

Request for Proposals (RFP) for Architects

**Conservation-based design for
Kalidas Jethabhai House, Dharmaj, Gujarat**

Center for Heritage Conservation (CHC), CEPT Research and Development Foundation (CRDF) and the heirs of Kalidas Jethabhai Patel invite proposals from qualified firms to provide Architectural Conservation and Design services for restoration work and new construction at Kalidas Jethabhai House (KJH), Dharmaj, Gujarat.

About Kalidas Jethabhai House (KJH)

Kalidas Jethabhai House (KJH) is an ancestral property, jointly owned by the heirs of Kalidas Jethabhai Patel. The building is located at 6/912, Anand Chowk, beside Sardar Chowk, Dharmaj, Petlad taluka, Anand district, Gujarat.



Location of Kalidas Jethabhai House, Dharmaj, Gujarat, *Source: Google maps*



Approximate building footprint - 3,670 sqft, *Source: Google maps*

The building is a two-storeyed composite structure with timber framing and brick walls built using mud and lime mortar. It is formed of two linearly arranged wings (hereafter referred to as the “front wing” and the “back wing”) separated by a courtyard. Adjoining the building is a large open ground that was used to host family gatherings and festival celebrations until the time the house was occupied by the family in the 1940s. After most family members migrated to different parts of the world, the house was rented out to the local community for a few years, after which it has remained abandoned. Due to continuous disuse, weather impacts and the lack of funds and resources for its repair and maintenance, the structure, particularly the back wing, was severely dilapidated. The back wing showed evidence of repairs, modifications and additions done in concrete by tenants which, due to incompatibility with the traditional material, led to further deterioration of the structure.

Project background

In October 2021, CHC adopted KJH as one of the first [CEPT Conservation Site Schools](#) in Dharmaj and entered an MoU with the heirs of Kalidas Jethabhai Patel along with Avichal Heritage Foundation, under [Dharmaj Heritage Collaborative](#)¹. The CEPT Conservation Site School initiative is conceptually based on a premise that many heritage sites that are highly valuable for their historic importance are neglected due to the lack of active use, funds, or resources. Under this initiative, CHC adopts a site in need of conservation interventions/efforts, runs short courses from there and in the process, facilitates the repair and restoration of the site, which is eventually handed over to the owner/custodian of the site for sustainable use in the future. All activities under the CEPT Conservation Site School initiative are planned as best practices and material produced from these activities is used for educational purposes.



Front elevation of Kalidas Jethabhai House, Source: CHC, CRDF

¹ Dharmaj Heritage Collaborative is a joint initiative by Center for Heritage Conservation (CHC), CEPT Research and Development Foundation (CRDF), Ahmedabad and Avichal Heritage Foundation to safeguard the heritage assets of Dharmaj through a series of educational and outreach activities.

The following activities were carried out at the site by CHC, with the support and financial aid of the heirs of Kalidas Jethabhai Patel in the period of December 2021 to July 2022:

Safeguarding the front wing:

After a preliminary visual assessment of the site and structure in collaboration with structural experts, safeguarding work at the site was carried out from 13th-16th December 2021. The front wing has been propped up from the exterior as well as the interior to prevent it from further leaning towards the roadside. The sidewall of the wing facing the open ground has been supported with shoring.

