

INDIAN INSTITUTE OF TECHNOLOGY PALAKKAD

ARCHITECTURAL & ENGINEERING DESIGN CONSULTANCY SERVICES

TECHNICAL BID - COVER 2

E-Tender No: 17/IITPKD/MFSDSAI/2024-25/026, dated: 27-09-2024

Name of Work : Providing Architectural & Engineering Design Consultancy for the work of "Construction of MFSDSAI Building at Sahyadri Campus, IIT Palakkad"

Date of Pre-bid Meeting & Venue : 08-10-2024 at 10.30 AM
Venue : EWD Conference Room, Sahyadri Campus, IIT Palakkad
Online meeting through zoom link
<https://zoom.us/j/95699985931?pwd=Dp9gECSJAMSRJCUIMQ4vCcDt66Cm.1>

Last Date for Submission of e-Tender : 18-10-2024 @ 11:00 AM

Date and Time of opening of Eligibility Document (Cover -1) : 18-10-2024 @ 11:15 AM

Date and Time of opening of Technical and Financial proposals (Cover 2 & Cover 3) will be intimated later to the eligible Architects.

Certified that this document contains 16 pages (including this page)

**CHAIRMAN (EWD)
IIT PALAKKAD**

Certificate by the Architect:

Certified that no addition and deletion has been made to the tender documents downloaded from the E- Wizard web site.

Signature of the Architect
Name & Seal
(To be signed during concluding agreement)

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1. Notice Inviting e-Tenders

TECHNICAL BID – Cover 2

Name of Work : Providing Architectural & Engineering Design Consultancy for the work of “Construction of MFSDSAI Building at Sahyadri Campus, IIT Palakkad”

1. Tenders are invited, up to 11.00 AM on 18-10-2024 by the Chairman (EWD) from **eligible Architectural firms / individuals who are registered with the Council of Architecture** and satisfying the eligibility criteria prescribed in this tender document.
2. The bid documents can be seen from the E- Wizard website <https://mhrd.ewizard.in/>
3. All e-Tenders, submitted within the stipulated date and time will be opened after 11:15 am on 18-10-2024 the stipulated date of opening of the e-Tender. Only Cover 1 will be opened on that day. The Date and Time of opening of Technical and Financial proposals (Cover 2 and 3) will be intimated later to the eligible AED Consultants.

1.0 Introduction

Indian Institute of Technology Palakkad (IITPKD) is pleased to announce the Request for Proposal (RFP) for Architectural Engineering Design (AED) consultancy services for our upcoming MFSDSAI building project at Sahyadri Campus, Kanjikode. As a forward-thinking organization committed to advancing sustainable development through technological innovation, we seek a visionary design team/organization that can leverage Building Information Modelling (BIM) and other digital tools to achieve unparalleled sustainability, energy efficiency, and operational excellence in the proposed building project. IITPKD is dedicated to fostering a built environment that aligns with our core environmental stewardship and innovation values. This project represents a significant step in our ongoing effort to create spaces that not only meet but exceed contemporary standards of green building practices. The envisioned MFSDSAI building will serve as a benchmark for sustainability, incorporating advanced technologies to enhance its environmental performance and operational efficiency.

The successful bidder will be expected to utilize BIM to its fullest potential, ensuring that every phase of the project from conceptual design through to construction and beyond. Our goal is to create a building that is not only aesthetically pleasing and functional but also a model building demonstrating energy efficiency and sustainability. The key objectives for this project include but not limited to:

1. **Sustainability:** Integrating green building practices and materials to minimize environmental impact and promote energy conservation.
2. **Energy Efficiency:** Employing advanced modeling tools to optimize energy performance, reduce operational costs, and incorporate renewable energy solutions where feasible.
3. **Operational Excellence:** Designing a building that supports seamless operations and maintenance, using digital tools to ensure long-term performance excellence and adaptability.

