

भारतीय प्रौद्योगिकी संस्थान पटना

Indian Institute of Technology, Patna

Main Campus, Bihta- Kanpa Road, P.O.- Amhara, Bihta, Patna - 801103, Bihar

EOI No:-IITP/E&MU/EOI/01/2025,

Date: 21/11/2025

E- Tender

Expression of Interest Cum Request for Proposal

For

Appointment of Public Works Organization (PWOs)/ Public Sector Undertaking (PSUs) as per provision under GFR Rules 130, 133(2), 133(3) & 140 as Project Management Consultant (PMC) for Phase-III Infrastructure project (details at Annexure-1) comprising Construction & Development of various Academic buildings, Residential buildings, Research Park and allied services on concept to commissioning basis (EPC). At Indian Institute of Technology Patna, Bihta Campus.

From

Eligible Central/State Government Public Works Organization/Public Sector undertakings including schedule A companies are encouraged to participate in the e-tender process under the provision of the rules 130, 133(2), 133(3) & 140 of GFR 2017 as amended till date.

The PMC Agency shall be selected/appointed based on Quality and Cost based Selection (QCBS) process as laid down under Rule 192 of GFR 2017 and as defined in this document.

Index

Sl. No.	Details	Pg. no.
1.	Introduction	04
2.	Definitions	04
3.	Invitation	05
4	Initial eligibility criterion	07
5.	EoI Conditions (General and Specific)	07
6	Evaluation and selection criteria	08-10
7.	Technical bid details	12
8.	Bid evaluation criteria	13
9.	Details of services	13
10.	Scope of services of PMC	14
11.	General condition of agreement	21-25
12.	Payment	25-26
13.	Annexures A to L	27-45
14.	Master Plan With Foot Print of Proposed Buildings (Indicative)	46

INVITATION FOR EXPRESSION OF INTEREST (EOI) CUM REQUEST FOR PROPOSAL (RFP)

	Indian Institute of Technology, Patna At: - Bihta, District Patna - 801103, Bihar Website:- www.iitp.ac.in, Email: ee_academic_civil@iitp.ac.in EOI No:-IITP/E&MU/EOI/01/2025, Date: 21/11/2025
IIT Patna invites expression of interest (EOI) for selection of Project management consultant (PMC) for its upcoming infrastructure projects of value more than More than Rs. 600 crores for execution under the provision of Rules 130, 133(2), 133(3) & 140 of GFR 2017 as amended till date. The potential bidders with proven track record for execution of works of this nature and value in academic institutions of national importance and strong financial back ground are encouraged to submit their interest in two bid format (technical competence with proven track record of execution in time and financial strength comprising agency charges for work execution) through e-portal within three weeks from the date of Publication of this advertisement. The details of EoI can be downloaded from IITP website for reference only and for submission/download from the GoI portal; www.eprocure.gov.in . The last date of submission of online EoI is 12/12/2025, 21 days from publication date up to 3:00 PM.	

Expressions of Interest Cum Request for Proposal (RFP)

FOR SELECTION OF GOVERNMENT CONSTRUCTION AGENCY/PMC FOR CONSTRUCTION AND DEVELOPMENT OF VARIOUS ACADEMIC, RESIDENTIAL, HOSTELS, INTERNATIONAL HOSTEL, RESEARCH PARK BUILDINGS AND ALLIED SERVICES OF IIT PATNA

1.0 Introduction:

Indian Institute of Technology Patna, an Institute of National Importance is one of the 2nd generation IITs established by an Act of the Indian Parliament passed on August 06, 2008. IIT Patna campus is located at Patna, Block Bihta, District: Patna, PIN 801106 at 25°32' 0.18"N, 84°51'16.08"E which is 35 kms. from Patna Airport (Jayprakash Narayan International Airport) Nearest Railway station, Bihta is at 3 kms. Climate is Humid Subtropical. IIT Patna has its campus spread over 500 acres of land. The campus is divided in three zones namely Academic zone, Hostel zone and Residential zone. Sports facilities are located in between Hostel and Residential zone.

IIT Patna is functional from this campus since 25.07.2015. The total built up area of the campus constructed through Govt. PMCs is over 2.54 lac square meter, which includes various Academic Buildings, Central Lecture Hall, Workshops, State of Art Auditorium, Library, Boys & Girls' Hostel buildings, Married Scholar Building, Residential Quarters (G+3, G+6 & G+8), Gymkhana, Guest House, Hospital and other Infrastructure. To cater the Academic & Research growth facilities IIT Patna intends to construct Phase III Buildings & Services in the campus. The Details of the proposed buildings are listed in Annexure-I for record of this EOI.

2.0 Definitions

Unless context or consistency demands otherwise the following terms shall have the meaning assigned to them as under:

- 2.1 'Architect' shall mean the architectural firm which shall be appointed by the GOVERNMENT CONSTRUCTION AGENCY/PMC. The responsibility of correctness of Design and Engineering lies with the GOVERNMENT CONSTRUCTION AGENCY/PMC.
- 2.2 'Authorized Representative' of GOVERNMENT CONSTRUCTION AGENCY/PMC, who is duly empowered or authorized to take decision.

- 2.3 'Completion' shall mean that the work on any project phase is virtually complete and is suitable for its intended subject to successfully handing taking over.
- 2.4 'Contractor'/'contractors' shall mean the agencies appointed by the GOVERNMENT CONSTRUCTION AGENCY/PMC for Construction. The contractor shall directly report to the GOVERNMENT CONSTRUCTION AGENCY/PMC in connection with execution work under the contract.
- 2.5 'Projects' shall mean Construction& Development as per **Annexure-A**
- 2.6 GOVERNMENT CONSTRUCTION AGENCY/PSU engaged as Project Management Consultant shall means the PMC (Project Management Consultant) engaged by the IIT Patna for execution of construction from concept to commissioning with complete role and responsibility as the PMC as per rule 133(3) of GFR-2017 and as per scope of work.
- 2.7 IITP shall mean, Indian Institute of Technology Patna at Bihta Patna.
- 2.8 'Services' shall mean the all but not limited to Project Management Consultancy services including Survey/soil investigation/Architectural, structural services/Detailed project Report/BOQ/Tendering for execution/supervision/Billing/Handing over etc. to be rendered by the PMC as per detailed scope of work.
- 2.10 "Works Contracts' shall mean contracts between the PMC and the contractor/Contractors for all civil works, electrical works, firefighting, electrical and mechanical installations, horticulture, landscaping etc. on behalf and after approval of IIT Patna.
- 2.11 "CTE" means Chief Technical Examiner.
- 2.12 "CVC" means Central Vigilance Commission, Government of India.
- 2.13 "CAG" means Comptroller and Auditor General, Government of India.
- 2.14 "EPC" means Engineering, Procurement and Construction.
- 2.15 "HEFA" means Higher Education Financing Agency.
- 2.16 "Competent authority" means the officer who finally approves the decision

3.0 Invitation

Indian Institute of Technology Patna invites expression of interest (EOI) from Central Government /Central Government Agency/ Organization/State Government Agency/PSU engaged in construction as per provision under rules 130, 132(2), 133(3) and 140 of GFR 2017 and having adequate technical expertise, competence and proven track record of experience in the field of project/construction management/execution of work as PMC for Architectural, Structural, Design, Engineering, Proof checking

HVAC, Firefighting, Horticulture, Landscape, BMS, Furniture, Site development comprising Road/pathway and comprehensive E & M as well as other allied services as per the detailed scope of work for construction of Phase III (details mentioned in Annexure-A) The approximate cost of the project is more than Rs. 600 crores. The Indian Institute of Technology Patna will select the PMC agency, under the provisions of Rule 192 of the GFR 2017, on the basis of Quality and Cost Based Selection System (QCBS) i.e. in ratio 70:30 with 70% weightage for technical bid and 30 % weightage for financial bid. The estimated cost of above project is over Rs. 600 Crores (more than six Hundred Crores).

The details of the EoI for reference only can be downloaded from the Institute website www.iitp.ac.in or CPPP portal www.eprocure.gov.in. However, potential bidders have to submit their details through online mode only. **Bids will not be accepted in any other form.** Bids received by Manual/ Offline bids /E-mail shall not be accepted under any circumstances and may be summarily rejected without assigning any reasons thereof.

