

Tender document for
Design, Constructing, Testing, Commissioning of interior furnishing for office space
of GSCL at Guwahati, Assam
VOLUME II - TECHNICAL SPECIFICATIONS

PART: A1
ARCHITECTURAL REQUIREMENT

1. PROJECT DESCRIPTION :

Guwahati City has been shortlisted as the smart city under the 'Smart City Mission' of Ministry of Urban Development (MoUD). Guwahati Smart City Limited (GSCL) is the Government body formed for implementation and monitoring of various projects related to Guwahati Smart City. GSCL intends to set up a new office in Guwahati. An office space has been identified in one of commercial buildings at Guwahati city for setting up the office.

2. PREMISES DESCRIPTION

The said office space is situated at 4th floor of a commercial building named after Aditya Tower. The building is located opposite to Down Town Hospital at Dispur, Guwahati. The floor area is 460 sq. m. approximately. The space is having one toilet already constructed. Two more toilet blocks are under construction and expected to be completed by end of July 2017. There two numbers electrical shafts with DB location at its wall, one sanitary & Plumbing duct and one fire shaft available at the floor space. The main entry door are from two stair case blocks and one lift core. The average height of ceiling is 3200 mm. and soffit of beam is 2700 mm from finished tiled floor level.

Entire floor is already finished by vitrified tiles. The internal face of wall is plastered and finished with POP punning. Windows are made of Aluminium frame and glass. Doors are commercial quality flush door with low quality finish. There are holes within the beam for crossing of sprinkler plumbing Branches. Electric wiring distribution are not present in the premises. Spaces are provided in form of deck or projections at the external sides of the floor to accommodate air conditioning units and other utility if suitable.



Key map showing location of site

3. SCOPE OF WORK:

- 3.1 Within the limit of existing floor space, provisions are to be made for office by constructing partitions, cabins, workstations, doors, false ceiling, painting, providing wall paneling, wall paper treatment, as well as Fire detection and protection system, making up damages to existing wall, floors and other places, replacing of duct cover, improvement of existing timber doors etc. The Scope covers complete furnishing of the office space as well as including integration of interior works with electrical wiring, network cabling, Air conditioning equipment and piping, water disposal arrangement, fire fighting system etc leading to completing interior decoration of the entire floor space upto satisfaction of GSCL. In course of execution of above scope, in case of damage of existing tiles and wall finishing, contractor has to replace damaged tiles matching with existing tiles and apply replastering and finishing in the wall at his own expenses.
- 3.2 The proposed work shall be executed on Design and Build basis. Details and drawings furnished in this tender document is for information purpose only and successful bidder shall have to carry out the following activities:
- 3.2.1 Undertaking all required site surveys, like taking physical count and measurements of the existing floor space, doors, windows, staircases columns, beams, equipments, fittings, fixtures etc.
 - 3.2.2 Carrying out Designing and Drawings, fabrication, installation, construction and delivering in good condition complete interior work and furnishing of office space comprising but not limited to partition works, doors, ceiling, flooring, colour scheme, scheme for material use, furniture etc. Although the **scope exclude** supply, installation and commissioning of Electrical, IT, HVAC and Sanitary, but the **scope include managing and integrating interior decoration interfaces with** electrical and lighting fixtures, network cabling system, Air conditioning system, fire fighting and detection system, building management system, CCTV and surveillance system and delivering an well decorated office interior in line with essence of Smart City complete in all respect.
 - 3.2.3 Preparation of Presentation and Good for Construction Drawings for all the above mentioned components and getting the same approved by client.
 - 3.2.4 On completion of all works, preparing and submitting 'As Built Drawings' depicting the exact installations carried out on site, in soft and hard copy format.

- 3.3 The contractor will have to prepare the concept and final design, drawings based on the layout plan enclosed with tender document to suite existing installations and conditions of materials at the premises.
- 3.4 The contractor shall fabricate and construct in the premises in two consecutive phases so that function can be started at phase –I part while construction is going on at phase – II part. Necessary barricading and safety measures should be planned, approved and adopted during execution of such phase wise construction.
- 3.5 Contractor should take all necessary measures to take care of Safety, Health and Environmental affairs of the occupants and workers at the premises and surrounding during such Phase wise construction.
- 3.6 Power source is available within the premises in DB at two locations, the contractor may use the power from there taking permission from GSCL.
- 3.7 Fire safety norms shall be followed in new installation as per Guwahati Building Construction Byelaws 2014 and NBC Part-4 whichever is stringent and provide maximum safety.
- 3.8 **Scope of work contained in the paragraphs mentioned above is only indicative and not exhaustive. In addition the contractor shall be responsible for executing all items required for completing the tendered works as per direction of Engineer-in-charge.**

4. DESIGN REQUIREMENTS

A brief description of miscellaneous design requirements are furnished below based on which the successful bidder will have to design the office space satisfying all requirements of GSCL and complying with all applicable statutory by laws.

