

**Historic Preservation and
Landscape Design
of the Old Dhaka Central
Jail and Redevelopment
of its Surrounding Area**

**Open Architectural Design
Competition**

**Prisons Directorate, Security
Services Division, Ministry of
Home Affairs, GOB**

Supported by
**Institute of Architects
Bangladesh (IAB) and
Bangladesh Institute of
Planners (BIP)**

Competition Brief

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1. PREAMBLE

An Afghan fort, turned into a Mughal Stronghold and then a treasury; with the passage of time the site became the Dhaka Central jail at the heart of old Dhaka. In the course of history, the morphology of this specific area has been significant. But when the functionality of this site is evolving and changing, it was, it is and it will be the heart of the oldest city part of Dhaka. Despite the rapid urbanization, the essence of the place survived but the jail remained as a sealed part within it. The change has now begun and it has been for the betterment of the area.. The Dhaka central jail has now been relocated to Keraniganj. When relocated, the jail left behind a large space with lots of potentials. The place will come in hand with endless possibilities, and with that come endless complexities. Any misconduct with the changed functionality of the place will severely damage the essence Old Dhaka. On the other hand which is the brighter side of it, with proper and sensitive urban design solutions the place can become integrated with the existing texture of the area and serve Old Dhaka in numerous possible ways.

At present, the jail sits in the middle in the Old Dhaka covering an area of 23.64 acres within the perimeter of the central jail. In contrast with the surrounding areas, the site has rich vegetation and a large amount of open space with water bodies. But the potential of the site remains hidden to the general people. Besides that, the site houses some colonial buildings with some strong evidences of socio-political history of Bangladesh. And also after an extensive archeological survey and excavation, some remains of the old Afghan fort has been found as rich historical evidences. The rich landscape and heritage value of the site must be acknowledged, preserved and accessed by general people. Also the site will come in hand with endless possibilities of solving relevant urban issues of Dhaka city and providing many desired civic facilities for the people of old Dhaka.

Upon the completion of the project the old Dhaka can be relieved of some major urban problems. The redevelopment place can become important socio-culturally, infrastructural and historically. It can contribute greatly in national and international context by upholding our heritage and history to the global community and create a strong and positive image of our beloved Dhaka city to the World.

Somewhere in between the broad-brush of urban planning the specifics of architectural intervention, this project will contribute to create a responsive environment for Old Dhaka.

2. PLANNING AND DESIGN OBJECTIVES

The objective of the competition is to produce a design and proposal for

- i. **Master Plan** of the Old Dhaka central jail area with **Preservations of jail life, activity and its history.**
- ii. **Landscape Designs** within the perimeter wall
- iii. **Redevelopment** of the Surrounding Area
- iv. Provide a proposal for **transport and traffic network** and infrastructure facility of the surrounding area
- v. Creating eased up access to the river and the surrounding areas and **lessens nodal pressure**
- vi. Responsive place making for the communities and tourists
- vii. Reflecting **History and Heritage** of Old Dhaka
- viii. Provide a network of **Open Space** within a scheme of landscaping
- ix. Provide **Civic facilities**

- x. Create scopes of mutually complementing **economic activities** to run the complex as well as 'Kara Welfare Center'.

As well as identify the consultant who can develop and implement The Project in close cooperation with Prisons Directorate, Security Services Division, Ministry of Home Affairs, Government of the People's Republic of Bangladesh (hereinafter referred to as the Client).

3. DIRECTIVS FOR THE EXISTING BUILDINGS

- i. Transformation of the "Meittyunjyee cell" into "Kara Smriti Museum".
- ii. Transformation of the "Dewani cell" into "Bangabandhu Museum".
- iii. Adaptive reuse of existing structures. (Padma, meghna, Surma, Jamuna (Amdani ward and Jail hospital)
- iv. Conservation of Jail Gate.
- v. Conservation of Gallows and Condemn Cell
- vi. Foundation of the Original Fort should retain/preserve as Landscape Element
- vii. Preservation of the majority of the Existing Plants

4. CLIENT OF THE PROJECT

The competition has been organized by The Prisons Directorate, Security Services Division, Ministry of Home Affairs, Government of the People's Republic of Bangladesh, supported by Institute of Architects Bangladesh (IAB) and Bangladesh Institute of Planners (BIP). The Client is the lawful owner of the designated site for the Project and in possession of the unencumbered land.

