

## TOR for Conceptualizing and Designing a Preventive Health Centre and Design Guidelines Considering Global Standards

<b>Title</b>	Designing A Preventive Health Centre and Developing Design, Guidelines Considering Global Standards
<b>Timeline</b>	8 Weeks
<b>Expected area of expertise</b>	<ul style="list-style-type: none"> <li>• B. Arch with a minimum 5-year practical experience</li> <li>• Experience in Designing Healthcare Facilities, with a focus on preventive health centers.</li> <li>• Proficiency in creating detailed architectural plans, 3d software, rendering, drawings, and specifications.</li> <li>• Knowledge of sustainable and energy-efficient design principles and practices.</li> <li>• Understanding of local and international health and safety standards and regulations.</li> </ul>
<b>Apply Link</b>	<a href="https://forms.gle/qvVVkChncuY7zwLb6">https://forms.gle/qvVVkChncuY7zwLb6</a> Google Link for upload Documents

### Background of SELCO Foundation

SELCO Foundation's mission is to create a platform of solutions that uses sustainable energy as a catalyst to bridge environmental sustainability and poverty alleviation. With holistic development as the primary focus, the organization strives to create equitable societies, where services are accessed by all communities. The interventions of SELCO lead to a sustainable delivery model of essential services like livelihoods, education, and health till the last mile. (Read more about SELCO here: <http://www.selcofoundation.org/>)

### About Built Environment

The aim of the built environment program is to democratize access to design of liveable habitats to address poverty and climate challenges in a climate-stressed world by integrating energy optimization through an ecosystem approach. Underserved communities are usually at the receiving end of the worst impacts of climate change coupled with improper ventilation, natural lighting and thermal conditions; the cost of building resilience and comfort is generally high. The overall energy performance of built environments is influenced by people, units and climate. Hence, innovations need to integrate energy optimization in the application of technologies and the environment of built spaces.

### Context and Background

Curative medicine has historically taken precedence over preventive treatment in India. However, due to the COVID-19 epidemic, preventive care has become increasingly crucial. A recent poll of more than 1,000 people revealed that at least 40% of respondents strongly preferred preventative health. NCDs have been the primary cause of mortality and suffering during the last three decades, accounting for 71% of global deaths. In 2019, India was responsible for 66% of all deaths. Furthermore, more than half of these deaths are caused by heart disease, cancer, chronic respiratory disorders, and diabetes. The economic burden of NCDs on India is anticipated to be over Rs. 511 lakh crore (US\$ 6.2 trillion) by 2030. Overweight and obesity alone affect over 17% of our population, costing the country Rs. 2.8 lakh crore (US\$ 35 billion) every year, or more than 1% of its GDP

The basic goal of preventive healthcare is to prevent illness before it occurs. It is also called Prophylaxis. The philosophy underlying preventative healthcare is to protect, promote, and preserve one's health and well-being. It also tries to prevent sickness, disability, and mortality on an individual and community level. Preventive health involves the discovery and reduction of disease risk factors, the improvement of the course of an existing disease, and early disease detection through screening. Preventive healthcare is an important aspect in defining health since it comprises avoiding or postponing the start of a sickness, which is critical for a high quality of life. **Only for Reference:** [Source](#)

### **Goal**

This Terms of Reference (TOR) is to invite architects specializing in healthcare to conceptualize and design a preventive health center and develop comprehensive design and design guidelines considering global standards

### **Objective**

To design a state-of-the-art preventive health and wellness center, the facility should be energy-efficient, universally accessible, and space-optimized, providing a thermally comfortable environment for staff, patients, and other users. The design should benefit the well-being of all users by employing both passive and active strategies for energy efficiency, aligning with sustainable building practices, and creating a supportive and healing environment. This involves conceptualizing the center by researching best practices and global standards.

