



Architecture and Interior Design
1st Floor, Dwarka, 57, Tagore Road. Santacruz (W), Mumbai 400 054
O - +9122 26482236 / 37 | M - +919820143289

Date – 29.08.2024

To,
Mrs Shama Nair.

I. Project

Design & Concept for Nando's Mumbai T2 Airport

II. Project Roles and Responsibilities

Our role will be as lead designers and we look forward to working closely with you along with other consultants to design the project. We will collaborate and coordinate the design efforts with selected consultants and contractors.

III. Scope of Services

The scope of services will broadly include the following services

- Design Consultancy & MEP consultancy
- Design and Working Drawings
- 3D Designs
- Material Selection
- Vendor Selection
- Bill and Quantity Checking
- Periodic Site supervision

IV. Project Phases

Stage I- Concept Stage

Timelines: 0 – 10 Days

- consultant should cross-verify accuracy of measurements on the initial site visit to consider in designing and detailing
- consultant to separate FOH layout and Concept Design
- Stage 1 - FOH layout with sign-off
- Stage 2 - Concept Design with sign-off
- Study the client's requirements and integrate them into the design.
- Plan the interiors and provide options for the layout.
- Prepare preliminary concept draft sketches and notes explaining the concept.
- Discuss the draft sketches & make such modifications as suggested/finalized by you.
- A PowerPoint presentation will be made with all necessary visuals to channel a concept.
- Rendered elevations for some key/feature walls correlated with the mood board.

Stage II- Final Designs.



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Timelines:

20 – 30 days from the day the layout is approved.

At this stage, the services and MEP drawings will be issued.

On the approval of layouts as proposed in stage I plan for the various areas will be finalized:

The consultant should incorporate the BOH area in all FOH area working drawings

Submission of drawings should be divided into 2 stages - 1st stage should have the Civil layout and

All other drawings that need to work on MEP, 2nd stage should have all detailed drawings (Which includes all RCP sections/ Wall Elevations/coordination layout with MEP / Typical details of furniture / façade / signages marked / Art locations with details etc)

List Of Drawings as mentioned in the email list

Stage IV- Site work and supervision.

Timelines:

As per the pert chart and timelines given by the contractor. Accessories will be procured at the beginning of this stage.

- Site visits & supervision.
- Update on progress & quality of work.
- Update on any increase in total authorized costs, quantity of materials, etc.
- Sourcing for necessary accessories such as paintings, prints, sculptures, and artifacts.
- If the Project is in the base location of the consultant weekly visits are required once finishing has commenced.
- Apart from Base location anywhere in India 3 to 4 site visits are required.

Stage V- Hand-over Stage.

Timelines:

As per the pert chart and timelines given by the contractor.

- Certify virtual completion of the works.
- Issue Certificate of Completion of works.
- Prepare an interior finishing distress list.
- Supervise furniture layout and accessorizing at the site.
- consultant should also certify the quantity of actual civil and interiors works executed at site



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Fee Schedule:

Feesc will be Charged at a lumpsum of - Rs. 7,25,000 (Exclusive of Taxes)

(Seven Lakhs Twenty Five Thousand Rupees only) Exclusive of Taxes

No.	Description	Amount (Rupees)
1	50% Advance	Rs.
2	30% Concept & Design	Rs.
3	15% Submission GFC's	Rs.
4	5% Project Completion	Rs.

(Kindly note – all above amounts are exclusive of taxes)

Payments to be made in the favor of “ARA design”



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VII Terms and Conditions

- Fees mentioned above only include MEP consultancy any other consultants and are exclusive of applicable local taxes
- Kitchen is not included in the fees
- At the conclusion of each phase payment of the fees for that phase is due in full and subsequent phases will start upon receipt of the fee and retainer
- The fees include 3 site visits are necessary: one at the initial stage, one midway through the project, and one upon handover. These visits are covered within the agreed fee. However, any additional visits beyond this would incur an additional fee of INR 10,000 per visit. Please note that Nando's will arrange for the consultant's transportation and accommodation for these visits.
- Misc. Expenses as required due to major revisions to our work that are inconsistent with previous direction by the client, his agent or otherwise beyond our control shall be additional services These additional services will be mutually agreed to before the work commences.
- If during the conceptual design or design development phase the scope of work is reduced the fee shall be prorated according to the revised total area
- The cost of permits, official documents, filing fees and structural consultant are additional
- If there is any dispute relating directly or indirectly to this agreement the parties are obliged to resolve the dispute in a conciliatory manner, primarily by negotiations. If a solution is not reached, the dispute shall be resolved by arbitrators mutually agreed upon.
- All travel, lodging & boarding will be borne by the client. (*Accommodation for Principal Architect and assistant architect in a 5 star/ 4star hotels, travel will be economy class flights to & fro for domestic travel and business class for principal architect for International travel - reimbursement will be basis of submission of bills*)

Thanking You

ARA designs

Amey Dahanukar
Principal Architect, Director