

Bid Document

For

Project Management Consultancy Services for
Construction of New Integrated Terminal Building and Allied Works
i/c Extension of Apron at Srinagar Airport

(TENDER ID: 2026_AAI_274616_1)



**AIRPORTS AUTHORITY OF INDIA
ENGINEERING WING
RAJIV GANDHI BHAWAN
SAFDARJUNG AIRPORT
NEW DELHI - 110 003**

AIRPORTS AUTHORITY OF INDIA
DEPARTMENT OF ENGINEERING

Name of Work: Project Management Consultancy Services for Construction of New Integrated Terminal Building and Allied Works i/c Extension of Apron at Srinagar Airport.

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CERTIFIED THAT, THIS TENDER DOCUMENT CONTAINS PAGES FROM 1 TO 181
SERIALLY NUMBERED

BID MANAGER
Senior Manager (Engg. -Civil), AAI
O/o Executive Director (Engg.) -NR
CHQ, Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003

NOTICE INVITING e-TENDER (2 BOT – 2 Envelope Open Tender)

(Tender ID: 2026_AAI_274616_1)

1. Item rate e-tenders are invited through the Government e-tendering portal, Government eMarketplace- Central Public Procurement Portal (“**CPP Portal**”), by Senior Manager (Engg. -Civil) (Bid Manager), Airports Authority of India (“**AAI**”), O/o Executive Director (Engg.) -NR, Corporate Head Quarters, B Block, Third Floor, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003, on behalf of Chairman, AAI, from eligible project management consultants (PMCs), for the work of “**Project Management Consultancy Services for Construction of New Integrated Terminal Building and Allied Works i/c Extension of Apron at Srinagar Airport**” at a Ball park estimated project cost of **Rs. 937.92 Cr. (excluding GST)** with completion period of **61 months (07 months for pre award activities till award of EPC execution contract & 30 months for supervision of works during execution stage** including project monitoring, quality control, day to day supervision, billing, co-ordination and clarifications during performance of the contract as per site requirement and thereafter **24 months** for Defects liability period).
2. **The Tender Document**
 - 2.1. All Bidders must read the complete ‘Tender Document’:

This NIT is an integral part of the Tender Document and serves a limited purpose of invitation and does not purport to contain all relevant details for submission of bids. Bidders must go through the complete Tender Document for details before submission of their Bids.
 - 2.2. **Availability of the Tender Document:** The Tender Document may be downloaded from the CPP Portal having URL address **<https://etenders.gov.in/eprocure/app>** or **www.aai.aero**. The Tender Document shall be available for download after the Bid Document Download/Sale Start Date till the Bid Submission End Date. The cost of the Tender Document shall be as per the Critical Date Sheet below. Any query/clarification regarding downloading the Tender Document and uploading Bids on the CPP Portal may be addressed through the “Seek Clarification” option on the CPP Portal. No other means of communication in this regard shall be entertained.
 - 2.3. Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).

3. All prospective Bidders are advised to get themselves registered at CPP Portal, obtain 'Login ID' & 'Password' and go through the instructions available in the Home Page after logging in to the CPP Portal (<https://etenders.gov.in/eprocure/app> or www.aai.aero). The Bidders should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days' time. The Bidder may also take guidance from AAI Help Desk Support through the path https://aai.aero/sites/default/files/tender/Annexure_I_ContactUs.pdf:

- (i) For any technical-related queries please call the Helpdesk. The 24 x 7 Help Desk details are as below: -

Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787,

E-mail: support-eproc@nic.in

Bidders are requested to mention the URL of the CPP Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, Bidders are requested to follow the instruction given in **"Guidelines to Bidders"** and get their computer system configured according to the recommended settings, as specified in the CPP Portal at **"System Settings for CPPP"**.

- (ii) For any further technical assistance with regard to functioning of the CPP Portal the Bidder may contact the following AAI Help Desk numbers on all working days:

S. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings
1.	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950 Ext. 3512	0800-2000 Hrs. (MON-SAT)
2.	JE (IT)	After 4 Hrs. of Issue	etendersupport@aai.aero or vaibhav_g@aai.aero	011-24632950 Ext. 3523	0930-1800 Hrs.(MON – FRI)
3.	Sr. Manager (IT)	After 12 Hrs.	shripatim@aai.aero	011-24632950 Ext. 3509	0930-1800 Hrs.(MON – FRI)
4.	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	011-24632950 Ext. 3506	0930-1800 Hrs.(MON – FRI)
5.	General Manager (IT)	After 03 Days.	gmit@aai.aero	011-24657900	0930-1800 Hrs. (MON –FRI)

The help desk services shall remain closed on all Govt. Gazetted Holidays.

4. No foreign firm is eligible for participating in the tender.
5. If an Indian company/firm claims the experience in specific field on the basis of experience of his foreign principals, the same can be considered, subject to submitting documentary evidence to prove that Indian company/ Firm is indeed a 100% subsidiary or branch of a foreign company. They should produce balance sheet showing equity holdings or certificate by the company Chartered accountants/auditors showing equity holding patterns between the Foreign principal company and its Indian subsidiary / branch or a certificate by the Foreign principal company that the Indian company is their wholly owned subsidiary (which should be duly notarized) and the Indian subsidiary company/ branch may be allowed to participate in the AAI tenders. The foreign principal undertake responsibility on behalf of bidder for completion of this work as per **Annexure - 22**.

Assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or sub-consultants.

6. A non-refundable **tender processing fee of Rs. 5,900/- (i/c GST)** shall be paid online on the CPP Portal.
7. **EMD: Earnest Money Deposit (EMD) of Rs 1.24 Crore** (3% of estimated PMC Fees i.e., Rs. 41.07 Crore) will be required to be paid online on CPP Portal.

OR

EMD may be submitted in the form of Insurance Surety Bonds as per **Annexure-1(B)** or Bank Guarantee (including e- Bank Guarantee) as per **Annexure-1(C)**, from any of the Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative /Regional Rural Banks).

The bank details for submission of EMD in the form of Bank Guarantee (PBG/BG-SD/FBG) are as follows:

CORPORATE NAME	:	AIRPORTS AUTHORITY OF INDIA
BANK NAME	:	ICICI BANK
IFSC CODE	:	ICIC0000007
BG ADVISING MESSAGE	:	IFN760COV (BG ISSUE) IFN767COV (BG AMENDMENT)
UNIQUE IDENTIFIER CODE	:	AAICORHQ

(7037)		
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Note: If the EMD is in the form of a Bank Guarantee/ Insurance Surety Bond, the same shall be valid till a period of twelve (12) months after the last date of submission of Bid.

8. **Special Provisions for Micro and Small Enterprises (MSEs):** MSEs registered with District Industries Centers/ Khadi and Village Industries Commission/ Khadi and Village Industries Board/Coir Board/ National Small Industries Corporation/ Directorate of Handicraft and Handloom/ ‘Udyog Aadhaar’ – The Online Portal of MSME/ Any other body specified by Ministry of MSME are exempted from the payment of tender fee and EMD for this tender.
9. **Bid Schedule and Data Sheet:** The tendering process shall be conducted as per the schedule given in the Critical Date Sheet as under:

CRITICAL DATA SHEET

1.	Ball park Estimated Cost of the Project	:	Rs. 937.92 Cr. (excluding GST)
2.	Earnest Money Deposit (EMD)	:	Rs. 1.24 Cr.
3.	Time Period	:	61 months (07 months for pre award activities till award of EPC execution contract & 30 months for supervision of works during execution stage including project monitoring, quality control, day to day supervision, billing, co-ordination and clarifications during performance of the contract including site visits by PMC as per site requirement and thereafter 24 months for Defects liability period).
4.	Cost of Tender Document	:	Rs. 5,900/-(i/c GST) non refundable
5.	Minimum Technical Score	:	75 out of 100 (Refer Clause 4 of TECHNICAL EVALUATION CRITERIA / MARKING SCHEME)

6.	Selection of PMCs	:	Quality and Cost Based Selection (QCBS) method (80:20)
7.	Weightage to be applied to the Technical and Financial Proposal Score	:	The weightage to be applied to the technical score (Wt): 0.80 (or 80%) and The weightage to be applied to the financial score (Wf) : 0.20 (or 20%)
8.	Published Date	:	08.05.2026 at 1700 Hrs
9.	Bid Document Download/ Sale Start Date	:	08.05.2026 at 1700 Hrs
10.	Clarification start date	:	08.05.2026 at 1700 Hrs
11.	Clarification end date	:	25.05.2026 at 1700 Hrs
12.	Pre-Bid Meeting and Site visit	:	Date and time: 20.05.2026 at 1000 Hrs Venue: O/o APD-Srinagar, Srinagar Airport. (Any change in date and time shall be communicated in due course of time)
13.	Bid submission Start Date	:	08.05.2026 at 1700 Hrs
14.	Bid submission End Date	:	08.06.2026 at 1700 Hrs
15.	Last date and time of submission of Original Insurance Surety Bond/ BG against EMD, if not paid online on CPP Portal	:	11.06.2026 at 1700 Hrs
16.	Bid Opening Date (Envelope-I)	:	12.06.2026 at 1700 Hrs
17.	Date of opening of Financial Bids (Envelope-II)	:	To be intimated later

Note: If the bidder has any query related to the Tender Document of the work, they should use 'Seek Clarification' on CPP Portal to seek clarifications. No other means of communication in this regard shall be entertained.

10. The bid shall be submitted in two envelopes as below:

10.1. **Envelope-I (Pre-qualification Bid)** – The Pre-qualification Bid shall include the scanned copies of original and duly signed and/or digitally signed copies of the following documents in pdf format (the pdf document should not be password protected):

- (a) Online receipt of Tender Fees
- (b) Where EMD is paid through the CPP Portal, the details of the same shall be submitted as per the format provided at **Annexure 1(A)**.
- (c) If EMD not paid online on CPP portal, signed and scanned copy of Insurance Surety Bond as per **Annexure-1(B)** / BG as per **Annexure-1(C)** with copy of the SFMS (Structured Financial Messaging System) BG confirmation message sent by the BG issuing bank to ICICI bank as per **Annexure-1(D)**, along with letter of undertaking, as per format provided at **Annexure-1(E)**.
- (d) Signed and scanned copy of incorporation / registration under the extant laws of India.
- (e) Signed and scanned copy of registration of GSTIN and PAN certificate issued by the concerned authority / government as applicable to the subject services.
- (f) Signed and scanned copy of duly filled PQ Performa, as per format provided under **Annexure-A**, which shall be accompanied by the following forms, duly filled and signed:
 - I. Form provided at **FORMAT-I under Annexure A**, duly filled, providing information about work experience in terms of the eligibility criteria set out under this Tender Document, along with relevant documentary evidence needed to establish the Bidder's qualifications;
 - II. Signed and scanned copy of duly filled Form provided at **FORMAT-II under Annexure A**, providing information about team composition;
 - III. Form provided at **FORMAT-III under Annexure A**, duly filled, providing the curriculum vitae of full time Key Personnel Staff along with the undertaking;
- (g) Duly signed letter on the letterhead of the Bidder accepting the terms of the Tender Document, as per format provided under **Annexure-2**.
- (h) Duly signed Undertaking on the letterhead of the Bidder for GST Registration, as per format provided under **Annexure-3**.
- (i) Duly signed Undertaking on the letterhead of the Bidder regarding debarment / blacklisting, as per format provided under **Annexure-4**.

- (j) Details of similar works successfully completed during the last 7 (seven) years ending last day of month previous to the one in which the tenders are invited. i.e., **30.04.2026** as per format at **Annexure-5**.
- (k) Financial details as per format provided at **Annexure-6**, along with supporting documents.
- (l) Duly signed copy of Certificate of Net Worth issued by a Chartered Accountant, as per format provided at **Annexure-7**.
- (m) Duly signed Declaration for compliance of Order on Restriction under Rule 144 (XI) of the General Financial Rules (GFRS) 2017, as per format provided under **Annexure-8**.
- (n) Duly signed Integrity Pact, as per format provided under **Annexure-9**.
- (o) Letter to bank requesting transmission of Bank Guarantee Cover message, as per format provided at **Annexure-1(D)**.
- (p) Duly signed and scanned copy a declaration as per **Annexure-10**
- (q) Duly signed and scanned copy a declaration as per **Annexure-11** under the officials Secret Act 1923, for maintaining secrecy of the Tender Document, drawings or other records connected with the work given to them.
- (r) Duly signed and scanned copy a declaration as per **Annexure-12**, regarding undertaking for conflict of interest.
- (s) Duly signed and scanned copy a undertaking as per **Annexure-13, Annexure-14, Annexure-23 and Annexure-24**.
- (t) Duly filled Technical Bid submission form provided under **Annexure-15**, to serve as a covering letter.
- (u) Scanned copy of Authorization Letter / Power of Attorney issued in favour of the authorized representative of the Bidder signing the Bid.
- (v) Scanned copy of form of Undertaking from parent company as per **Annexure – 22** (if applicable)

Note: Bidder shall not propose alternative Key Personnel. Only one CV shall be submitted for each Key Expert position. Failure to comply with this requirement shall make the Proposal non-responsive.

Qualifying Requirements: The Bidder should meet the following eligibility criteria:

A. Must be:

- (i) A legal entity incorporated/registered under the extant laws of India (a consulting company/LLP/Partnership firm/Society registered under applicable laws/public entity (including Government owned enterprise or institution).

- (ii) The Bidder shall be registered or incorporated for more than 05 years prior to the deadline for submission of Bid.
- (iii) A consultancy services provider with valid registration regarding GSTIN, PAN issued by the concerned authority/government as applicable to the subject services.