Further details of the project needs are outlined as follows

2.0 Project Details

2.1 Name of Work : Providing Architectural & Engineering Design Consultancy Services for the work of “Construction of MFSDSAI Building at Sahyadri Campus, IIT Palakkad”

Sl.no	Description	Scope of work
1	Plot area for building (Approx)	4173 Sqm (44918 Sq. foot)
2	No of Floors	G + 2
3	Total plinth area (Approximately)	4500 sqm (48, 420 Sq.foot)
4	Student capacity	300
5	Facilities required	1. Space requirement details are given in clause no. 2.2 2. Provision shall be given for supporting spaces for an institute building such as Toilets, Divyanggan Toilet, UPS

		<p>Room, AHU Room, Electrical Panel Room, server rooms, data center etc.</p> <ol style="list-style-type: none"> 3. Provision should be made for centralized air conditioning. 4. The AED consultant shall design for Power, Fire-Fighting, and Networking. 5. Roads around the building within the plot area for fire tender movement and parking, as per local by-laws and other statutory / Kerala building by-laws. The additional area over and above the Plot area will be given for the circulation roads alone. 6. A suitable STP of 40 KLD shall be designed with the latest technology. 7. Facility for storage of E-waste like toner, cartridges, damaged computers and accessories. 8. Building and service are designed to obtain Griha 4 star Star/IGBC Platinum.
6	completion time and Payment Schedule	16 Weeks (Please refer Clause no. 9)

- The building shall be designed to conform with the local bylaws and the National Building Code 2016.

1. The actual layout of the building has to be planned taking into account the actual site constraints including existing trees, terrain, campus ecological constraints, service lines, roads and drains etc.
2. For variation in built up area up to (+/-) 10% of the area mentioned above no additional/reduction payment shall be made. For increase/ decrease in area more than 10%, 50% of the quoted rate on a pro-rata basis will be paid/deducted.
3. The quoted rate shall be inclusive of GST.

2.2 Space Requirement

Name of Work : Providing Architectural & Engineering Design Consultancy for work of “Construction of MFSDSAI Building at Sahyadri Campus, IIT Palakkad”			
SI No	Facilities	Numbers	Details of Space
1	Faculty Offices	28	Faculty 25 regular + 3 visiting/guest faculty
2	Research Labs	12	10 seater Research Scholar Labs
3	Student Labs	2	50 seater computing labs 1- common teaching lab 1- project lab
4.1	Classrooms	2	60 seater
4.2	Classrooms	1	150 seater gallery
5	Head Office	1	same as faculty office
6	Staff Office	2	each 2 seater 1- office near the HoD office 1- office near the labs
6.1	Meeting Rooms	3	7 seater - 2 in first floor, and 1 in second floor
6.2	Meeting Rooms	1	40 seater - 2nd floor department meetings
7.1	Lounge	1	Student - 10 seater
7.2	Lounge	1	Faculty - 10 seater
8	Server Room	1	First Floor - as per standard
9	Records Room	1	as per the standard
10	Pantry Room	2	1 in each 1st and 2nd floor
11	Store Room	1	as per the standard
12	Shaded parking		On surface with the Plot (Approximately for 30 Cars + 10 Two Wheelers)

3.0 Scope of work

1. Preparation of Conceptual BIM models taking into account the site constraints and should be submitted.
2. Preparation of Architectural BIM Models and Preliminary drawings and obtaining approval of IITPKD.
3. Obtaining approval from relevant Local bodies / statutory authorities like Pudussery Panchayat, Fire & Rescue, Lift etc. Necessary charges / fees to be paid to the statutory authorities will be borne by IITPKD. IIT PKD will not entertain any additional claim in this regard.
4. Preparation of 'Design basis report' for the structure as well as MEP, HVAC services in the building and finalizing the designs in consultation with IITPKD.