4.1 ARCHITECTURAL DESIGN REQUIREMENTS

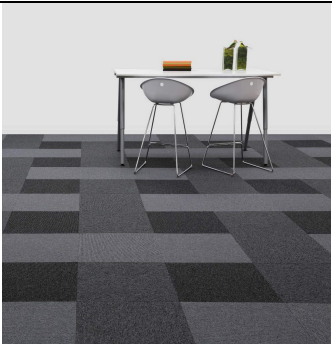

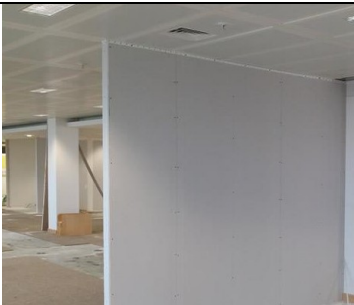

- 4.1.1 The proposed Interior of the office space shall be designed and set up complying all applicable clauses of Guwahati Building Construction Byelaws latest version, National Building Code (NBC 2016) Part-4 and any other applicable bylaws.
- 4.1.2 The location and sizes of miscellaneous cabins, rooms and spaces shall be as per tender drawing. However this layout may be further enhanced taking specific input from GSCL.



- 4.1.3 An attractive colour scheme for the entire interior shall be prepared and submitted for approval and shall be executed as per approved drawing.
- 4.1.4 All the cabins, conference rooms and office spaces shall be provided with state of the art modular furniture. The material and colour of the furniture should be matching with the ambient colour and atmosphere. The requirement of furniture for each space shall be discussed with GSCL and finalized. Approval on furniture make and model to be taken before procurement. All furniture to be placed in position with integration of electrical, telecommunication and network integration.
- 4.1.5 3D views of interior spaces to be developed incorporating approved material, furniture, fixtures and other related components and submitted for approval.
- 4.1.6 Integrated reflected ceiling plan to be prepared indicating ceiling tiles, lighting fixtures, sprinkler points, fire detection fixtures, air conditioning fixtures etc. A schematic diagram is furnished with the tender.
- 4.1.7 All the cabins and office spaces shall be provided with adequate file and document storages cabinets as per GSCL's requirement.
- 4.1.8 Placement of furniture, storages units and other elements should be in such a way that ample space for circulation is available.
- 4.1.9 The smart city theme should be reflected in the design concept.
- 4.1.10 The material for different spaces shall be as per material list shown in 4.2

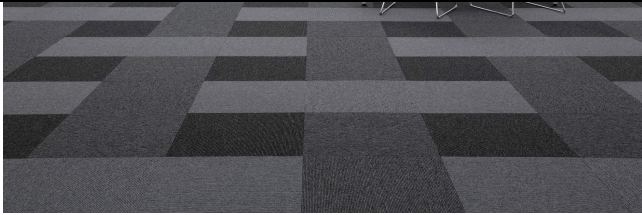

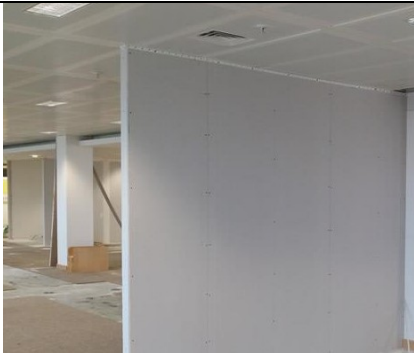

4.2 LIST OF MATERIAL AND FIXTURES


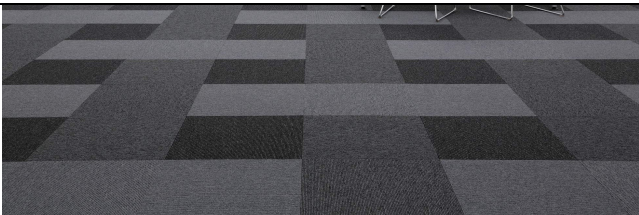
Material and fixtures for different areas of the proposed GSCL office at Aditya Tower, Guwahati.