B. Must not:

- (i) be insolvent, in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any of the aforesaid reasons.
- (ii) stand declared ineligible/blacklisted/ banned/debarred by AAI from participating in the tender process.
- (iii) stand declared ineligible/suspended/blacklisted/banned/debarred by appropriate agencies of the Government of India from participation in procurement processes.

C. The bidder must not have a conflict of interest (as defined in Instruction to bidders), which will substantially affect fair competition. No attempt shall be made to induce any other PMC to submit a Bid to restrict competition.

D. Past Technical Experience:

The bidder should have satisfactory completed or substantially completed consultancy including concept planning, preparation of Detailed Architectural Drawings / Conceptual design, Preliminary/ detailed design, Preparation of tender document & Project supervision / Management during execution of Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Shopping Malls / Underground metro stations / Multi-Specialty Hospitals / IT Parks along with associated works (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC.) with total project costing one work not less than **Rs. 750.34 Crores** or two works not less than **Rs. 468.96 Crores** or three works not less than **Rs. 375.17 Crores** during the last seven (07) years ending **previous to the month in which tender is called i.e., 30.04.2026**. Infrastructure pertaining to utility network projects such as water and sewerage systems, power transmission, telecommunications, gas pipelines, and all rail network components (including rolling stock and electrification) are not eligible.

All above mentioned cost are exclusive of GST.

Bidder may submit their experience credential in two parts independently as below:

Part A - satisfactory completed consultancy including concept planning, preparation of Detailed Architectural Drawings / Conceptual design, Preliminary/ detailed design, Preparation of tender document.

Part B - satisfactory completed or substantially completed consultancy for Project supervision / Management during execution.

The experience required for **Part A** and **Part B** does not need to come from the same project. However, it must relate to the same or similar nature of work as defined in Clause D above and must be demonstrated by the same entity.

Note:

1. *In case of Experience Certificates of works completed pre-GST era, the completion amount will be divided by 1.12 (to exclude pre-GST taxes) to make it at par with experience certificates of post GST era but excluding GST.*
2. *Experience of any Joint Venture partner shall be considered for determining eligibility. The completion value shall be restricted to the respective shareholding/economic interest in the Joint Venture.*
3. *“Substantially completed works” means an ongoing work in which payment equal to or more than 90% of the present contract value of execution contract has been made to the executing agency in that ongoing contract, and the work or a major part of it is in a usable condition for its intended purpose. No proceedings for termination on account of the Consultant default should be pending in such cases. The Engineer-in-Charge or the Employer shall issue a certificate of substantial completion containing two parts. Part - I shall contain both the financial value of the work executed and certified for payment as a percentage of total current contract value both for contractor and consultant, and Part-II shall contain ‘certificate of functional completion of the Execution Contract or a major part of it’. To remain valid for prequalification or tender evaluation, such certificates should have been issued within sixty days prior to the date of invitation of the tender.*

The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-I/ Pre-qualification bid).

The experience certificate received from clients should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. **Bidders showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**

Note:

- i) In case the project cost is given in foreign currency, the same shall be converted in INR by adopting conversion rate (T. T. Selling) applicable at the time of completion of the work. Further project cost shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-I/ Pre-qualification bid).
- ii) Client certificate showing experience in abroad should have authentication by Indian Embassy based in that Country or by Embassy of certificate issuing country in India or apostilled (provided certificate issuing country is a member of Hague Convention).

E. Financial Capacity:

- i) Should have Average Annual Financial Turnover of **₹ 14.54 Crores (including GST)** in Consultancy work during last three financial years ending on **31.03.2025**. The Financial Information should be submitted in the given format –**Annexure-6**.

Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.

- ii) The tenderer should have a minimum net worth of **₹ 6.17 Crores (excluding GST)**, as on financial year ending on **31.03.2025** and to be issued by certified Chartered Accountant. The Certificate should be submitted in the given format- **Annexure-7**.

- F.** Scanned copy of the Bank Guarantee as per **Annexure-1(C)** / Insurance Surety Bond as per **Annexure-1(B)**, along with copy of SFMS (Structured Financial Messaging System) for Bank Guarantee and confirmation message received from the Bank Guarantee issuing bank to ICICI Bank, shall be uploaded on the CPP Portal, along with the Bid which shall

be verified at the time of bid opening. The original Bank Guarantee / Insurance Surety Bond shall be submitted to Bid Manager, Airports Authority of India, O/o Executive Director (Engg.)-NR, Corporate Head Quarters, B Block, Third Floor, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003 on or before as per date mentioned in critical data sheet.

Bids without tender processing fee, EMD or MSME Certificate shall be summarily rejected. Where the bidder is a MSME and is exempted from furnishing EMD as per Government policies and guidelines, valid supporting documents/exemption certificate shall be submitted for the relevant category.

AAI shall not be responsible for any delayed receipt of EMD caused by postal authorities / courier services and loss in transit.

Note: wherever specified in this Tender Document, originals or self-certified copies of originals shall also be required to be physically submitted as per instruction contained herein. No price details should be given or hinted at in the Technical Bid.

10.2. Envelope-II (Financial Bid)

The Financial Bid shall be submitted online through the CPP Portal and all rates shall be quoted in the format provided and no other format shall be acceptable. If the price bid is required to be submitted in a standard BOQ format provided on the CPP Portal, then the same shall be downloaded, filled by all Bidders and thereafter uploaded on the CPP Portal. The Bidders are required to download the BOQ file, open it and fill the blue 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 on the CPP Portal, without changing the filename. If the BOQ file is found to be modified by the Bidder, the Bid shall be rejected.

11. Bids opening Process:

Envelope- I (Technical Bid)

Envelope -I containing documents shall be opened on date and time mentioned in CRITICAL DATA SHEET. If any clarification is needed from the Bidder about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP Portal, if required. The Bidder shall upload the requisite

clarification/documents within time specified by AAI, failing which it shall be presumed that the Bidder does not have anything to submit and bid shall be evaluated accordingly. The intimation regarding acceptance/rejection of their bids will be intimated to the Bidders through CPP portal.

Envelope-II (Financial Bid):

The Financial Bid of the Bidders found to be meeting the pre-qualification and technical criteria shall be opened on date & time mentioned in CRITICAL DATA SHEET. **(In case the date and time for opening of the Financial Bid is required to be changed, the same shall be intimated through CPP Portal).**

12. **Bid Validity:** The Bid shall remain open for acceptance for a period of **180 (One Hundred Eighty)** days from the date of opening of financial bid. For opening of financial bids, if any Bidder withdraws their Bid before the said period or makes any modifications in the terms and conditions of the bid then AAI shall without prejudice to any other right or remedy, be at liberty to initiate action for forfeiture of EMD, in addition to any other appropriate / legal action. The Bidder shall be responsible for all costs associated with the preparation of their bids and their participation in the selection process including subsequent negotiation with AAI. AAI will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the selection process.

13. **Refund of Earnest Money Deposit (EMD)**

Unless otherwise forfeited in terms of this Tender Document, the EMD deposited by all bidders except the successful bidder shall be returned within one week from the date of opening of the financial bid. The EMD of the successful bidder shall be returned on receipt of Performance Security.

14. **Forfeiture of EMD**

EMD shall be forfeited if the Bidder breaches any of the following obligation(s) under the Tender Document:

- 14.1. If the Bidder withdraws its bid during the period of bid validity specified by the Bidder in the Bid Form; or
- 14.2. In case the Bidder does not withdraw the deviations proposed by him, if any, at the cost of withdrawal stated by him in the bid and/or accept the withdrawals/rectifications pursuant to the

declaration/confirmation made by him; or

14.3. In the case of a successful Bidder, if the Bidder fails or refuses within the specified time limit

- a) To execute the Contract Agreement, or
- b) To furnish the required performance security/guarantee within the prescribed time.
- c) The proceeds of Surety Bond (EMD) shall be payable to Owner in case of breach of any of the terms and conditions of the tender by the bidder.

15. Evaluation of Bids

15.1. General norms

- (a) The evaluation shall be based on scrutinizing and examining all relevant data and details submitted by the Bidder in its bid. Evaluation of the bids shall be based only on the criteria/conditions included in the Tender Document.

15.2. Clarification of Bids and shortfall documents

- i) If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.
- ii) The query shall be requested as per format appended below:

Sr. No.	Tender Page No.	Clause No. and Provision	Query Raised	Clarification / Reply
1.				
2.				

- iii) Request for clarification/deficient documents from the bidder can be asked through CPP PORTAL only once. A system generated SMS alert will be sent to the bidder when clarifications/ deficient documents are called through the system. In such a case, no separate communication will be sent in this regard. Non-receipt of SMS will not be accepted as a reason of non-submission of deficient documents or confirmatory documents within prescribed time limit. The date and time of submission of deficient documents cannot be extended. In case, bidder fails to submit the deficient documents or confirmatory documents within prescribed time the bid shall be summarily rejected without any further correspondence.
- iv) Bidders may ensure that all the pages of the documents mentioned in prequalification proforma must be signed & stamped by authorised signatory and serially numbered. In

case, it is found that bidder has not complied with the same, the documents shall be deemed to be signed and stamped as this is a digitally signed e-tender.

- v) The information to be furnished and the documents to be enclosed shall be as per prequalification proforma hereinafter. Documents/information complete in all respects, in support of meeting the Qualification Criteria should be submitted in one go. **Submission of additional documents shall not be permitted. Only clarifications and filling of gaps/missing information in the submitted documents, may be permitted.**

16. **Determining Responsiveness**

- (a) Only substantively responsive bids shall be evaluated for shortlisting. A substantively responsive bid is complete and conforms to the Tender Document's essential terms and conditions. Unless otherwise stipulated in this Tender Document, the following are some of the crucial aspects for which a bid shall be rejected as non-responsive:
 - (i) The bid is not in the prescribed format or is not submitted as per stipulations in the Tender Document.
 - (ii) The Bidder is not eligible to participate in the tender process as per laid down eligibility criteria.
 - (iii) The bid validity is shorter than required period.
 - (iv) The bid departs from the essential requirements stipulated in the Tender Document.
 - (v) Submission of illegible scanned copies of stipulated documents/declarations, if any.
 - (vi) The Bidder fails to provide and/or comply with the required information, instructions etc., incorporated in the Tender Document or gives evasive information/ reply against any such stipulations.
 - (vii) The Bidder furnishes wrong and/ or misleading data, statement(s) etc.

17. **Responsibility of the Bidder to declare all changes:**

Bidders shall intimate AAI immediately in writing of any material changes in the information provided in their bid, including any substantial change in their ownership, eligibility or financial or performance capacity. For the successful Bidder, this requirement applies until the resultant contract is executed.

18. **Modification, Resubmission and Withdrawal of Bid**

- 18.1. Once the Bid has been submitted on the CPP Portal, the Bidder cannot modify its Bid. Resubmission of the bid is permitted upto the Bid Submission End Date, by following the procedure prescribed by the CPP Portal. Resubmission of the bid shall require uploading all documents afresh. The system shall consider only the last uploaded bid.

- 18.2. The Bidder may withdraw its bid before the Bid Submission End Date by following the procedure prescribed by the CPP Portal, and its shall be marked as withdrawn and not get opened during the bid evaluation stage. No bid shall be withdrawn after the Bid Submission Last Date and before the validity of the Bid expires.
19. **Right to Reject any or all proposals:** AAI reserves the right to accept or reject any or all Bids without assigning any reason. AAI also reserves the right to call off the tender process at any stage without assigning any reason. AAI would have no liability to the affected bidders or any obligation to inform them of the grounds of such actions.
20. AAI reserves the right to waive minor deviations in the qualification criteria if they do not materially affect the capability of a PMC to perform the PMC contract.
21. AAI reserves the right to disallow the working agencies whose performance in ongoing project (s) is below par and usually poor and has been issued letter of restrain/temporary or permanent debarment/blacklisting by any department of AAI/MOCA/DOE. AAI reserves the right to verify the credentials submitted by the Bidder at any stage (before or after the award of work). If at any stage, any information /documents submitted by the Bidder is found to be incorrect/false or have some discrepancy which disqualifies the Bidder then AAI shall take the following action:
- a) Forfeit the entire amount of EMD submitted by the Bidder.
 - b) The Bidder shall be liable for debarment for a period up to 2 (two) years from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.
22. Consortium / JV companies shall **not** be permitted to participate in the bidding process. No single company/firm shall be permitted to submit two separate bids. The bid submitted by entities having existing PMC contracts with AAI as per Clause 1 of the special conditions of contract (SCC) "Limitation on award of projects to single PMC" shall not be considered and shall be summarily rejected.
23. Bidders have to submit Unique Document Identification Number (UDIN) generated documents like Balance Sheet / Turnover certificate, Working Capital Certificate (works done during last 5 (five) financial years and works in hand), Net worth Certificate, Tax Deduction at Source (TDS) Certificates for Non- Govt. works etc. as per NIT conditions duly certified by Chartered Accountant and having UDIN. The documents submitted by Bidders without UDIN shall not be entertained.
24. Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in

India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 and amended from time to time is applicable.

25. Disclaimers

25.1. Regarding the Purpose of the Tender Document: The Tender Document is neither an agreement nor an offer to the prospective Bidders or any other party. The purpose of the Tender Document is to provide Bidders with information to assist them in participation in this procurement process.

25.2. The Bidders should conduct due diligence, investigation, and analysis, check the accuracy of the information contained in the Tender Document, check its reliability, and completeness, and obtain independent advice from appropriate sources. The information given in this Tender Document is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. AAI, its employees and other associated agencies accept no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

25.3. AAI, its employees and other associated agencies make no representation or warranty for the accuracy, adequacy, correctness, completeness or reliability of any assessment, assumption, statement, or information in the Tender Document. They have no legal liability, whether resulting from negligence or otherwise, for any loss, damages, cost, or expense arising from/ incurred/ suffered, howsoever caused, to any person, including any Bidder, on such account.