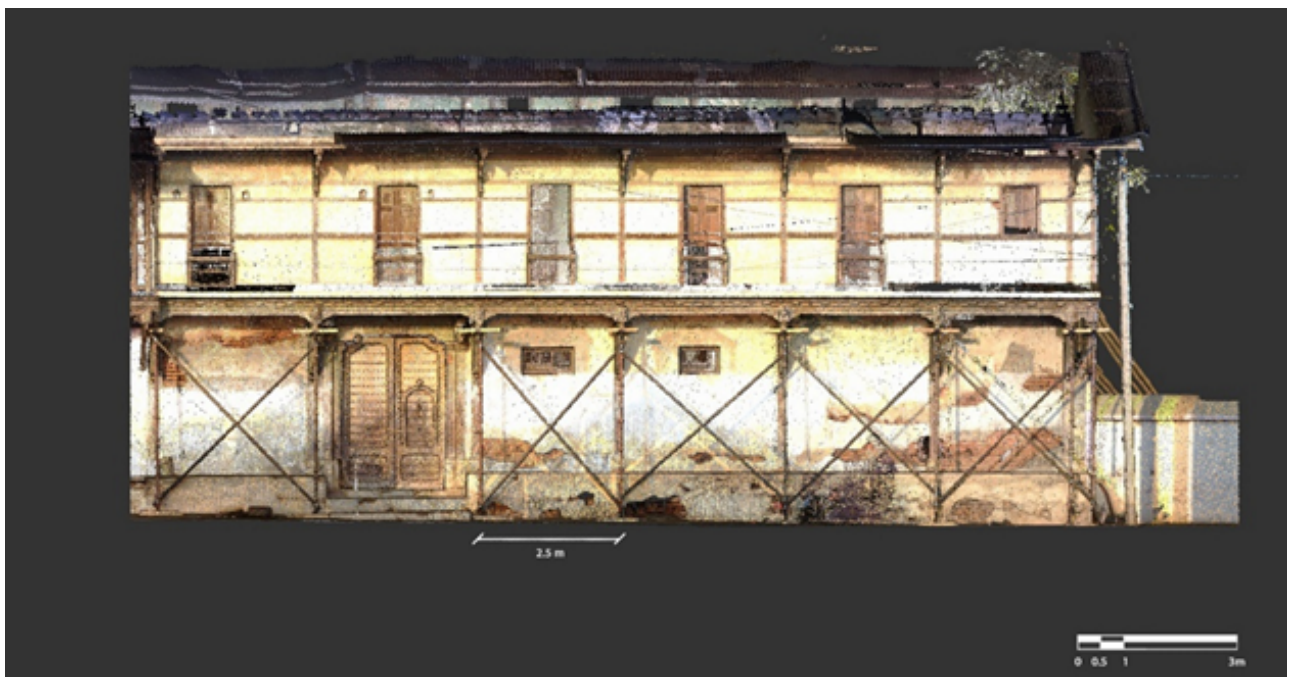


Propping up of timber beams and shoring of the side wall of the front wing of Kalidas Jethabhai House

Source: CHC, CRDF

Digital documentation of the front wing and courtyard:

Documentation using architectural photography, photogrammetry and 3D laser scanning along with the processing of data was done over a five-day workshop held from 20th to 25th December 2021.



3D scan of front elevation produced as part of the Digital Documentation workshop

Source: CHC, CRDF

Careful dismantling of the back wing:

From May to June 2022, CHC took up the careful dismantling of the dilapidated back wing of the building. The process included gradually bringing down the roof followed by the walls of the first and second floors. Most of the walls and floors at the ground level are retained as they were found to be in fairly good condition compared to the rest of the structure.



Floor-wise dismantling of the back wing with appropriate safety measures, *Source: CHC, CRDF*



Segregation of construction material, timber elements and debris, *Source: CHC, CRDF*

Constructing a material shed:

In order to carefully store the material recovered from the dismantling, a low-cost shed is built on the open ground at the site. The bamboo structure rests on a plinth that is built by reusing some of the salvaged brickbats. Roofing sheets recovered from the back wing were reused as the enclosure. Debris collected from the process has been laid along the compound wall for subsequent reuse.



Material shed construction for storage of recovered material, *Source: CHC, CRDF*

Organising recovered material as an on-site display:

Timber elements including door and window shutters, frames, rafters and wall plates, full and half bricks, plaster and mortar samples, and household objects recovered during dismantling have been systematically stacked in the material shed. Some sample from the recovered material are being tested at the CEPT Conservation Lab for further analysis.



Display of recovered material categorised by material and types of structural and architectural elements
Source: CHC, CRDF

Project purpose

The intent of the project is to develop the site as an educational workshop/training facility for students, researchers and young professionals from fields including but not limited to Art History, Fine Arts, Architecture and Heritage Conservation. Parts of the site are envisioned for use by the local community for specific, organised interactive sessions, exhibitions and social events. A conservation-based design is to be developed and implemented by making judicious use of material recovered from dismantling the back wing.

The project is envisaged as a continuation of the objectives of the Site School. In this light, all work will be done collaboratively among the architects, CHC and KJH (henceforth referring to the heirs of Kalidas Jethabhai Patel). All material produced as part of this project will be considered as collaborative work under joint ownership and can be reproduced by all collaborators for educational purposes.