E-tender no.	
Name of the works	Project Management Consultant (PMC) agency for construction of Phase III Buildings & its allied services (details mentioned in Annexure-A)
Place of work	IIT Patna, Bihta (Patna) -801106
Tentative cost of the work	More than 600 crore
Assessed Cost for Professional Fee.(Rule182)	Lump sum 10 Crore (tentative)
Earnest Money Deposit (in the form of NEFT/RTGS. Bank Guarantee format is given at Annexure-I (The successful bidder may convert into BG subject to approval of competent authority on the format given in annexure -1. No interest will be payable to this sum. The unsuccessful bidders will be returned their EMD after award of the works on submission of his/her request letter as applicable under Rule 170 of GFR 2017	Earnest money Deposit (EMD) Rs 20,00,000 /- (Twenty lacs only) to be deposited in the institute's account no. – 37956806500, IFSC Code – SBIN0017164 and the receipt is to be uploaded along with the technical bid documents. For details regarding submission of EMD, the webpage with following link may be visited: https://www.onlinesbi.com/sbicollect/icollecthome.htm?corpID=595859
SCHEDULE OF TENDER EVENTS	
Date of Publishing on portal	21 st Nov. 2025
Bid Document Download Start Date	22 nd Nov. 2025
Last date of Submission of Queries to	28 th Nov. 2025

be sent by e-mail as stated in below	
Date of Pre-Bid Meeting (Time & Venue will be Intimated later)	28 th Nov. 2025 (03:00 PM)
Bid Submission End Date	12 nd Dec. 2025 (03:00 PM)
Technical Bid Opening Date	13 th Dec. 2025 (03:30PM)
Last date of receiving original copy of EMD (including UTR details/ electronic copy of payment details)	13 th Dec. 2025 (up to 5.00 PM)
Technical Eligibility Check Completion	Identification of eligible bidders based on technical eligibility parameters followed by intimation for technical evaluation under QCBS process by 23 rd Dec. 2025.
Date of Opening of Financial Bid	To be notified to technically qualified bidders only.
Contact Person for communication/clarification (if any)	Registrar, IIT Patna email:-iwd_office@iitp.ac.in registrar_office@iitp.ac.in

4.0 Initial Eligibility Criteria:

The conditions noted below are for initial eligibility determination based on authenticated documents submitted by prospective bidders.

4.1 PMC with core competency (Technical as well as financial) under this EoI must full-fill the following minimum technical eligibility criteria in order to remain in the race of the evaluation of their bid under QCBS process.

- i) Proven track record with execution of infrastructure project of value Rs. 500 crores (+/- 5%) in last three consecutive financial years.
- ii) Timely compliance of execution and delivery of infrastructure project within dead line (evidence through work order and completion certificate from client to be submitted).
- iii) The experience of work execution under EPC mode (at least three projects in last five years)
- iv) Cumulative average annual financial turn over during the immediate last 3 consecutive financial years should **be 500 Crores.**
- v) Balance sheets & P/L Account for the last three consecutive years ending March 2025 duly certified by a chartered accountant should be enclosed. The agency should not have suffered losses during the last three consecutive years. i.e. Net Profit after tax should be positive during last three financial years.
- vi) The interested Project Management Consultants should not have been black listed or debarred in last three years. In case of false submission of data to this effect being detected in later stage could also amount to instant termination of contract (if awarded).

4.2 The bidders fulfilling the minimum eligibility criteria will be notified for presentation before a duly constituted committee on their past track record of work to establish suitability on the requirement specified in Annexure-J. The presentation by each firm should be of 20-30 minutes duration.

4.3 Evaluation of Technical Bid The duly constituted Committee (TEC) by IIT Patna (IITP) shall evaluate the Technical Proposals on the basis technical evaluation of their eligibility conditions, presentation and evaluation criteria.

5.0 EOI Conditions (General & Specific):

5.1 EMD of **Rs 20.0 lacs (Twenty Lacs)** to be deposited in the institute's account no. – 37956806500, IFSC Code – SBIN0017164 through bank transfer/NEFT/RTGS.

5.2 Performa of bank Guarantee enclosed in Annexure I (For successful bidder).

5.3 The Bidders shall provide their services as the PMC from the effective date of agreement to completion of work including defect liability period and settlement of all accounts of contractors, all CTE / Audit observations and all arbitration cases, whichever is later. Successful deposition of Labour cess, royalty, Seigniorage as applicable from time to time to the concerned department from the Contractor's bill. The stipulated time schedule is as below (if any)-.

(i)	Time for pre-construction activities	6 months
(ii)	Time for construction activities	18 months
(iii)	Defects liability period after Handing Over	12 months
(iv)	Post DLP maintenance of MEP services	05 years

5.5 The 'Technical Bids' shall be opened on CPP portal.

5.6 The 'Technical Bids' received and opened shall then be taken up for eligibility check in a fixed time frame with due notification to only eligible bidders based on conditions stated at 4.1 (i-vi). Subsequently, eligible bidders would get opportunity of technical evaluation by technical evaluation committee as per technical evaluation criteria given at Annexure-J.

5.7 Please note that the costs of preparing the bid and of negotiating the contract, including site visit(s) to the sites/IITP, are not reimbursable.

5.8 IITP(OWNER) reserves the right to reject any or all of the bids received and incorporate changes in the scope of the work without assigning any reasons thereof. IITP also reserves the right to itself to terminate the bidding process at any stage without assigning any reason.

- 5.9 Canvassing whether directly or indirectly, in connection with the bid, is strictly prohibited and the bid submitted by the bidder who resorts to canvassing in any form would be liable to rejection.
- 5.10 The offer shall remain open for acceptance for a period of 180 days from the date of opening of 'Bids'. If any bidder withdraws his offer before a period of 180 days from the date of opening of bids or any extension agreed by the bidders thereof or makes any modifications in the terms and conditions of the bid which are not acceptable to the IITP, then the IITP shall, without prejudice to any other right or remedy, be at liberty to forfeit earnest money as aforesaid.
- 5.11 Bidder must ensure before submitting the bid that each and every page of the bid documents is signed by the authorized officer of the organization. The bid document shall form a part of the contract agreement. The successful bidder on acceptance of his bid by the Accepting Authority, and issue of letter of intent/award shall, within 15 days, sign the contract agreement and submit performance bank guarantee of 3%
- 5.12 To obtain firsthand information on the assignment and on the local conditions, bidders are advised to visit the site. Bidders are expected to be informed of local conditions and take these into account while preparing their bids.
- 5.13 Bidder selected by IITP for the Project Management Consultancy work as above, its sister concern, and any firm/ organization having any percentage of share of the Bidder so selected or sister concern will be debarred from participation in the execution of works for which Bidder is assigned the Project Management Consultancy services by the IITP.
- 5.14 The bidder shall provide all requisite details along with the bid in the required formats in which the details have been asked for. The successful bidder shall also ensure minimum number, qualification & experience of key technical personnel for deployment as specified under **Annexure F**.
- 5.15 All certificates/ attachments should be signed by an Authorized officer of the organization. Power of Attorney of the authorized person should be enclosed.
- 5.16 The bidders may furnish any additional information, which they think is necessary to establish their capability to successfully complete the envisaged work. The, bidders are, however, **advised not to furnish superfluous information**. No information shall be entertained after submission of the bid document unless the IITP calls for it.
- 5.17 Any information, furnished by the bidder, if found to be incorrect either immediately or at a later date, would render the bid liable to be summarily rejected.
- 5.18 Ensure that every page of this bid document, all forms, certificates and / attachments are signed by an Authorized officer of the organization along with the seal/stamp of the organization.

5.19 Application and other cost: The applicants shall be responsible for all costs associated with preparation of their bid, submission, presentation etc. regardless of the outcome of bidding process.

5.20 Site Visit and verification of Information: The bidders are encouraged to submit their respective Bid after visiting the project site and ascertaining for themselves the site condition and prevalent development control guidelines, prevalent applicable laws and regulations, and any other matter relevant by them.

6.0 **Online Submission of Bid/Instruction to bidder:-**

6.1 The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal. More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>

6.2 **Registration on CPP portal.**

Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link “Online bidder Enrollment” on the CPP Portal.

6.3 **Preparation of Bids:**

1. Bidder should take into account any corrigendum published on the tender document before submitting their bids
2. Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to **rejection of the bid**.
3. Bidder, in advance, should get the bid documents ready to be submitted as indicated in the tender document / schedule and generally, it can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.
4. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” or “Other Important Documents” area available to them to

upload such documents. These documents may be directly submitted from the “My Space” area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process

- 6.4 Note: My Documents space is only a repository given to the Bidders to ease the uploading process. If Bidder has uploaded his Documents in My Documents space, this does not automatically ensure these Documents being part of Technical Bid.