26. Taxes: The Bidder are responsible for meeting all tax liabilities arising from the contract.

27. Cost of preparation and submission of Bid: The Bidders shall bear all direct or consequential costs, losses and expenditures associated with or relating to the preparation, submission, and subsequent processing of their bids. All such costs, and expenses shall remain with the Bidders and AAI shall not be liable in any manner whatsoever for the same or any other costs, losses and expenses incurred by a Bidder for participation in the procurement process, regardless of the conduct or outcome of the procurement process.

28. Code of Integrity in Public Procurement, Misdemeanors and penalties

28.1. Code of Integrity and penalties for violating the Govt of India, Ministry of Finance, Department of Expenditure shall apply to this tender process. Procuring authorities, PMCs, suppliers, and contractors should observe the highest standard of integrity and not indulge in prohibited practices or other misdemeanours, either directly or indirectly, during the entire procurement process (including this Tender Document) or the execution

of resultant contract.

29. **Restrictions on the Employment of Retired Staff or Officers or Managers of AAI within One Year of their Retirement:**

The PMCs shall not themselves be a retired Government/PSU employee of Gazetted rank or engage any employee or associate who is a retired Government/PSU employee of Gazetted rank, if such persons have not completed 1 (one) year from the date of retirement, in connection with the PMC contract, in any manner whatsoever, without obtaining prior permission of AAI. If the PMC is found to have contravened this provision, it shall constitute a breach of the PMC contract, and AAI shall be entitled to terminate the PMC contract and/ or avail any or all the remedies thereunder.

30. **Language**

This Tender Document has been executed in the English language, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Tender Document.

The bid with all accompanying documents and related correspondence shall be in English language and strictly as per the forms provided in this Tender Document. No supporting document or printed literature shall be submitted with the bid unless specifically asked for and in case any of these documents is in another language, it must be accompanied by an accurate translation of the relevant passages in English, in which case, for all purposes of interpretation of the bid, the translation in English shall prevail.

Where the bid or any of the supporting documents is submitted in any language other than English:

- (a) If in any Indian language, then the translated English version duly notarized by Indian Notary shall be submitted.
- (b) If any document is in a foreign language, the Bidder may submit an English translation duly apostilled or certified by the embassy / consulate of the certificate- issuing country or the Indian Embassy. Apostilled translations shall be accepted as valid. However, AAI reserves the right to verify such documents of successful bidder and if same is found to be false, following action shall be initiated against the bidder: -
 - i) Forfeit the entire amount of EMD submitted by the Bidder.
 - ii) Debarment for a period up to 2 (two) years from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.

- (c) All supporting documents submitted with the bid should be self-certified and stamped by the Bidder and serially numbered. An index of documents submitted shall also be submitted.
31. The Tender Document's provisions must be interpreted in the context in which these appear. Any interpretation of these provisions far removed from such context, contrived, or between-the-lines interpretation is unacceptable.

BID MANAGER
Senior Manager (Engg. -Civil), AAI
O/o Executive Director (Engg.) -NR
CHQ, Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003

GENERAL INSTRUCTIONS FOR ONLINE BID SUBMISSION

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 generally 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://etenders.gov.in/eprocure/app>

REGISTRATION

- 1) Bidders are required to enroll on the e-Procurement module of the CPP Portal (URL: <https://etenders.gov.in/eprocure/app>) by clicking on the link “Online bidder Enrolment” on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the Bidders will be required to choose a unique username and assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the Bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a Bidder. Please note that the Bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
- 6) Bidder shall then log in to the site through the secured log-in by entering its user ID / password and the password of the DSC / e-Token.

SEARCHING FOR TENDER DOCUMENTS

- 1) There are various search options built in the CPP Portal to facilitate the Bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the Bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, other keywords etc. to search for a tender published on the CPP Portal.
- 2) Once the Bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the Bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 3) The Bidder should make a note of the unique Tender ID assigned to each tender; in case they want to obtain any clarification / help from the Helpdesk.

PREPARATION OF BIDS

- 1) Bidder should take into account any corrigendum published on the Tender Document before submitting their bids.
- 2) Bidders must go through the tender advertisement and the Tender Document carefully to understand the documents required to be submitted as part of the bid. Bidders should 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 ready the bid documents to be submitted, as indicated in the Tender Document / schedule, in PDF format. There is no limit on the size of the file uploaded at the server end. However, the upload is decided on the memory available at the client system as well as the network bandwidth available at the client side at that point of time. In order to reduce the file size, Bidders are suggested to scan the documents in 100 DPI to maintain clarity while reducing file size.
- 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. This does not automatically ensure these documents being part of the Technical Bid.

SUBMISSION OF BIDS

- 1) Bidder should log into the site well in advance for bid submission so that it can upload the bid in time i.e. on or before the bid submission time. The Bidder shall be responsible for any delay.
- 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 **“Pay Online”** to pay the applicable tender processing fee.
- 4) Bidders are requested to note that they should necessarily submit their Financial Bid in the format provided and no other format is acceptable. If the Financial Bid has been given as a standard BOQ format with the Tender Document, then the same is to be downloaded and filled by the Bidders, before uploading. Bidders are required to download the BOQ file, open it and complete the blue coloured (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.

- 5) 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.

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 any person 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 openers public keys.

- 6) The uploaded bid documents become readable only after the bid opening by the authorized bid openers.
- 7) Upon the successful and timely submission of bids (i.e. after Clicking "Freeze Bid Submission" in the CPP Portal), the CPP Portal will give a successful bid submission message and a bid summary will be displayed with the bid number and the date and time of submission of the bid with all other relevant details.
- 8) 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.

ASSISTANCE TO BIDDERS

For technical support related to the CPP Portal, if the AAI Help Desk is unresponsive, the Bid Manager can be contacted as below on all working days from 0930 hrs. to 1800 hrs.

Name	: Jiten Samanta, Senior Manager (Engg. – Civil)
Telephone No.	: 011-24632950
Extension No.	: 2649
Mobile No.	: +91-9971712982
E-mail ID	: jiten_s@aai.aero

All bid procedure related queries be referred to HELP DESK as above and then to Bid Manager only.

GUIDELINES FOR THE BIDDERS/INSTRUCTIONS TO BIDDERS

1. ETHICS

1.1. FAIRNESS AND GOOD FAITH

The Bidders undertake to act in good faith with respect their rights under this tender process and resultant PMC contract and to adopt all reasonable measures to ensure the realization of the objectives of this tender process and resultant PMC contract.

1.2. STANDARDS OF ETHICS

AAI as well as the Bidders should observe the highest standards of ethics during the tender process.

- a) In pursuance of the above objective, these guidelines provide as follows:
 - i) The Bidders and their respective professionals and employees shall observe the highest standard of ethics during the tender process. AAI shall reject a bid if it determines that the Bidder has, directly or indirectly, engaged in corrupt, fraudulent, coercive, undesirable or restrictive practices in the tender process.
 - ii) For the purposes of this provision, the terms set forth are defined as follows:

‘Corrupt practice’ means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of a public official in the tender process;

‘Fraudulent practice’ means a misrepresentation or omission of facts in order to influence the tender process;

‘Coercive practice’ means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the tender process;

‘Undesirable practice’ means establishing contact with any person connected with or employed with AAI with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the tender process; and

‘Restrictive practice’ means forming a cartel or arriving at any understanding or arrangement among bidders with the objective of restricting or manipulating a full and fair competition in the tender process.

- iii) All documents and other information supplied by AAI or submitted by the Bidders shall remain or become the property of AAI.
- iv) Bidders are to treat all information, as strictly confidential. AAI will not return any submissions/documents.
- v) Bidders are advised that the selection of PMC shall be on the basis of objective assessment done by AAI through evaluation process defined in this Tender Document. Bidders will be deemed to have understood and agreed that no explanation or justification on any aspect of the selection process will be given, and that AAI's decisions are without any right of appeal whatsoever.
- vi) Bidders are advised that AAI will not respond to any enquiries or communication concerning or relating to the selection process/evaluation process.
- vii) Bidder(s) eventually appointed to provide PMC services with respect to the subject project/assignment, as well as any of their Associates, shall be disqualified from

- subsequently providing goods or works or services related to the construction and execution of the same project.
- viii) AAI reserves the right to make inquiries with any of the clients listed by the Bidders in their past experience record.
 - ix) Bidders or any of their Associates shall not be hired for any assignment, which by its nature, may be in conflict with other assignments of the Bidder.
- b) It is further provided that:
- i) AAI shall reject a bid if it determines that the Bidder recommended for award of the PMC contract has engaged in corrupt or fraudulent activities in competing for the contract in question;
 - ii) AAI shall declare a Bidder ineligible for a stated period of time, to be awarded an AAI contract, if at any time it determines that the Bidder has engaged in corrupt or fraudulent or coercive or undesirable practices in competing for, or in executing, the PMC contract;

2. IMPLEMENTATION OF INTEGRITY PACT

- i. Signing of Integrity Pact (**as per Annexure-9**) is mandatory for every Bidder in this tender process and the Integrity Pact so signed shall be deemed to be a part of the PMC contract to be executed with the successful Bidder. Scanned copy of the same shall be submitted with the Technical Bid, in the CPP Portal.
- ii. The Bidder shall commit itself to ensure taking all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of the tender process or during any pre-contract or post-contract stage as specified in section 3 of the integrity pact.
- iii. Any breach of the aforesaid provisions by the Bidder or anyone employed by it or acting on its behalf (whether with or without the knowledge of the Bidder) shall entitle AAI to take all or any one of the actions as specified in section 6 of the integrity pact.
- iv. The Independent External Monitor (IEM's) for this work will be:

Sh. P R Ravikumar, IRS (Retd.) mailto:p_r_ravikumar@yahoo.com	Sh. Satish Chander, MES (Retd.) mailto:satishchander.adg@gmail.com
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- v. The duties, responsibilities and powers of IEM are detailed in section 8 of the integrity pact.
- vi. Any query related to Tender Document or problem in e-bidding process should be addressed in terms of the Tender Document. No bid procedure related query shall be referred to Independent External Monitors (IEMs).

3. COORDINATION AND CO-OPERATION BETWEEN PARTIES

AAI shall nominate an officer to represent it for the purpose of the tender process and the contract. The name, designation, and address of the officer so nominated shall be intimated to the bidder/consultant. For planning stage activities, he will be an engineer-in- Charge, AAI at Rajiv Gandhi Bhawan, New Delhi.

During execution stage of the contract and the defect Liability Period, for smooth execution of the contract, AAI may delegate the responsibility to the project-in charge,

AAI at Srinagar Airport.

Similarly, the PMC will nominate and intimate in writing particulars of their authorized representative to AAI in respect of the contract.

The PMC's nominated in-charge shall be the in-charge for the execution contract in respect of day to day supervision, quality control, monitoring, billing, record measurement, coordination etc. who shall function in coordination with Project-In-Charge, AAI or his authorized representative in respect of specific matters as per the role of AAI engineers defined in the Tender Document and any additional role assigned by AAI as per site requirement for smooth execution of the contract (s).

It is, however, understood and agreed by and between the Parties hereto that the Parties should work in close co-operation with each other at all times in order to ensure timely completion of the project.

4. **AUTHORIZED REPRESENTATIVES**

Any action required or permitted to be taken, and any document required or permitted to be executed under the PM contract, may be taken or executed;

- (a) On behalf of AAI by **Engineer-in-charge** or *his authorized representative*.
- (b) On behalf of the PMC(s) by his/their designated representative.

5. **AMENDMENT OF BID DOCUMENT**

- (a) At any time prior to the deadline for submission of the bid, AAI may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the Tender Document by the issuance of addendum/ amendment / corrigendum.
- (b) All such amendments / corrigendum will be notified in writing through the CPP Portal to all Bidders who have purchased the Tender Document. The same shall also be posted on AAI website and will be binding on all Bidders.
- (c) In order to give a reasonable time to the Bidder for taking into account an addendum / corrigendum, or for any other reason, AAI may, at its own discretion, extend the bid submission date as considered appropriate.

6. **MOBILIZATION OF RESOURCES BY THE PMC**

- (a) At planning stage, it is the responsibility of the PMC to mobilize the required staff/specialized consultants so as to adhere to the timelines for various stages of the planning activities up to the execution of the contract.
- (b) Man-months required for each category of supervision staff during execution stage has been provided in the Tender Document. Staff has to be mobilized accordingly and any additional staff required shall be arranged by the PMC for smooth execution of the project/assignment based on agreed man month rates and upon approval of AAI. For

categories of staff which are not required for the entire duration of the PMC contract, the mobilization plan shall be finalized as per the work program/ schedule approved in respect of the PMC contract.

The deployment schedule shall be finalized by PMC in consultation with AAI Engineer-In-Charge. PMC's supervision period clock starts from the date the actual deployment as approved by AAI Engineer-In-Charge. The decision of Engineer-In-Charge shall be final and binding.

7. PROPOSAL AND OTHER COSTS

The bidder shall be responsible for all of the costs associated with the preparation of its Proposal, including visits to AAI, project site etc. AAI will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Selection Process. PMC shall ensure submission of at least 03 copies of documents as well as soft copy as required by AAI for smooth execution of the contract (s) at pre-award and post award stage. In case of any dispute, the decision of Member (Planning), AAI shall be final and binding

8. ASSIGNMENT

Where the PMC contract is awarded to the successful Bidder, the same shall not be transferred or assigned in whole or part to any other person, without the prior written approval of AAI.