Project Objectives

The main objectives of the project are:

- To conserve the site and put it to a sustainable use that can in turn benefit the local community
- To activate the site as a place for education and community outreach to help spread awareness about the significance of cultural heritage in Dharmaj.
- To showcase the project as a pilot initiative for other such sites in and around Dharmaj.
- To involve and develop local skill sets specific to the conservation of historic buildings.
- To initiate and encourage conservation action, awareness and advocacy in the region.

Scope of Architectural Services

The overall scope of Architectural services includes a conservation-based design intervention for the building. The front wing is to be conserved in its present state through careful repair of existing architectural elements and minimal intervention. The retained parts of the back wing are to be conserved and a new design intervention is to be made as per the program developed in collaboration with KJH and CHC.

Background studies, documentation and site diagnostics including condition assessment and material characterisation will be provided to the Architects by CHC at the time of project commencement.

Specific tasks under the scope of work are as follows:

a. Developing the program

The Architect will develop a detailed program and area statement for the site based on available studies and the indicative program provided below in collaboration with KJH and CHC. The program must include short-term and long-term uses for the building to ensure flexibility in function.

Indicative program

Workshop spaces for visiting artists or students including collaborative studio spaces and individual working areas with adequate storage will be required. Seminar rooms for presentations and lectures, along with an exhibition space may be planned with the workshop area. Short-stay facilities for invited guests, researchers or artists must be included with the workshop facilities.

Community areas may include a small library alongside a space for occasional community gatherings or events. These must be designed as inclusive spaces for the community to interact and socialise on a regular basis as well.

Services for the entire site must be planned with toilets and bathrooms (with the shortstay facilities) as per standard requirements. A pantry for light refreshments for users is also required.

b. Development of conceptual design ideas

The Architect will produce at least three conceptual design iterations for the project which will be developed based on regular discussions (ideally, every alternate week) with KJH and CHC.

Prior site visits should be made by the Architect to ensure that the design team is well informed about the overall context and conditions of the site required to be considered for conceptual design development. Any modifications to the overall program must be made at this stage in collaboration with KJH and CHC.

The presentation of each design iteration must include but not be limited to conceptual sketches explaining the design rationale, floor plans, sections and external and internal 3D visualisations.

c. Detailed design development

Based on the final design iteration agreed upon between the Architect, KJH and CHC, the Architect will develop a detailed design proposal for the site. At this stage, a structural designer/engineer is to be appointed to ensure that the design complies with basic standards of structural strength and stability. CHC will assess the design based on conservation principles and sustainable solutions, and provide necessary guidance for ensuring the continuity of the building through regular discussions with the design team. KJH will be actively involved in these discussions and give inputs on the design and detailing as and when required.

A full set of architectural drawings including floor plans, sections and elevations along with external and internal 3D visualisations of the building should be produced at this stage. The 3D visualisations must indicate the material characteristics of the existing and any new materials that have been introduced as part of the design intervention.

d. Tender documents for consultants

The Architect will appoint consultants for structural design and MEP with the approval of KJH and CHC. Tender documents required to invite bids from potential consultants will be produced by the Architect in collaboration with CHC.

e. Working drawings

A full set of working drawings will be produced by the Architect based on inputs and specifications received from the appointed consultants. The drawing set must include:

- Floor plans
- Sections
- Elevations
- Wall sections and details
- Door and window schedules
- Material specifications
- Construction notes as required

The drawings will be vetted by CHC keeping KJH in the loop in all communication with the Architect in this regard.

f. Specifications

A detailed schedule of material specifications will be provided by the Architect along with the set of working drawings. All material used must be sensitive to the existing construction.

Each specification will be assessed by CHC in terms of its material as well as visual compatibility with the existing built fabric. In case any material is found to be incompatible with or insensitive to the existing or impacts the structural and/or visual integrity of the building, the Architect will be requested to revise the material selection as per the suggestions and recommendations provided by CHC.

Material recovered from dismantling the back wing must be used as far as possible for new construction. An inventory of available materials will be provided to the Architect by CHC.

Please refer to the three-part volume on [‘Built Heritage Conservation: Specifications, Schedule of Rates, and Analysis of Rates’](#) by Tata Trusts as a guideline for material specifications and rates.

g. Site supervision

The Architect will provide site supervision in order to ensure that the conservation and construction process is carried out as per the working drawings. Site progress is to be regularly reported to KJH and CHC at each stage of work.