5. Preparation of detailed Architectural BIM Model & drawings for approval of IITPKD.
6. Preparation of detailed structural analysis and design as per relevant Indian standards using computer programs like STAAD / SAP etc and preparation of detailed structural BIM models and drawings, duly proof checked from IITs' and NITs' in building construction works with prior approval of the Indian Institute of Technology Palakkad.
7. Preparation of detailed Federated design models of LOD 350 /400, and drawings for all the Internal MEP services like Air conditioning, electrical distribution, Lifts, Lightning protection System, water supply, sewage disposal, telephone and data cabling, fire fighting, AV System, data networking and design for approach roads and paths from the existing facilities etc.
8. Preparation of bill of quantities through developed BIM model including detailed take-off sheets and detailed estimate adopting 'CPWD Schedule of rates updated with latest approved cost index, wherever applicable. For items of work not available in CPWD Schedule of rates market rates may be adopted and detailed rate analysis is to be made available for such items with necessary supporting quotations obtained from the market. For all MEP services, the detailed estimates and BOQs shall be prepared based on market rates.
9. Preparation of draft Tender documents like NIT, PQ documents etc for call of tenders for the execution of work. The BOQs shall be prepared under the following Sub heads so that separate tenders can be called for works in these sub heads if necessary.
 - a. Civil and internal electrical works.
 - b. Firefighting and fire detection in the building by tapping from the existing line.
 - c. LT Electrical distribution.
 - d. Lifts.
 - e. External developments like drainage, roads and paths within the plot area etc.
 - f. Air conditioning provision
 - g. CCTV, Voice, data network and access control
 - h. Gas pipeline.
 - i. Fresh air supply and exhaust systems for the restrooms .
 - j. STP
 - k. Signage
10. Assist IITPKD in the preparation of justifications of tenders based on the prevailing market rates.
11. Approval of materials to be used in the work during the course of construction, if requested by IITPKD.
12. Issue of clarifications, details etc on the BIM models, drawings and bid documents as and when requested by IITPKD.
13. Site visits / attendance in project review meetings as and when needed. No extra cost shall be paid for the same.
14. Periodic inspection and evaluation of construction works to ensure compliance with the approved drawings.
15. All drawings shall be prepared from the LOD 350/ 400 BIM Models using Revit software (Architectural / structural / MEP) and the soft copies should be submitted to IITPKD for approval at all stages of payment schedule. The drawings shall be obtained from the coordinated BIM Model and submitted in editable format and in PDF form.

16. It may be specifically noted that all 'Good for construction' drawings obtained from the Federated BIM model and details including MEP, finishes and services connected with the project should be made available at the time of call of tenders for fixing the agency for executing the work. Detailed 'Good for construction' structural drawings should be submitted with clarity on detailing of joints of structural elements including bar bending schedule.
17. No changes shall be made in the federated BIM model and its relevant drawings during the course of execution unless specifically desired, in writing, by IITPKD.
18. 'Green Building' concept in line with "GRIHA" 4 star rating system shall be incorporated in the design and it will be the responsibility of the AED consultant to obtain GRIHA 4 star and IGBC platinum rating for the buildings. The fee for Green building consultants shall be paid by the AED consultant and the registration fee for GRIHA will be paid by IIT Palakkad.
19. Any other details not mentioned above but required for satisfactory completion of the project.
20. The Consultant shall engage the services of well qualified specialists or sub consultants pertaining to the above services and coordinate with them. The fees to the sub consultants appointed for the above services shall be payable by the AED consultant, within the overall approved fee payable to the consultant by the Institute including expenses incurred by the sub consultants towards site / office / market visits required in connection with the project. The consultant shall also be responsible for all the work, action, and omissions of such sub consultants. However, these specialists / sub consultants would be engaged by the AED consultant, only after obtaining prior approval for their credentials by the Chairman (EWD), IIT Palakkad. During the course of consultancy, the consultant would be required to interact with the Institute for which nothing extra shall be payable. If visit(s) out of Palakkad are required for attending any meeting on request of the Engineer-in-Charge, IIT PKD, economy class to & fro air fare and incidental charges as applicable to Group "A" officers of central govt will be paid to the Consultant by the Institute.
21. The AED Consultant, within the overall fees payable to him by the IIT Palakkad, should pay the fees of Specialists/Sub Consultants appointed by him including their expenses towards visits and incidental charges. The Consultant shall also be responsible for all the work, action and omissions of such Specialists/ sub consultants.
22. The AED Consultant shall provide names of all the specialists/ sub consultants, to be engaged for providing above mentioned services as indicated above, at appropriate time. In case the bidders themselves have in-house expertise/ infrastructure/ facilities/ specialization for the above services, the same should be mentioned.