9. RIGHT TO ACCEPT ANY PROPOSAL

- a) Notwithstanding anything contained in this Tender Document, AAI reserves the right to accept or reject any bid and to annul the tender process and reject all bids, at any time without any liability or obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof and take any such measures as may be deemed fit in the sole discretion of AAI, including annulment of the tender process.
- b) Performance Guarantee shall be submitted by the successful bidder within 30 days of issue of Letter for Intent (LOI). The Performance Guarantee shall be in prescribed form as provided in Clause 5 of the Special Conditions of Contract (SCC).

10. EFFECTIVE DATE OF AGREEMENT

The award letter shall be issued on receipt of Performance Guarantee and contract agreement shall be signed within 10 days of issue of award letter.

11. AGREEMENT

The contract agreement with the PMC (PMC contract) shall be executed on non-judicial stamp paper of Rs. 100/- (Rupees Hundred only). The cost of the same shall be borne by the PMC. Delhi Courts will have exclusive jurisdiction.

12. LAWS GOVERNING CONTRACT

- (a) The PMC contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Applicable Indian Law. For all purposes the jurisdiction of courts shall be within Delhi only.

- (b) In rendering their services under the PMC contract, the PMC shall ensure compliance to the statutes/ norms of the relevant statutory and regularly authorities of India. The PMC shall keep AAI indemnified against any non-compliance on its part.

13. DEFINITIONS

Unless the contract otherwise requires, the following terms whenever used in this Contract shall have the following meaning(s).

- ‘PMC’ shall mean the Project Management Consultant
- ‘Applicable Law’ means the laws and any other instruments in force in the country, as may be issued and in force from time to time.
- ‘GCC’ means General Conditions of Contract
- ‘Government’ means the State and/or Central Government.
- ‘Party’ means AAI or the PMC, as the case may be.
- ‘Services’ means the work to be performed by the Bidder pursuant to this Contract for the purposes of the Project, as described in Terms of Reference.
- ‘Sub-Consultant’ means any entity to which the Consultant subcontract any part of the Services
- ‘Third Party’ means any person or entity other than the Government, AAI, the PMC or a Sub-Consultant.
- ‘AAI’ means Airports Authority of India and/ or their appointed officers for performance of the contract.
- ‘Client’ means AAI (Airports Authority of India) or organization/ contractor as the case may be.
- ‘Site means land or other places where the works are to be executed, or other working places as may be specifically designated by AAI.
- ‘Drawings’ means, drawing referred to and/ or any modifications to the drawings, approved by AAI.
- ‘Works’ means, work to be executed in accordance with contract, or part thereof, as case may be and shall also include all extra/ addition, alternation/ substitution as required for performance of the project execution contract.
- ‘Personnel’ means persons hired by the PMC or by any Sub Consultant as employees and assigned to the performance of the Services or any part thereof;
- ‘Foreign Personnel’ means such persons who at the time of being so hired had their domicile outside the Government of India;
- ‘Local Personnel’ means such persons who at the time of being so hired had their domicile inside the Government of India;
- ‘Engineer-in-charge’ means AAI official(s) or his authorized representative(s) appointed for performance of the PMC/Project Execution Contract as applicable, on behalf of AAI.
- ‘MEP’ Mechanical Electrical and Plumbing services
- ‘BMU’ Building Maintenance Units
- ‘ETP’ means Effluent Treatment Plant
- ‘STP’ means Sewerage Treatment Plant
- ‘WTP’ means Water Treatment Plant
- ‘AC Plant’ means Air-conditioning Plant
- ‘AHU’ means Air Handling Units

- ‘PA System’ means Public Address System
- ‘DG Sets’ means Diesel Generating Sets
- ‘PBB’ means Passenger Boarding Bridges
- ‘SCCTV’ means Surveillance Close Circuit TV system
- ‘IT’ means Information Technology
- ‘AS’ means Airport Systems
- ‘APD’ means Airport Director
- ‘FIDS’ means Flight Information Display System
- ‘ETD’ means Explosive Trace Detector
- ‘DFMD’ means Door Frame Metal Detector
- ‘HHMD’ means Handheld Metal Detector
- ‘BCAS’ means Bureau of Civil Aviation Security
- ‘VHF FM’ means Very High Frequency FM
- ‘EPABX’ means Electronic Private Automatic Branch Exchange
- ‘IP’ means Internet Protocol
- ‘OFC (UTP)’ means Optical Fiber Cable
- ‘UPS’ means Uninterrupted Power Supply
- ‘VPN’ means Virtual Private Network
- ‘CUTE’ means Common Utility Terminal Equipment
- ‘CUSS’ means Common-Use Self-Service
- ‘CVs’ means Curriculum Vitae
- ‘BIS’ means Bureau of Indian Standards
- ‘ICAO’ means International Civil Aviation Organization
- ‘MoEF’ means Ministry of Environment & Forest
- ‘DGCA’ means Director General of Civil Aviation
- ‘IIT’ means Indian Institute of Technology
- ‘NIT’ means National Institute of Technology or Notice Inviting Tender as applicable
- ‘CPWD’ means Central Public Works Department
- ‘CTE’ means Chief Technical Examiner
- ‘CVC’ means Central Vigilance Commission
- ‘PSU’ means Public Sector Undertaking
- ‘CEO’ means Chief Executive Officer
- ‘MRICS’ means Member of Royal Institution of Chartered Surveyors.
- ‘CA’ means Chartered Accountant
- ‘ASHRAE’ means American Society of Heating, Refrigerating and Air-Conditioning Engineers
- ‘NFPA’ means National Fire Protection Association
- ‘GRIHA’ means Green Rating for Integrated Habitat Assessment
- ‘LEED’ means Leadership in Energy and Environmental Design
- ‘NBC’ means National Building Code
- ‘RCC’ means Reinforced Cement Concrete
- ‘GFC’ means Good for Construction
- ‘BOQ’ means Bill of Quantities
- ‘TB’ means Terminal Building
- ‘O&M’ means Operation & Maintenance
- ‘E&M’ means Electrical & Mechanical
- ‘EPF’ means Employees Provident Fund
- ‘DRC’ means Dispute Resolution Committee

- ‘QCBS’ means Quality Cum Cost Based Selection
- ‘KW’ means Kilo Watt
- ‘TR’ means Tonnage
- ‘FY’ means Financial Year
- ‘IEM’ means Independent External Monitor
- ‘Crs’ means Crores
- ‘SD’ means Security Deposit
- ‘BG’ means Bank Guarantee
- ‘C/O’ means Construction of
- ‘FAR’ means Floor Area Ratio
- ‘PIB’ means Public Investment Board.
- ‘MoRTH’ means Ministry of Road Transport and Highways
- ‘ATC’ means Air Traffic Control
- ‘FS’ means Fire Station
- ‘ATCT’ means ATC Tower cum technical block
- ‘ECBC’ means Energy conservation building code
- ‘BMS’ Building Management System
- ‘HVAC’ Heating, Ventilation & Air-conditioning
- ‘QS’ Quantity Surveyors
- ‘EPC’ Engineering, Procurement & Construction
- ‘CPP’ Central Public Procurement Portal
- ‘IoT’ Internet of Things

14. **OTHERS**

- (a) The Bids shall be in the prescribed form.
- (b) Not more than one Bid shall be submitted by the Bidder. No two or more concerns in which an individual is interested, as a proprietor and/or partner shall tender for the execution of the same works. If they do so, all such bids shall be liable to be rejected.
- (c) The Accepting Authority as per Delegation of Powers in vogue shall be the Accepting Officer hereinafter, referred to as such for the purpose of this contract.
- (d) The Tender Document along with all necessary documents can be downloaded from the CPP Portal without paying any Tender Fee. However, to participate in the tender, the Bidder must pay the non refundable Tender Fee, online through payment gateway available on CPP Portal.
- (e) Notification of award of contract will be made in writing to the successful Bidder by AAI. The contract will normally be awarded to the qualified and responsive Bidder having the highest combined evaluated score (technical plus financial) in conformity with the requirements of the specifications and the Tender Document and AAI shall be the sole judge in this regard.
- (f) A responsive Bidder is one whose Bid complies with the terms and conditions and specifications of the Tender Document.

- (g) A Bidder shall submit a responsive bid, failing which his Bid will be liable to be rejected.
- (h) A major modification is one which affects in any way the quality, quantity and period of completion of the work or which limits in any way the responsibilities or liabilities of the Bidder or any right of AAI, as required in the specifications and contract documents. Any modification in the terms and conditions of the Tender Document which are not acceptable to AAI shall also be treated as a major modification.
- (i) AAI does not bind itself to accept lowest tender or any bid or to give any reason for his decision and reserves to itself the right of accepting the whole or any part of the bid and Bidder shall be bound to perform the same at his quoted rates. No claim whatsoever will be entertained on this account.
- (j) AAI shall be the sole judge in the matter of evaluating and accepting Envelope-I, Envelope-II (Financial Bid) and award of contract and decision of AAI shall be final and binding.
- (k) A conditional bid, if submitted shall not be accepted and in such case the bid may be summarily rejected.
- (l) If the entity participating in the tender process is a private or public limited company, partnership firm or proprietary firm and any of the directors/ partners/proprietor of such company/firm is also a director/partner/proprietor of any other company or firm having established business with AAI and has outstanding dues payable to AAI, then the said entity shall not be allowed to participate in the tender process.
- (m) On acceptance of the bid, the name of the accredited representative(s) of the successful Bidder who would be responsible for taking instructions from the Engineer-in-Charge/Project-in-Charge, AAI shall be communicated by the successful Bidder
- (n) The Bid shall not be witnessed by the PMC or PMCs who himself / themselves has / have tendered or who may have tendered for the same work. Failure to observe this condition would render the bid of the Bidder, tendering as well as witnessing the bid, liable to rejection.
- (o) The Parties shall treat the details of this Tender Document as private and confidential, except to the extent necessary to carry out obligations under it or to comply with Applicable Laws. The PMC shall not publish, permit to be published, or disclose any of the PMC works in any trade or technical paper or elsewhere without the previous consent of AAI.

- (p) **Bidder(s) eventually appointed to provide PMC services with respect to the subject project/assignment, as well as any of their Associates, shall not be eligible to participate/ associate themselves with any EPC Contractor in any manner for any future AAI works, till the completion of this PMC Contract.**

The PMC and Associate firm shall submit an undertaking in this regard as per **Annexure -23** and **Annexure – 24** respectively.

BID MANAGER
Senior Manager (Engg. -Civil), AAI
O/o Executive Director (Engg.) -NR
CHQ, Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003

SCOPE OF WORK

The brief scope of work of PMC is, but not limited to, as under:

1. **Construction of centrally air-conditioned Passenger Terminal Building with an area of 51,500 Sqm and 20,000 Sqm basement approx. & allied works – Concept to commissioning**
2. **Extension of Apron/taxi way -Concept to commissioning**
3. **Refurbishing of Existing Terminal building, integration of services of existing and new terminal building.**

Detailed SOW:

1. **Construction of centrally air-conditioned Passenger Terminal Building with an area of 51,500 Sqm and 20,000 Sqm basement approx. & allied works – Concept to commissioning**

(A) CIVIL WORKS

- a) **Construction of centrally air-conditioned Passenger Terminal Building with an area of 51,500 Sqm and 20,000 Sqm basement approx.** Considering the fast growing air traffic and demand for better passenger facilities adequate area is to be kept for retail /commercial outlets and airlines offices to tap future potential at the Airport. The Terminal Building should be designed to maximize the commercial revenue without adversely affecting the movement and facilities of passengers. The building is to be provided with aesthetically appealing & soothing interior decoration matching the modern structure. Space planning to ensure that no dead Space/ Area is created in the building.
- b) New Terminal Building should depict work of local artisans depicting local culture. The Air side of the Terminal Building should also depict uniqueness of that area through its art and culture. The building should be Carbon Neutral (for operational level emissions) and **GRIHA 5** compliant. Green energy plan for Terminal Building rooftop and other areas to be prepared. Power consumption and power requirement to be monitored continuously.
- c) Departure area, Arrival area, Security Hold area and Concourse area are to be provided with adequate nos. of toilets for gents, ladies and differently-abled persons along with drinking water facility. Additional fixtures in the toilet to be provided for arrival passengers arriving together at one time.
- d) Tactile pathway by using SS Studs & strips to be provided as per planning Circular 1/2017 dated 17.10.17.
- e) The design of Terminal building to include Media planning, Retail area planning, F & B plan, etc. Overall planning of Building to capture local architectural features and it is

to be part of design features of Terminal. The design should include the required arrangement for its regular maintenance so as to make it in-built part of execution. Solar power generation viz solar lighting, solar roofing system, etc shall be provided. Maintenance friendly roofing, false ceiling & building façade system including provision of regular cleaning with maintenance hoists, hooks, etc including cat walk / rope suspended platform / gondola etc. to be provided on both inside and outside of terminal building.

- f) Construction of vehicular road elevated 6 lanes for Departure level and 6 lanes for Arrival Level in front of Terminal Building with canopy covering vehicular lanes in front of the Terminal Building on the city side.
- g) Construction of cityside and airside vehicular road as per approved design.
- h) City side and airside canopy as per approved design.
- i) Use of solar panels on roof to be explored.
- j) The Terminal Building shall be made fully accessible, implementing all required facilities as per Deptt. of PWD and Civil Aviation guidelines.
- k) Construction of Multilevel car park (conventional) for at least 1000 cars (35000 Sqm) and surface parking for VIP cars and 06 buses, separate car / scooter park area for AAI and airlines staff at appropriate location. Multilevel car parking to be made for retailer in car parking area and it has to be made part of the main EPC Tender.
- l) Provision of 06 no rotunda for 07 nos Passenger Boarding Bridges (PBB) as per drawings.
- m) Construction of Gate security plaza.

