

**Tenders invited for Integrated Conservation Management Plan  
for  
Sanskrit College, Kolkata, West Bengal, India**

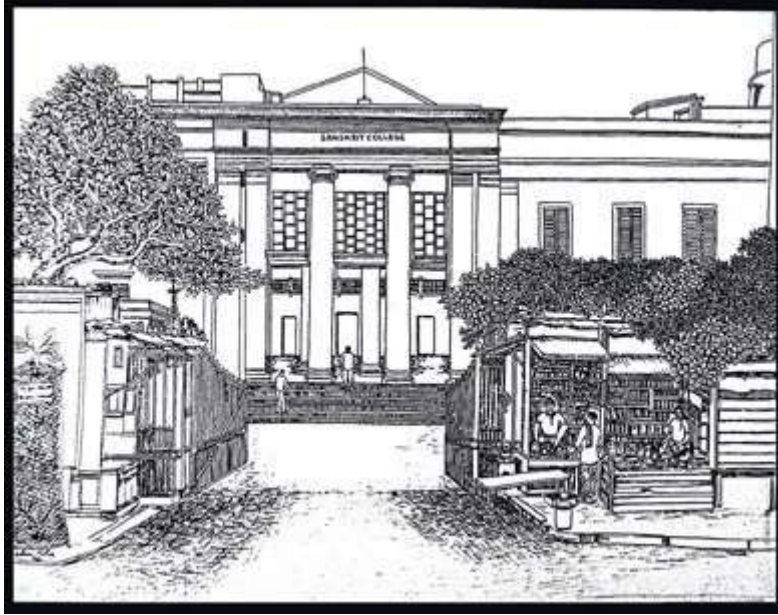


Image taken from <https://www.facebook.com/sanskritcollegeanduniversity/photos>

## 1.0 Introduction

This project tender, focused on Sanskrit College, a heritage building in Kolkata, India, is managed by the Commonwealth Heritage Forum on behalf of the United Kingdom's Foreign, Commonwealth and Development Office. It is intended to serve as an exemplar of best practice in conservation management, adaptation and retrofit methodologies to promote green and sustainable practices, which, it is hoped, should be applicable to heritage buildings in historic cities across India.

We believe that the proposal has the potential to transform approaches to the historic environment of the city, and more widely, and deliver long-term sustainable development while addressing the challenges of climate change.

In summary, there are five key components.

- The preparation of an integrated Conservation Management Plan (CMP) for a landmark heritage building at risk in Kolkata and an outline approach to the wider context and setting demonstrating how this can act as a catalyst for area-wide regeneration of the historic core of the city.
- The CMP will include technical advice and identify (within the Policy section) physical proposals on how the selected building can be retrofitted with both passive and active interventions to make it sustainable, with the aim of approaching the achievement of net zero whilst causing no harm to its special interest as a heritage building.
- The promotion of the CMP, wider masterplan and technical recommendations are to be disseminated through up to five Knowledge Exchange Workshops with relevant government departments and educational institutions in Kolkata to maximise the training benefits and to promote it as an exemplar of best practice in community involvement and consultation. Additional seminars or workshops may be required beyond this, please provide a price for each on the basis of a half-day workshop, plus preparation time and expenses, assuming they will be located within Kolkata.
- A complementary report on the economic viability of the CMP and masterplan will be prepared, including examples of case studies, to provide a practical toolkit for use on such projects and to help generate interest in funding. The conclusions of this report should form part of the Knowledge Exchange Workshop activities.
- A separate, but related, brief report is to review existing heritage conservation legislation and then set out specific legal and regulatory recommendations for

heritage buildings and areas for consideration by key staff and politicians at city and state government level to bring the city into line with international best practice to help facilitate the better management of change.