4. Deliverables

1. Conceptual BIM Model & drawings.
2. Architectural BIM model, Preliminary drawings for approval of IITPKD.
3. Design Basis report for Structural design and all MEP, HVAC services in the building.
4. Federated LOD 350/ 400 BIM Model & Detailed drawings for the structure, MEP and HVAC.
5. Detailed estimate for the building and MEP, HVAC etc from the Federated LOD 350/ 400 BIM Model.
6. Tender documents for the building construction.
7. The AED Consultant to whom the work is awarded shall upload all the digital copies of **finally approved federated BIM models in the** Common Data Environment (CDE) and 3 copies of **'Good for construction' drawings** at the time of call of tenders for fixing the agency for execution of work. If more copies are required, the AED consultant will arrange to supply them, on written request, at an extra cost as per the actuals.
8. A 3D model of the approved building design and a walk-through video should be submitted by the AED consultant for which no additional payment shall be made.
9. Collection, Preparation and submission of GRIHA / IGBC related documents, drawings, energy simulation reports, and compliance report for satisfying GRIHA 4 star rating / IGBC Platinum and obtaining certificate. The fees for registration for GRIHA / IGBC will be paid by IIT Palakkad.

5. BIM Implementation

The objective of delivering the project through Building Information Modeling (BIM) with Levels of Development (LoD) 350/400 for a G+2 building is to ensure that the design meets sustainability, energy efficiency, and operational excellence standards envisaged. The AED consultant should follow the ISO 19650 standards for processes and information exchange. Autodesk's AEC-Suit is predominately used to simulate the envisaged outcomes.

The AED Consultant should develop federated 3D BIM models with LOD 350/ 400 details as per the client brief during the design and development. Further, to the model development, The AED consultant's BIM Team is required to do clash detection, screenshots, renders and quantity take off, incorporating all disciplines - Architectural, Structural, MEP which includes HVAC, Plumbing, Fire Fighting, Electrical & Lift, facade, and other specialized services such as Lighting Design, Landscape etc if any in the proposed building's scope.

The review and approval of the developed federated model will be informed by the Engineer in charge of the project during the BIM execution plan meeting with the AED Consultant.

The BIM models developed for this project are intended to be used for the following purposes: record modeling towards as-built LOD 500; clash detection, energy, and sustainability analysis; estimating and costing purposes; and construction simulation.

All construction markups and reviews will be done through an online collaboration platform, CDE (Common Data Environment), i.e. Autodesk ACC under the Institute's existing Autodesk account. The AED consultant shall bear all the expenditures related to the number of user licenses of the software and will provide IITPKD with a minimum of 5 user licenses of Autodesk ACC Collaborate pro and take-off apart from their own use licenses without any extra claim.

The AED consultant shall provide continued support during the project implementation period through the sharing of interactive walkthroughs, 3D cut sections, 2D coordinated drawings, and display of interplay of various MEPF services to facilitate and ease the construction and erection work at the site and assist in project progress, monitoring & control, etc., along with the building contractor. Nothing extra shall be payable on this account.

Enable the model to facilitate the digital handover, such as the digital twin of the project, which should be in line with CoBie standards. All the information pertaining to the assets in the building can be made accessible through this digital twin model. The developed model is aimed at an informative twin integrating the access control, BMS, surveillance, and fire suppression systems with the model.

The entire project life cycle stages should be captured in IIT Pkd's CDE setup. All relevant data should be transferred post-project delivery to the institute. This can be potentially used by the institute community as teaching aids, case studies, or demo datasets; the AED consultant will not claim any extra cost for the IP of the project and its design.

6.0 PRODUCTION AND SUBMISSION OF BUILDING INFORMATION MODELING (BIM) MODEL

The contractor shall develop the federated BIM model with LoD 350/400 level, to be utilized in construction phases and LOD 500 (optional) in further stages as an option serving Facility Management (FM) stage by the subsequent stakeholders of the project.

The BIM Process shall be an integral part of project delivery and shall be used for:

- I. Clash resolution, adjustment of developed design ensuring constructability.
- II. Incorporate green building practices, including sustainable materials and energy-efficient systems and deliver detailed reports on energy analysis, sustainability measures, and design decisions
- III. Ensure compliance with relevant green building, GRIHA, sustainability standards and certifications.
- IV. Facilitate revisions & detailing in design, re-coordination, shop drawing & fabrication drawings production.
- V. Tracking of quantities per area for progress monitoring purposes.
- VI. Enabling all stakeholders to view and track the project throughout construction and closeout and prepare the basis for later FM stages.