Submission of bids:

1. Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
2. The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
3. Bidder has to select the payment option as “offline” to pay the tender fee / EMD as applicable and enter details of the instrument.
4. Bidder should prepare the EMD (if applicable) as per the instructions specified in the tender document.
5. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BOQ file, open it and complete the white colored (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the bidder, the bid will be rejected.
6. The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
7. All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid opener’s public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.

8. The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
9. Upon the successful and timely submission of bids (i.e. after Clicking “Freeze Bid Submission” in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
10. The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

6.5 Technical Bid:- The following signed documents should be submitted:-

- a. Scanned copy of Experience certificate as per initial eligibility criteria.
- b. Scanned copy of financial document in support of turnover, net worth etc.
- c. Scanned copy of certificate of incorporation along with memorandum.
- d. Scanned copy of documents in support of technical eligibility parameters as stated in 4.1 of this document.
- e. Scanned copy of duly signed annexures of EoI.
- f. Complete bid document duly signed as a token of acceptance of Terms & Conditions & scope of services etc. (Bid document)
- g. Details of Key technical Persons likely to be located at work site.(As given in Annexure- F)
- h. Details of Persons available with the organization (as per formant given in Annexure-G)
- I. Power of attorney of Authorized person signing the Bid.
- j. Proposed quality assurance plan for the project
- k. Proposed planning for the project.
- l. Any other documents required for bid evaluation as per Annexure-I
- m. EMD receipt including UTR details/ electronic copy of payment details

6.6 Financial Bid:-

The consultancy/PMC charges all-inclusive but excluding GST, as applicable from time to time, for Providing Project Management Consultancy Services with architectural services (Fee of Government agency for taking up the work as per GFR u/s 130, 133(2), 133(3) & 140 as per scope of work and shall be quoted by the bidder **as a percentage on cost of Project both in figure & in words** duly signed by the Authorized Signatory of PMC. + applicable GST (shall be reimbursed on production of challan of deposition).

IMPORTANT: Please note that the consultancy charges quoted above shall remain fixed till completion of the work as per scope. Agency charges will not be paid on account of escalation or increase in cost due to any other reason. GST under the Applicable Law of the land shall be reimbursed on the production of proof of deposition.

7.0 Bid evaluation criteria for PMC selection:

7.1 Technical Evaluation Criteria

- i) Technically eligible bidders would be invited for presentation before duly constituted technical evaluation committee (TEC) for determination of suitability under QCBS provision of GFR (Rule-192).
- ii) The evaluation process is elaborated in the Annexure-J.
- iii) Based on the overall marks awarded by the Technical Evaluation Committee (TEC), selection of bidders on technical ground would be determined.

7.2 Financial Evaluation:

- i) Final determination of selection would be done based on technical qualification and financial bid value (PMC charges).
- ii) The procedure for final selection for award of PMC contract is defined in section 5.3 of this EOI document.
- iii) In case more than one technically qualified bidders are recommended by Technical evaluation committee and they are willing to work at **H1 rate** (defined in section 5.3 of this document) after opening of financial bid and final calculation of score under QCBS and award of rank by the committee, the committee may take appropriate decision for award of PMC work accordingly. However, the decision of the committee will be final and binding to all.

8.0 Details of the Services:

8.1 Responsibility of IITP

The services to be provided by the IITP shall inter alia included the following activities:

- Handing over the hindrance free plot of land to the PMC/Contractor for execution purpose along with access to the site after fulfilment of norms of security of IIT Patna.
- Provide possible documents/ requirement available/Interaction with other government office/Authority for approval if any as per the recommendation of PMC.
- Make all required legitimate payments to the PMC.
- Make all payments to the contractor after certification of PMC.

The PMC will be responsible for Planning/Monitoring/Implementation of the work with quality monitoring and control as per specification/cost control as per Government manual as detailed in scope of work/ approved time line/approved

design drawing/approved quality plan.

The IITP reserves the right to inspect the works i.e. Activities in pre-construction phase, construction phase, post construction phase etc. being supervised by the PMC and to check the records/documentation/reports/deployment of manpower etc. pertaining to the site at any time. However, deployment of IITP's own supervisory staff shall not absolve the PMC of any of its responsibilities as defined in this document. IITP may involve any third party for quality check at any stage of work or IITP may also check some of the major activities/item as per quality assurance plan (QAP)

8.2 Scope of the Services of Project management Consultant

The services required to be provided by the PMC shall be as detailed in para 8.6 hereafter. The work shall be executed on the basis of Project Management Consultancy from concept to commissioning. The Project Management Consultant shall act as 'Engineer – in Charge' for the Project in terms of the Conditions of Works Contract. The Project management consultant shall be responsible for entire project including execution /implementation of work in coordination with their consultant and contractor, handing over of the completed works to the IITP or their authorized representative and getting approval of IIT Patna as per QAP.

The project management shall be responsible for all design, drawings, estimate, BOQ, Survey, Soil Investigation, Structural design, architectural drawings as per AICTE requirement, internal and external services, sanitary, Plumbing, drainage, water supply, sewerage, roads, electrification, Capacity enhancing of existing electrical power distribution system. water harvesting, Firefighting, detailed cost estimate, Award of work to the contractor through open tender as per CVC guidelines, Execution, day to day supervision for quality control, Cost control as per government norms.

As Engineer-in-Charge, the PMC will award the work to the Contractor for timely execution/completion of the projects based on functional requirement of IITP after approval of TITP and as per CVC guidelines. In addition to this the PMC shall also administer the Works Contract and ensure that the contract clauses whether related to quality or quantities of work are executed and the works are executed in accordance with its provisions. The PMC will supervise construction work to ensure adherence to the drawings, prescribed high standards of quality and timely completion of the project and verify and certify the contractor's bills and monitor the progress of the work. The PMC will also provide regular inputs to IITP's nominated engineer regarding progress of the project. The PMC will make all engineering decisions including necessary correspondence with contractors required for the successful and timely implementation of Project. The PMC will ensure adherence to relevant CPWD technical specifications, BIS codes, CVC guidelines, environment and other regulatory requirements and will also ensure observance of all formalities/ documents/ day to day activities as defined in CPWD Works Manual/PSU own works

Manual for execution of 'Works Contract' and as directed by IITP from time to time. The PMC will perform the function as 'Engineer-in-charge' as enumerated in the Works Contract with the exception of the following for which the PMC will seek prior approval of the IITP.

- a) Issuing/approving variation orders which have financial implications, except in emergency situation as reasonably determined by the Project Management Consultant;
 - b) Approving the extension of time of completion of the works stipulated in the construction contracts in consultation with the IITP.
 - c) Approving award of work and pre tender documents
 - d) Approving quality assurance plan and all architectural and service drawings in continuous consultation with IIT Patna.
- 8.3 The IIT Patna may at its discretion, hire the services of an independent agency or may engage its own engineer from Institute for quality checking and ensuring the quality of construction to which the PMC will render due assistance in discharge of their duties. However, the PMC shall be responsible for quality of construction and any checking/quality assurance by IITP/third party shall be over and above the quality check of PMC.
- 8.4 The construction work is open to technical/quality audit by any authorized representative of IITP or any other Agency/team deputed by the IITP to which the PMC will render assistance in discharge of their duties without absolving their responsibility as PMC..
- 8.5 The project shall be headed by a sufficiently senior and competent person having relevant experience and of impeccable integrity. The PMC shall submit the tentative organization chart for managing the project so that appropriate decisions are taken quickly.

However, the actual number of technical personnel to be deployed and deployment schedule shall be prepared by the PMC and it should be mutually agreed upon after award of work (As detailed in EOI). This schedule shall be prepared in a manner that all the functions required to be performed by the PMC as per the scope of their work given here are performed completely and efficiently. The deployment schedule shall be reviewed from time to time and necessary revisions / adjustments shall be made in the schedule as may be found necessary on the basis of joint assessment of the site requirements by the IITP and the PMC. The Project Head and other officials assisting Project Head shall not be changed during the implementation of the project except with concurrence of IITP. The decision of the IITP, however, shall be final and binding in this regard.