## **2.0 Project Context**

India has numerous historic buildings and heritage precincts, many of which encapsulate the shared heritage of India and the UK. Many cities and states value these shared heritage assets and are keen to restore and explore adaptive re-use. Adaptive reuse of these heritage buildings can act as a catalyst for heritage-led urban regeneration and provide significant economic and social benefits to the host city by creating jobs, increasing tourism and providing wider regeneration of the urban precinct. The spectacular area-wide regeneration of the historic core of Mumbai is a conspicuous example. In addition, proper adaptation and retrofit of heritage buildings with architectural sensitivity can make them energy efficient, thereby contributing to net zero ambitions.

However, to achieve this, Indian cities need to address various inter-related issues such as expertise in managing change, policy, guidance, cost, supply chain skills and capacity in local government. It needs a joined up, integrated approach across both policy and practice. The city authorities and local contractors often lack the technical and engineering skills and experience to undertake holistic conservation and regeneration projects.

The proposal is to provide technical assistance to develop a comprehensive and holistic conservation management intervention at one selected project; Sanskrit College, a heritage building at risk selected for its heritage value, opportunities for adaptive re-use, interest of the local administration and complex engineering requirements. The technical assistance will consist of the development of a detailed Conservation Management Plan (CMP) for this site, along with a wider precinct level conservation-led regeneration masterplan. The CMP and Regeneration Masterplan will not only focus on engineering and conservation, but also demonstrate the economic benefits of the projects. These can be used not only for attracting private and green finance for the actual execution of these projects but can also help justify public spending on securing the future of these crucial assets.

This intervention will demonstrate a holistic approach toward urban regeneration by supporting the development of necessary policies, guidance, CMPs and project management expertise. Given the breadth and depth of the UK's professional expertise in conservation and regeneration, and in the retrofitting of complex building stock of all periods, this technical assistance commission can help to showcase the UK's expertise and support the development of skills, technical capacity and resilience at the local level.

### 3.0 Strategic Objectives

The project is intended to support the UK government's 2030 Vision and geo-political shift to the Indo-Pacific region. It meets the following objectives, in particular of the Foreign Commonwealth and Development Office's [2030 Roadmap for India-UK future relations](#) (pub May 2021):

5.4 Deepen India-UK cooperation on approaches to the resilience and protection of cultural heritage assets from risks such as natural disasters; meet the aspirations of young India and the diaspora in the UK through mutual learning and creative exchange to enhance equalities, diversity and inclusion.

11.2 Facilitate the involvement of businesses in the partnership on smart and sustainable urbanisation and support them in identifying partners, access to financing, and adapting technologies and business models to the Indian context.

11.4 Enhance India-UK technology partnership to include cutting edge urban innovation such as Building Information Modelling (BIM), bioclimatic building design and e-mobility.

23.2 Strengthen collaboration for the climate-proofing of infrastructure investment to maximise low carbon and resilience outcomes.

### 4.0 The Case for Support

In addition, the inter-related projects also support the development rationale by helping economic development of urban precincts through conservation-led regeneration – thereby creating new economic activities, skills development, jobs and boosting tourism. They will also demonstrate how complex historic built assets can become net-zero and green re-using the embodied energy they contain to minimise their carbon footprint. These projects can act as catalysts for more such projects, not just in India, but in other countries as well.

Given the UK's expertise in the green and sustainable built environment and urban regeneration, these projects will help UK expertise and Indian organisations such government departments, architectural colleges and technical colleges to jointly work on finding new and innovative solutions and foster long-term knowledge exchange in heritage conservation and green buildings. The projects will also support knowledge exchange in areas like the use of BIM in heritage conservation, sensitive, modern retrofit techniques, and use of innovative nature-based solutions for restoration, thereby promoting progressive solutions to complex current issues.

**We require a UK practice/consultant/consortium with an Indian counterpart who will have knowledge of the context of the project, especially the local legislative framework.**

The project will also help city authorities develop legal and regulatory frameworks to encourage newer models of heritage regeneration in line with international best practice, as well as highlighting potential new funding opportunities (e.g., heritage lotteries).

As one of the objectives of this initiative is to showcase how holistic and systematic interventions can generate funding for regeneration projects, we hope that UK and Indian agencies like UK Export Finance will be interested in exploring funding.

