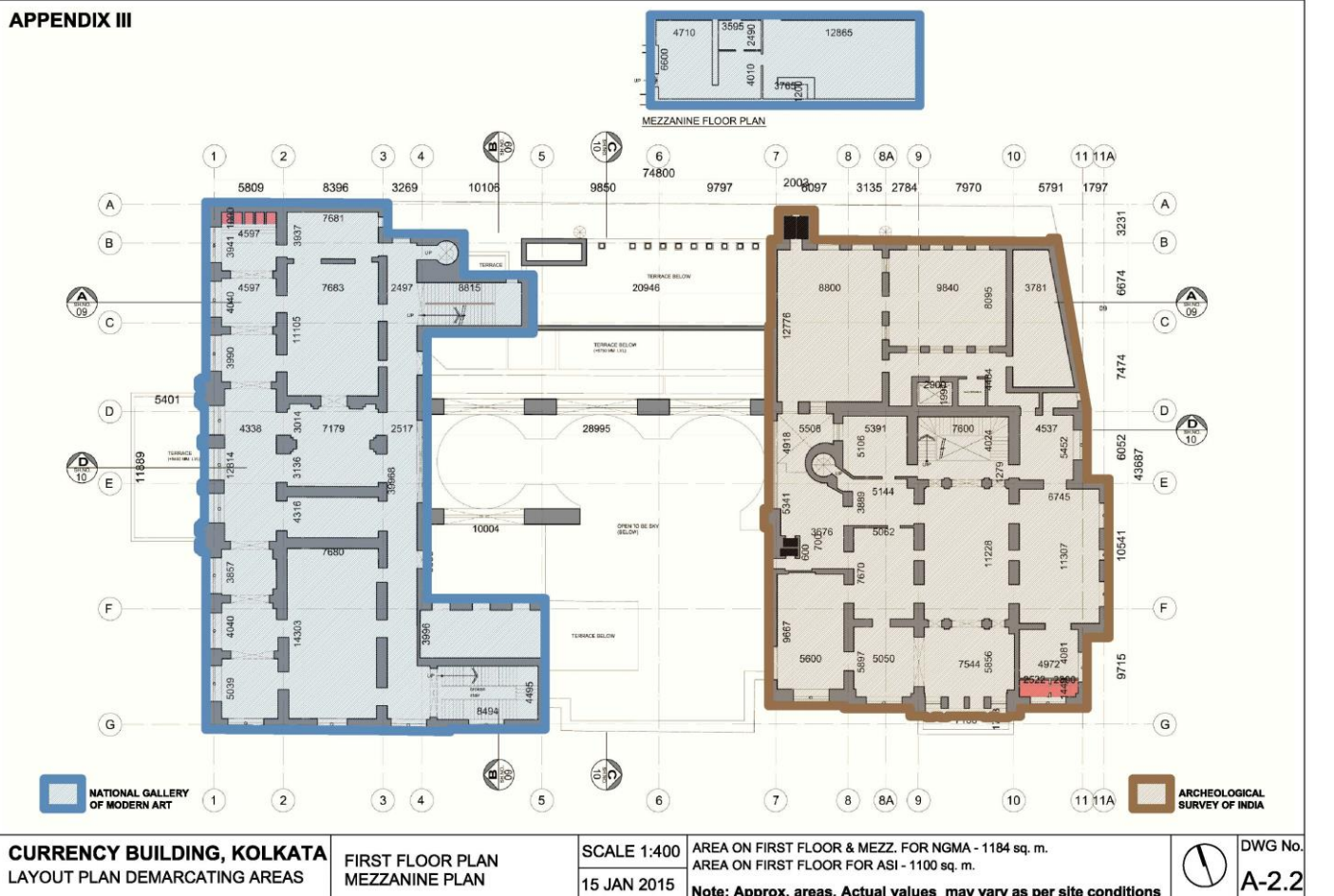
All disputes are subject to Delhi jurisdiction.

NGMA reserves the right to accept or reject any application received in the EOI.