5. ELIGIBILITY TO COMPETE

The competition is designed as a single stage national, anonymous architectural design competition. The eligibility of the Architect (Team Leader) will be according to guidelines of the "Dhaka Mahanagar Imarat Nirman Bidhimala, 2008". One registered participant can submit only one proposal.

The Competition is opened to have a design team of architects, urban planners, urban designers, landscape designers and historians who will propose a project that speaks to the unique history, urban life and ecology of the given area with a bold interactive vision for thriving, living and tourist friendly designs. Inclusion of user group stakeholders is highly encouraged. However, One Architect and One Urban Planner/Urban Designer are mandatory in each participating team.

6. COMPETITION PROCESS

The competition will begin with an advertisement on National Dailies on 22 June, 2017 (Thursday). Each competitor must be registered with the following process:

1. Submit Registration Fee to IAB or BIP office and obtain a Registration Number from 02/07/2017-16/07/2017
[Registration fee-TK 3,000/- non-refundable]
2. Download “Registration Form” from www.iab.com.bd or www.bip.org.bd
3. Fill-up the “Registration Form” and mail to cjailcomp2017@gmail.com within 16/07/2017. [Please write “**R-your registration no.**” in the subject box of your e-mail.]
4. Download “Queries Form” from www.iab.com.bd or www.bip.org.bd.
5. Fill-up and mail to cjailcomp2017@gmail.com from 17/07/2017-23/07/2017
6. One registered participant can submit only one proposal.
7. Registered Participants will go on a site visit from 17/07/2017-18/07/2017

Competition entrants will be required to remain anonymous during the competition. The submission will cover mainly, but not limited to, the master planning of the old Dhaka central jail area with preservation of selected buildings and activities, landscape design and redevelopment of the surrounding areas. Three separate financial proposals (in BDT) should be include, in three separate sealed envelopes for (i) New development at Zone A, Redevelopment at Zone B & Master planning and Landscape Design for Zone C ii) full time construction supervision for 36 months on a percentage basis and (iii) preparation of tender documents on a percentage basis.

The submission will take place from 5:00 PM-9:00 PM on 5 October, 2017(Tuesday) at Main Gate of Old Dhaka Central Jail, Nazimuddin Road, Dhaka-1211.

The jury session will take place within a suitable time immediate after the submission. Finally, the jury will select the winning design and proposal and also rank the second and third best designs and proposals based on the assessment criteria. The jury will also provide jury citation for three award winning Design.

The Jury shall perform the following responsibilities:

- a. Shall select the First, Second and Third best from among all the valid entries of the submissions and will be known as First, Second and Third Prize Winners respectively. The Jury shall write citation for each of the award winning entries.
- b. Shall decide the awards within minimum possible days, in accordance with the competition rules and guidelines and submit a final report to the Prisons Directorate, Security Services Division, Ministry of Home Affairs, and Government of the People’s Republic of Bangladesh with recommendations for modifications, if any, in the successful scheme.
- c. Shall ask the 1st Prize winner of the competition to satisfy the Client’s team that it has the technical resources and ability to carry out the Project in an efficient manner.
- d. The Jury reserves the right of not declaring any winners or to declare the competition cancelled, if it concludes that none of the entries received are up to the desired standards. However, such decision of the Jury shall have to be unanimous.
- e. The Jury reserves the right of declaring joint first winner or to declare separate winners for different zones. However, such decision of the Jury shall have to be unanimous.

7. PUBLICITY DURING THE COMPETITION PERIOD

Once the jury's decision on the designs and proposals has been finalized, the competition result will be made available. During competition period the competing Architects/Planners or Consulting Firms and jury board members are expected not to give interviews, make comments, or in any other way make public their own or others' entries until the competition result is disclosed.

8. POST COMPETITION

It will advise the Client in association of IAB and BIP to invite the winning Consulting Firm for financial negotiation. If the negotiation is successful, the Consulting Firm will be asked to submit a detailed design and proposal, including proposed organization structure, methodology, CVs of key professionals involved in the project. If the negotiation is unsuccessful after all necessary means, the next ranked Architects or Consulting Firm will be invited for negotiation and so forth.