The CHF is confident that there will be high levels of interest amongst other city authorities in India, such as Kolkata, Hyderabad, Delhi, Lucknow and Chennai as potential partners for this initiative.

## **5.0 Proposed Outcomes**

NB these are beyond the brief but definitive long term aims:

- Acceptance of CMP and Regeneration Masterplan by city authorities;
- Positive response from city authorities to proposed legal and regulatory recommendations;
- Help develop capacity of key officials in government departments on regeneration;
- Dissemination of technical skills including retrofit to key officials and students in Kolkata and the pilot cities;
- Showcasing the pilot project in at least 4-5 Indian cities;
- Progress of the project from CMPs to actual delivery;
- Showcase of UK expertise in urban regeneration.

## **6.0 Proposed Outputs**

- High quality exemplary CMP and context appraisal, with supporting technical advice and financial overview which can withstand peer - review.
- High quality workshops and knowledge dissemination sessions.

## 7.0 Budget

Please provide an outline budget which should include all consultant fees, expenses and, separately all travel and subsistence costs, including accommodation for two visits to Kolkata: an initial one in early January and a second one in late March to deliver the training workshops and present the CMP and Regeneration Masterplan.

Please submit your fee in a table, similar to the one illustrated below, with additional explanatory notes if required.

### COMMISSON FEE

Name of bid team	(eg XXX Associates)	VAT (if applicable)
Breakdown of Consultant Fees		
	£	
	£	
Total for Consultant Fees	£57,000	
Travel / Accommodation Costs	£12,000	
Media, Workshop & Training Costs	£12,000	
<b>TOTAL</b>	<b>£81,000</b>	<b>£</b>

Signed for and on behalf of the bidder by:

Signature

Name

Organisation

Position

Date

## **8.0 How to apply**

Follow the instructions given below.

### **8.1 Enquiries**

Any interested supplier should send **enquiries** relating to the tender to [admin@commonwealthheritageforum.org](mailto:admin@commonwealthheritageforum.org) by **10am on 28.11.23**. All responses will be shared. In order to receive updates and answers to all enquiries, anyone interested in submitting a tender should register an interest by 10am on 28.11.23 at the latest.

### **8.2 Award criteria**

There is a fixed fee, the award will be made on the basis of suitability and quality of proposal.

### **8.3 Value / Currency**

The total budget quoted should not exceed the amounts given in the table in 7.0 above. There is also a budget of £12,000 for travel / accommodation expenses and £12,000 to cover media, workshop and training costs).

The currency is GB pounds.

## 8.4 Timeframe

**Tenders must be submitted** as a pdf by email or WeTransfer to [phd@commonwealthheritage.org](mailto:phd@commonwealthheritage.org) [saneville@aol.com](mailto:saneville@aol.com) and [admin@commonwealthheritageforum.org](mailto:admin@commonwealthheritageforum.org) by **10am on 07.12.23**.

Project delivery to be completed by 31<sup>st</sup> March 2024.

## 9.0 Submission

The bid documents to be submitted must include the following information:

- The name, contact details and relevant registration of the main contractor/consultant and proposed Indian collaborator.
- Details of all the personnel to be deployed on the project, their relevant experience, qualifications and role.
- An organogram/sketch of how individuals will work together to deliver the project.
- A minimum of three and a maximum of five case studies which demonstrate relevant competence and experience in delivering CMPs and technical advice for retrofit in the UK and overseas.
- Confirmation that the proposed project team is able to adhere to the tight timetable set out in section 8.0 above and provide an acceptable staged and costed approach to delivery and a summary of the proposed methodology.
- The means by which they will provide independent verification of the different stages of the project against the policies and targets set out in the CMP.
- Specific confirmation that the completed work will have joint authorship with clear acknowledgement of all members of the current team and those who have contributed to the current draft.
- A breakdown of the inclusive fee (including VAT, if charged) for all aspects of the work up to and including the final report and workshops in the form set out in section 7.0 above. This should include anticipated travel costs for two visits (an initial visit and the final visit to present the plan and deliver workshops).