## APPENDIX II

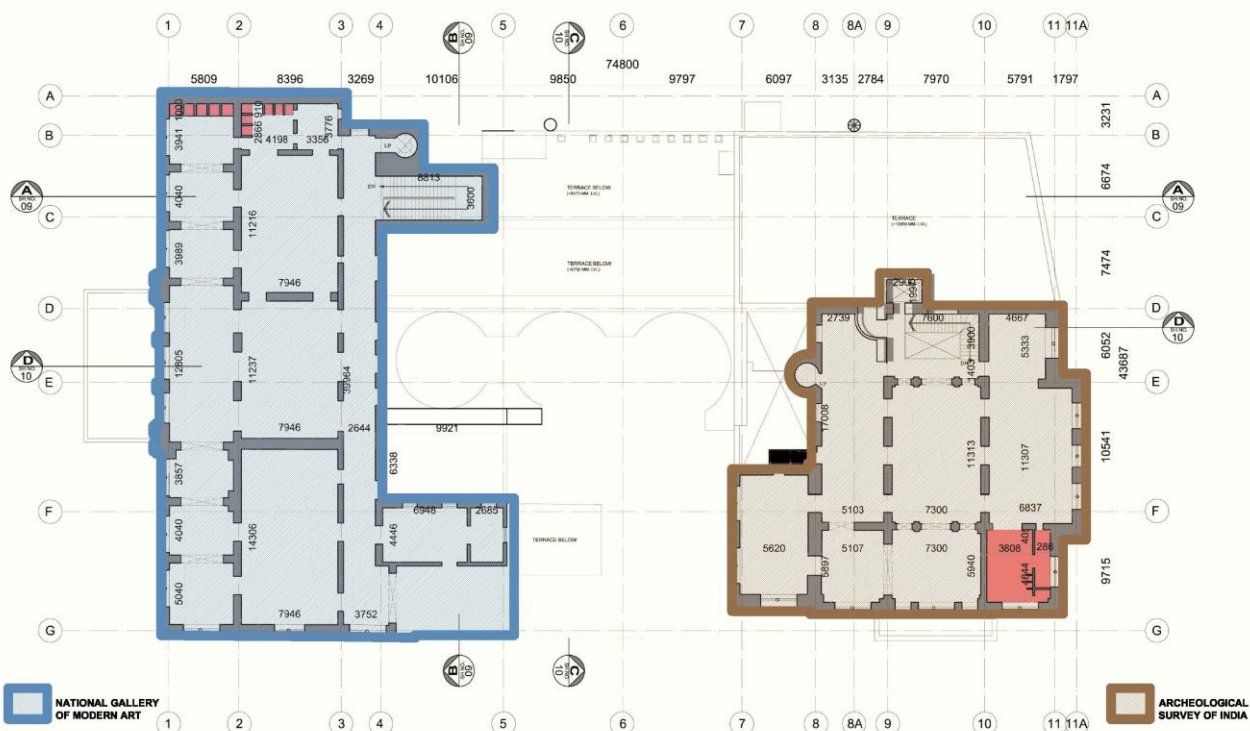


## APPENDIX III





# APPENDIX IV



**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

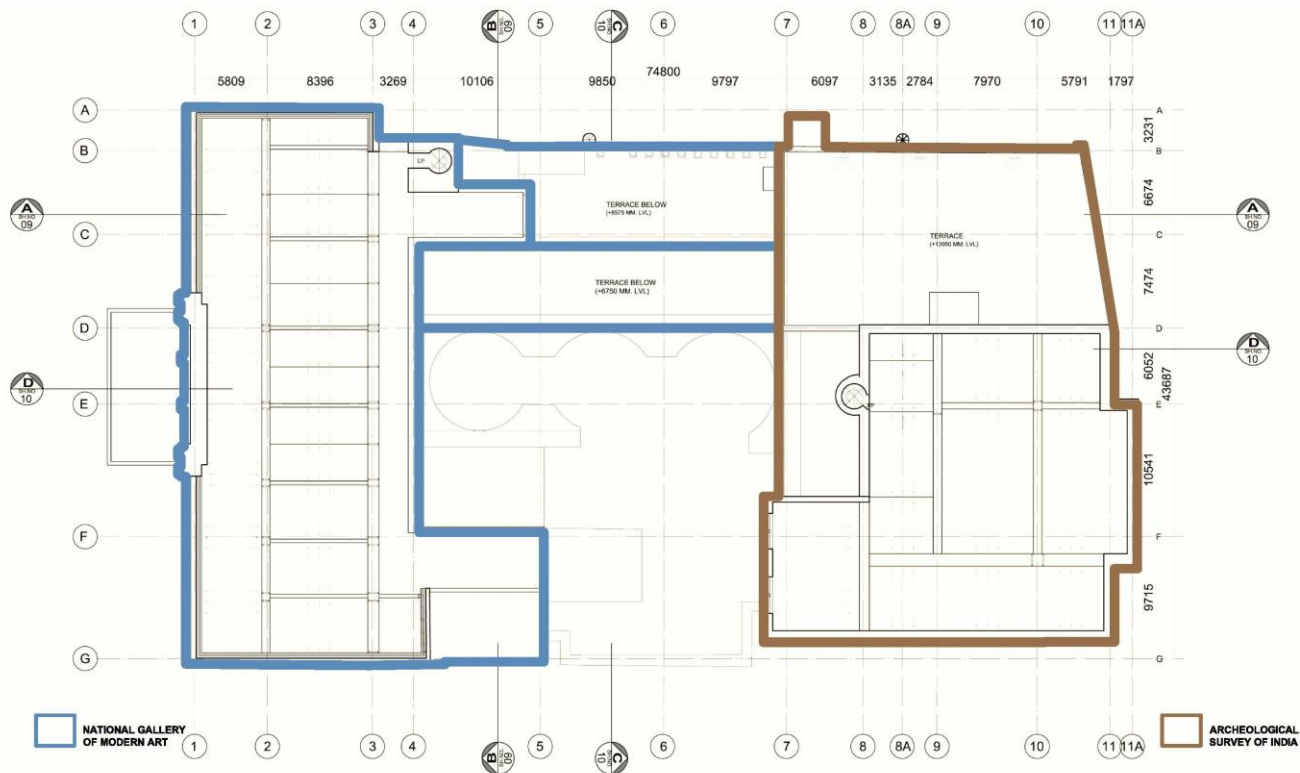
SECOND FLOOR PLAN

SCALE 1:400  
15 JAN 2015

AREA ON SECOND FLOOR FOR NGMA - 975 sq. m.  