1. Create an innovative and functional architectural concept for the preventive health center.
2. Ensure the design promotes accessibility, patient flow, and a healing environment leading to improved productivity and wellbeing among end users – Including staff, patients and the community
3. Develop detailed architectural drawings and specifications incorporating sustainable and energy efficient design principles to reduce energy consumption
4. Ensure compliance with local and international health standards and regulations.
5. Conduct consultations with healthcare professionals, community members, and other stakeholders to incorporate their inputs and needs into the design.
6. Implement the latest healthcare technologies and innovations into the design.
7. Ensure the design supports the integration of telemedicine and other digital health solutions.
8. Develop comprehensive design guidelines to ensure the smooth functioning of the preventive health center.
9. Incorporate sustainable building materials and practices to minimize the environmental impact
10. Design for energy efficiency, water conservation, and waste management.

By achieving these objectives, the project will result in a well-designed, functional, and sustainable preventive health center that meets the needs of the community and adheres to the highest standards of healthcare design which can be benchmarked as global standard.

### **Project Summary**

With identified need of well-designed preventive care unit and wellness center, SELCO Foundation is looking for **experienced architects and consultancy firms to design preventive care and wellness center** within a site in Mangalore, Karnataka, with an aim of creating sustainable, energy efficient built environments.

List of Equipment and Space to be planned for the Preventive Health and Wellness Center:

1. Smart health kiosk
2. Automated computerized eye testing machine
3. Dynamometer
4. Inclinator
5. Audiometer (Tremetrics RA 660)
6. Spirometer
7. ECG with AI diagnostics
8. Community RO unit
9. Fully equipped laboratory
10. Water testing lab
11. Adult and child weighing machines
12. Telemedicine setup
13. Soil testing kit
14. First aid kit
15. Music therapy unit
16. Hydrotherapy unit
17. Cold water therapy
20. Meditation room with audiovisual setup
21. Portable X-ray/ultrasound machine
22. Preventive medicine outpatient department (OPD)
23. Counseling center

### **Scope of Work**

#### ***I. Secondary research:***

Conduct comprehensive research on best practices and standards in preventive healthcare and analyze case studies of successful preventive care centers globally. Assess the climate (Hot and Humid), culture, and terrain of Mangalore, to ensure the design is well-suited to local conditions. Determine the demographic and health profile of the target population to tailor the facility's services and design features to their specific needs.

#### ***II. Assessing need through FGD and expert consultations:***

Engage with stakeholders, including healthcare professionals and subject matter experts, to gather insights and ensure that the design aligns with the latest healthcare needs and practices. Identify the essential services and facilities required for the preventive care center based on these consultations, ensuring that the design accommodates all necessary functions and supports effective preventive care delivery.

### **III. Site analysis and Concept Development**

Develop a detailed concept template for the preventive care center, focusing on creating a design solution that integrates energy efficiency, universal accessibility, and space optimization. The design should ensure a thermally comfortable environment for all users to enhance recovery, wellbeing, and productivity.

Plan the layout to include all essential facilities and equipment as identified, adhering to national and global health standards, guidelines, and building codes. Ensure the design promotes optimal flow and functionality within the spaces while emphasizing energy efficiency and sustainability. The design developed should consider,

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- Maximize natural light, use thermal mass, and optimize building orientation to enhance energy efficiency.
- Integrating solar panels, or other renewable energy sources to reduce dependence on non-renewable power.
- Accessibility and Inclusivity - Universal design, signage and navigation and assistive technologies
- Spaces to maximize functionality and flow, with clear zoning for different activities (e.g., examination rooms, labs, waiting areas).
- Use flexible, modular components that can adapt to changing needs.
- Design adaptable spaces for community events and educational workshops.
- Thermal Comfort and Indoor Air Quality - Efficient cooling/heating, ventilation, and air conditioning systems with air purification and humidity comfort; high-performance windows, shading devices, and insulation to maintain comfortable indoor temperatures. ; Design to allow for natural airflow and ventilation where possible.
- Water Management systems like Rainwater harvesting
- Waste management systems for dry, wet and bio waste
- Health and safety
- Adhere to local, national, and international building codes and standards.
- Aim for certifications such as LEED, BREEAM, or local green building standards.

### **IV. Stakeholder Review and Feedback**

Present the conceptual design to stakeholders to gather feedback and make necessary adjustments based on their input.