- 8.6 The PMC shall be responsible for all architectural services, complete management and construction supervision of all the activities of the projects as detailed below:

(a) Pre-construction Phase:-

- I Discussions with IITP and finalization of project brief including illustrating the IITP requirements. Appointing Architect/Consultant at their own risk and cost and alternatively the PMC may use in house Architect.
- II Making detailed survey and soil Investigation for Structural and architectural requirement.(Previous Soil Investigation report shall be given by IITP).
- III The PMC shall be responsible for comprehensive architectural & engineering consultancy for the entire work but not limited to-
 - (i) Preparation of concept, preliminary, detailed design and construction drawings for all discipline required for the project & approval of drawings from all local/statutory authorities.
 - (ii) Bill of quantities & specifications. Rate Analysis.
 - (iii) Architectural Design and site planning/development
 - (iv) Structural engineering design
 - (v) Sanitary, plumbing, fire- fighting and related systems design
 - (vi) Electrical engineering design
 - (vii) Lightning Conductor
 - (viii) Lighting design
 - (ix) Landscape design
 - (x) Site development detail.
 - (xi) Responsible for soundness of structural design and any design check shall be done by the PMC on their own cost.
 - (xii) Checking and certifying the Architectural drawings, structural drawings, technical specifications, services and all other drawings to ensure their completeness/correctness.
 - (xiii) Checking and certifying the bill of the quantities prepared & submitted by the Architect of the PMC and prepare cost estimate.
 - (xiv) Based on detailed estimate as per approved architectural drawings by IITP, The PMC will prepare tender documents and float a tender for obtaining the competitive rates as per DSR/PWD Bihar/CVC guidelines.
 - (xv) Processing of bids and selection of contractor and

award of the work as per CVC guidelines issued from time to time **after the approval of the IITP.**

- (xvi) The work will be carried out in line with standard **latest CPWD/PWD specifications** and the latest BIS specifications and code of practices or manufacturer specifications for the items not covered under PWD/CPWD or BIS specifications.
- (xvii) The PMC will also be responsible along with Architect in obtaining approvals of drawings for commencement of work and issuance of occupancy certificate from all local/ statutory authorities.
- (xviii) BOQ/Cost estimate will be based on Current Schedule of Rate and in case the items are not available in Schedule (DSR or in BSR) then market rate analysis should be done.

- IV Getting **approval of all drawings and Design** as per requirement. Prepare drawings necessary for submission to statutory bodies for sanction and approvals. Obtaining all relevant and necessary NOCs before start of the works.
- V Preparation of Tender documents. BOQ etc., Floating of Tender and award of work as per CVC Guidelines/PWD/CPWD Manual **within a fixed time frame.**
- VI Prepare and submit complete drawings for construction with details to commence work at the site and for the proper execution of work during construction.
- VII Analysis for the various project related activities with reference to time frame, resource allocation & scheduling using latest techniques and software as approved by the IITP.
- VIII Preparation of detailed Bar Chart, QA & QC plan and getting it approved from IIT Patna.

Note:-

1. **The vetting of structural drawings from an institution of national importance like IITs/NITs (excluding IITP) to be obtained.**

(b) Construction Phase:-

The PMC shall execute the project in a time bound manner and hand over the building/ other works complete in all respect certified by IITP within the time limit of **18 months**/in adherence with the Project Planning on latest software such as MS project starting from the 10 day of issue of the award letter. This time frame is exclusive of 6 months resource mobilization time line. The PMC shall ensure that no time and cost overrun occurs.

The PMC shall provide Construction Management Services from the start of construction up to commissioning and handing over of the project to the IITP for use. It shall also be the responsibility of the GOVERNMENT CONSTRUCTION AGENCY/PMC to liaise and coordinate with various agencies for smooth execution of the project. Responsibilities of Project Management Consultant for construction stage shall, inter-alia, be as under:

- (i) Assemble multi-disciplinary construction management team as approved by IITP and have preliminary interaction with the contractor's Project Team on behalf of the IITP to initiate all preliminary actions and mobilization. Check and finalized contractor's detailed program of activities commensurate with the Tender provisions.
- (ii) Check and approve all contractors, sub-contractors and agencies for carrying out the works.
- (iii) Responsibility of awarding the work as per CVC Guidelines/CPWD Manuals/PWD Manuals.
- (iv) Signing of Contract with Contractors.
- (v) Keep a check on conformity of the work with the specified functional requirements of IITP, monitor the progress of the work, and bring to the notice of IITP any lapses/ deviations in the progress/ quality of work.
- (vi) Provide full time supervision of the construction work at site to the best intents of Drawings, Specifications and contract documents by deploying suitable mutually agreed personnel as per agreed schedule.
- (vii) Checking fabrication drawings, Shop drawing, bar-bending schedules and all other Architectural/Structural details during construction.
- (viii) Provide effective coordination between various agencies working at the site and the Architects to ensure timely availability of the inputs required for un-interrupted construction at site all in accordance with agreed programme of the activities.
- (ix) Maintain constant monitoring the progress of construction on the basis of Quality, Time and Cost parameters using latest techniques

and software and take timely action to correct deviations if any.

- (x) Rendering timely advice for implementing special measures for effecting cost/quality/time benefit for the project.
- (xi) Obtain approved “issued for construction” drawings from Architect as per agreed schedule and issue to contractor.
- (xii) Liaise with Architect and IITP and provide all necessary clarification and additional drawings and sketches to the Contractor(s) after obtaining those from the Architect.
- (xiii) Check and inspect testing of materials and work as required. If so required, testing and checking of manufactured items have to be carried out at the manufacturer’s factory as per provision in the Contract.
- (xiv) Drawing up and putting in place a Quality Assurance Plan as well as a Safety Assurance Plan along with an appropriate and efficient mechanism to ensure their effective implementation at site.
- (xv) Checking and Certification of contractors running and final bills of the works executed for the purpose of payment to be released to the construction agencies.
- (xvi) Review & recommend rates for new items of work or for existing items of work which deviate in quantities beyond the limits defined in the contract for the approval of the IITP.
- (xvii) Provide contract administration services of all Contract Agreements and devising a suitable dispute –resolution mechanism to facilitate a quick and amicable settlement of disputes, if any.
- (xviii) To reply and settle the observations/objections/ paras (if any) of the Chief Technical Examiner, Audit or any other checking /investigating agency of the Govt.
- (xix) Final inspection, snagging, supervision of testing and commissioning of various systems and assisting the IITP in taking over of various parts of works and of various systems.
- (xx) Generate and submit to the IITP time-to-time progress reports in the agreed formats and at the agreed frequency. For this all the necessary data relevant to the execution of work including materials brought and consumed at site, hindrances if any, records of daily labour deployed etc. shall be maintained.
- (xxi) The PMC shall get all **mandatory statutory clearances** comprising but not limited to environmental, electrical, mechanical, fire installations and all other relevant local authorities etc. as required in time for construction, occupancy etc. of the building.
- (xxii) The PMC shall also apprise the IITP of the progress and/or activities

of the project on weekly/fortnightly/ monthly basis as deemed fit by IITP by preparing and submitting monitoring reports. The report shall inter-alia include the following:

- (a) Name of Project, IITP. Project Management Consultant, Architect and Contractor
- (b) Scope of Works of Contractor
- I Date of Commencement/ Date of Completion: Schedule & Actual
- (d) Major Issues and Decisions Pending including Drawings Constraints (if any), Site Constraints (if any), Equipment Constraints (if any)
- (e) Status of Progress of Work: Cash Flow Chart, & Bar Chart
- (f) Areas of Concern
- (g) List of Registers Maintained by the PMC
- (h) Labour Deployment Chart
- (i) List of Equipment Mobilized at Site
- (j) Materials/Personnel at Site
- (k) Status of Payment to Contractor
- (l) Quality of Material / Tests
- (m) Cost Split Up of the Package
- (n) Photographs of the Site
- (o) Site Order Book
- (p) Visitor's Site Inspection

I Post Construction phase

During this phase, the activities are likely to be as under:

- (i) Settlement of all accounts of the contractors.
- (ii) Reconciliation of materials supplied to the contractors, if any
- (iii) Ensuring rectification of defects by the respective contractors during their liability periods.
- (iv) Preparation of Completion Report which shall contain all technical and financial information of the project.

- (v) Settling the Audit /CTE's Observations and Arbitration cases etc, if any.
- (vi) Provide all documents / reports / statements of facts / counter statements of facts for settling Audit / CTE's observations and arbitration cases etc. including attending the hearings as and when required by the IITP and providing necessary support as may be required by the IITP from time to time.