AREA ON SECOND FLOOR FOR ASI - 630 sq. m.  
**Note: Approx. areas. Actual values may vary as per site conditions**

DWG No. **A-2.3**

# APPENDIX V



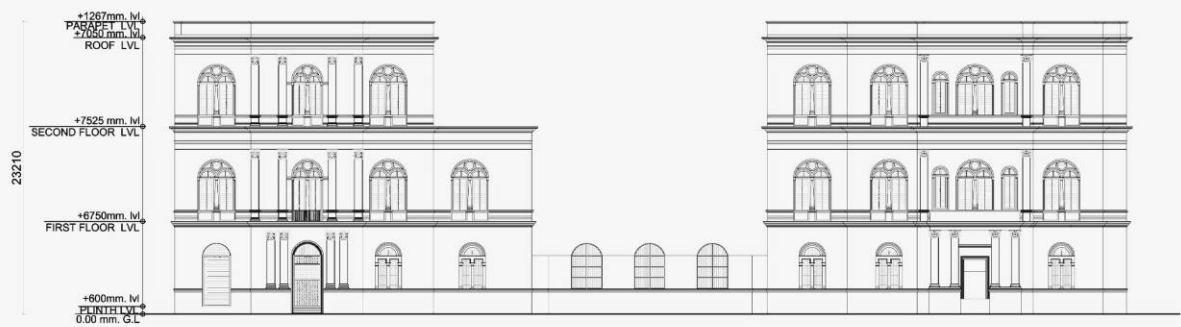
**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

