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NATIONAL LAW UNIVERSITY MEGHALAYA

NLUM/Committ/BWP/175/2023/1888-A

Date: 11th December, 2024

NLU Meg invites invites Expressions of Interest (EOI) from experienced and capable firms for the design, supply, and construction of prefabricated buildings to meet the expanding infrastructure requirements of the University at its Mayurbhanj Complex, Nongthymmai, Shillong 793014, Meghalaya.

Detailed Scope of Work, Documents and other Terms and Conditions are available at (notice board) www.nlumeg.ac.in

Contact No: +91 364-2914005(Ext-35) , email id- sectovc@nlumeg.ac.in

Important Dates:

- Last Date of Submission: 08th January 2025, 5:00 p.m

Office of the Vice-Chancellor

-Sd-

National Law University Meghalaya



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**National Law University, Meghalaya (NLU Meg)
Shillong, Meghalaya**

Notice for Expression of Interest (EOI)

No.NLUM/Committ/BWP/175/2023/1888

Dated 11th December, 2024

1. Introduction

National Law University, Meghalaya (NLU Meg) invites Expressions of Interest (EOI) from experienced and capable firms for the **design, supply, and construction of prefabricated buildings** to meet the expanding infrastructure requirements of the University at its Mayurbhanj Complex, Shillong. The projects include:

- **Hostel Building (Boys & Girls)**
- **Faculty Quarters & Guest House (Phase 2)**

The purpose of this EOI is to identify and shortlist firms capable of delivering these projects, which will utilize **prefabricated modular structures** to address the University's immediate accommodation needs and future expansion while ensuring cost-effectiveness, flexibility, and sustainability.

2. Project Overview

Proposed Hostel Building (Boys & Girls)

Capacity:

- **Boys Hostel:** 150 students
- **Girls Hostel:** 100 students

Structure:

- **Floors:** Ground + 3 Upper Floors, consistent built-up area per floor.

Area Breakdown:



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- **Ground Floor (Classrooms and Common Washrooms):** 11,500 sq ft
- **Upper Floors (Hostel Rooms, Common Bathrooms, etc.):** 25,500 sq ft
- **Total Built-Up Area:** 37,000 sq ft

Proposed Faculty Quarters (Phase 2)

Building 2 Specifications:

Ground, Second, and Third Floors:

- **Type:** 2 BHK Flats
- **Size:** ~1,000 sq ft (includes 2 bedrooms, living/dining area, kitchen, 2 bathrooms, and a balcony).
- **Number of Flats per Floor:** 10 flats (total: 30 flats across 3 floors).

First Floor:

- **Guesthouse Suites + Common Area**
- **Guesthouse Suites:** 20 suites, each ~400 sq ft.
- **Dining & Kitchen Area:** ~2,000 sq ft, including seating for 40-50 people, plus a kitchen for food preparation.

Total Built-Up Area for Faculty Quarters:

- **Total Area:** 40,000 sq ft (comprising 30 flats and 20 guesthouse suites).

Additional Requirements:

- **Setbacks:** Maintain a 4 ft gap between the building and the boundary/retaining walls.
- **Circulation Space:** Adequate hallways and staircases for easy access to all floors.
- **Parking/Outdoor Space:** Allocate remaining space for parking, landscaping, and utilities.



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3. Rationale for Prefabricated Structures

In order to address NLU Meg's infrastructure requirements effectively, prefabricated modular structures have been chosen for the following reasons:

1. **Cost-Effectiveness:**

The use of prefabricated buildings reduces construction costs by minimizing onsite labor and time, resulting in substantial savings. Additionally, these structures eliminate high ongoing rental expenses currently incurred by NLU Meg for additional hostel accommodations.

2. **Flexibility and Relocation:**

Prefabricated units offer significant flexibility. Once NLU Meg's permanent campus is ready, these units can be **disassembled and relocated** to the new campus, optimizing resource utilization and minimizing waste.

3. **Minimized Disruption:**

The Mayurbhanj Complex is a heritage site, and prefabricated structures are designed to have minimal environmental impact during construction, preserving the heritage value of the site and avoiding disruption to ongoing academic activities.

4. **Enhanced Safety and Security:**

The increase in student intake calls for **safe, secure** on-campus housing. Prefabricated hostels will provide a consolidated and controlled environment, minimizing safety risks and fostering a secure atmosphere.