Any consultancy activity not specifically mentioned below but required to complete the project is deemed to be included in the scope of work. **Issue of Completion Certificate, Handing over of Buildings and services to IITP up to satisfaction of end users/IITP are included in the Scope of work of the PMC.**

9.0 Execution of Assignment by the PMC

- 9.1 To ensure proper performance of all activities regarding construction of the projects, the PMC shall have his office at or near the Projects site in addition to the office at Patna and shall have the required dedicated personnel stationed there after the approval of IITP so that they are available for interaction all the time. No site personnel shall be transferred/ withdrawn without the consent of the IITP. Similarly prior to induction new personnel on the Project site, the approval of IITP shall be obtained.
- 9.2 The PMC shall review the strategic planning and time management of the project from time to time. This will consist of continuous appraisal and revision of the framework of the project and the project process as and when required so as achieving the desired objective in most efficient and economical manner.
- 9.3 The PMC shall exercise all reasonable skill, care and diligence in the discharge of his responsibilities and shall exercise such superintendence and inspection to ensure that the works are carried out in conformity with the contract provisions.
- 9.4 The PMC shall ensure that the works are completed in all manners as per the quality, standard and within the budgeted cost & time. Failure to adhere to the completion date of works at any of the site of work shall entail imposition of Penalty on the PMC as contained in the General Conditions of Agreement.

10.0 General Conditions of Agreement:

10.1 Force-Majeure

- i) In the event of either party being rendered unable by force majeure to perform any obligation required to be performed by them under this agreement, the relative obligation of the party affected by such force majeure shall be treated as suspended for the period during which such force majeure clause lasts.
- ii) For the purpose of this agreement, force majeure shall only include, wars, insurrections, riots, earthquakes, storms, floods (excluding due to monsoon), explosion or fires not caused by negligence, lightening, acts of God, epidemics or the public enemy which is of such nature as to delay,

curtail or prevent timely action by either party.

- iii) Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable, as aforesaid, thereby shall notify the other party in writing by registered notice within 72 (seventy-two) hours of the alleged beginning and ending thereof. The Notice shall be followed by a Certificate from local Chamber of Commerce or the Statutory Authority as satisfactory evidence in support of the claim within 15 days of occurrence and cessation of such Force Majeure conditions.
- iv) Time for performance of the relative obligation suspended by the force majeure shall stand extended by the period for which such causes lasts.

10.2 Liquidated Damages

- a) In case completion of the project is delayed hampering the project delivery as scheduled in this document, the PMC would be held responsible no matter whatsoever be the reasons thereof. In such a situation, the PMC would have to bear penalty (Liquidated Damages) for each week of delay @ 0.25% per week subject to a maximum of 3% (three percent) of the PMC charges. which shall be credited to the IITP. The details in this matter is further elaborated along with provision for incentive for timely completion in section 10.16 of this document.
- b) In case completion of work is delayed due to the reasons attributable to the contractor employed by PMC, the PMC may decide the penalty on their own in accordance with the procedure laid down in GoI manual for the same.

10.3 Security Deposit or retention money:

The PMC shall ensure deduction of an amount equal to 5% of value of each running bill of the contractor towards security deposit or retention money in addition to the Initial Performance Security as per rule. The same has to be transferred to IITP after verification. Subject to fulfilling all obligations the security money or retention money without interest shall be refunded after completion of the defect liability period of the work to the contractor upon recommendation of the PMC..

10.5 Termination

10.5.1 Subject to other provisions contained in this clause, the IITP may, without prejudice to its any other rights or remedy against the PMC in respect of any delay, abandonment, inferior quality or work, any claims for damages and/or any other provisions of this contract or otherwise, and whether the date of completion has or has not elapsed, by notice in writing absolutely determine the contract in any of the following cases:

- (i) If the PMC, having been given by the IITP a notice in writing that the work is being performed inefficiently or quality checks are not being made or otherwise in improper or un-workmanlike manner, shall omit to comply with the requirement of such notice within a period of seven days thereafter.

- (ii) If the PMC persistently neglects his obligations under the contract and/or commits default in complying with any of the terms and conditions of the contract and does not remedy it or take effective steps to remedy it within 7 days after a notice in writing is given to him in that behalf by the IITP.
- (iii) When the PMC has made himself liable for action under any of the cases aforesaid, the IITP shall have powers:
 - (a) To determine or rescind the contract as aforesaid (of which termination or rescission notice in writing to the PMC under the hand of the IITP shall be conclusive evidence). Upon such determination or rescission the full security deposit/ performance bank guarantee recoverable under the contract shall be liable to be absolutely at the disposal of the IITP.
 - (b) To appoint another PMC to complete the project/projects in which case any expenses which may be incurred in excess of the sum which would have been paid to the original PMC if the whole work had been executed by him (of the amount for which the certificate in writing of the IITP shall be final and conclusive) shall be borne and paid by the original PMC and may be taken from any money due to him by the IITP under the present contract or any other account whatsoever or from his security deposit or performance bank guarantee or the proceeds of sales thereof or a sufficient part thereof as the case may be. If the expenses incurred by the IITP are less than the amount payable to the PMC at his agreement rates, the difference shall not be paid to the PMC.

In the event of anyone or more of the above courses being adopted by the IITP the PMC shall have no claim to compensation or any loss sustained by him by reasons of his having spent money or entered into agreement or made any advances on account of or with a view to execution of the work or the performance of the contract. And in case action is taken under any of the provisions aforesaid the PMC shall not be entitled to recover or be paid any sum for any work thereof or actually performed under this contract unless and until the IITP has certified in writing the performance of such work and the value payable in respect thereof and he shall only be entitled to be paid the value so certified.

10.6 Guarantee and Liabilities

- 10.6.1 The PMC guarantees that the services as specified/described under the scope of the PMC in this agreement, and technical documents to be developed by the PMC shall be in accordance with the sound and established engineering practices, using Indian Codes and Regulations and wherever applicable, International Standards, for the purpose(s) specified, free from defects and suitable for respective uses intended. For this a suitable Indemnity Bond shall be furnished.

10.7 Defect Liability Period

Any defects notices/observed, within a period of **twelve month** from the date of actual date of completion of all works up to the satisfaction of end users and official handling over shall be rectified by the PMC or by its appointed contractor **at its own risk and cost** for which no compensation will be paid.

10.8 Insurance

During the performance of services hereunder, Contractor, at his own cost, shall take out, carry and maintain insurance as applicable form the list below:

- 10.8.1 Workman's compensation insurance, covering all employees of contractor for statutory benefits as set out and required by local law in the area of operation or area in which Contractor may become legally obliged to pay benefits for bodily injury or death.
- 10.8.2 Insurance against fire, theft, damages and loss of all property owned by Contractor at the construction site. Contractors all risk Policy (CAR) Policy.
- 10.8.3 Any other insurance cover which may be required to be taken under the law or on any other account.

10.9 Additional Services

The PMC shall make available, on the IITP's written request, such additional services in addition to those described in this agreement and on such terms and conditions as may be mutually agreed upon between the IITP and the PMC.

10.10 Changes and Additions

The IITP shall have the right to request the PMC in writing to make any changes, modification, and/or additions within the design and broad scope to the PMC's scope of services. The PMC shall on such written requests carry out the consequential work on account of such changes/modifications or addendum etc. without any additional payment from the IITP.

10.11 Assignment

The assignment shall not be transferred or assigned in whole or part by the PMC without prior written approval of the IITP to any person / company.

10.12 Effective Date of Agreement

This agreement shall be deemed to have become **effective from the 10th day of issue** of award letter.

10.13 Co-operation between Parties

The IITP shall nominate an officer to represent it for the purpose of this agreement, and the name, designation, and address of the officer so nominated shall be intimated to the PMC. Similarly, the PMC will nominate and intimate in writing particulars of an officer to represent it. It is, however, understood and agreed to by and between the parties hereto that the parties shall work in close co-operation with each other at all times in order to ensure timely completion of the project.

10.14 Amicable Settlement

In the event of any dispute arises between the parties relating to the services,

meaning or effect of this Contract or any other clause or in respect of the rights and liabilities of the parties or other matters specified therein or with reference to anything arising out of or accidental to this contract or otherwise in relation to the terms, whether during the continuance of this Contract or thereafter, such disputes or differences shall be endeavored to be solved by mutual negotiations.

If, however, such negotiations are in-fructuous, the dispute or difference shall be referred to the Arbitrator appointed by the parties under provisions of the Arbitration and Conciliation Act, 1996.

Any reference to arbitration shall not relieve either party from the due performance of its obligations under this Contract. However, if the nature of disputed matter under arbitration so necessitates, either party may suspend further performance till the arbitration award is declared. The period of non-performance under these circumstances will be added to the already agreed period of completion, without payment of compensation for such delay.