### **V. Final Design and Documentation**

### **VI. Develop Design guidelines**

- Design guidelines need to be developed for hot and humid climates.
- It must adhere to both national and global building codes and standards, as well as relevant health guidelines like IPHS.
- These guidelines should cover area standards, material specifications, and construction practices aimed at achieving energy efficiency and sustainability, ensuring optimal indoor environmental quality and operational efficiency.
- It should detail strategies for passive and active design, such as maximizing natural light, incorporating renewable energy sources, and utilizing efficient HVAC systems.
- It should also include limitations faced in the project over the course of the design process.

### Scope of Area:

Experienced architects and consultancy firms to design preventive care and wellness center within a site in **Mangalore, Karnataka**,

### Timeline and Deliverables:

Sl. No	Items	Timeline
01	Project Brief and Scope presentation <i>Based on discussion with stakeholders, design requirements and site conditions.</i> <i>Please note: Any site visits required should be included within the timelines</i>	1 weeks from signing the contract
02	Research Report <i>Secondary research on preventive health center, best practices, case studies, Indian and global standards and codes</i>	2 weeks from signing the contract
03	Conceptual Design presentation <i>Conceptual zoning showcasing patient, staff flow etc.</i> <i>Please note: Post online/offline presentation, 2 revisions to be considered.</i>	3 weeks from signing the contract
03A	Concept design - Revision 01 Presentation <i>Please note: Revisions to be given within 48 hours after the concept design presentation</i>	4 weeks from signing the contract
03B	Concept design - Revision 02 Presentation <i>Please note: Revisions will be given within 48 hours after the review of first revision.</i>	5 weeks from signing the contract
04	Design Proposal <i>Conceptual plans and sections with specifications and conceptual 3d views based on the revisions requested.</i> <i>Please Note:</i> <ol style="list-style-type: none"><li>1) Working drawings are not required.</li><li>2) 1 revision to be considered at this stage</li><li>3) Revisions will be given within 48 hours after the concept design presentation.</li></ol>	6 weeks from signing the contract
04A	Design proposal – Revision 01 <i>Conceptual plans and sections with specifications and conceptual 3d views based on the revisions requested</i>	7 weeks from signing the contract
05	Final design presentation with basic cost estimate <i>Please Note: Detailed BOQ is not required</i>	8 weeks from signing the contract

06	Design guidelines for preventive care unit	8 weeks from signing the contract
	<b>Estimated comprehensive timelines: 6 weeks from signing the contract</b>	

**Note:**

- Orientation and discussion sessions to be held with the Built Environment team of SELCO Foundation at every stage of the process.

**Contract period of Timeline:**

**8 weeks** for stakeholder meeting, site visit, concept development, producing relevant drawings & 3D visuals and necessary revisions.

**Travel**

Travel to the selected target states may be required, depending on the Agency / Consultant location, with the travel schedule to be agreed upon during the work planning phase.

The assignment will involve travel within Karnataka, including the region in some cases. The Consultant / Agency are expected to cover costs, arrange and schedule such visits, including transportation and Accommodation. Prior to signature of contract from SELCO Foundation.

**Eligibility Criteria**

- Individual or agency that has experience in health care design with all necessary services
- Individual or agency that has overall 5 years of experience in designing and implementation
- Individual or agency that has worked on context suitable and cost-effective designs.

**Qualification, Requirements, and Expertise:**

The contractors are expected to possess the following qualifications:

- At least five years of experience in Designing and Development in architectural field.
- Demonstrated experience of construction design, designing healthcare facilities, with a focus on preventive health centers.
- Proficiency in creating detailed architectural plans, 3d software, rendering, drawings, and specifications.
- Knowledge of sustainable and energy-efficient design principles and practices
- Understanding of local and international health and safety standards and regulations.

**Reporting and Supervision Arrangements**

During the performance of the Design Development, the consultant team will be required to work in liaison with Build Environment team in SELCO Foundation, and Procurement Team and directly contacted with Ms. Anitha, the Program Manager, who will be the contact person.