5. **Rapid Execution:**

Prefabricated buildings are **constructed faster** than RCC structures, making them ideal for meeting the University's immediate infrastructure needs. These buildings can be quickly assembled on-site, reducing the time for project completion.

4. Eligibility Criteria

Interested firms must meet the following qualifications to be eligible for participation in this EOI:



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A. Experience in Prefabricated Building Construction:

The firm should have demonstrated **experience in the design, development, and construction of prefabricated buildings**, particularly in **institutional settings** such as **educational campuses, hostel facilities, and residential quarters**. The firm should be capable of delivering modular designs that can be easily **disassembled and relocated**.

1. The bidder should have a registered office in any state of North-Eastern Region (NER).
2. The bidders should be an integrated steel manufacturer, manufacturing the raw materials of the LGSF (Light Gauge Steel Frame Structure) and should have their own/downstream manufacturing facilities across India. (For manufacturer, certificate of incorporation shall be submitted along with the bid documents)

B. Financial Capacity:

The firm must have an **average annual turnover of INR 150 Crores** over the past **three years** and a proven ability to handle projects of similar scale and complexity.

C. Certifications and Compliance:

The firm must hold these valid certifications- ISO 9001-2015, ISO 14001-2015, ISO 45001-2018 for quality management and comply with relevant **safety, environmental, and accessibility standards**. The firm should be well-versed in delivering modular buildings that meet these standards.

D. Expertise in Modular Construction:

The firm must have a comprehensive understanding of the benefits of prefabricated structures, particularly in terms of:

- a. **Cost-Effectiveness:** Ability to deliver projects **on-budget** and **on-time**.
- b. **Flexibility and Relocation:** Ability to design structures that can be **disassembled and relocated**.
- c. **Safety and Security:** Implementation of **robust safety features**, including **fire extinguishers, smoke detectors, and accessibility features**.
- d. **Space Optimization:** Delivering efficient space solutions that meet NLU Meg's **academic and accommodation requirements**.



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E. Proven Track Record:

The firm should provide **case studies** or **testimonials** from prior projects that showcase the successful implementation of prefabricated structures, particularly in **educational campuses** or **hostel facilities**.

F. Rapid Execution and Project Delivery:

The firm must demonstrate the capability to execute the project **within a shorter construction timeline**, utilizing the benefits of **off-site fabrication** and **on-site assembly**.

1. Design should be duly vetted by the supplier's or their OEMs in house structural chartered engineer for structural stability.
2. Bidder must have their own in-house design team, execution team along with safety manager for carrying out smooth operations at site level. Relevant document required: Bidder has to furnish the requisite details of team at the time of submission of tender bid if deems necessary.
3. For relevant experience, the bidder must be in a position to submit sufficient proof of completing at least one project work order serviced to any Govt. institution at any location across NER. Necessary documents must be furnished at the time of bid submission like Work Order, completion certificate or equivalent.
4. The bidder should have experience of executing and commissioning structures viz. Prefabricated Structures/Light Gauge Steel Framing Buildings with an area not less than 6500 sq ft. or in value, not less than 3 cr. in the last 3 financial years.

5. Submission of Expression of Interest

Interested firms must submit their EOI documents with the following:

- A **cover letter** expressing interest in the project.
- A detailed **company profile**, including **experience** in prefabricated construction, financial capacity, and relevant certifications.
- **Case studies or testimonials** from previous similar projects.



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- Any additional documents that demonstrate the firm's capacity to meet the eligibility criteria.

EOI submissions must be received by **5:00 PM on [8th January 2025, Wednesday]**. Late submissions will not be considered.

6. Submission Details

The complete EOI documents must be submitted to the following address:

Office of the Vice-Chancellor

National Law University, Meghalaya

Mayurbhanj Complex, Shillong, Meghalaya

Email: sectovc@nlumeg.ac.in

Phone: +91 364-2914005(Ext-35)

7. General Terms and Conditions

- NLU Meg reserves the right to accept or reject any or all EOIs without assigning any reason.
- NLU Meg will not be responsible for any delay or loss of documents during the submission process.
- The shortlisted firms will be invited to submit detailed proposals as part of the next phase.

For and on behalf of NLU Meg

-Sd-

Vice-Chancellor

National Law University, Meghalaya