The Arbitration proceedings shall be held at Patna. Any court case arising by any dispute shall be subject to the Patna Court jurisdiction.

10.15 Clearance of site after Completion of work

On completion of the work, the PMC shall ensure that all constructional plants, surplus materials, rubbish and temporary work of every kind will be cleared away/ removed from the site and leave the entire site and works clean and in a workman like condition to the satisfaction of the IITP.

10.16 Incentive and Penalty

In continuation of 10.2, it is reiterated that timely completion of the project is top most priority. On timely completion of the work, as scheduled in the EoI, the PMC may be provided incentive @ **1.5%** of the PMC charges. On the other hand, penalty would be imposed as defined in section 10.2 for any delay beyond the deadline set for completion of the work.

11.0 Payment

11.1 Consultancy Charges

The IITP shall in consideration of the services performed; pay to the PMC, the Consultancy charges as agreed between the parties, which shall also cover all staff cost, associate consultants/sub consultants cost (if any), "printing, "communication, travel, accommodation and any other cost incurred by the PMC in Carrying out the services. The estimate for execution of work will not have any contingency/quality control/consultant fee/survey/geo technical fee/office establishment of PMC/vehicle head. All these heads are included in the Agency Charge of the PMC.

11.2 Construction payment & GST

IITP shall release the bill/amount towards construction cost of the building on the certification & recommendation from the PMC as per government rule. Advance/any other payment shall also be released on certification/recommendation of the PMC.

On production of proof, ITP will reimburse the GST as applicable both for consultancy and construction.

- 11.3 IITP shall reimburse to the PMC all the actual payments against proof made to local statutory authorities/ state/central Government for approvals and also deposits made for power, water and sewer connections and any other charges that may fall outside the defined scope of works.
- 11.4 If, the projects are not completed as per schedule of the period of contract due to any reason. The services of PMC shall be deemed extend till completion of the projects at the same terms & conditions, without prejudice to any other rights of the IITP and without any change in the consultancy charges.

Scope of work: - Construction of Phase-III infrastructure at IIT Patna premises at Bihta with brief specification and form as per the preliminary estimate as attached separately that is part of this EoI document.

Sl. No	Building Name	No of Blocks	Proposed area/block (Sq. Mt.)	Total Area (Sq. Mt.)
1	Boys Hostel – 8 storied	2	28070	56140
2	Girls Hostel – 6 storied	2	6000	12000
3	International Hostel – 3 storied	1	4200	4200
4	Studio Apartment – 6 storied	1	1290	1290
5	B Type Qtrs. – 9 storied	1	5600	5600
6	C Type Qtrs. – 7 storied	1	3232	3232
7	Academic Block – 6 storied	1	10000	10000
8	Tutorial Building – 6 storied	1	11500	11500
9	CET & CRF Building – 4 storied	1	2500	2500
10	Workshop – 1 storied	2	2500	5000
11	Services/Networking/Parks /Roads/Drains/STP/Expansion of substation etc.	As required		
12	Research Park Blocks - 6 storied	2	-----	15000
Total area for proposed construction				126462

LETTER OF TRANSMITTAL

From:

To,
The Director,
Indian Institute of Technology Patna,
Bihta, Patna

Sub: Submission of Bid for Project Management Consultancy Work
for construction and Development of Various Buildings and
Services for IIT Patna.

Sir,

Having examined the details given in bid document for the above work, I / We have submitted the technical & commercial 'Bid' and undertake the followings-

1. I/We hereby certify that all the statements made and information supplied by me is true and correct.
2. I/We hereby agreed with the terms & conditions mentioned in the bid document.
3. I/We have furnished all information and details necessary for this Bidding and have no further pertinent information to supply.
4. I/We authorize IITP or their authorized representatives to approach the Individuals, Employees, firms, Bank etc. to verify our Competence /credentials etc.

(Signature, name and Designation of authorized person with
complete address of Consultancy Agency/ Organization)
(Please affix seal)

U N D E R T A K I N G

I/We have read and examined the bid documents for Selection of the PMC to take up the work as per Bid Conditions, Scope of Work, General Conditions of Agreement, Submission of Bid, Evaluation Criteria and all other contents appended in the Bid Documents and full cognizance taken thereof for arriving at rate tendered, contained herein my/our bid and also declare that the statements made and the information provided in the duly completed two bid offers are true and correct in every detail.

I/We agree to keep the bid open for one hundred eighty (180) days from the date of opening of technical bid and not to make any modifications in its terms and conditions and rates quoted etc.

We understand the responsibility of abiding all Government rules and regulations for carrying out the work on Deposit basis and are responsible for all Technical and Financial Audit.

.I/We hereby declare that I/We shall treat the bid documents, drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived therefrom to any person other than to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the IITP.

(Signature, name and Designation of authorized person with
Complete address of PMC/ Organization)
(Please affix seal)

Date

Signature of Witness: : _____

Name: : _____

Occupation : _____

Address : _____

DETAILS OF SIMILAR PROJECTS COMPLETED
DURING THE LAST 7 YEARS(To Be Considered Of Experience Certificate)

Actual Completed cost of the project.	Rs crore
Name of the project &location	
Name of the Client	
Description of work	
Period of completion in months	

Start Date	
Actual Completion Date	
Remarks on quality by client like excellent/good/satisfactory/poor	
Project Cost as per award	

- Please attach the completion certificate issued by the Client for each of the qualifying project. The project without completion certificate/performance certificate/work execution certificate will not be considered for evaluation.

(Signature, name and Designation of authorized person
with complete address of Consultancy Agency/Organization)
(Please affix seal)

TURNOVER DURING THE LAST THREE YEARS

Sr. No.	F.Y.	Turnover
1	2022-23	
2	2023-24	
3	2024-25	

(Signature, name and Designation of authorized person
with complete address of Consultancy Agency/Organization)
(Please affix seal)

**NUMBER OF KEY TECHNICAL PERSONAL MINIMUM TO BE LOCATED AT
WORK SITE FOR EXECUTING THE WORK**

S. No	Man power	No of key technical personnel likely to be deployed for executing the works of building (Regular Employees only)			
		Graduate Engineer		Diploma Engineers	
		No.	Working Experience (In years)	No.	Working Experience (In years)
1	Team Leader	01	20	01	25
2	Planning Engineer	01	10	01	15-20
3	Construction Engineer				
	a) Civil Engineer	04	05 10	08	15
	b) Electrical Engineer	04	08	04	15
	c) HVAC Engineer	02	05	02	15
	d) Mechanical Engineer	02	05	02	08
	e) Horticulture & Landscape	01		01	08
4	Quality control /Assurance	02	05	02	10
	Total	21		21	

(Signature, name and Designation of authorized person
with complete address of Consultancy Agency/Organization)
(Please affix seal)

DETAILS OF PERSONNEL AVAILABLE WITH THE ORGANIZATION

S. No	Man power strength in the area	No of personnel With the organization
1	Architect/Associate consultant	
2	Design office	
3	Planning Engineer	
4	Tendering Expert	
5	Construction at site	
6	Quality control / Assurance	
7	Finance /Accounts	
	Total	

Note:

- Number of Graduate Engineers & Diploma holder Engineers be given separately

(Signature, name and Designation of authorized person
with complete address of Consultancy Agency/Organization)
(Please affix seal)

COMMERCIAL BID SUBMISSION FORM

Date:

From:

To:
 Director,
 Indian Institute of Technology Patna,
 Bihta Patna. - 801106

Sub: Taking up the work of Construction of Phase III as PMC.

Dear Sir,

In response to bid document for the above work, we hereby quote our Consultancy Charges as under:

Description	Unit	Fee for taking up the work on concept to commissioning basis as Government construction agency/PMC with architectural services (all inclusive) but excluding GST.	
	Percentage	In Figures	In Words
I) Consultancy fee with architectural services all-inclusive but excluding GST for Providing Project Management Consulting Services as per Scope of work.			

(NB: Rate should be quoted as percentage of the estimated cost of the project for Construction of PHASE III for a Preliminary estimated (PE) cost of Rs.644.0 cr.

However, if the tendered cost comes lower than the Preliminary estimated cost then PMC fees will be calculated on the lower value of the Project. If the tendered cost of the works is higher than the PE cost. Even though the lower value of works will be taken for PMC fees calculation.

IMPORTANT: Please note that the consultancy charges will be limited to the quoted price only and no additional fee will be paid on account of escalation or increase in cost due to any other reason except change of scope. (Addition of any new building/increase in capacity).