Departure Area

- a) The Terminal Building will have provision of Departure concourse, having adequate number of check-in counters, In-line Baggage Screening, baggage conveyor belts, adequate queuing space, segregation railing, back-up offices for Airlines, facilitation counters, weighing machines, counters, automated baggage drop system etc.
- b) Adequate number of Self-check-in kiosk to be planned.
- c) Security offices to be planned.

Security Hold area

- a) Security Hold area and bus lounge area with adequate seating arrangements, isolated smoking area, child care room and wash rooms etc.
- b) Security check/passenger frisking area in security hold with adequate space for locating required number of DFMDs, X-ray machines (as per specific requirement of the station), inline baggage, frisking platforms, Inspection Tables for manual checking of hand baggage and adequate space / room for security staff, etc.
- c) Retail Area Creation of Retail Islands/ Shops, area for vehicle display without affecting the passenger movement.
- d) Duty free / Retail area creation of Retail islands / shops without affecting the passenger movement.
- e) Provision of Food & Beverage Area.

Arrival Area / Baggage Claim Area

- a) Baggage Claim area with adequate number of Inclined type baggage conveyor belts of appropriate size to be provided.
- b) Adequate space should be provided for required number of offices, Bank, space for storing of baggage trolleys, space for storage of mishandled baggage for airlines, segregation railing and associated passenger amenities.
- c) Provision of Office Space for regulatory agencies.
- d) Provision of Medical Room.
- e) Provision of Information counter and Pre-paid Taxi counter.

Common Concourse Area

- a) Common concourse area in the ground floor to have provision for snack bar, travel requisite, Bank / ATM, post office, drinking water, Meet-and-greet, first aid room, facilitation counters, space for care taker office with store, Terminal Manager office with supporting office for AAI and airlines, conference room and other facilities at suitable location.

Other requirements for Terminal Building

- a) Provision for Snack Bar counter, Travel Requisite, Pharmaceutical shops, Airlines offices & ticket selling counters, ATM / Bank counters etc., Meet and Greet area, First Aid room, Facilitation counters, caretaker room with store, Airport Terminal Manager office, Lost & Found room, Conference Room and other facilities, infrastructure for advertisements and Art work at suitable locations.
- b) Adequate space for airline offices, CISF, AAI and associated agencies along with required staff toilet, concessionaire offices, and backup offices for GHS etc. is to be planned and provided.
- c) Parking for VIP cars & buses, separate car / scooter park area for AAI and airlines staff at appropriate location.
- d) Provision of VIP/CIP lounges, with adequate number of chairs, furniture, furnishings etc. at suitable location both for arrival and departure passengers.
- e) Provision of water supply system as per norms and as per site conditions.
- f) Horticulture-landscaping, drainage system, water supply, Rain Water Harvesting, Solid Waste Management etc.
- g) Sub-stations, A/C plant room, Fire & water pump Room and related service facilities.
- h) Provision to be made for backup Generators, UPS for essential services, etc.
- i) Provision of acoustics for effective functioning of PA system.
- j) Providing city side compound wall depicting local architecture and impressive entrance gates.
- k) The provision of the rooms in central location of the building at Ground Floor with air conditioners and adequate no. of Power points of 15 Amp and 3 phase power supply for UPS such as Equipment Room, UPS & Battery Room, CCTV Monitoring Room, Fire Control Room, Workshop/Maintenance Room, Server Room.

- l) Provision of AOCC room.
- m) In the Terminal Building, space of 200 sq. ft should be created where local Self-Help Groups (SHGs) can display and sell their products.
- n) Terminal Building Layout Planning and Designing should be based on analysis of passenger growth and their profiling on various parameters like age, gender, spending at airports, e-booking, usage for dropage facility or using private vehicle, special groups like Army personnel, tourists, artisans labour etc. so that their specific needs inside the terminal building and city side can be planned and provided.
- o) A unique culture and art-culture aesthetic should be developed in all constructions to be done in the Terminal Building and within the airport premises, to have common look & feel.
- p) Appointment of Commercial Planning Expert, Art & Culture Expert or any other Experts so that Master Plan and Building Plan can be prepared in an integrated manner.
- q) The quality of material to be used in construction should be same throughout e.g. the granite flooring should be uniform across the building (one quarry one finish).
- r) Provision of NOC for height clearance for Terminal Building before commencement of construction may be included in SOW.
- s) Adequate provision for snow drainage.
- t) Phasing of the terminal building to be done in such a way that existing operations are not affected as there is only one access road to the existing terminal.

(B) ELECTRICAL WORKS:

- a) Energy efficient Internal and external electrification for Terminal Building Complex, associated buildings, Gate security plaza, Car Park & MLCP i/c high mast light and roads i/c boom barriers etc. Lighting shall be of LED based.
- b) Provision of main power supply, Substation Equipment, Standby DG Sets/UPS for Secondary Power supply and associated ancillary buildings, including service connection.
- c) Provision of main power supply, Substation Equipment, Standby DG Sets/UPS for Secondary Power supply for MLCP.
- d) Energy efficient HVAC System with provision of air-conditioning concept & BMS i/c VRF/Split AC system as required.
- e) Automatic Fire detection, alarm and protection system, firefighting hydrant, Sprinkler system, with Fire Control Room/panel and linking the same with Fire Station.
- f) Provision of automatic sliding doors at exit & entry points of Terminal Building.
- g) Provision of adequate number of LED Signage of world class standard, inside and outside the terminal building, Gate security plaza, MLCP, car park area & City side approach road and air side area for guidance of passengers and visitors as per latest concept by signage consultant.
- h) Provision of grid connected renewable energy generation system.
- i) Provision of pumps, compressors and associated electrical system for water supply, STP, water treatment systems.

- j) Provision of Air-curtains, Water cooler, hand driers, RO/ Water Purifiers etc.
- k) Public address system and car calling system.
- l) Provision of In-line BHS in Departure Area and inclined Carousels at Arrival Area with associated equipment i/c control rooms, equipment/panel rooms etc. as required.
- m) Provision of 07 Passenger Boarding Bridges (PBB) with AVDGS or as required as per design attached to fixed finger rotunda for the specified parking stands.
- n) Provision of Escalators and Elevators for passengers as well as utility services.
- o) Lighting system for special occasions should be planned and integrated with the overall planning so that lighting on occasions like Independence Day, Republic Day and AAI Day etc. can be done without any additional work and cost.
- p) Provision of security equipment's as per BCAS guidelines for Security Plaza.
- q) Provision of Earthing system as per IS 3043.
- r) Provision of Emergency and exit signage as per NBC 2016.
- s) Compliance of GRIHA V standards.
- t) Provision of Gas flooding system for main LT panel, DG AMF & Synchronizing panel, sub distribution panel.
- u) Provision of UPS for emergency lighting, Emergency and exit signage for terminal building and security plaza.
- v) For setup of Server Room, following works to be included:
 - i. SITC of Modular UPS (working & standby) with half an hour backup with battery bank (working & standby)
 - ii. Provision of Separate Power Supply for each UPS.
 - iii. SITC of precision Air Cooling System.
 - iv. SITC of Fire Alarm & Gas based fire suppression system.
 - v. SITC of water leakage detection
 - vi. Dedicated earthing

(C) AIRPORT SYSTEMS:

- a) Surveillance Close circuit TV system (SCCTV) and provision of adequate number of close circuit TV monitors, in the Security Control Room, Terminal Manager Room, APD Office etc.
- b) Provision of Flight Information Display System (FIDS) with adequate number of Display Devices in departure, arrival and security hold area for passenger facilitation.
- c) Provision of adequate number of X-ray machines for scanning Registered Baggage (RB)/ Hand Baggage (HB), including provision of required number of ETDs, DFMDs & HHMDs, as per BCAS norms.
- d) Provision of adequate no. of VHF FM Sets (Walkie-Talkie, Base Stations & Mobile Stations).
- e) Provision of Telephone Exchange/ digital EPBAX/ IP EPBAX system for Terminal Building including telephone/ intercom instruments, wiring etc.
- f) Provision of sufficient nos of CT-EDS In-line X-ray machine as a part of ILBS system.

(D) IT SYSTEMS:

- a) Passive and Active networking components such as OFC, UTP cabling, Routers, Core & Access switches and accessories. Provision of Raceways, cable trays, and conduit and cabling.
- b) SITC of Active networking component such as Switches and associated equipment as per the solution.
- c) SITC of Passive Cabling works such as laying of OFC and CAT 6A UTP Cable and associated accessories for all data and voice requirement.
- d) Server Room and adequate space for keeping network switches along with electrical power points & UPS.
- e) Access control System as per BCAS requirement.
- f) Provision of Internet, VPN bandwidth, Wi-Fi system.
- g) The New Terminal Building should be integrated with modern IT enabled passenger services to improve passenger convenience and throughput of the Building.

(E) COMMERCIAL WORKS:

- h) The design of expanded portion of Terminal building to include Media planning, Retail area planning, F&B plan, etc. Commercial Planning to be undertaken as per guidelines contained in TI 89 dated 19/07/2022.
- i) Provision of gas banks and connectivity thereof to the kitchen of F&B concessionaires and Executive lounges may be provided.
- j) Availability of sufficient electrical load and provisioning of electrical connections to the earmarked F&B/ Retail/ Commercial Outlets may be provided.

2. Extension of Apron/taxi way – Concept to commissioning

(A) CIVIL WORKS:

- i. Expansion of apron/ taxiways & reconfiguration of parking bays for total no. of **15 aircrafts (01 Code E + 14 Code C)** in power in – push back configuration as per drawing.
- ii. 5.5m wide shoulder to be provided as per drawing.
- iii. The strength and geometrics shall be as per existing apron.
- iv. The Slopes to be provided on Apron as specified in DGCA CAR.
- v. Provision of drainage system for the apron connecting to the main storm water drains with required culverts, if necessary, OWS etc.
- vi. Provision of standard markings and mandatory instruction signage's to be provided as per DGCA CAR.
- vii. Provision of vehicular lane and GSE area as per drawing.
- viii. Provision of Box culvert over drain / nallah, if required.
- ix. Provision of earth filling as per requirement.
- x. Demolition of boundary wall or any other structures falling in the proposed layout.

- xi. Shifting of IAF perimeter road, services, structures etc falling in the proposed layout.
- xii. Provision of Boundary wall and retaining wall around apron extension land parcel of 6 acres.

(B) ELECTRICAL WORKS:

- i. Provision of edge / centreline lights, perimeter lighting system, illuminated mandatory instruction signs, other illuminated information signs, AVDGS for remote parking bays and Apron flood light to meet the required illumination standards as per DGCA (CAR).
- ii. Trolley gate (if required)
- iii. Augmentation of power supply, if any.

(C) MISCELLANEOUS WORKS:

- i. Diversion of services, if any, like water line, electrical and other cable etc.
- ii. Technical Evaluation & declaration of pavement strength after the completion of work and prior to commissioning.
- iii. Provision of Aircraft stand markings, apron edge marking, apron safety lines (including wing tip clearance lines & service road boundary lines as required by the parking configurations and ground facilities), Information markings, mandatory instruction marking wherever required as per DGCA (CAR).

3. Refurbishing of Existing Terminal building, integration of services of existing and new terminal building i.e. Water supply system, drainage, sewerage system, IT & AS system, power system, MEP, HVAC etc including system integration of all necessary services for smooth functioning of both Terminal building, wherever possible in consultation with AAI.

NOTE:

- i. All the works to be carried out as per DGCA CAR / ICAO documents
- ii. The Works shall include not only the Scope of Work as detailed above, but also any items, services, or obligations not expressly mentioned therein, including any ambiguity in the provisions of the Tender Document that was not raised by the PMC during the pre-bid stage. The Works shall further include all incidental, ancillary, and associated items necessary for fulfilling the requirements contemplated under the tender document and for the proper completion, operation, testing, and commissioning of the Works, to the satisfaction of AAI.

ROLE OF PMC

CONSULTANCY ASSIGNMENT / SCOPE OF SERVICES

Project Background

1. Introduction:

Srinagar is summer capital of the Indian union territory of Jammu and Kashmir situated on the banks of the Jhelum River, a tributary of the famous Indus River, the city of Srinagar is a heavenly abode on earth with numerous lakes and large expanses of green valleys spread throughout. The Jhelum River runs through the city and the valley, emptying in the Wular Lake. It is a city of excellent landscapes and abundant natural beauty. The city throws up several expanses of breath-taking natural beauty welcoming scores of tourists from all over the world. There are Hindi, Urdu, kashmiri and English languages in use.

Srinagar Airport belongs to Indian Air Force. Airports Authority of India maintains a Civil Enclave comprising of passenger Terminal Building, Civil Apron and allied infrastructure. The total existing land area of Civil Enclave is 73.10 Acres. Modification and Expansion of the existing passenger terminal building and a multi-level car park and allied works is required to meet the growing traffic demand.

2. Location

The site of new Terminal Building is just adjacent to the existing Terminal Building of Srinagar Airport.

3. Existing Facilities

The existing Terminal Building is having an area of 20,659 sqm. (approx.) with a capacity to handle 950 passengers during peak hour (PHP). During the year 2024-25, the Airport has handled a total of 28494 aircraft movements (Domestic +International). As per current traffic data, Srinagar Airport has handled annual passenger traffic of 4.47 million (Domestic +International) in year 2024-25.

The Airport has an existing runway of dimension 3658m x 45m with orientation 13/31. The existing Apron has 09 bays (02 nos Code E, 02 nos Code D & 05 nos Code C) 05 in-contact + 04 remote. There are two Link Taxi Track (LTT) connecting the Runway to existing Apron.

4. Proposed facilities

To meet the ever-increasing passenger traffic and demand, it is required to construct

- a) A new Terminal Building having an area of 51,500 Sqm and 20,000 Sqm basement to serve a total of 2900 passengers at peak hour to cater 10 MPPA along with facility of a multi-level car park and other allied works.

