
**OPEN ARCHITECTURAL
DESIGN COMPETITION
for**

**Head office of
NATIONAL
HOUSING
AUTHORITY**

COMPETITION BRIEF

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1. PREAMBLE

The end of the British rule and the partition of the subcontinent resulted in migration of millions of Muslim refugees flocked into the four main cities of Bangladesh and started living on vacant government lands in these cities. They erected makeshift houses creating unplanned and unhygienic condition. The influx of these refugees also produced tremendous strain on the existing services and infrastructures. In view of this situation the then government created housing wing under the Works, Power, and Irrigation Ministry in 1958.

Again, Bangladesh has an agriculture-based economy and most of its rural population is dependent on agriculture. There is a huge surplus of labor in the rural areas as only farming cannot support all the rural population. As a result, they remain unemployed or under employed for most of the year. These population along with the millions affected and uprooted by the war of 1971 migrated to the cities in search of jobs and better life.

The government undertook housing programs throughout the country to rehabilitate the refugees and the local low and middle-income families in an organized way. The "housing wing" was upgraded to the present Housing and Settlement Directorate in 1971 after successful completion of the refugee rehabilitation program. To ascertain shelter for all by 2000 the Democratic government now formulating National Housing policy 2004, considering the present need of the country. In the light of the National Housing policy, the National Assembly has adopted and approved the National Housing Authority (NHA) Act. 2000 in accordance with the act, Housing, and settlement direction (HSD) and deputy Commissioner Settlement (DCS) office have been abolished and a new organization NHA has been formed by merging these two organization. The National Housing Authority Act 2000 has been implemented on the 15th July 2001 through the government notification.

Presently a 7-storied building with a basement of early 60's accommodates the total manpower of Head office of national Housing Authority. The Head office building stands on a 97.384 Katha land. Beside the footprint of the existing Head office building of 10,817 sft there is a four-storied building and some other semi pacca structures for garages.

In this stage NHA aims to construct a high-rise building for its Head office considering the total area. In this regard, National Housing Authority under the Ministry of Housing and Public works, Government of the People's Republic of Bangladesh signed a memorandum of understanding (MoU) with Institute of Architects Bangladesh (IAB) to hold an open architecture competition, aiming to finalize the design of Head Office of National Housing Authority on 13 November 2016.

Engr. Mosharraf Hossain, Minister, Ministry of Housing, and Public Works was present during the occasion.

National Housing Authority was represented by its chairman Mr Khandaker Akhtaruzzaman and Institute of Architects Bangladesh (IAB) by the then president Professor Abu Sayeed M Ahmed.

2. OBJECTIVE OF THE PROJECT

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

- (i) Detail design (schematic) of the Head office of National Housing Authority.
- (ii) Way out the construction phases to accommodate existing running office uninterrupted will be appreciated.

As well as identify the firm who can develop and implement the project in close cooperation with The National Housing Authority.

3. CLIENT OF THE PROJECT

The competition has been organized by National Housing Authority under the Ministry of Housing and Public Works, Government of the People's Republic of Bangladesh, in association with Institute of Architects Bangladesh (IAB). The Client is the lawful owner of the designated site for the Project and in possession of the unencumbered land.

4. 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 & the team members can submit only one proposal. For this competition, only architects with Bangladeshi nationality will be eligible for participation.

IAB Annual Membership Subscription up to the current year (2017) of all the Associate Members, Members and Fellow of the design team submitting the proposal shall have to be paid-up.

5. COMPETITION PROCESS

The competition will begin with an advertisement on National Dailies on 06/10/2017 each competitor must be registered with the following process:

1. SUBMIT Registration Fee to IAB office and obtain a Registration Number from 07/10/2017 – 19/10/2017
[Registration fee-TK 3,000/- non-refundable]
2. DOWNLOAD "Registration Form" from www.iab.com.bd
3. Fill-up the "Registration Form" and mail to nhadc2017@gmail.com
4. One registered participant & the team members can submit only one proposal.

The submission will take place from 5pm to 10pm on 30/12/ 2017, DAY at IAB CENTRE situated at Sher-E-Bangla Nagar, Agargaon, Dhaka.

The jury session will take place within a suitable time immediate after the submission. The jury will evaluate each design and proposal based on the assessment criteria. Finally, the jury will select the winning design and proposal and rank the second and third best designs and proposals along with other three potential projects for special prizes.

The Jury shall perform the following responsibilities:

- a. Shall select the First, Second and Third best along with other three potential entries from among all the valid entries of the submissions and will be known as First, Second, Third and Commendation 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 National Housing Authority with recommendations for modifications, if any, in the successful scheme.
- c. 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.
- d. Jury will sit and make a guideline to execute the jury process before start the jury and make sure clients fundamental requirements is clearly understood by them and those reflected in the winning projects, Jury can give written instruction to the winning projects to modify their design if necessary.
- e. Members of Jury, in person or the company he/she owns, works at or is a partner of, is in no way involved with any of the design proposal to be submitted for the competition & Jurors shall not disclose in any form regarding jury process or specific entry to anyone. Confidentiality is required.

6. 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 Consulting Firms 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.