(Signature, name and Designation of authorized person
 with complete address of GOVERNMENT CONSTRUCTION AGENCY/PMC/
 Organization)
 (Please affix seal)

BANK GURANTEE (EARNEST MONEY)

This deed of Guarantee made this _____ day of _____ 20____ by _____ (*Name of the Bank*) having one office branch at _____ acting through its Manager (hereinafter called the “Bank”) which expression shall wherever the context so requires includes its successors and permitted assigns in favor of Registrar, Indian Institute of Technology Patna which expression shall include its successors and assigns. WHEREAS Registrar, Indian Institute of Technology Patna has invited tender vide their Tender Notice No. _____ Dated _____ to be opened on _____ AND WHEREAS M/s _____ (*Name of Tenderer*) having its office at _____ (hereinafter called the “Tenderer”), has/have in response to aforesaid tender notice offered to supply/ do the job _____ as contained in the tender. AND WHEREAS the Tenderer is required to furnish to Registrar, IIT Patna, a Bank Guarantee for a sum of Rs. _____ (Rupees _____ Only) as Earnest Money for participation in the Tender aforesaid.

AND WHEREAS, we _____ (*Name of the Bank*) have at the request of the tenderer agree to give Registrar, IIT Patna this as hereinafter contained.

NOW, THEREFORE, in consideration of the promises we, the undersigned, hereby covenant that, the aforesaid Tender shall remain open for acceptance by IITP during the period of validity as mentioned in the Tender or any extension thereof as IITP and the Tenderer may subsequently agree and if the Tenderer for any reason back out, whether expressly or impliedly, from his said Tender during the period of its validity or any extension thereof as aforesaid or fail to furnish Bank Guarantee for performance (If any) as per terms of the aforesaid Tender, we hereby undertake to pay IITP, on demand without demur to the extent of Rs. _____ (Rupees _____ Only).

We further agree as follows:-

01. That IIT Patna may without affecting this guarantee extend the period of validity of the said Tender or grant other indulgence to or negotiate further with the Tenderer in regard to the conditions contained in the said tender or thereby modify these conditions or add thereto any further conditions as may be mutually agreed to in between IITP and the Tenderer AND the said Bank shall not be released from its liability under these presents by an exercise by IITP of its liberty with reference to

the matters aforesaid or by reason of time being given to the Tenderer or any other forbearance, act or omission on the part of the IITP or any indulgence by IITP to the said Tenderer or any other matter or thing whatsoever.

02. The Bank hereby waive all rights at any time in consistent with the terms of this Guarantee and the obligations of the Bank in terms thereof shall not be otherwise affected or suspended by reason of any dispute or dispute having been raised by the Tenderer (whether or not pending before any arbitrator, tribunal or court) or any denial of liability by the Tenderer stopping or preventing or purporting to stop or prevent any payment by the Bank to IITP in terms thereof.
03. We the said Bank, lastly undertake not to revoke this Guarantee during its currency except with the previous consent of IITP in writing and agree that any change in the constitution, winding up, dissolution or insolvency of the Tenderer, the said Bank shall not be discharged from their liability.

NOTWITHSTANDING anything contained above, the liability of the Bank in respect of this Guarantee is restricted to the said sum of Rs. _____ (Rupees _____ Only) and this Guarantee shall remain in force till _____ unless a claim under this guarantee is filed with the bank within 30 (thirty) days from this date or the extended date, as the case may be i.e. upto _____ all rights under this Guarantee shall lapse and the Bank be discharged from all liabilities hereunder.

In witness whereof the Bank has subscribed and set its name and seal hereunder.

Marking System

Technical Evaluation Parameters are as given under (Technical Stage-I)

SN	Parameter	Evaluation Criteria			Remark
A.	Financial Capability	Max. 15 Marks			Marks
(i)	Average Annual Turnover for last three financial years 2022-23, 2023-24, 2024-25	Max.5 marks i) Upto 500 Cr. ii) > Rs.600-Rs.1000 Cr: iii) Above Rs.1000Cr:	3 4 5		
(ii)	Average Annual Profit before tax (PBT) in last three financial years 2022-23, 2023-24, 2024-25	Max. 5 marks i) Between Rs.25-Rs.40 Cr: ii) Between Rs.40-Rs.50 Cr: iii) ii) Between Rs.51-Rs.100 Cr: iv)	2 3 5		
(iii)	Net worth as on 31 March of previous Financial Year 2024-25, 23-24	Max.5 marks i) Above Rs.450 Cr: ii) ii) Between Rs.300-Rs.440 Cr: 3 marks iii) iii) Between Rs.150- Rs.200 Cr: 2 marks	5 4 3		
B.	Technical Manpower (Presence of in-house professionally qualified staff on the payroll of the PSUs in indicated categories Employee	Max. 20Marks			
	Minimum Qualification: Bachelor's Degree in Engineering	a) Civil Engineers (Max 10Marks)	100-150 Nos >151-300 Nos >300Nos	08 09 10	20
		b) Electrical Engineers (Max 04 Marks	5 Nos 5-10 Nos. >10 Nos.	1 02 04	
		c) Architects (Max 04 Marks)	Upto 05 Nos 06-10 Nos. >10 Nos.	1 02 04	
		d) Mechanical/Electronics engineers (Max	> 50-100 > 100	01 02	

		02 Marks)	Otherwise 0		
C	Past Experience of the PSU	Max. 20 Marks			
i)	Experience of similar nature of works during last Seven years; Projects successfully completed	Max. 10 marks i) 05 Marks (50% marks) for minimum eligibility criteria. As per clause 4.1(iii) ii) 10 marks (100% marks) for twice or more than the minimum eligibility criteria or more. As per clause 4.1(iii)			05 10
ii)	Navratna and above Schedule I Mini Ratna Schedule II-Mini Ratna as per Department of Public enterprises, copy to be attached	Max. 05 Marks i) 05 Marks for (Navratna and above) ii) 03 Marks for (Schedule I Mini Ratna) iii) 02 Marks for (Schedule II Mini Ratna)			05 03 02
	No. of years in the relevant operational area (Construction and other allied works)	Max. 5Marks. i) 5 Marks for more than 40 years ii) 03 Marks for experience between 31 to 39 years iii) 02 Marks for experience between10 to 30 years			05 03 02
D	Performance on works (Quality of Project work mentioned in eligibility criteria	Max. 10Marks			
	1. Excellent				10
	2. Very Good				09
	3. Good				08
	4. Fair/ Satisfactory				05
	5. Poor				0
	If bidders having Performance certificate rated in different categories than the maximum performance grade will only be considered				
E.	Presentation before Technical Evaluation Committee on the following Criteria: Max Marks 35				
Sl No	Criterion	Maximum Max.	Objective Criteria for Marking		

		Marks		
1.	Organizational Structure & Setup	2	Clear Detailed project-specific org chart, key roles defined	
2.	Understanding of Project & Concept Design	5	5: Comprehensive understanding with project-specific solutions.	
			3-4: Moderate understanding with project-specific solutions.	
			1-2: Superficial understanding with project-specific solutions.	
			0: No Understanding demonstrated	
3.	Execution Methodology & Details	5	5: Detailed, logical, stepwise methodology aligned with project goals	
			3-4: Good methodology, aligned with project goals	
			1-2: Partial understanding, unclear steps	
			0: No methodology or plan	
4.	Staffing Schedule & Manpower Deployment	3	3: Appropriate, well-structured staffing with resumes.	
			1: Insufficient or generic manning.	
			0: No staffing plan	
5.	Key Performance Indicators (KPIs), like-(Project Schedule adherence, Cost Control, Quality Metrics, Safety Performance, Document Management, Stakeholder Communication) Reporting and Recording Systems	3	3: KPIs clearly defined, reporting system proven	
			2: KPIs defined but reporting weak or generic	
			1: KPIs mentioned but	

			unclear or not applicable	
			0: No KPIs or reporting system	
6.	Quality Management Plan related to past Projects like ISOs etc.	3	3: Documentations of quality plan with past audit reports	
			1-2: Partial quality system with certificate from clients/owners (Good-01, Very Good-02 & excellent-03)	
			0: No quality plan	
7.	Strengths & Weakness of Organization in PMC	2	2: Candid, Certificate supported strengths and weakness analysis	
			1: Partial or generic statements	
			0: No analysis	
8.	Schematic drawings & execution plan of Qualifying Projects	3	3: Detailed past projects with Innovative conceptual approach	
			2: Incomplete details or unclear Concept.	
			0: No relevant projects	
10.	Net Zero Certification /Carbon Credit Initiatives/Green Building, GRIHA 4 star rated/IGBC Gold rated completed building.	4	4: Active initiatives with certification /proof	
			2: Commitment without certification	
			0: No mention	
11.	Experience of Providing PMC in 5 star rating Project	5	Govt./education Campus with GRIHA 5 star rating.	
	Note: Evaluation shall be based on evidence-backed, measurable responses to each criterion as detailed above. For each evaluation parameter, marks will be awarded strictly on the quality and completeness of documentary and presentation support, as per committee consensus. Claims must be substantiated with relevant documents and examples where applicable."			