- b) Expansion of apron & reconfiguration of parking bays for total no of **15 aircrafts (01 Code E + 14 Code C)** in power in-push back configuration.

A. The role of PMC shall be as below:

- 1.1. The PMC shall prepare and periodically update the PMC's Services Schedule which shall identify milestone dates for decisions required by AAI, design services as desired by AAI as per need of the work, completion of documentation and anticipated commencement of construction and Completion of the Work. For monitoring as well as making up of delays PMC is to adopt latest project management software designed for such projects.
- 1.2. The PMC shall make presentations of the Project to AAI for the purpose of explanation of the Project design and its design intent. The PMC shall submit reviewed design documents along with reviewed design basis report to AAI at intervals appropriate to the design process for purposes of review/comments/suggestions, evaluation and approval by AAI.
- 1.3. PMC has to, however, ensure that the submissions are complete in all respect and cover the scope of work in its entirety. Further, it will be ensured by PMC that the clarifications sought by AAI are attended to in a prompt manner.
- 1.4. PMC is further advised to ensure to finalize a detailed programme of submissions with activity wise breakup so as to ensure various type of submissions e.g. GCC, SCC, Detailed Design Technical Specifications, market rate analysis, functional/ technical parameters of design based items/ services, branded makes etc. leading to preparation of NIT are concluded in advance to provide sufficient time to AAI Engineers/ Associated Directorates of AAI, related external agencies/ regulatory authorities as applicable, to carry out detailed scrutiny and analysis of the submissions, seek queries so as to accord approval in stages leading to timely finalization and approval of NIT.
- 1.5. The scope of services shall also include all such normal services which are not specifically mentioned in the Bid documents, but which are needed for satisfactory completion of all the areas of services assigned to him in totality to ensure operability, maintainability and reliability of the design provided by him unless otherwise specifically excluded in the specifications under 'exclusions' or Letter of Award.
- 1.6. PMC shall present work plan/ showing the complete sequence of Project execution right from beginning of the project till commissioning. This shall include all activities of the project.
- 1.7. PMC shall advise the AAI on the most advantageous arrangements for project insurance for incorporation in the EPC tender and shall also monitor Contractor's compliance with insurance requirements.
- 1.8. PMC consultant shall provide the services in line with/ taking into account provisions of existing AAI works manual/AAI Technical Instructions, updated/issued from time to time/as per BIS/CPWD/NBC/IEC/EN/IMG/DGCA CAR/ICAO norms, as far as feasible/ practicable.

1.9. Approval of vendors and branded makes:

Finalization of approved makes and vendors shall be within the scope of PMC. (After finalization of vendors and makes, PMC shall put up the same to AAI for approval). Preference should be given to Make in India products as per Govt. of India guidelines, approval shall however be communicated through AAI's designated Engineer-in-charge.

- 1.10.** The overall cost mentioned in the NIT is indicative cost/ballpark figure for the whole project as per the scope of work mentioned in the tender document. The breakup of cost for various in- situ works/systems including bought out items /bought out items to be incorporated in the work shall be worked out by the PMC consultant and approved by AAI, at various stages of services, based on detailed assessment after due diligence with supporting data/calculations, value engineering inputs while preparing the detailed estimate/justified cost/NIT for appointing the EPC Agency. The PMC shall ensure to provide a cost-effective functional solution within +10% maximum permissible variation of the indicative estimated cost.
- 1.11.** The locations of Signages, FIDS, Media Planning, Art Work and TV etc. will be prepared by the PMC in coordination with Commercial and Planning Directorates in the form of Power Point Presentation consisting of Plan, Elevation and 3-D Views of the locations. The order of priority shall be Signages, FIDS, Media Planning, Art Work and TV. There should be sufficient background/ explanation for selection of murals/ sculptures/ art forms/ landscapes and locations proposed shall be clear.
- 1.12.** All detailed architectural drawing shall be prepared by PMC
- 1.13.** All system preliminary designs / engineering for various systems including design basis report e.g., Pavement, building structures, MEP, HVAC system, BHS, Passenger Boarding Bridge (PBB), BMS, Internal & External EI, power supply system, Passenger movement system (Lifts , Escalators) and, Desalination Plant, Fire Fighting and sprinkler system, Fire alarm & detection system, Automatic Sliding doors, Signages, Solar System, STP, Air curtain, Boom barriers, BMS, Internal & External EI and lighting system, Signages, Traffic engineering and external roads, FADS, Water supply system, Sewerage network, Land scaping , service blocks, Entrance arcade and traffic management systems, CCTV/Security, FIDS and provisions for Access control system, Airport systems & IT systems, Façade design/skylight, structural glazing system, Media plan and interior element system, PA system and acoustic design i/c other items as per scope of work etc. etc. shall be prepared by the PMC.
- 1.14.** The detailed designs for the above shall be carried out/implemented by the EPC contractor and shall be vetted/checked by the concerned experts of PMC who shall endorse the same before forwarding then same for AAI's approval, with due recommendation.
- 1.15.** Review of all detailed design and good for construction drawings provided by EPC agency shall be in the scope of PMC.
- 1.16.** The Acoustic expert will review the Architectural and Engineering concepts and report and advice on noise sensitive and noise critical areas and submit a report on the findings. The areas included, but not be restricted to, the following:

Acoustic performance requirements of façade to achieve adequate noise reduction, acoustic isolation of the office spaces from traffic noise all around, assessment will also include the mechanical and electrical equipment positioning.

- 1.17.** Review Façade/Cladding preliminary design, including: Performance criteria; Finishes, materials and systems; Minimum, maximum and most practical sizes; Building structure, movements and tolerances.
- 1.18.** Review the requirements for cleaning each area for the geometry proposed for the external features considering space requirements enabling an efficient maintenance access method. Determine space and routing requirements on the roofs, architectural features, canopies, garden areas, soffits and parapets. Suggest options of garaging or concealing the machines in parking position by suitable means.
- 1.19.** Based on the Architectural, Landscape and Interior Design concepts review a preliminary set of all signage layouts.
- 1.20.** Formulation of maintenance plan for external and internal of terminal building in the basic design itself.
- 1.21.** Preparation of technical specifications & special conditions, ensuring technical / functional requirements of the subject work for efficient use/ desired aesthetics to meet aviation industry benchmark projects of similar nature.
- 1.22.** PMC to advise AAI and prepare specifications/document complying to the guidelines of GRIHA-5-star rating.
- 1.23.** The work is proposed to be carried out in line with international standards planning & design practices in compliance with latest BIS/NBC/ASHRAE/NFPA/UL/EN or equivalent standards code of practices and CPWD/ MoRTH specifications or as per manufacturer specifications for the items to be executed for the subject work.
- 1.24.** PMC shall identify structures, services/ facilities which are likely to foul with proposed Project and which are required to be relocated. The terminal building and other services to be planned under this contract have to be in tandem with the Air Side works executed through other agencies. It is the responsibility of the PMC to have close co-ordinations with all the other agencies, so that no activities are put on hold due to want of clearances. Wherever interface is necessitated, the same has to be planned in advance by the PMC agency after taking necessary input from AAI.
- 1.25.** PMC shall submit 3D model each at CHQ and Project site for the subject work [Site model-1:500 (01 at CHQ and 01 at site), Building Model-1:200 (01 at CHQ and 01 at site), Model Base-1.8mtr X 1.8mtr (Max)] of proposal selected by AAI and final/finished walk through animation (Minimum 3 minutes) of the subject work depicting the passenger flow and facilities. Walkthrough visual output resolution shall be minimum full HD 1920x1080 or 4K format, MP4 (H.264/H.265) still render minimum 8-12 high resolution images, frame rate acceptable software 3ds MAX, Blender, Rhino/ Unity. The 3D model should be constructed by good quality sturdy material with low voltage LED light etc as directed by AAI.

- 1.26.** PMC has to, however, ensure that the submissions are complete in all respect and cover the scope of work in its entirety. Further, it will be ensured by PMC that the clarifications sought by AAI are attended to in a prompt manner.
- 1.27.** In case of incorrect or incomplete submission or inordinate delay in replying to queries raised by AAI, the onus for consequential delay in approval shall rest with the PMC.
- 1.28.** Based on the information provided by the PMC Architect, Structural Team of PMC shall develop appropriate alternatives and structural concepts, including structural types and forms, ground retention systems (if required), construction techniques, grid layouts, and the indicative positioning of critical members.
- 1.29.** Prepare preliminary lighting design concepts including all interior passenger and office areas and exterior of the building including landscape areas, façade and feature lighting. The concepts should work together with the proposed Architectural & Interior Design to enhance its qualities. Attention should be paid to night time suitable illumination and suitable illustrations should be included.
- 1.30.** Prepare preliminary soft and hard landscape design for Terminal Building and all other associated areas, External surface Car Park, Perimeter landscaping, Drop-off areas and entrances, Planting and street furniture inside the terminal in co-ordination with the Architect and the Interior Designer.
- 1.31.** Prepare preliminary Interior Concept Design in terms of achieving the desired objectives. Scope of Work shall include but not limited to the Terminal Building and all other associated areas.
- 1.32.** Any other activities depending on the requirement of the project.
- 1.33.** PMC shall prepare a realistic estimate based on following guidelines as far as possible:
- a) All Buildings and other structures with RCC framed structure/ structural steel / pre-fabricated structure and combination thereof or any other system as per site feasibility.
 - b) Efficient & optimum glazing areas with combination of RCC/Masonry/cladding combination.
 - c) Energy efficient air conditioning.
 - d) Use of Local building materials, products may be given preference over imported products.
 - e) Aerobridges finger may cater for security hold area requirement by providing adequate width for the same.
 - f) Use of locally available materials.
 - g) Energy efficient, high lumen/watt, LED fixtures only shall be considered for lighting.
 - h) Façade scheme shall be designed to reduce solar heat gain to a minimum while utilizing maximum indirect day lights in the building design.
 - i) Renewable energy scheme may be planned to make Airport Energy positive from the day one.
- 1.34.** The Site information given in this Tender is for guidance only. The Bidder should visit and examine the Site and its surroundings at their cost and obtain all information that they may deem necessary for preparing the Bid. The Consultant is also advised to visit an operational Airport of equivalent capacity before bidding to understand the scope of

services to be provided.

B. The PMC work shall be categorise as follows:

Stage-1

Preparation and Submission of draft tender document for EPC tender including Cost Estimate (Capital + operation and AICMC), GCC, Design Basis Report (DBR), Technical Specification, Tender Drawings, operation and AICMC documents and other necessary documents/reports which are required for EPC tender document for comments from AAI. Preparation of estimated and justification cost Statement for the bid for execution of work on EPC Mode basis, based on prevailing AAI/CPWD norms/Industry Norms/sound engineering practices.

Submission of final tender document for EPC tender including Cost Estimate (Capital + operation and AICMC), GCC, special condition of Contract, Performance Specification, Tender Drawings, Operation and AICMC documents and other necessary documents/reports which are required for EPC tender document after incorporation of comments from AAI.

Stage-2

Bid process management.

At Bid Evaluation and Award stage, following tasks are required to be accomplished by the PMC comprising of, but not limited to, the following details:

- a) Review and evaluate the Pre-qualification/Technical Bids and recommend the contractors who are responsive to the bid documents and qualify for opening of the price bids
- b) PMC shall also prepare replies to all queries made by bidders.
- c) Preparation of Bid Evaluation Report on prevailing AAI/CPWD/Industry Norms/Sound Engineering Practices including recommendations relating to reasonability of prices based on market trends.
- d) Recommending lowest bidder for award of work based on tender justification, in line with AAI/ Govt. guidelines.
- e) Evaluate the price bids, consider and make recommendations relating to the reasonability of the prices based on the market trends, rate analysis etc. and present a final evaluation report for consideration of award of contract.
- f) Assisting AAI in selection and appointment of the executing contractor, as per AAI/Govt. Guidelines for execution of EPC contract.

