

Call for Construction Proposal

AIT Conference Center Annex – Asian Institute of Technology

Executive Summary

The Asian Institute of Technology, is inviting the interested party to invest in a project to construct a two-story hotel building to accommodate visitors and guests who are participating in AIT's activities such as training programs, seminars, conferences, graduation ceremony, etc. The building, which is required to be constructed by high quality material and high standard construction methods, shall consist of 20 standard rooms, with approximate floor area of 24-28 square meter each, and fully furnished with furniture and facilities similar to normal standard hotel rooms in AIT Conference Center.

The Contractor shall be responsible for all construction costs including interior decoration, furniture and equipment installation costs. AIT shall provide the right to use the land for construction as well as provide utilities (electricity, water supply, internet network) to the agreed connecting points. Once the construction is completed, AIT shall be responsible for operation management by the management team of AITCC. The Contractor shall be entitled to regular sharing of income according to pre-determined rate and then after 12 years of operation or after the Contractor receive full agreed return whichever is faster, AIT shall have full ownership of this building.

The project is planned to start by October 2017. The construction period should not be more than 6 months while AIT expects the building to start operation by April 2018 at the latest.

Overview

The Asian Institute of Technology is an international Institute located in Thailand. Established in Bangkok in 1959, AIT has become a leading regional postgraduate institution and is actively working with public and private sector partners throughout the region and with some of the top universities in the world. In 2016, AIT has more than 1,600 students from 44 countries, 22,000+ alumni from 100 countries and 30,000+ trainees from all continents of the world.

The AIT Conference Center (AITCC) has 100 guest rooms including suites. AITCC is like a hotel, designed with facilities to hold international conferences, meetings, ceremony and other official functions. It also provides fine dining services, as well as catering for receptions and other special events. The Center promotes and organizes functions for external groups and organizations as well. This is a revenue-generating unit under AIT. Out of 100 rooms, there are 40 rooms in the new wing building that were renovated recently which most of the time are fully booked. Therefore, there is a need for a new building to accommodate number of guests who participate in such activities.

Project Description

The Asian Institute of Technology, (hereafter is called “AIT”) is inviting the interested party (hereafter is called “Contractor”) to invest in a project to construct a two-story building to fulfill the need for accommodating visitors and guests who are participating in AIT’s activities such as training programs, seminars, conferences, graduation ceremony, etc. The building (hereafter is called “AITCC Annex”) will consist of 20 standard rooms, with approximate floor area of 24-28 square meter each, and fully equipped with facilities the same as normal hotel rooms in AIT Conference Center (AITCC).

The building (AITCC Annex) shall be constructed by the high-quality construction material and method. The Contractor must provide the warrantee for construction defect not less than 1 year. The 20 rooms in the building shall be furnished with all facilities and equipment such as TVs, refrigerators, air-conditionings, water heaters, single or double beds and mattresses, closets, tables and chairs, as well as internal built-in toilets and accessories. The example of lay outs of floor plan are also attached for information.

The Contractor shall be responsible in all processes of construction starting from building design, foundation construction, structural construction, architectural works and interior decoration. The utility systems including electricity, water supply, wastewater treatment, fire alarm system, telephone and internet networks, shall be under the Contractor’s scope of works as well. AIT shall provide the right to use the land for construction as well as provide utilities (electricity, water supply, internet network) from the existing points to the agreed connecting points.

After the construction is completed and the AITCC Annex starts operation, AIT shall be responsible for operation management by the management team of AITCC. The Contractor shall have be entitled to sharing of income according to pre-determined rate and after 12 years of operation, AIT shall have full ownership of this building.

Project Development Strategy and Requirements

- 1) The Contractor must be a registered company with registered fund more than five (5) million Baht and must have proven track record and reference for similar project.
- 2) The Contractor shall take full responsibility of the construction processes and costs starting from building design, technical specification preparation, foundation construction, structural construction, architectural works and interior decoration as well as the facilities and equipment within the building and rooms such as TVs, refrigerators, air-conditionings, water heaters, single or double beds and mattresses, closets, tables and chairs, as well as internal built-in toilets and accessories similar to high standard hotel room.
- 3) The Contractor shall construct the building with high quality materials and products which must be approved by AIT in advance. The Contractor shall provide the warrantee for the defect of construction not less than 1 year and shall be responsible for the insurance of the building.
- 4) AIT shall provide the right to use the land within AIT campus at the desired location for construction.

- 5) AIT shall take full responsibility to provide utility systems i.e. electricity, water supply, telephone and internet networks from the existing points to the agreed connection points outside the building.
- 6) Once the construction is completed and the AITCC Annex starts to operate, AIT shall take responsibility to manage AITCC Annex by AITCC management team to provide the same service to AIT's visitors and guests. All revenues and expenditures relates to the operation shall be managed by AIT.
- 7) The Contractor shall propose the proportion of revenue sharing and benefits scheme (which may be based on specific IRR) to AIT to consider. This agreed sharing revenue shall be paid back to the Contractor by installment at the agreed period e.g. every six months or one year.
- 8) This revenue sharing shall be implemented until the agreed benefits has been accomplished. However, the period of sharing shall not be more than 12 years from the beginning of AITCC Annex's operation.

Project Timeline

The project is planned to start by October 2017. The construction period shall not be more than 6 months while AIT expects the AITCC Annex to start operation by April 2018 at the latest.

Bidding Process and Contract Award

- 1) The Contractor who may be interested in this project can obtain more information from Office of Procurement, Inventory and Assets, Asian Institute of Technology at the address below:

Pakkamol Dherapongsthada
Office of Procurement, Inventory and Assets
Asian Institute of Technology
58 Moo 9, Km. 42, Paholyothin Highway
Klong Luang, Pathumthani 12120
Tel: 02 524 5029 Email: pakkamol@ait.ac.th

- 2) The Contractor must submit the proposals in two (2) sealed envelopes as follows:
 - 2.1 **Technical Proposal:** This includes the company profile, project reference, proposed designed building, purposed materials and products, purposed construction process as well as proposed time frame.
 - 2.2 **Revenue and Benefit Proposal:** This includes the project cost analysis, proposed revenue sharing and benefits
- 3) The deadline for submitting the proposal is 3:00 p.m. on Monday 17 July 2017 at Office of Procurement, Inventory and Assets, Asian Institute of Technology

Office of Procurement, Inventory and Assets
Asian Institute of Technology
30 June 2017

Example of Floor Plan Lay-outs



1ST FLOOR PLAN



2ND FLOOR PLAN