

INTERIOR, MEP & KITCHEN DESIGN PROPOSAL

FOR

**F&B OUTLETS
@ CSMIA T1**

FOR

M.I.A.L

R1

01ST APRIL, 2024

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PROJECT DETAIL:

The project is design of F&B Outlets at CSMIA T1. The scope includes Interior Design, MEP & Kitchen Consultancy.

SCOPE OF SERVICES:

The scope of work will include Interior Design, MEP & Kitchen design as per the following:

- 1) HOEGAARDEN - 70sqm
- 2) Brew House - 31.6sqm
- 3) 3 in 1 Mumbai se, Swamy, Nourish - 24sqm
- 4) Fresh Mithai - 3sqm

PHASE I –CONCEPT & SCHEMATIC DESIGN

The Design Consultant shall develop concepts for the outlets in line with the brand format & Client requirements. The Design Consultant shall review and discuss Client's brief including Budget Information and analyse it in detail to understand project requirements. Preliminary concept presentation in form of plans, material types, furniture types, colour schemes determining the intent of the design will be provided for the Client's review.

- Architectural, MEP & Kitchen drawings shall be reviewed to ascertain integration of base building architecture, MEP and Interior design. The architectural drawings in cad format and base building MEP provisions will be provided by the Client.
- Space planning layout shall be developed indicating furniture layouts and space usage with key functional and aesthetic aspects based on the standard prototype.
- Design Consultant will co-ordinate with the Client to incorporate the Interior, MEP and Kitchen requirements of the Airport Authority.
- Concept design will be presented on coloured (rendered) A3 size plans, materials selection and finishes on Boards (Soft & Hard copy).
- This phase shall be deemed complete on receipt of general approval on overall presentation in terms of layouts, colour scheme, theme, etc. Minor adjustments, changes, amendments to these designs shall be carried forward in the next stage.
- Material & design alternatives shall be suggested to the Client in order to meet with the budget and operational requirements.

Deliverables:

- Zone Plans
- Rendered Concept Plans
- Rendered Sections & Elevations
- Material & Finishes Presentation
- 3d renderings –1no. view per outlet, in total 4no.views

PHASE II –DESIGN DEVELOPMENT STAGE

The objective of all work in this phase is to fine-tune the schematics developed in Phase I, such that all concept details and conditions can be coordinated to develop a cohesive and detailed design package which will form the base drawings for Tendering.

- The Design Consultant shall incorporate all necessary changes, amendments to their design based on the Client’s review comments in Phase I.
- The Design Consultant shall be responsible for all review, coordination & integration of MEP, Structure and Kitchen consultant during this stage, including other consultant’s inputs in all interior related drawings and documents).
- The Design Consultant shall assist in any value engineering required to meet the allocated budget for the project
- The Design Consultant will issue drawings for the review of the Client.

Deliverables:

- Co-ordinated Interior Design Plans
- Furniture Layouts
- Co-ordinated RCPs
- Co-ordinated Flooring plans
- Co-ordinated Sections & Elevations
- Material boards
- Material & FFE Cut-sheets
- Finishes Schedule
- Lighting design & details
- MEP drawings
- F&B Equipment drawings

PHASE III – TENDERING STAGE

Based on the co-ordinated package developed in Phase II, the Tender Drawings shall be prepared, and these drawings shall be basis for preparation of quantities/ BOQ and tender documents, FFE.

- Interior design Bills of Quantity shall be prepared to incorporate in Tender Package.
- Tender documentation shall include all features of various other consultants including locations of ventilation, air conditioning elements, kitchen equipment's, all white goods sizes and locations, lighting and sound system outlets, fire detection and extinguishing system features/outlets, decorative light fixtures, switches, ironmongery, etc all complete.
- Final Tender package will be issued after review of the package by the Client and incorporation of the Client's comments.
- The Design Consultant will attend co-ordination meetings with Client and Airport Authority
- All submittals shall be provided to meet the brand format requirement.
- The Design Consultant shall participate in value engineering of the Interior design.