The Client will implement the winning design and proposal and engage the selected Consulting Firm in the implementation of the project. Should the Consulting Firm possess independent expertise and experience, then an agreement can be reached for carrying out planning for construction phases and the coordination of other consultants within the accepted terms and conditions. Otherwise, a more proficient Consulting Firm will be appointed as responsible for the task with the consent of the winning Consulting Firm. Decisions concerning the project's implementation will be made by the Client. If required, the Consulting Firm will have to make reasonable modifications in their design and proposed organization structure, without revising the submitted financial offer(s), in accordance with

- (i) The recommendations of the jury and/or Client and
- (ii) Bangladesh National Building Code (BNBC), Dhaka Mahanagar Imarat Nirman Bidhimala (DMINB) and other regulations imposed by the Government during competition and implementation.

9. ASSESSMENT CRITERIA

The jury will make a general assessment of the designs and proposals based on, but not limited to, the following criteria, in no particular order, as well as on the planning and design objectives with directives for the existing building included in the brief:

Comprehensive

- Achievement of values in freshness of idea and thought.
- Sensitivity to the preservation of the existing building with reflection to jail history and heritage.
- Sustainable landscape design with much green and less construction.
- Sustainable construction.

Master Planning of the Whole Complex

- Spatial efficiency, sensitivity towards the surrounding urban environment and the large-scale cityscape.
- Intelligent and creative use of the site in landscaping and climatic consideration and natural resources through incorporating sustainable building concepts.
- Connectivity to city transport network (Design consideration for the old Dhaka traffic situation)
- Internal circulation for vehicular traffic and pedestrians.

Detail Design

- Usability, comfort and ease in functional arrangement.
- Efficient use of day-light, natural ventilation etc. through proper placement of the new developments.
- Suitable floor height for new buildings.
- Balance among economy of building and demand of a highly valuable urban land.

10. PRIZE MONEY

First Prize	Tk. 7,00,000.00 (Taka Seven lakhs only) & Certificate
Second Prize	Tk. 5,00,000.00 (Taka Five lakhs only) & Certificate
Third Prize	Tk. 3,00,000.00 (Taka Three lakhs only) & Certificate

*1st prize winner will be awarded as consultant. Prize money will be considered as advance payment to the commissioned Consulting Firm/Architects and will be adjusted with the total fee. The Client will engage the Consulting Firm who submits the winning design and proposal to implement the project. Should the winning Consulting Firm not be awarded the subsequent assignment, no amount will be paid over and above the prize money.

11. MEMBERS OF JURY

1. **Mr. Farid Uddin Ahmed**
Secretary, Security Services Division, Ministry of Home Affairs,
Government of the People's Republic of Bangladesh,
2. **Prof. Muntasir Mamun**
Department of History, Dhaka University
3. **Brig Gen Syed Iftekhar Uddin**
Inspector General of Prisons, Department of Prison, Dhaka
4. **Kazi Golam Nasir**
Chief Architect, Government of the People's Republic of Bangladesh
5. **Prof. Dr. Ishrat Islam**
Bangladesh Institute of Planners (BIP)
6. **Prof. Dr. Shayer Ghafur**
Department of Architecture, Bangladesh University of Engineering & Technology (BUET)
7. **Prof. Dr. Abu Sayeed M Ahmed**
Institute of Architects Bangladesh (IAB)

12. CONTACT

Ar. Nayna Tabassum	PI Akhter Mahmud	Md. Towhidul Islam, DIG Prisons
Competition Coordinator, IAB Phone: +88 01795556574 E-mail: cjailcomp2017@gmail.com	Competition Coordinator, BIP Phone: +88 01717001010 E-mail: cjailcomp2017@gmail.com	Competition Coordinator, Phone: +88 01769970100 E-mail: cjailcomp2017@gmail.com

13. SUBMISSION

LANGUAGE

All competition submittals are to be provided in English.

ANONYMITY

During the competition, the anonymity of the entrants must be ensured. All submittals are to have 50mm X 50mm blank square box (on top right corner). Digital material should also be untraceable. A sealed envelope containing the DECLARATION FORM should accompany the submittals. The envelope must be marked with blank square box only. Revealing the identity of any entrant during competition period will lead to the disqualification of the design and proposal.

SUBMISSION REQUIREMENTS

Deviations from the documents to be submitted as asked for in the following will lead to the jury excluding the design and proposal from assessment.