Copyrights of content

The rights to publish the design drawings and visuals of the project will be jointly shared by the KJH and CHC along with the Architect.

Project stages and indicative timeline

No.	Project stage	Timeframe	Points of collaboration
1	Program development	10th March - 7th April 2023	Collaborative decision-making with KJH and CHC with periodic design inputs. CHC will oversee the process and provide guidance and feedback when needed.
2	Conceptual design ideas	24th March - 21st April 2023	
3	Detailed design development	21st April - 19th May 2023	
4	Working drawings for urgent repair in the front wing	12th May - 26th May 2023	All working drawings will be vetted by CHC.
5	Appointment of contractors and consultants		CHC and KJH will be involved in the shortlisting process. Final approval for all appointments will be given by KJH.
6	Appointment of contractors and consultants	26th May - 16th June 2023	CHC will oversee the site work at specific, agreed stages of the process.
7	On-site experimentation with material and construction techniques	26th May - 16th June 2023	Proposed use of material, architectural details and construction techniques will be reviewed by CHC and KJH.
8	Working drawings for new interventions in the front and back wing	9th June - 21st July 2023	All working drawings will be vetted by CHC.
9	On-site execution of new intervention	Post-monsoon 2023	Guidance and expert intervention from CHC at agreed milestones of the process. All on-site decisions will be taken in collaboration with CHC and KJH.

Requirements for Proposal Submission

- Introduction to the firm
- Contact details of the architect in-charge (with CoA registration number)
- Portfolio of relevant works led by the architect in-charge
- Detailed profile of the firm (including technical capabilities and areas of expertise of the architect in-charge and other members of the proposed project team)
- Resume of members of the project team
- Statement of purpose (approximately 300 words)
- A vision statement for the project (approximately 300 words)

Selection Criteria

- Qualified architects (CoA-registered) with relevant experience are eligible to submit proposals.
- Experience in collaborative work with communities and other organisations is desirable.

The selection will be done by the KJH and CHC in two stages -

1) Preliminary proposal and 2) Financial proposal and Interview. Demonstration of relevant abilities in innovative and sustainable use of material and construction techniques and detailing will be discussed in detail at the time of interviews with firms shortlisted for the second stage of the proposal.

Important dates

Stage 1 - Preliminary proposal

Submission of preliminary proposals - ***Monday, 23rd January 2023***

Announcement of shortlisted firms and call for financial proposals - ***Friday, 3rd February 2023***

Stage 2 - Financial proposal and Interview

Submission of financial proposals - ***Friday, 17th February 2023***

Interviews with shortlisted firms - ***between Monday, 27th February to Friday, 3rd March 2023***

Announcement of selected firm - ***Wednesday, 8th March 2023***

Note: Financial proposals will be assessed based on the fee structure outlined as per CoA norms.

Submissions are to be emailed as a single pdf document to chc@cept.ac.in by 11:59 pm on the given deadline. You may write to us on the same email address in case of any queries regarding your application.

Site visits and accessibility

The site shall remain operational as a CEPT Conservation Site School during the course of the project. Full access to the site will be provided to the Architect at all times, except during academic workshops or short courses.

An Open House will be held at the site on the 11th and 12th of January 2023 from 8 am - 4 pm. We welcome interested architects and their teams to join us at the event for an opportunity to visit the site!

Site location: <https://goo.gl/maps/6u54z4oCWNoMy7tZ7>

If you are not able to visit the site on the Open House days, please write to us at chc@cept.ac.in to arrange for a site visit.

References

CEPT Conservation Site School (2022). CEPT Conservation Site School.

URL: <https://www.ceptconservationsiteschool.com>

CEPT Research and Development Foundation (2022). Dharmaj Heritage Collaborative.

URL: <https://crdf.org.in/project/dharmaj-heritage-collaborative>

Tata Trusts (2021). Analysis of rates for Built Heritage Conservation.

URL: https://www.tatatrusts.org/Upload/Content_Files/analysis-of-rates-june-2022.pdf

Tata Trusts (2021). Schedule of rates for Built Heritage Conservation.

URL: https://www.tatatrusts.org/Upload/Content_Files/schedule-of-rates-june-2022.pdf

Tata Trusts (2021). Specifications for Built Heritage Conservation.

URL: https://www.tatatrusts.org/Upload/Content_Files/specifications.pdf