The AED consultant shall either have BIM licenses and an in-house team or appoint a suitable specialized agency to develop and oversee the BIM Execution Plan with the IIT

Palakkad project team, and the other authorized by the engineer-in-charge for setting up the appropriate templates and project boundaries, standards, etc.

7.0 ABSTRACT BIM MODELING REQUIREMENTS

7.1 The AED consultant shall develop and submit for approval a Federated Model (Fed Model) of the Project called as “MFSDSAI model” utilizing a Building Information Modelling (BIM) system as defined by this Section. The AED consultant shall:

- I. Manage communication and coordination with relevant designers and specialist subcontractors to develop and maintain the Fed Model throughout the duration of the Project.
- II. Submit a LOD 350/400 Fed Model to the Engineer in Charge and its authorized agents for review and approval once subject functional areas are completed.
- III. Use the Fed Model to facilitate the construction methods and means.
- IV. Update the Fed Model progressively throughout the design development period to incorporate all changes and developments and assist during the construction stage so that the Fed Model shall be developed to LOD 350/ 400.
- V. Submit the Model to the Engineer in charge or to its authorized entity for review and approval progressively to completion of the Work of the Project.

7.2 The AED consultant shall prepare and maintain the Federated Model and the Design Model throughout the project. On completion of the Project, these models shall be submitted to the Engineer in charge. IITPKD shall have exclusive rights to the models for their use: 1) as an as-built model for future modification to the constructed facilities and 2) as a source of data in operating and maintaining the facility.

7.3 Further, the AED consultant shall prepare a BIM Execution Plan showing master information/data management and assignment of roles and responsibilities for model creation and data integration at project startup. The plan shall be submitted no later than 14 days after the first NTP and shall address the use of multiple software products, training of staff, collaboration and sharing of information models on a CDE for open communication and effectiveness of clash detection, and graphic presentations of multi-discipline integrated design. The plan shall highlight responsible individuals designated to manage discipline coordination and attend regular Design/Build Team coordination meetings. The plan should include, or address the following:

7.4 Proposed BIM Standards, Work schedule

7.5 Strategy to ensure all trade information is modeled and coordinated and the details of the tools to be used for the design management and document management through the CDE.

7.6 Discipline coordination strategy for clash detection via the collaborative process.

7.7 Development strategy from Design to Construction Model.

7.8 Constructability/sequence of work analysis with BIM in coordination with construction teams.

7.9 Verification strategy, space allocation showing space clearance reservations for operations, repair, maintenance, and replacement.

7.10 Strategy for software compatibility, file formats, hosting, transfer, and access of data between disciplines.

7.11 Use of model server, extranet, and access security.

7.12 List of final BIM deliverables for each respective discipline

8.0 Additional conditions

The planning work shall not be sublet without written permission of the Chairman (EWD) nor shall transfer be made to the power of attorney authorizing others to receive payment.

1. The AED consultant whose bid is accepted shall comply with the provisions of all Acts, Statutes, Rules, Regulations etc. of the Central and State Government/ Local body and applicable codes as the case may be and as may be applicable in this case and if necessary, get himself duly registered as required by the said Acts, Statutes, Rules, Regulations etc.
2. All taxes, duties which are to be deducted as per Govt. Rules shall be deducted from the bills.
3. The Consultant shall design the building in accordance with good Engineering Practice incorporating functional and efficient Architectural and Engineering design conforming to the Indian Standard codes of practices and specifications, energy saving measures etc.
4. The Consultant should furnish all the required information such as detailed estimate, Federated BIM Models, 'Good for construction' Architectural drawings, structural drawings etc. of the project before tenders are invited and not in stages, during the progress of the work.
5. The amount quoted shall be all inclusive and nothing extra towards travel and stay or any other claim is payable.

9. Time Schedule

9.1 The Architectural services shall be rendered in two stages.

Stage 1. – Upto the submission of tender documents including structural drawings and detailed “Good for construction” drawings for the building, HVAC and MEP services.

Stage 2. – From the tendering stage to submission of ‘As Built’ drawings.