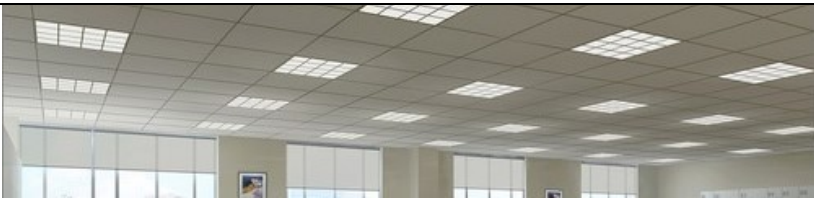
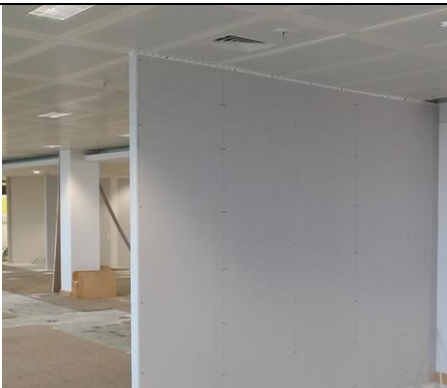

	MDs cabin		
	Area	Finish/ material	Sample image



1	Floor	Carpet tiles of approved brand and variety over existing flooring	
2	Ceiling	Exposed grid modular ceiling with decorative textured gypsum ceiling tiles	
3	Side Walls	Insulated gypsum board wall with GI internal framing	
4	Front wall	Insulated gypsum board wall with GI internal framing. Fixed glass viewing window with roller blinds	



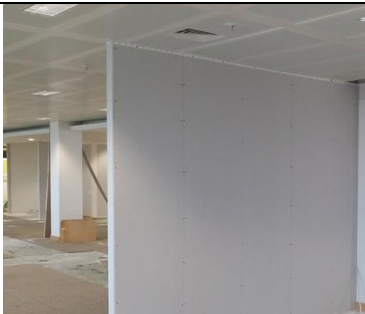

5	Door	Wooden flush door with veneer finish.	
6	Furniture	Modular furniture (premium range) of approved make and variety. Sofas and centre tables	
7	Fixtures	Arrangement for Smart board, LED screen for presentation, LED TV, sound system etc.	
8.	Wall paneling	Combination of polished veneered and laminated ply	
B	Cabin for CFO, TCEs Team leader		
	Area	Finish/	Sample image




		material	
1	Floor	Carpet tiles of approved brand and variety over existing flooring	
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	
3	Side Walls	Insulated gypsum board wall with GI internal framing	
4	Front wall	Seamless clear toughened glass wall with SS patch fittings and privacy strips	
5	Door	Seamless clear	

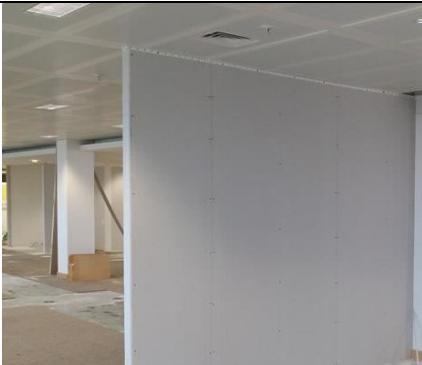
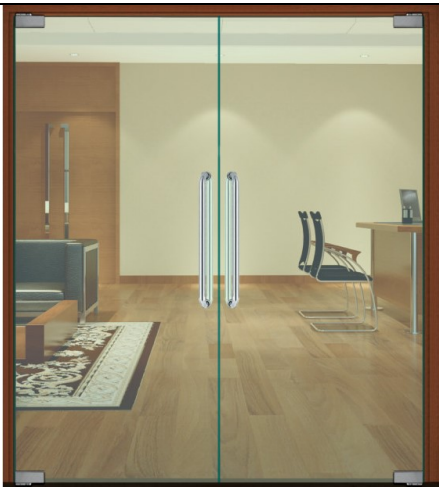

		toughened glass door with SS patch fittings and floor spring	
6	Furniture	Modular cabin furniture (executive range) of approved make and variety. Sofas and centre table	
7	Fixtures	Arrangement for Smart board, LED screen for presentation	
C	Conference rooms		
	Area	Finish/ material	Sample image
1	Floor	Carpet tiles of approved brand and variety over existing flooring	

2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	
3	Side Walls	Insulated gypsum board wall with GI internal framing	
4	Front wall	Seamless clear toughened glass wall with SS patch fittings and privacy strips	
5	Door	Seamless clear toughened glass door with SS patch fittings and floor spring and privacy strip	

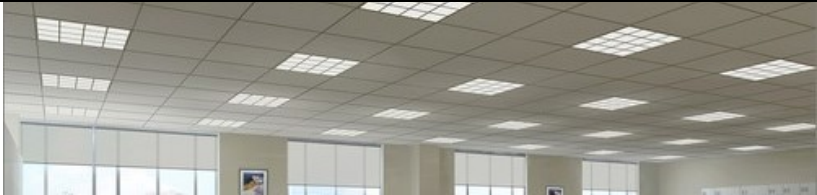


6	Furniture	Modular furniture : one 18 seater and one 8 seater conference table. Ergonomic chairs	 
7	Fixtures	Arrangement for Smart board, Spider phone for tele- conference, video conferencing facilities, Projector	
D	Room for PS/ ASST/ Steno and smaller cabins		
	Area	Finish/ material	Sample image