The bidders having equal and more than **70% marks** shall be eligible for Price bid opening. *A draft scoring as per above may also be submitted by the bidder enclosing with necessary documents in support of parameters.*

- a) The Technical Evaluation shall be carried out **based on the signed documents submitted by the bidder** for technical bid. (No further clarification/additional document shall be entertained/obtained by the TEC after closing date of the Tender.
- b) The evaluated Bid will be given a Technical Score (TS). The minimum technical score required to qualify technical evaluation (Stage-I) is **70%**. A bid will be considered unsuitable and will be rejected at this stage if it fails to achieve the minimum technical score. IITP will notify bidders who fail to score the minimum technical score, and the Financial Bids of such failed bidders will not be opened.
- c) Owner **will notify the bidders** who secure the minimum qualifying technical score, indicating the date and time set for opening of the Financial Bids. The notification will be displayed on the IITP website and will be sent by the electronic mail on the email-id provided by the bidder.

5.2 Opening and Evaluation of Financial Bid: The Financial Bids will be opened only of those bidders who secure **70% marks** and above in technical bid (Stage-1) and each is termed as **Technically Qualified Bidder (TQB)**. The cost indicated in the Financial Bid shall be deemed as final and reflecting the total cost of services and should be stated in percentage (%) only on estimated project cost of more than Rs.600 crores. The financial bid is excluding GST as applicable.

5.3 Award of contract: Final Award of Work is based on a composite Score (CS), combining technical score (70% weight) and financial score (30% weight). The financial score is normalized against the lowest financial bid as detailed below:

- a) **70 % weightage** will be considered for Normalization of Technical Score (TS) obtained in the Technical bid (stage-1).
- b) **30 % weightage** will be considered for Normalization of the price quoted by the bidders in the financial bid, this will be termed as Financial Score (FS). Financial score of the proposals will be determined using the following formula:

FS= 100 x (FL/F) Where, "FS" is the financial score of an applicant (bidder), "FL" is the lowest Financial Proposal among all TQB sand "F" is the financial proposal of the particular applicant (bidder).

- c) For the purpose of calculation of Composite Score (CS) for each bidder, the weightage shall be 70% for the Technical Score (TS) and 30% for financial score (FS) of the respective applicants. The Composite Score shall be calculated using the following formula: **$CS=0.70 \times TS+0.30 \times FS$** .
- d) The TQBs will be ranked accordingly to their Composite Scores and will be listed in the order of merit as H1, H2 and H3 and so on. **The top scorer bidder (H1) shall be eligible for the award of the work as PMC.** In case, if the H1 bidder declines the contract/fails to take up the work, TEC may consider the other TQBs in order of merit. In case the composite scores of two or more PSU's have the same score in final ranking, the PSU with highest technical score will be ranked first.
- e) Even though a bidder may satisfy the above requirements, the bidder would be liable to disqualification if it has:
 - i. Made misleading or false representation or deliberately suppressing the information in the forms, statements and enclosures required in the pre-qualification document.
 - ii. Record of poor performance such as abandoning work, not properly completing failures/weaknesses etc.
 - iii. Empanelment of the PSUs shall be subject to thorough verification of their credential and inspection of similar works carried out/in progress by them, through a Technical Committee constituted by Indian Institute of Technology Patna, if required.
 - iv. The decision of the TEC shall be final and binding on all the bidders in all respect.
 - v. The decision of the Institute authorities shall be final and binding on all in all respect. The IITP (Institute) shall issue letter of intent to selected PMC and ask the PMC to provide performance security in prescribed time. If, PMC fails to submit the performance security or sign the contract agreement within prescribed time period Institute may issue the letter of intent to the second highest ranking bidder.

PERFORMANCE GUARANTEE

BANK GUARANTEE BOND

1.

In consideration of the Registrar, IIT Patna (Indian Institute of Technology Patna) having agreed under the terms and conditions of agreement No. -----dated----- made between ----- and ----- (hereinafter called 'the Project Management Consultant (PMC)')----- for the service ----- (hereinafter called 'the said agreement') having agreed to production of a irrevocable Bank Guarantee for ----- (Rupees----- only) as a security/guarantee from the PMC for compliance of his obligations in accordance with the terms and conditions in the said agreement, we ----- (hereinafter referred to as 'the Bank') hereby undertake to -----pay to the (Indicate the name of the Bank) Indian Institute of Technology, Patna/Government an amount not exceeding----- only) on demand by the Indian Institute of Technology Patna/Government.

2. We----- do hereby undertake to pay the amounts due and payable (Indicate the name of the Bank) under this Guarantee without any demure, merely on a demand from the Registrar, IIT Patna (Indian Institute of Technology Patna) stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding----- (Rupees----- only).

3. We, the said bank further undertake to pay to the Registrar, IIT Patna any money so demanded notwithstanding any dispute or disputes raised by the PMC in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal.

The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the PMC shall have no claim against us for making such payment.

4. We -----further agree that the guarantee herein contained shall (Indicate the name of the Bank) remain in full force and effect during the period that would be taken for performance of the said agreement and that it shall continue to be enforceable till all the dues of the Indian Institute of Technology

Patna/Government under or by virtue of the said agreement have been-fully paid and its claims satisfied or discharged or till Engineer-in-charge on behalf of the IIT Patna certified that the terms and-conditions of the said agreement have been fully and properly carried out by the said PMC and accordingly discharges this guarantee

5. We -----further agree with the Registrar, IIT Patna that the IIT (Indicate the name of the Bank) shall have the fullest liberty without our consent Patna and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said PMC from time to time or to postpone for any time or from time to time any of the powers exercisable by the Indian Institute of Technology Patna/government against the said PMC and to forebear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said PMC or for any forbearance, act of omission on the part of the government or any indulgence by the Registrar, IIT Patna to the said PMC or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. This guarantee will not be discharged due to the change in the constitution of the Bank or the PMC.
7. We----- lastly undertake not to revoke this guarantee except with (Indicate the name of the Bank) the previous consent of the Registrar, IIT Patna in writing.
8. This guarantee shall be valid up to----- unless extended on demand by Registrar, IIT Patna. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to -----(----- only).
Dated the -----day of -----for-----
----- (Indicate the name of the Bank)

Annexure -L**Payment Schedule for PMC****Job:- Construction of Phase-III Buildings and allied works at IIT Patna.**

Sl. No.	Work Stage	Percentage of PMC Fees	Remarks
1.	On approval of Architectural concept Plan of the Buildings and Preliminary Cost estimate by IITP	10% of PMC Fees	
2.	On preparation and submission of tender documents and detail estimates.	5% of PMC Fees	
3.	On award of works to contractor and start of onsite office with Manpower	10% of PMC Fees	
4.	On preparation and submission of Working Drawings	10% of PMC Fees	
5.	Installments during execution of the Project (Prorate basis).	60% of PMC Fees	
6.	On completion of defect liability, submission of as built drawings, project closing report	5% of PMC Fees	

No separate security deposit shall be deducted beyond above.

**AWALENDRA
KUMAR THAKUR**

Registrar

कुलसचिव
Registrar

भारतीय प्रौद्योगिकी संस्थान पटना
Indian Institute of Technology Patna
बिहटा-८०११०६
Bihta-801106

Digitally signed by AWALENDRA KUMAR THAKUR
DN: cn=, postalCode=801106, o=BIHAR, ou=INDIAN INSTITUTE OF
TECHNOLOGY AMHARA ADMINISTRATIVE BUILDING KANPIA ROAD
BIHITA BIHAR, INPATNA, cn=IIT PATNA, ou=INDIAN INSTITUTE OF
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principalName=2386b0d090cc45a5f6d62d4f376c5,
23420e4e42d0a02f7662b0f0c880c3241837e05325b401105
891770e086735c, email=REGISTRAR@IITPATNA, cn=AWALENDRA
KUMAR THAKUR
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