Time schedule for submission of various details in Stage 1

Sl. No	Cumulative Weeks after acceptance of offer	Activities to be completed
1.	2	<ul style="list-style-type: none">▪ Conceptual Architectural BIM Models and Drawings
2.	4	<ul style="list-style-type: none">▪ Architectural BIM Models and detailed architectural drawings for approval of IITPKD and DBR of design and MEP services
3.	7	<ul style="list-style-type: none">▪ Federated BIM models and detailed structural analysis and structural drawings▪ Bill of quantities including take off sheets and rate analysis for all market rate items.▪ Proof checking of structural design▪ Detailed estimates, BOQ and drawings for MEP & HVAC services,
4.	3	<ul style="list-style-type: none">▪ Detailed design models with LOD 350 /400 federated BIM model, final GFC Drawings▪ Tender document with ‘Good for construction’ drawings for the building▪ Tender documents with ‘Good for construction’ drawings for MEP services
Total Time for completion of Stage I = 16 weeks		

9.2 The committee may take about two weeks for their observations/ comments on the transmittals by the AED consultant. The time of completion of stage 1 16 weeks is inclusive of these two weeks.

10.0 Payment Schedule

a.	On submission and approval of Preliminary Architectural BIM Models & Drawings.	10% of the amount quoted.
b.	On submission of Detailed Architectural Drawings & BIM Models.	15% of the amount quoted minus payment already made.
c.	On approval of Detailed Architectural BIM Models and Drawings, all DBRs'	35% of the amount quoted minus payment already made.
d.	Submission of BIM models and relevant detailed structural analysis, design and structural drawings, proof checking	45% of the amount quoted minus payment already made.
e.	Submission of Federated BIM models with MEP detailed services relevant drawings including design calculations wherever needed and approval to the same.	55% of the amount quoted minus payment already made.
f.	Submission of detailed Estimate, take off sheets, rate analysis and bid documents etc. for invitation of tender for building work and services and approval to the same.	65% of the amount quoted minus payment already made.
g.	On approval by all statutory authorities and Award of construction contract.	80% of the amount quoted minus payment already made.
h.	After 50% completion of construction work (Financial progress).	90% of the amount quoted minus payment already made.
i.	After completion of all construction works including services.	95% of the amount quoted minus payment already made.
j.	After issue of "AS BUILT" drawings by the construction agency and in editable electronic format and submission of GRIHA/IGBC Certificate obtained as per the provisions of the contract	100% of the amount quoted minus payment already made.

11.0 Compensation for delay

Compensation at the rate of 0.5% of the quoted amount per week shall be recovered for delay in completing stage 1 activities as mentioned in Para 5, subject to a maximum of 10% of the quoted amount. Any justified delay on the part of the Architect and delay in issue of approval by IITPKD will be taken into account while deciding the compensation. The decision of the Engineer in charge in deciding the compensation will be final and binding on the Architect.

12.0 Dispute Resolution

In case a dispute arises between the Consultant and Engineer In-charge, it will be referred for dispute resolution to the Committee headed by the Chairman (EWD). If the dispute persists, the Director will refer the matter to a Sole Arbitrator and proceedings will be as per Arbitration & Conciliation Act 1996 (with latest amendments). For any appeal to legal authorities, the legal jurisdiction will be at Ernakulam in Kerala only.

13.0 Termination of Agreement

The Agreement may be terminated at any time by either party by giving a written notice of one month to the other. In the event of the termination of the agreement by IITPKD, the Architect shall not be entitled to any compensation or damages by reason of such termination but shall be entitled only to the fees for the services rendered. In the event of termination of contract by the Architect no further payment other than that has /have already been made shall be paid.

14.0 Transfer of interest

So long as the Agreement subsists, neither the Employer nor the Architect shall assign, sublet, or transfer their interest in this Agreement, without the written consent of the other.

15. Time Period

The overall period for the contract for the AED Consultancy shall be 2 years

Letter of Transmittal

Date:

To

The Chairman (EWD)
IIT Palakkad

Sub:

Sir,

I / We do hereby submit my / our bid in three covers and if this bid is accepted undertake to provide Architectural Consultancy Services for the proposed work of Providing Architectural Consultancy services for the work of **“Providing Architectural & Engineering Design Consultancy for the work of “Construction of MFSDSAI Building at Sahyadri Campus, IIT Palakkad”**

I / We fully understand that the written agreement to be entered into between me / us and IIT Palakkad shall be the foundation of the rights of both the parties and the agreement for the consultancy services shall not deemed to be complete until the agreement has first been signed by me / us and then by the officer authorized to enter into contracts on behalf of IIT, Palakkad.