Stage-3

Construction Phase:

I. Pre-construction stage

- a) Reviewing the construction plan of the EPC contractor, suggesting alternates (if required) and monitoring the same using latest MS Projects/Primavera software program.
- b) To review and validate executing EPC contractor's logistics plan, plan for deployment of manpower and machinery, procurement plan of material including long lead items and construction method statements.
- c) Analysis for the various project related activities with reference to time frame, resource allocation & scheduling using latest techniques and software as approved by Engineer in charge.
- d) To ensure constructability in coordination with the contractor.
- e) To review Cash flow chart of EPC contractor.
- f) Assist AAI to register the project with concerned authority for certifying the project as GRIHA-5 Star compliant.
- g) Assist AAI in obtaining necessary statutory clearances and approvals from BCAS and any other central or state bodies etc. including providing all necessary documents.
- h) PMC shall recommend vendors for specialized agencies for the approval of AAI, to be engaged by the EPC contractor.
- i) Soundness of structural design and getting approval from IIT or NIT after taking approval from PMC/AAI shall be sole responsibility of EPC contractor. However, PMC shall also be responsible for soundness of structural drawing.
- j) Any other activities depending on the requirement of the project.
- k) Assemble multi-disciplinary construction management team as per contract agreement and have Concept interaction with the contractor's Project Team on behalf of AAI to initiate all Concept actions and mobilization.
- l) PMC will depute their staff on site as per the terms and conditions of contract. PMC shall readjust deployment as per site progress and as per PMC/AAI approved work program of EPC contractor.
- m) Supervision of all site activities viz. Civil and Structural works, IT, AS works, MEP Works, Landscape works, Finishes, External infrastructure etc.
- n) All work shall be executed by the EPC contractor under supervision of PMC. PMC shall be overall responsible for review of design & Supervision, as per contract documents and specifications, inspection of work, pointing out of defects etc. PMC shall also be responsible for getting defect rectification work completed through respective EPC contractor.
- o) Key Professionals proposed to be deployed for supervision should not be more than 60 yrs. of age.
- p) Non-Key Professionals and support Professionals proposed to be deployed for

supervision should not be more than 55 yrs. of age

II. Quality Control/ Assurance

- a) Review and validate the contractor's Quality Assurance/ Quality Control Program and to ensure Quality control of work in line with Agreement, CPWD, BIS standards/ provisions for effective implementation at site
- b) Coordinate any required inspections by local government agencies. To assist AAI for obtaining necessary statutory clearances and approvals from BCAS and any other central or state bodies etc.
- c) Quality assurance including third party inspections and preparing all documentation in this regard as per specifications/codal requirements. Third party inspection shall be carried out only after approval of AAI and cost of the same shall be borne by AAI.
- d) Monitoring the Quality Control at site as per frequency mandated in BIS codes/CPWD specifications and maintaining records of all quality related tests.
- e) Functionality and performance tests on all systems shall be performed by PMC . The results shall be computed and compared with EPC tender specifications or as promised at various stages by the executing agency or manufacturer of the equipment/components .Defects if noticed in performance shall be got corrected by the concerned executing agency. If defect is noticed in performance of any component, if considered necessary, the same may be got replaced

Check for Quality Assurance and Quality Control by PMC: To ensure check for quality control of EPC contracts supervised by Project Management Consultant, responsibilities of PMC Engineers are indicated as below:

S .No	Designation	%of total tests required
1	PMC's QA/QC Engineer & EPC Contractor's QA/QC Engineer	100%
2	PMC's Sr. Engineer	50%
3	PMC Project Manager	10%

C. ARCHITECTURAL DRAWINGS / STRUCTURAL DESIGN / GOOD FOR CONSTRUCTION DRAWINGS

1.1. ARCHITECTURAL DRAWINGS

Detailed architectural design, drawings/detailing shall be prepared by PMC. The PMC shall be responsible for their correctness/executability. Same will be issued by the PMC to the EPC contractor under signatures of PMC. One set of issued drawing shall be furnished to AAI by PMC.

1.2. STRUCTURAL DESIGN/ DRAWINGS

Detailed Structural design and drawings prepared by the Structural Consultant of EPC agency shall be examined by the PMC with due diligence for their correctness/ executability in consultation with AAI. Modifications suggested by PMC, shall be incorporated by the EPC agency and the corrected/modified structural design and drawings Good for Execution shall be vetted by IIT/NIT before submission by EPC agency to PMC. PMC shall issue these drawings 'Good for Execution' duly signed by PMC to EPC agency. One set of issued drawing shall be furnished to AAI by PMC.

1.3. OTHER SYSTEMS DESIGN/ DRAWINGS

Similarly, system design/drawings/details prepared by the specialist consultants of EPC contractor, shall be examined by the PMC with due diligence for their correctness/ executability in consultation with AAI. Modifications suggested by PMC shall be implemented by the EPC contractor. PMC shall issue drawings 'Good for Execution' duly signed by PMC for execution to EPC agency. One set of issued drawing shall be furnished to AAI by PMC.

For all Mechanical, electrical, IT, Communication, security/ AS schemes, the detailed design submitted by the EPC contractor shall be vetted and certified by the design expert of the respective field before issuing the same to the EPC contractor by PMC duly stamped with 'Good for Execution'.

1.4. BIM Modeling and Level of Development (LOD) Responsibility

The Project shall be developed using Building Information Modeling (BIM). The Level of Development (LOD) for BIM elements shall follow industry standards defined by the American Institute of Architects BIM LOD Specification or equivalent recognized guidelines. Responsibilities for preparation, development, coordination, and finalization of BIM models shall be divided between the **PMC** and the **EPC Contractor** is as follows:

A. PMC Responsibilities

The PMC shall prepare and submit BIM models corresponding to the following Levels of Development:

- **LOD 100 – Conceptual Design Stage**
 - Preparation of conceptual massing models representing overall building form, approximate area, volume, and orientation.
 - No detailed structural or MEP elements required.
- **LOD 200 – Schematic Design Stage**
 - Development of generalized architectural elements including walls, floors, roofs, openings, and spatial layouts.
 - Indicative allocation of structural zones and MEP corridors/shafts for coordination purposes only.

- **LOD 300 – Detailed Architectural Design Stage**

- Architecturally accurate BIM model including dimensions, locations, and quantities of architectural components etc.
- Structural and MEP elements at this stage shall be **indicative and spatially coordinated only**, without fabrication-level detailing.

The PMC shall provide the BIM model and associated data necessary to allow the EPC Contractor to further develop the model.

The PMC shall review the BIM models prepared by the EPC Contractor for compliance with the approved architectural design intent.

B. EPC Contractor Responsibilities

The EPC Contractor shall take over the PMC's BIM model at **LOD 300** and further develop it for construction and execution.

The EPC Contractor shall be responsible for preparing and coordinating BIM models for **Structural Works and MEP Systems** as follows:

- **LOD 300–350**

- Development of coordinated structural and MEP models based on PMC's architectural model.
- Clash detection and interdisciplinary coordination.

- **LOD 350–400**

- Detailed structural reinforcement models.
- Detailed MEP routing including ducts, piping, cable trays, equipment supports, and builder's work openings.
- Fabrication-level detailing required for construction and installation.

- **LOD 500 – As-Built Model**

- Preparation of final **as-built BIM model** reflecting actual installed conditions for all disciplines including architectural, structural, and MEP systems.
- Model shall incorporate asset data, equipment specifications, and maintenance information as required for facility management.

- 1.5.** The necessary software with valid license, editing and viewing rights, and hardware [Two set i.e., Laptop (BIM compatible, renew time to time)] loaded with BIM software for viewing BIM output details at CHQ, shall be provided by the PMC. Same shall be provided within 1 (one) month from the date of award of PMC work. In case, the PMC fails to provide the same within stipulated period, a penalty of Rs.

5,000/- per day shall be levied.

In case that the laptop or BIM software supplied by PMC becomes non- functional, the same shall be made functional by PMC within 72 hrs of issue of written communication from AAI via email. If the same is not made functional by PMC, a penalty of Rs. 2000/- per day shall be levied.

PMC shall be required to take back the laptop including BIM software, after the defect liability period. All discipline models will be made in the same format/version (BIM Compatible) for ease of integration/clash detection/coordination with the required level of detailing as recommended by PMC and approved by AAI. All elements shall be modeled as specific assemblies in terms of quantity, size, shape, location and orientation.

2. SOIL INVESTIGATION

- 2.1.** PMC shall conduct indicative Soil Investigation test from NABL certified lab for development of concept and schematic, structural design. Comprehensive soil investigation shall be carried out by EPC agency and shall be solely responsible for the structural safety and stability of all the buildings and associated works.
- 2.2.** Agencies empaneled/approved by MORTH could also be considered.

3. ENVIRONMENTAL CLEARANCE

AAI has already obtained environmental clearance of the project vide EC Identification no EC24C3802JK5601694N. However, the requirements of EC to be incorporated in estimates/ tender.

D. Stages of Project Consultancy Services

Inception Report, Concept Report, Schematic Design Report and Estimated Cost

1. Inception Stage

a) Generic Issues/ Guidelines

- 1.1.** Planning of the terminal building to ensure smooth passenger flow, efficient operations, resulting into maximum generation of non-traffic revenue including preparation of media plans and generation of commercial areas both inside and outside the terminal building and other structures , pavements as per scope of work including site survey , topographical survey and geotechnical as per standard to be part of the EPC tender document, for concept understanding of the strata at the Project site, to plan and design the envisaged Project.
- 1.2.** Topographical survey of the area as mentioned in SoW/ Layout Plan (i.e., Terminal Building, Car parking, Road, Sub Station and surrounding area for designing effective drainage system, other structures, pavements as per scope of work) is to be carried out by using total station or other advance technology. Survey/leveling data is to be provided

- in XYZ format at maximum 5mtr. X 5mtr. intervals, ground levels up to 5mm accuracy.
- 1.3. The contour map shall be provided at suitable intervals, depending on site conditions, for proper interpretation/evaluation of the site conditions.
 - 1.4. Ground scanning technology or other suitable methods shall be used for identifying, locating and marking existing underground services on the surveyed site plan. The PMC shall ensure proper provision for shifting underground services like electric cable, water supply line, etc. should be kept in the estimate at initial stage itself to avoid delay and increase in cost.
 - 1.5. Interaction/deliberations with stakeholders/user agencies for incorporating their requirements.
 - 1.6. Prepare list of required data to carry out planning/designs.
 - 1.7. Similar actions for other ancillary buildings are also required to be taken.

b) Inception Report/ Deliverables

Inception report shall be submitted by the PMC based on field survey comprising of but not limited to the following details (*Presentation at various stages shall be made to stakeholders as required by AAI*).

1.1. Survey Report

- i) **Surveyed site plan** including **topographical survey** on a suitable scale including details of **existing underground services** to decide on **siting of the terminal building**, other structures, pavements as per scope of work etc. and accurately plan it.
- ii) Availability of locally available building material (and their proposed usage), and identifying quarries.
- iii) Building architecture/typology/heritage prevalent in the areas/region.
- iv) Special features of local heritage, architecture, art and culture and its proposed incorporation in the terminal building architecture/design and in external development and integration with existing terminal building.

1.2. Geo Investigation Report

- i) Geotechnical investigation report at the site of proposed construction as per AAI guidelines/BIS requirements.
- ii) Hydrological Investigation to establish water supply source/Borewell/High Flood Level (HFL) etc. Study of hydrology of the site, existing drainage/sewerage arrangement in the area and the proposed arrangement post construction of the terminal/ external development.

1.3. Meteorological/ Air traffic Data

- i) Meteorological data for last 50 years (preferably from IMD)
- ii) Air Traffic data/ Traffic forecast
- iii) Any other relevant information

1.4. Siting of Buildings/ Plinth Level

Proposed siting of the pavements, terminal building, other ancillary buildings, road etc. and the plinth level, including integration of proposed structures, keeping in view the site conditions.

c) Final report

The information sought as above is illustrative only and for general guidance. Any additional information required shall be provided by the PMC. Any additional activities required will be performed by the PMC. Final report shall be submitted after incorporation of comments/ any additional information as sought by AAI for review/ approval by AAI.

2. Concept Design Stage

a) General

- 1.1 The PMC shall prepare Project concept design report keeping in mind optimum space utilization and smooth passenger flow, efficient operations, maximization of non-traffic revenue, efficient delivery of airport services, and also with a view to achieve desired GRIHA rating. The PMC shall interact with all stakeholders for relevant inputs.
- 1.2 The services performed by the PMC shall also consist of, but not limited to, the following:
 - i) Identification of structures and plan for services/facilities requiring relocation and plan for advance action to be initiated to ensure smooth/uninterrupted execution of the Project.
 - ii) Complete conceptual architectural and concept engineering designs/drawings of terminal building and other ancillary building, and all services related to functionality and operationalization of terminal building, including preparation of minimum 3 (three) alternatives proposals comprising of Steel/RCC/Glass with indicative cost along with artistic view, plan, elevation and walk through presentation indicating passenger flow/facilities, blending local architecture/culture/art/heritage with modern aesthetics ensuring the balanced development of capacity sufficient to deal with both market demand and airport's strategic goals (*and obtaining approvals thereof*). While working out cost estimates, value engineering inputs along with inputs on use of renewable energy resources (energy positive concept) and adherence to ECBC norms/GRIHA rating may be taken into account.
 - iii) Review the proposed layout and surrounding airfield pavements, roads for the new development including the proposed uses, the access to and from the site, and the proposed parking and circulation plans. Collect data from AAI on Annual Traffic Growth Rate (i.e. impact on traffic); Existing Traffic Counts on adjacent road network, if available; location, type and size of nearby developments (existing and proposed); Future plans for roadway network improvements in the vicinity; future plans for public transportation systems in the vicinity. The outcome shall be fed into preparation of plan, planning/layout plan and city side/air side development/landscape planning/overall ambiance on the city side as well as with-in terminal building including site plan indicating landscape concept, Elevation studies - final perspectives, overall Exterior Elevations (for all project components).
 - iv) Develop detailed planning/design parameters for the terminal building, services block, other ancillary building etc. and amenities uses.
 - v) Prepare conceptual infrastructure plans based on the finalized master plan, including drainage network; sewerage network; STP; water supply system and network; telecommunication network; security systems; solid waste disposal system; power supply system requirement and network, voltage level etc. Service connection concept and feasibility shall be spelt out while finalizing the power receiving station and water

- pumping station concept.
- vi) Prepare the concept drawings and concept sketch drawings based on assumption and data compiled and submit the same to AAI for approval.
- vii) The conceptual drawings prepared by PMC shall be complete in all respects and shall be in adherence to local bye laws. These drawings shall have allocation of areas for the most economical and systematized flow pattern of activities and fulfilling all requirements indicated by AAI.
- viii) PMC shall provide a Conceptual Area Statement showing the FAR and built up area.
- ix) Prepare Concept/ Plans, Sections, Elevations/ Perspectives, including Concept Diagrams/ Sketches, Lighting Design ideas, passenger flow diagram etc.
- x) Concept power requirement estimate along-with systems analysis for service connection from nearest EB's source including the airside load for which input will be provided by AAI.