ROOF PLAN

SCALE 1:400  
15 JAN 2015

DWG No. **A-2.4**

APPENDIX VI



SOUTH ELEVATION



FRONT ELEVATION

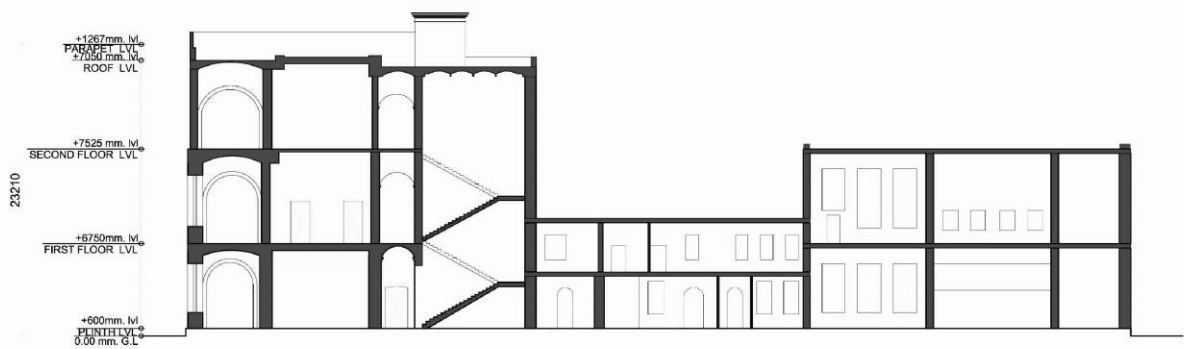
CURRENCY BUILDING, KOLKATA  
LAYOUT PLAN DEMARCATING AREAS

ELEVATIONS

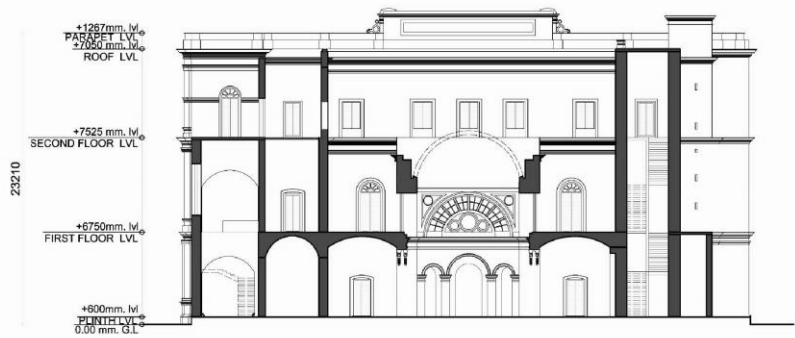
SCALE 1:400  
15 JAN 2015

DWG No.  
A-3.1

APPENDIX VII



SECTION THROUGH AA