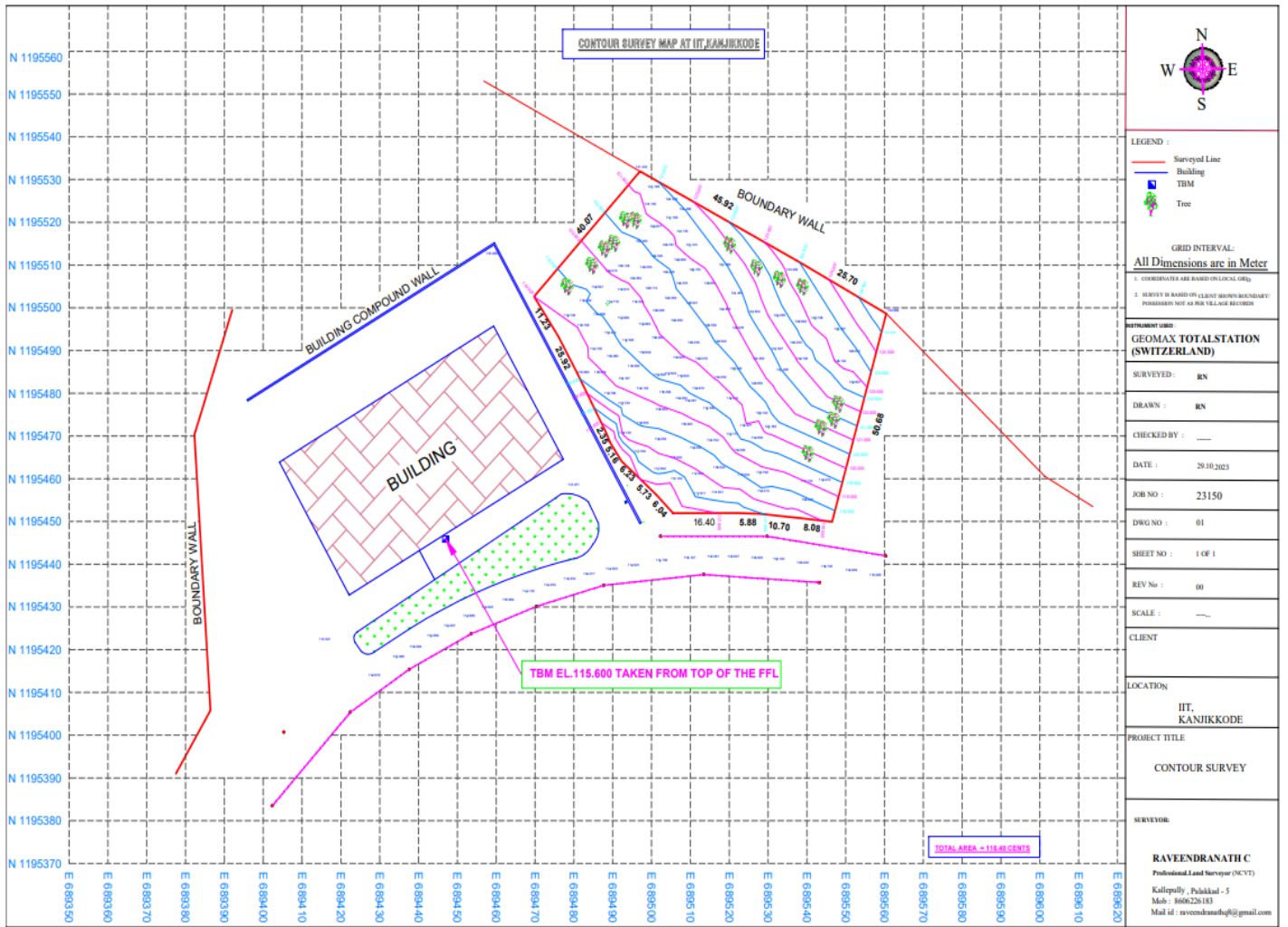
Signature of Architect

Date:

Name:

Seal:

DRAWINGS



Finished Road Level : In Front of MFSD SAI Building 113.5