Deliverables:

- Interior Design Floor Plans
- Furniture Layouts
- Flooring plans
- Reflected ceiling Plans
- Furniture details – fixed and loose furniture
- Elevations & sections
- Material & FFE Cut-sheets
- Lighting design & details
- LED TV/ Menu board's locations
- Interior Design BOQ
- MEP drawings & BOQ
- F&B equipment drawings & BOQ

PHASE IV – TENDER EVALUATION

The Design Consultant will provide all necessary support for the technical evaluation of the Tender bids. The consultant will assist in the analysis of the bids and submit its recommendations.

Phase V – CONSTRUCTION DOCUMENTATION

In this stage the Design Consultant will prepare construction documentation for execution of the project and for issuance to the Contractor.

- Design Consultant shall provide all the necessary construction documentation for Interior Design (furniture layouts, setting out layouts, reflected ceiling plans, elevations, sections, typical details, large scale details, specifications, joinery details, transition details between interior and other elements etc.).
- Design Consultant shall include in its Construction documentation all Interior design features of various other consultants including locations of ventilation, air conditioning elements, kitchen equipment, routing, all white goods sizes and locations, lighting and sound system outlets, fire detection and extinguishing system features/outlets, decorative light fixtures, switches, ironmongery, kitchen equipment etc. all complete as visual elements within.
- Design Consultant shall prepare, if required, design intent drawings for all custom-made furniture (Manufactured Items) showing all dimensions and finishes in order to enable the contractor for the preparation of shop drawings.
- Design Consultant shall review and approve all the shop drawings provided by contractors during due course of the project and amend necessary change in Construction Documentation if required.

Deliverables:

- Floor plans
- Seating layouts
- Flooring plans
- Reflected Ceiling Plans
- Furniture details – fixed & loose furniture
- Elevations & Sections
- Material & FFE Cut-sheets.
- Lighting design & details

Phase VI – CONSTRUCTION STAGE

The Design Consultant will respond to any RFI raised by the vendors. The Design Consultant shall review, correct and approve prototypes, samples of all finishes, furniture items, bought out items, fixtures etc.

The Design Consultant shall prepare a list of short falls and suggest areas of improvement in works at periodic intervals to ensure that the work is executed as per their Design.

EXCLUSIONS:

- a. Architectural design
- b. Statutory approvals

FEE PROPOSAL:

We submit the design services fees to include the scope of works detailed below.

<u>Design consultancy services for Retail outlets at T1 - CSMIA</u>						
S.No	Location	Outlet	Area in Sqmt	Description	Unit	Total Price
				Consultant's scope		
1	T1C SHA (in place of Ultra bar)	HOEGAARDEN	70	Kitchen layout with equipment + BOQ Civil + BOQ MEP docket + BOQ	LS	2,50,000.00
2	T1C food court (in place of Cafecchino)	Brew House	31.6	Kitchen layout with equipment + BOQ Civil + BOQ MEP docket + BOQ	LS	1,60,000.00
3	T1 Pre SHA	3 in 1 Mumbai se, Swamy, Nourish	24	Layout + concept + Render GFC (including ID docket + MEP docket + Kitchen Equipment detail + BOQ of all packages)	LS	1,40,000.00
4	T1C SHA	Fresh Mithai	3	Layout + concept + Render GFC (including ID docket + MEP docket + Kitchen Equipment detail + BOQ of all packages)	LS	75,000.00
						6,25,000.00

**TOTAL INTERIOR DESIGN +MEP+KITCHEN DESIGN CONSULTANCY –
INR 6,25,000/-** (Rupees Six lac twenty-five thousand only) excluding GST.

The stage-wise payment break-up is as per the table below:

SR.NO.	DESCRIPTION OF STAGE	% BREAKDOWN
1	Advance (Retainer)	20
2	Concept Design Approval	30
3	Submission of GFC drawings & BOQs	35
4	Construction Administration	15

Additional Terms:

1. Any tax levied by law, contingent to professional services rendered by the Architect, shall be paid, over & above the fee
2. The cost of travel (to & fro airfare), boarding & lodging, local transport for any outstation visits made by the Consultant.
3. 4 no. 3d renderings (one view per outlet) are included in the scope, any additional renders will be charged for additionally at INR15,000/- per render.
4. Client to provide all the necessary details like Project design brief, Architectural details.

Thank you and we look forward to hearing back from you.

YASHASWINI APTE

PRINCIPAL

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