Master Planning of the Whole Complex

- Showing entrance(s), traffic solutions , landscape and outdoor settings are to be labeled.
- Schematic solution for all the Buildings
- Conceptual sketches (if any)
- Perspective views/ Rendering/ photomontage

Detail Designs

- Schematic floor plans.
- Conceptual sketches (if any)
- Elevations and sections.
- Perspective views/ Rendering/ photomontage

Drawings

- Presentations sheets that clearly describe the narratives with necessary diagrams, drawings, perspectives and design details.
- Maximum sheet nos.: 06 (Six)
- Drawing Scale: Minimum 1:600 and any convenient scale for better understanding of design with clear drawings and presentations.
- Sheet size: A0 (1188 mm x 841 mm), Landscape, one side only

Models : 2 Nos

1) Model of Master plan

- Scale: 1:X 600
- Base size: 1189mm x 841mm (landscape)

2) Model of the Zone A

- Scale: 1:300
- Base size: any convenient base as per model scale

Report

- Vision statements, design philosophy, short methodology and benefits of the project.
- Policies, recommendations and guidelines that fulfill the vision statements for future transportations, land use and/or redevelopment and heritage conservation scheme of the project area and financial return.
- On how the design and proposal relate to environmental and sustainability considerations
- Project narrative, urban strategies and visions
- Calculation of Gross Floor Area (GFA) above and below ground for the new developments.
- Sheet size: A4
- Orientation: Portrait
- Maximum sheet nos.: maximum 05 (Five)
- Word limit : maximum 5000 words

Soft copy

- All drawings in CAD and PDF format.
- All illustrations in suitable high-resolution format and JPG format.
- Report in DOC and PDF format [One nos. DVD or PEN drive]
- One animated videography (optional)

14. INSURANCE

The Client will not insure submitted materials. Entrants are expected to make backup copies of their designs and proposals.

15. SUBMISSION ADDRESS

All submittals to be reached at the following –

Date : 5 October, 2017 (Thursday)

Time : 5:00 PM to 9:00 PM

Venue : Main Gate of Old Dhaka Central Jail, Nazimuddin Road, Dhaka-1211.

Include separate sealed, opaque envelopes containing the DECLARATION FORM as parts of submission. All submitted competition materials should be marked with 50mm X 50mm blank square box.

16. OWNERSHIP

The Client retains ownership of the submitted documents up to publication of competition result. The entrants will be notified by email when and where these will be returned.

17. COPYRIGHT

The Consulting Firm/Architects reserves the copyright of its respective submittals.

18. PUBLISHING AND EXHIBITING

The Client has the right to freely publish competition designs and proposals. Designs and proposals may be exhibited and published during the competition period while maintaining anonymity for the entrants.

19. ACCEPTANCE OF THE COMPETITION BRIEF

By submitting a design and proposal to the competition, the entrants accept the competition's brief, rules and regulations.

20. QUESTIONS CONCERNING THE COMPETITION

Entrants will have the opportunity to ask for additional information by the following way:

1. Download "Queries Form" from www.iab.com.bd or www.bip.org.bd.
2. Fill-up and mail to cjailcomp2017@gmail.com from 17/07/2017-23/07/2017
3. Please write "**Q-your registration no.**" in the subject box of your e-mail. Write it carefully Send email to cjailcomp2017@gmail.com

Error in Subject name - "Q-your registration no." may cause cancellation of your application. All questions and responses will be distributed to all entrants. Answers will be published as they are finalized.

21. COMPETITION SCHEDULE

Registration Opens	02/07/2017 – 16/07/2017
Receiving Queries	17/07/2017 – 23/07/2017
Site Visit	17/07/2017 – 18/07/2017
Session to Reply of Queries [Reply to Queries and minutes of discussion session will be sent by Email within 28/07/2017]	25/07/2017 – [3.00pm – 6.00 pm]
Design Submission	05/10/2017 - [5:00 pm – 9:00 pm]

22. DECLARATION FORM

Please print the attached 'Declaration Form', fill up, sign it off, seal and submit the DECLARATION FORM on the day of submission in a sealed envelope.

23. Financial Proposal

Please print the attached zone-wise 'Financial Proposal Form', fill up, sign it off, seal and submit the FINANCIAL PROPOSALS on the day of submission in a three separate sealed envelopes.

LIST OF APPENDICES

The appendices of the competition brief, as digital materials, will be made available to all entrants. They are downloadable from IAB or BIP website (www.iab.com.bd) and www.bip.org.bd.

Digital materials available to entrants

- Digital Topographical survey of the site (CAD drawings is obtainable after registration)
- Zoning with marked buildings, trees and archeological evidences for preservation.
- Location map
- Space requirements for new developments
- Registration form
- Queries form
- Declaration Form
- Zone wise Financial Proposal