1	Floor	Existing vitrified tiles flooring		
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles		
3	Side Walls	Insulated gypsum board wall with GI internal framing		
4	Front wall	Seamless clear toughened glass wall with SS patch fittings. (Front wall for PA/ASST shall be same as MD's room)		
5	Door	Seamless clear toughened glass door with SS patch fittings and floor spring		


6	Furniture	Modular furniture with executive chair and visitors' chairs of approved make and variety	
7	Fixtures	White board	
E	Waiting area, Reception		
	Area	Finish/ material	Sample image
1	Floor	Existing vitrified tiles flooring	
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	


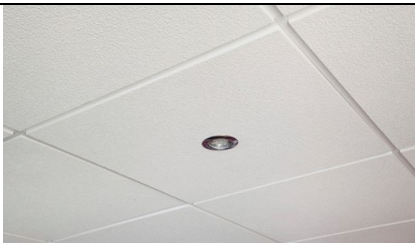
3	Side Walls	Insulated gypsum board wall with GI internal framing	
4	Front wall	NA	
5	Door	Seamless clear toughened glass door with SS patch fittings and floor spring	
6	Furniture	Reception desk, sofas and centre table	
7	Fixtures	LED screen – 43 in. , floor mat	



F			
Workstation area			
	Area	Finish/ material	Sample image
1	Floor	Existing vitrified tiles flooring	
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	
3	Side Walls	NA	
4	Front wall	NA	
5	Door	NA	
6	Furniture	Modular workstation of approved make and variety	
7	Fixtures		
G			
Server room			
	Area	Finish/	Sample image

		material	
1	Floor	Existing vitrified tiles flooring	
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	
3	Side Walls	Insulated gypsum board wall with GI internal framing. Inner surface shall be cladded with 19 mm BWP grade marine ply (finished with putty and paint)	
4	Front wall	do	
5	Door	Wooden flush door with veneer finish	
G	Cubicles		
	Area	Finish/	Sample image

		material	
1	Floor	Existing vitrified tiles flooring	
2	Ceiling	Exposed grid modular ceiling with decorative gypsum ceiling tiles	
3	Side Walls	1200 mm high uninsulated gypsum board wall with GI internal framing and polished teak wood beading at exposed edges	
4	Front wall	DO	
5	Door	NA	
6	Furniture	Modular furniture with executive chair and visitors' chairs of approved make and	

		variety	
7	Fixtures	NA	
H	Common toilet		
	Area	Finish/ material	Sample image
1	Floor	Not under scope	
2	Ceiling	Exposed grid modular ceiling with calcium silicate ceiling tiles	
3	Side Walls	Not under scope	
4	Front wall	Not under scope	
5	Door	Not under scope	
6	Fixtures	Not under scope	
I	MDs toilet		

	Area	Finish/ material	Sample image
1	Floor	Not under scope	
2	Ceiling	Exposed grid modular ceiling with calcium silicate ceiling tiles	
3	Side Walls	Not under scope	
4	Front wall	Not under scope	
5	Door	Not under scope	
6	Fixtures		
J	Pantry		
	Area	Finish/ material	Sample image
1	Floor	Existing vitrified floor tiles of approved make and variety	
2	Ceiling	Exposed grid modular ceiling with calcium silicate ceiling tiles	

3	Walls	Painting on Masonry wall	
4	Door	Wooden flush door with veneer finish	
5	Fixtures		
		Granite counter top with SS sink, 600 high glazed tiles dado	
		Floor and wall mounted storage cabinets, Sink (without drainboard) with pillar cock, angular cock, connectors, traps etc	
		Microwave woven, induction cook top, Refrigerator, Coffee vending machine, Heater (Others' scope)	

J	Other Area		
	Area	Finish/ material	Sample image
1	True ceiling above false ceiling	No paint	
2	Exposed true ceiling	White acrylic emulsion paint	
3	Duct shutter	Matching laminated, latch and lock, polishing on frame	
4	Stair doors (2 nos)	Pressed steel door with vision panel	
5	Smart wall at waiting area	Uninsulated gypsum wall with timber wall paneling and decorative planter rack	
5	Fixtures		
		Steel storage cabinets, signage, wall papers with smart city features	
		Floor and wall mounted	

		storage cabinets, Sink (without drain board) with pillar cock, angular cock, connectors, traps etc	
		Microwave oven, induction cook top, Refrigerator, Coffee vending machine, Heater (Others' scope)	

4.3 MATERIAL DESCRIPTION

Description of miscellaneous materials have been furnished in Annexure – I of the Specification at Volume –II, Part – B1.