7. POST COMPETITION

It will advise the Client to invite the winning Consulting Firm or Architect for negotiation with their financial proposal with organizational structure, methodology, time schedule details of sub-consultants. If the negotiation is successful he will be appointed, if the negotiation is unsuccessful after all necessary means, the next ranked Consulting Firm or Architect will be invited for negotiation and so forth.

The Client will implement the winning design and proposal and engage the commissioned architect or consulting firm to implement the project. Commissioned architect or consulting firm should possess independent expertise and experience, then an agreement can be reached for carrying out planning for detail design and construction phases and the coordination of other consultants within the accepted terms and conditions.

If required, the Architect or Consulting Firm will have to make reasonable modifications in their design and proposed organization structure during negotiation stage and subsequently revised their financial offer, in accordance with

(i) The recommendations of the jury and/or Client if any and

(ii) Bangladesh National Building Code (BNBC), Dhaka Mahanagar Imarat Nirman Bidhimala (DMINB) and other regulations imposed by the Government during competition and implementation.

8. 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 requirements and objectives included in the brief.

Comprehensive

- Achievement of values in freshness of idea and thought.
- Sensitivity to ideology of NATIONAL IDENTITY and URBAN LANDMARK.
- Competency in global history of Architecture.
- 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.
- Internal circulation for vehicular traffic and pedestrians.
- Construction phases, not to interrupt existing running head office and accommodate it in the first part.

Detail Design

- Usability, comfort and ease in functional arrangement.
- Efficient use of day-light, natural ventilation etc. through proper placement of the sub projects.
- Suitable floor height.
- Balance among economy of building, spirit of national identity and demand of a highly valuable urban land.

9. PRIZE MONEY

First Prize	Tk. 6,00,000.00 (Taka Six lakhs only) & Certificate
Second Prize	Tk. 4,50,000.00 (Taka Four lakhs & Fifty Thousand only) & Certificate
Third Prize	Tk. 3,00,000.00 (Taka Three lakhs only) & Certificate
Commendations	Only Certificates for 3 or more

Prize money will be considered as advance part payment to the commissioned Consulting Firm and will be adjusted with the total fee.

10. MEMBERS OF JURY

1. IAB Ar. Nahas Ahmed Khalil
2. IAB Ar. Khan Md. Mustapha Khalid
3. IAB Ar. Mahmudul Anwar Riyaad
4. NHA Ar. Ahsanul Haque Khan
5. NHA Md Khurshed Alam

11. CONTACT

Ar. Asif M Ahsanul Haq

Competition Director
IAB Centre
Plot- 11, Block- E, Road- 7
Sher-E-Bangla Nagar, Agargaon, Dhaka.
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Ar. Joarder Hafiz Ullah

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IAB Centre
Plot- 11, Block- E, Road- 7
Sher-E-Bangla Nagar, Agargaon, Dhaka.
Phone: 88 02 8181180-81
E-mail: nhadc2017@gmail.com

12. 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 and outdoor settings are to be labeled.
- Schematic solution for keeping existing NHA building till shifting the total man power in another part of the designed area.
- Conceptual sketches (if any)
- Perspective views/ Rendering/ photomontage

Detail Design

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

Drawings:

- Scale: 1:200
- Sheet size: A0, Landscape
- Maximum sheet nos.: 04 (Four)

Model of the Whole Complex:

- Scale: 1:200
- Base size: 91.44 cm x 60.96 cm

Report

- On the concept(s) behind the design and proposal, their relationship to the surroundings and development opportunities
- On how the design and proposal relate to environmental and sustainability considerations
- Calculation of Gross Floor Area (GFA) above and below ground for the sub-projects respectively
- Sheet size: A4
- Orientation: Portrait
- Maximum sheet nos.: 04 (Four)

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]

13. INSURANCE

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

14. SUBMISSION ADDRESS

All submittals to be reached at the following –

Date: 30/12/2017

Time: 5pm to 10pm

Venue: IAB CENTRE

Plot- 11, Block- E, Road- 7, Sher-E-Bangla Nagar, Agargaon, Dhaka.

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

15. 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.

16. COPYRIGHT

The Consulting Firm reserves the copyright of its respective submittals.

17. 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.

18. APPROVAL OF THE COMPETITION BRIEF

The competition brief and appendices have been approved by the National Housing Authority, Government of the People's Republic of Bangladesh. By submitting a design and proposal to the competition, the entrants accept the competition's brief, rules and regulations.

19. 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

2. Fill-up and mail to E-mail: nhadc2017@gmail.com in between 07/10/2017 - 19/10/2017.

Please write "Q-your registration no." in the subject box of your e-mail. Write it carefully. Send email to E-mail: nhadc2017@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.

20. COMPETITION SCHEDULE

Registration Opens	<u>07/10/2017</u>
Registration Closes	<u>19/10/2017</u>
Receiving Queries	<u>21/10/2017 – 22/10/2017</u>
Reply to Queries by Email	<u>26/10/2017</u>
Design Submission	<u>30/12/2017 [5:00 pm – 10:00 pm]</u>

21. 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.

LIST OF APPENDICES

The appendices of the competition brief, as digital materials, will be made available to all entrants.

They are downloadable from IAB website (www.iab.com.bd).

Digital materials available to entrants

- Topographical survey of the site (CAD drawings is obtainable after registration)
- Location map
- Space requirements
- Registration form, Queries form and Declaration form