SECTION THROUGH BB

CURRENCY BUILDING, KOLKATA  
LAYOUT PLAN DEMARCATING AREAS

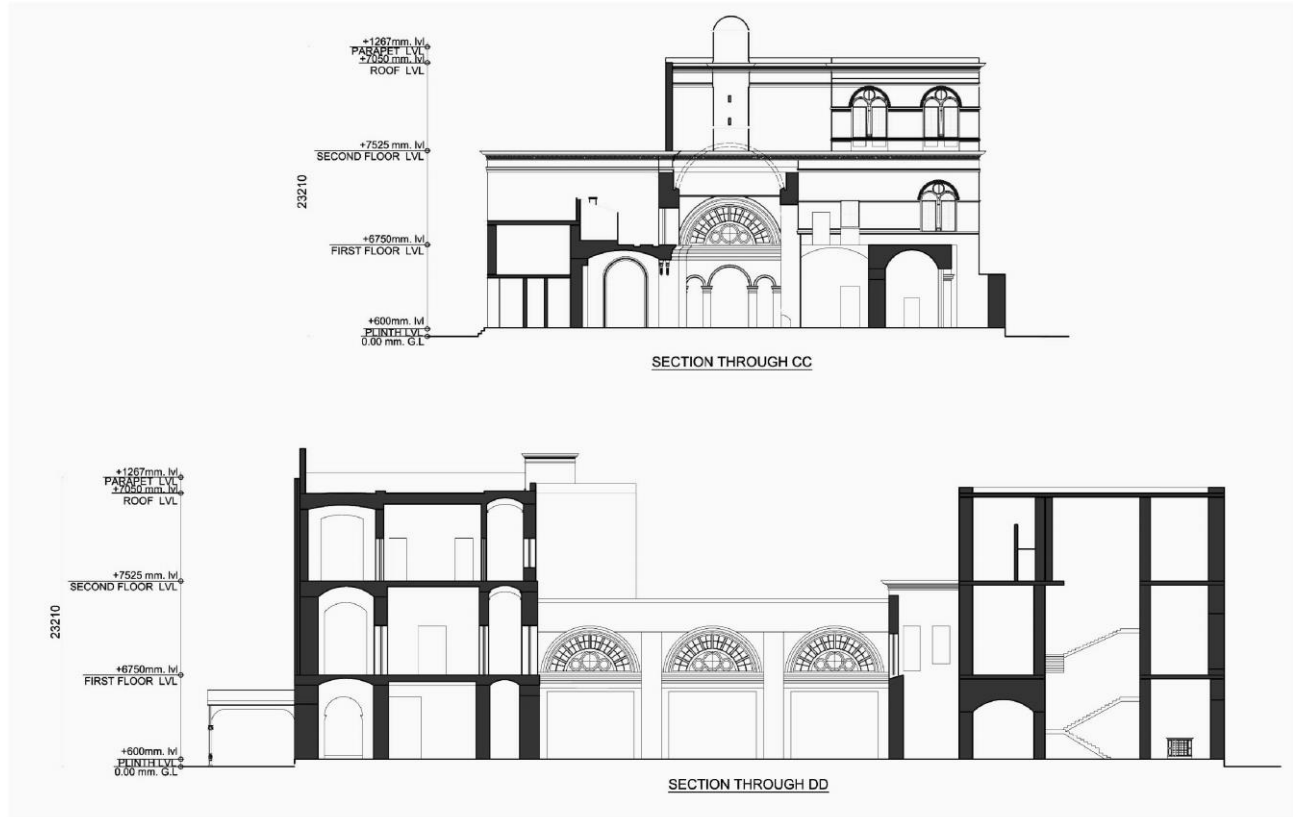
SECTIONS

SCALE 1:400  
15 JAN 2015

DWG No.  
A-4.1



## APPENDIX VIII



**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

SECTIONS

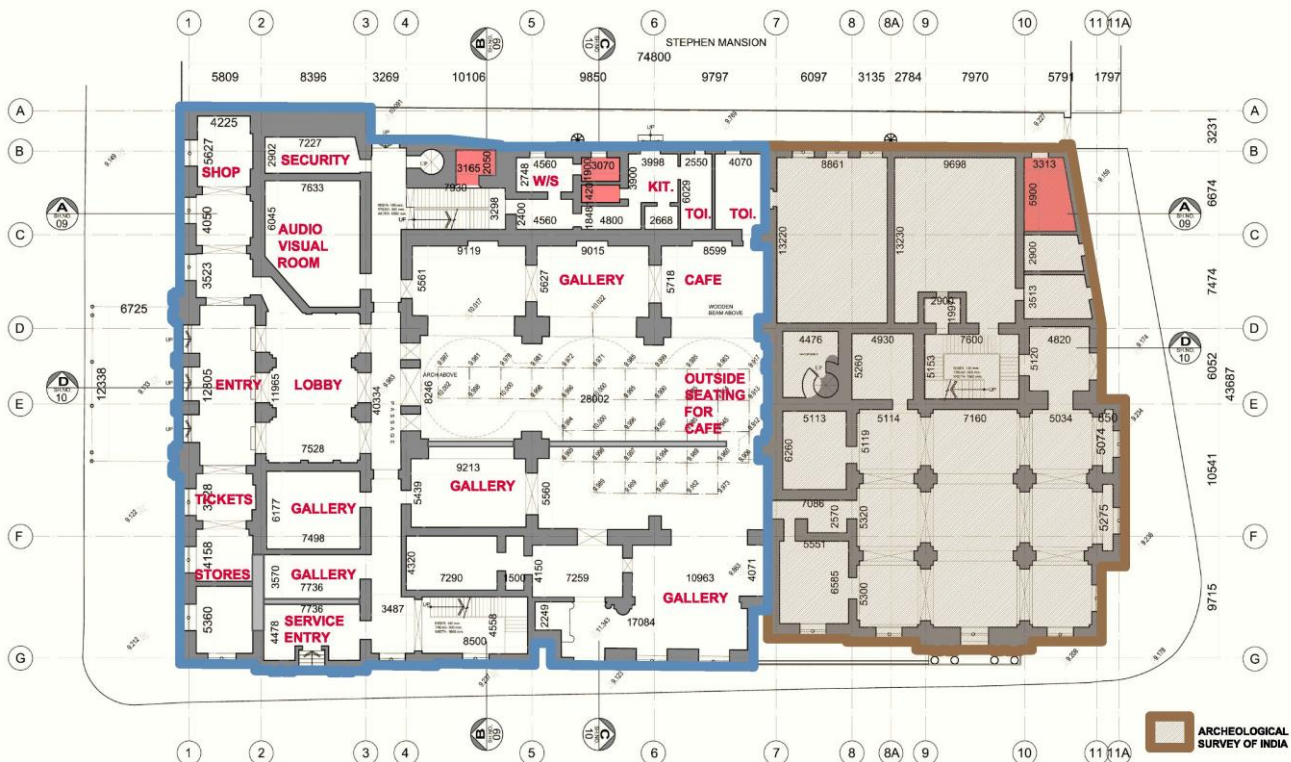
SCALE 1:400

15 JAN 2015

DWG No.