## **Bidding Process**

Proposals can also be submitted as a single Consultant or Agency / Enterprise. Interested and qualified bidders must upload the Technical Proposal and Financial Proposal as separate documents in the google link. Proposals must be submitted either in PDF or PPT format and should include the following:

### **Technical Proposal**

Interested individuals will submit a Technical and Financial Proposal, with description of their experience, as well as a portfolio of previous works.

The Technical Proposal should include, but not be limited to, the following

- Organization profile, Brief background about your organization including CV
- Detailed portfolio (web links to produced design) showcasing range of work
- The organization's experience in carrying out similar work including relevant skills, qualifications, and knowledge.
- Demonstrated experience in architectural and Construction filed.
- Team and HR capabilities: qualified team, including related hardware and software.
- Your understanding of the assignment, approach/methodology as well as proposed workplan. Any deviations from the Terms of Reference should be clearly indicated
- Two (2) relevant organizational/client references from the last three years.
- CVs of key personnel

### **Financial Proposal**

Outlining the costs associated with carrying out the scope of work, including:

- Labour costs (personnel, daily rates, LOE).
- Equipment costs (if any).
- Other costs.
- Activity-based cost breakdown.
- All costs must be in INR and inclusive of all taxes.

The financial proposal shall specify an all-inclusive fee as per the TOR expectation, which should include study & Research Report charges, Conceptual Design charges including reviews and corrections transportation expenses, Design guidelines. The Financial Proposal should be in local currency (Rupees).

### Payment Terms:

Fixed as per the agreement between consultant and SELCO Foundation. Please provide your proposal and quotation for the above-mentioned program requirements. Capture Timelines and Split cost wherever possible.

1. Please provide a break-up of the costs as agreement quotation for the service provided on an official letterhead with signatures and stamps, wherever needed.
2. Kindly mention your name, address, contact information along with correct bank details and signature in the agreement quotation.
3. The quotation is inclusive of all necessary taxes and applicable costs.
4. Please note that the prices quoted by the consultant are firm, final, and binding and not subject to variation on any account.
5. Other than the proposed amount, no additional amounts will be paid as fuel, phone charges, etc.
6. Deliverables need to be submitted as per the given timeline or before the expected date.

### Evaluation of proposals

The proposal will be evaluated based on the following general areas:

- Agency will be evaluated based on prior work experience/ portfolio
- Agency to understand the core value and mission of the organization, SELCO Foundation
- Agency to have a qualified team with relevant experience
- Agency to have prior knowledge of working with NGOs
- The financial proposal will be evaluated based on approach & work plan, prior work experience, expertise, cost, and proposed payment terms.

### Evaluation of Process and Method

Each proposal will be first assessed on its technical merits. A maximum of 70 points is allocated to the technical proposal, and a further 30 points for the financial component, with a maximum possible score of 100 points. Technical proposals will be evaluated based on a desk review. Evaluators will read technical proposals and assess the quality of portfolios and submitted profiles. Scores from the desk review will be allocated according to the table below:

Item	Technical Evaluation Criteria	Max. Points
1	Overall concord between ToR requirements and proposal	10
2	Range and depth of portfolio and Approach and Methodology	20
3	Qualifications/a minimum of 5 years' experience as professional	10
4	Expertise of the organization and experience in development/social issues	15
5	Qualified Team Composition	15

Minimum passing score is 70 points. Firms who pass the min. passing score will be considered for the commercial evaluation.

### Commercial Evaluation Criteria

Budget and Cost-effectiveness will be considered

### **How to Apply and Deadline**

Interested consultants / organizations, with relevant experience (please include samples and/or references of the previous similar work as proof of experience) and based out of India are requested to reach out with a detailed proposal giving a brief on the methodology and the process they will uptake for this project, including budgets (with break-ups and explanation), timelines and milestones and submit the same to google form <https://forms.gle/qvVVkChncuY7zwLb6> on or **before 25th July 2024**

Any further queries please write to **procurement@selcofoundation.org** with a subject line: **“Architectural consultancy for Preventive care unit”**