A-4.2

## APPENDIX IX



**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

GROUND FLOOR PLAN  
ADAPTIVE REUSE  
PROPOSAL

SCALE 1:400

15 JAN 2015

AREA ON GROUND FLOOR FOR NGMA - 2040 sq. m.  
AREA ON GROUND FLOOR FOR ASI - 1100 sq. m.

Note: Approx. areas. Actual values may vary as per site conditions



DWG No.

A-2.1A

## APPENDIX X



**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

**FIRST FLOOR PLAN**  
**ADAPTIVE REUSE**  
**PROPOSAL**

SCALE 1:400
15 JAN 2015

AREA ON GROUND FLOOR FOR NGMA - 2040 sq. m.  
AREA ON GROUND FLOOR FOR ASI - 1100 sq. m.

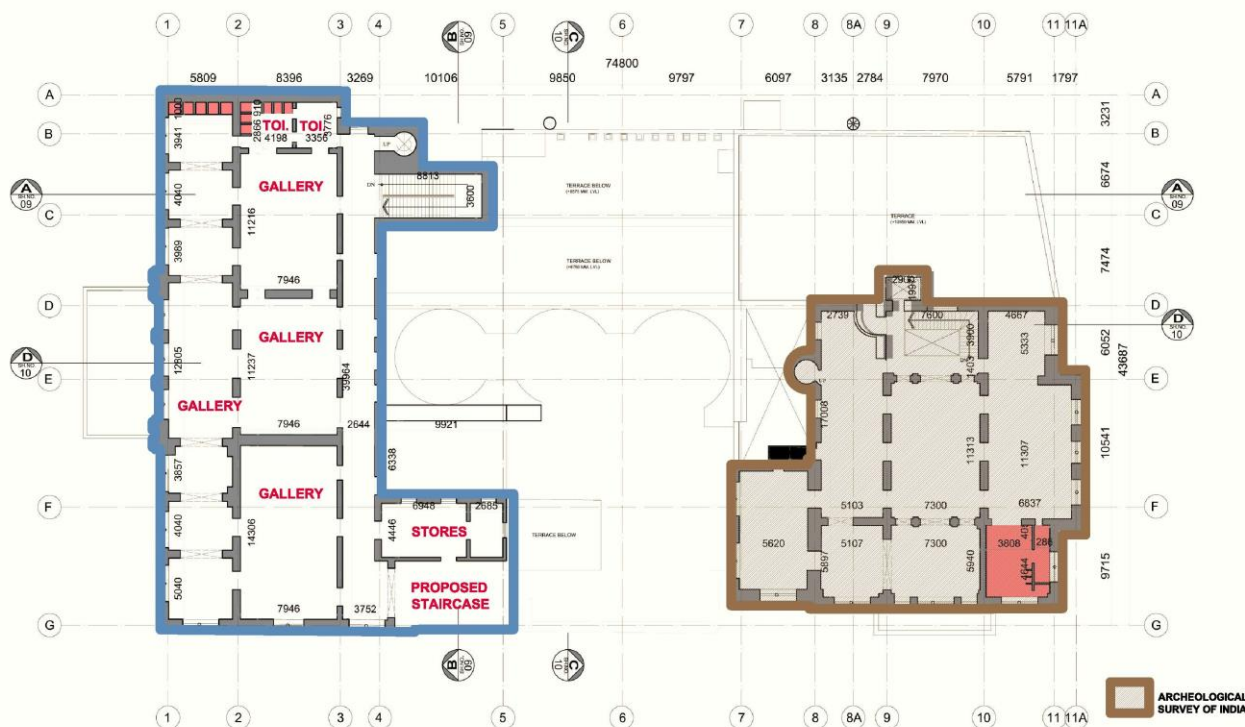
**Note: Approx. areas. Actual values may vary as per site conditions**



DWG No.	
---------	--

A-2.2A

## APPENDIX XI



**CURRENCY BUILDING, KOLKATA**  
LAYOUT PLAN DEMARCATING AREAS

## SECOND FLOOR PLAN

### ADAPTIVE REUSE PROPOSAL

SCALE 1:400
15 JAN 2015

AREA ON GROUND FLOOR FOR NGMA - 2040 sq. m.  
AREA ON GROUND FLOOR FOR ASI - 1100 sq. m.

**Note: Approx. areas. Actual values may vary as per site conditions**



DWG No.	
---------	--

A-2.3A