1.3 The PMC shall ensure the following:

- i) Adherence to applicable ICAO/IATA/ACI/IMG norms.
- ii) Meeting DGCA CAR requirements/BCAS norms/regulations.
- iii) Meeting latest BIS/NBC/ASHRAE/NFPA or equivalent standard code of practices and CPWD specifications or manufacturer specifications as applicable for the works/items to be executed for the construction of modern/ world class terminal buildings.
- iv) Meeting Accessibility Standards and Guidelines of Civil Aviation for differently abled. (the PMC may collect the copy from AAI for incorporating the provisions)
- v) Benchmarking shall be decided at the sole discretion of AAI to ensure proper quality assurance, achievement of Project objectives and quality product (Project). Benchmarking could be based on modern/world class terminal building/infrastructure for general aesthetics, interior, media plan, retail plan and artwork etc. and also taking into consideration, local architecture/culture/art/heritage, optimizing use of locally available building material.
- vi) Prepare, submit and present the Concept Report which includes Visions, Objectives and Concepts, Principles and strategies in land use allocation; land use plan and distribution; land parcellation and planning parameters; terminal building and amenities; transportation such as vehicular access guidelines and road design including traffic engineering.
- vii) The PMC shall give a presentation of the proposed design of the terminal building along with passenger flow to the stake holders at state level, Airport users, various directorates of AAI, regulatory authorities e.g. BCAS & user department e.g. Airlines, CISF, IMD etc. as required, in co-ordination with AAI at local level and at AAI, CHQ. The space requirement of the various stake holders should be reviewed/ optimized in consultation with them and included in the concept design by the PMC, based on approval from AAI.

The above presentation shall also cover infrastructure development on the city side and Apron area. (This shall also cover the approach to the terminal building, access system and other miscellaneous infrastructure, road networks, future plans, entry/exit gates, security nakas/ morchas & systems, public transport routes including boarding/de-boarding points, general parking area, paid parking area with location of booth for entry/exit point and its accessibility to PTB, car parking management system arrangement etc.)

- viii) Approval of architectural design/plan from security point of view from the Nodal agency (BCAS) as applicable, shall be the responsibility of PMC. AAI shall, however, provide necessary coordination for the same.

- ix) **The required number of hard copies for the above submissions shall be provided along with soft copy in PDF format to enable parallel scrutiny/evaluation at various levels by the concerned directorates of AAI/Regulatory Authorities (nature of assignment being multidisciplinary).**
- x) The PMC shall preferably start parallel action for:
 - a) Preparation of technical specifications for items of work where technical/functional parameters/deliverables are to be specified and generic specifications in respect of items where branded makes are to be used (with suitable alternates along with value engineering inputs). Timely parallel action is considered necessary as validation/analysis and approval of the same is a time taking exercise considering voluminous submissions that might be involved in this activity. Timely conclusion of technical specifications is expected to have a bearing, to a great extent, on timely conclusion/completion of the subsequent activities such as Estimation, NIT etc.
 - b) General conditions of contract (to be provided by AAI)
 - c) Special conditions of contract (to be provided by AAI)
 - d) Preparation of concept designs/ schematic designs for all the components of the terminal building and other ancillary buildings, if any.
 - e) Prepared likely cash flow requirement
 - f) Preparation of market rate analysis duly supported by quotation
 - g) Preparation of broad bill of quantities
 - h) Design brief report for all sub-head components of the overall scope of work
- xi) The Vulnerability Atlas of India has been prepared by Building Materials and Technology Promotion Council under Ministry of Housing and Urban Affairs, Government of India and available at their website **www.bmtpc.org**. It is mandatory for the PMC to refer to the Vulnerability Atlas of India for multi-hazard risk assessment and include the relevant hazard proneness specific to Project location while planning and designing the Project in terms of:
 - a) Seismic zone (II to V) for earthquakes
 - b) Wind velocity (as per codal provisions)
 - c) Area liable to floods and probable max. surge height
 - d) Thunderstorms history
 - e) Number of cyclonic storms/ severe cyclonic storms and max sustained wind specific to coastal region
 - f) Landslides incidences with annual rainfall normal

b) Concept Design Report / Deliverables

The PMC shall undertake the following activities and shall accordingly submit a Concept Design Report comprising of, but not limited to, the following details (*Presentation at various stages shall be made to stakeholders as required by AAI*):

1.1 Vision document

- i) Vision, objectives, concepts
- ii) Principles and strategies in deciding siting of terminal, plinth level, associated buildings, external development.
- iii) Land use plan and distribution (planning parameters)

1.2 Architectural Concept Report (*Alternatives, presentation and approval*)

- i) Architectural concept (including inputs on local heritage, architecture, art and culture) with a minimum of 03 options including concept drawings, artist view, walk through presentation (minimum of 3 minutes for each option), and indicative cost for all 03 options along with green building concepts including use of renewal energy resources, concept/parameters for obtaining the desired GRIHA rating, concepts/ parameters for observing ECBC norms, Presentation and approval thereof. **The PMC shall submit a 3D model of the selected proposal.**
- ii) The PMC shall plan the buildings keeping local architecture/culture/art/heritage in mind and the building should conform to BIS specifications & GRIHA-5 Standards and operationally to ICAO standards (statuary fees to the rating contractor for GRIHA rating shall be paid by AAI).
- iii) Terminal Building
Planning of terminal building, including internal and external areas for smooth passenger flow and circulation, provisions for differently abled passengers, smooth handling of baggage and passenger facilitation services e.g. CUTE, CUPPS & CUSS, also keeping in view efficient retail plan/ media plan for maximization of non-traffic revenue. Planning of terminal building amenities (as per scope of work given in the tender document) including preparation of media plans etc.
- iv) Pavement and other structures

1.3 Structural / Façade Planning

- i) Structural and Façade Planning, including use of natural lighting/resources.
- ii) Adhering to GRIHA rating norms

1.4 MEP, Solar system, Airport Systems planning

- i) MEP and HVAC planning/concepts
- ii) Solar concepts and planning i/c study of site to identify suitable area for installation of solar system for optimal generation of solar energy as per MNRE (Govt. of India) guidelines. It is expected to make the airport energy positive/neutral as far as possible, and the renewable energy planning shall be done accordingly.
- iii) Assessment of power supply requirement, availability of power and feasibility of availing service connection and net metering for grid connected SPV system and voltage level, substation location and equipment, Capacity planning for DG Sets for Secondary Power supply for PTB, existing services i/c Airfield system and associated ancillary buildings.
- iv) Lift, Escalators and Travellators
- v) Fire Fighting, Detection Alarm & Sprinkler System
- vi) BMU planning/concepts.
- vii) Concepts on Airport services planning/systems such as In-line BHS, Aero- Bridges, Solar System, X-ray Machines, Scanners, SCCTV, PA System, FIDS, DFMD, Automation in Passenger processing system & security check system etc. (Digi Yatra), IT networking, access system etc. including BMS (Building Management System), Escalators, Elevators, STP, Fire Fighting System, Internal & External EI, Telephone/Data and other services as required and if any, as per the Scope of work.

1.5 Interior / Lighting / Acoustics / Signage / Media systems Planning

- i) Interior concept plan along with artwork (including inputs on local heritage, architecture, art and culture) and a concept presentation comprising of layouts, elevations, rendered

- perspectives (3 nos.), sample boards, and graphic proposals, model etc.
- ii) Lighting design– Plan/Concepts for interior, exterior, façade lighting, lighting in external areas.
- iii) Signage concepts shall be of AAI standard (internal and external, illuminated/ non-illuminated, digital, emergency signages) including advice on orientational, Informational, Directional, Identification and Statutory (Regulatory) Signages.
- iv) Concepts/plan for integrated advertisement/ media plan methodology and optimization of revenue thereof.
- v) Concepts/plan on acoustical treatment.

1.6 External Land use/ Landscape/ Infra Structure/ Transport planning Report

- i) Transport planning including traffic engineering/traffic impact study/concepts.
- ii) External Infrastructure planning for fitting into the overall master plan/concepts.
- iii) Landscape concepts with illustrations on initial hardscape/softscape design/plan.
- iv) Plan for temporary work (e.g. barricading/temporary roads/barriers etc.) to ensure smooth traffic/passenger flow/aviation activities at the airport during construction phase of the project.

1.7 Construction/ Maintenance Planning.

- i) Concepts/strategy to integrate/incorporate maintenance plan for buildings internal/ external/ surrounding areas in the project.
- ii) Planning, economizing the man-machine mix resulting least life cycle cost of the systems/services planned.
- iii) Concepts/plan to ensure ease of construction and subsequent maintenance of the assets created including MESS (Mechanical & Environmental support services).
- iv) Concept/Strategy for Façade cleaning and glass replacement plan
- v) Concept/Strategy for roof cleaning and maintenance plan for providing fall arrester & walkway system

c) Final Concept Design Report

The information sought as above is illustrative only and for general guidance. Any additional information as required shall be provided by the PMC. Any additional activities required for the effective implementation and execution of the scope of work provided hereunder and in the PMC contract shall be performed by the PMC. Final report based on parameters mentioned above shall be submitted, after incorporation of comments/ any additional information as sought by AAI, for review/ approval by AAI.

3. Schematic Design Stage

a) General

At this stage, the PMC shall ensure further detailing of the inputs provided under the Concept Design Stage report. Based on the approved concept design report, the PMC shall develop the schematic design/ drawings further.

b) Schematic Design Report / Deliverables

Based on concept stage inputs/final Concept Design Report, PMC shall finalize the schematic design/drawings comprising of, but not limited to, the following. (*Presentation at various stages shall be made to stakeholders as required by AAI*):

1.1 Architectural/ Structural/ Façade Reports

- i) Detailed Architectural Layouts (Plans, Elevations, Sections) incorporating Structural, and MEP Engineering Schematic inputs.
- ii) Schematic Structural Design Report including Structural Analysis model.
- iii) Selection of materials/equipment to meet the GRIHA/ LEED requirement.
- iv) Detailed land use plan
- v) Infrastructure report, including Earthwork, Grading & Site formation, Water supply, bore well, STP, Storm water drainage system, Road works, Landscape, Irrigation Systems.
- vi) Concept Façade/Cladding and BMU design details and schematic outline specifications (GFC and detailed Façade Engineering Drawing shall be provided by EPC contractor)
- vii) Traffic Impact Study including advise for the terminal building and Traffic Impact Study for development and Traffic Engineering.

1.2 MEP, Airport Systems & IT system planning

- i) Schematic Report including firmed-up MEP space requirements for Power Supply Scheme, load estimations, Single Line Diagrams of all system, Internal & External electrical (i/c UPS. Lighting protection and earthing etc.) installation's planning/ layouts, Fire Fighting, Fire Alarm system, HVAC, BMS, lifts, escalators, BHS, Solar System, PBB, any other services as per Scope of work.
- ii) Schematic Report on Escalators, lifts and BHS etc.
- iii) Schematic Report of Solar \ PV system including Design, Engineering, calculation of capacity of Solar system as per MNRE (Govt. of India) rules and regulations
- iv) Performance Specifications with list of preferred makes of Airport systems such as BHS, Aerobridges, Escalators, Elevators, Solar System, Automatic Sliding door, Air curtains, Boom Barrier, Substation equipment's, Air-conditioning equipment's, X-ray Machines, Scanners, FIDS, DFMD, Firefighting & Fire alarm system, Internal & External Electrification, BMS Automation in Passenger processing system & security check system etc. (Digi Yatra) etc. along with technical specifications of individual makes and generic specifications thereof to ensure approval/ incorporation of the selected makes. Integration between various services/ systems.
- v) Performance Specifications, with list of preferred makes of SCCTV, PA System, along with technical specifications of individual makes and generic specifications thereof to ensure approval/ incorporation of the selected makes.
- vi) Performance Specifications, with list of approved makes for Solar system as per SECI technical specifications (govt. of India technical specifications)

1.3 Interior/Lighting (Internal & External areas)/Acoustics/ Signage/ Media systems Planning

- i) Interior Design Drawings (plans, internal sections, elevations), specifications, and schedules in coordination with the Architect. The PMC shall also provide reflected ceiling plans coordinated with the positions of light fittings, smoke detectors, sprinklers, speakers, access panels, A/C diffusers etc.
- ii) Fully dimensioned lighting system layouts for all buildings interiors & external areas (including landscaped areas, roads and car park etc.) including lighting fixtures, equipment schedules and incorporation of the luminaries accompanied by specifications, photographs, catalogues and samples adequate to show the design intent.
- iii) Concept Acoustical Report of the Architectural, Structural and Building Services design and drawings to quantify and qualify the building design strategy to mitigate acoustic and vibration issues along with confirmation on the acoustic design targets appropriate to the intended uses of the development. The Report shall be based on computer simulated 3D modeling to achieve the desired acoustic parameters for the material inputs/surfaces proposed/finalized.
- iv) Schematic Signage Plan [Orientational, Informational, Directional, Identification and Statutory (Regulatory) Signages] including signage design, color, scheme, categories, types, material chart etc.
- v) Schematic design/plan for assimilated advertisement/media plan methodology and optimization of revenue thereof.
- vi) Any other activities/submissions depending on requirement of the project and as per sound engineering/planning practices.

1.4 External Land use/ Land scape/ Infra Structure/ Transport planning Report

- i) Schematic Infrastructure planning for fitting into the overall Layout plan. External Land use planning including external road network, MLCP, car park & traffic engineering.
- ii) Color rendered schematic landscape plan (hardscape + softscape) at an appropriate scale, leveling plan and images and sketches of featured elements with planting plan for tree plantation and tree transplantation etc.
- iii) Schematic Plan for temporary works (e.g. barricading/ temporary roads/ barriers etc.) to ensure smooth traffic/passenger flow/aviation activities at the airport during construction phase of the terminal building.
- iv) Identification of structures and plan for services/facilities requiring relocation and plan for advance action to be initiated to ensure smooth/ uninterrupted execution of the project.

1.5 Construction/ Maintenance Planning

- i) Schematic construction plan and subsequent maintenance plan for the assets now planned to be created, including MESS (Mechanical & Environmental Support Services).
- ii) Schematic Plan for integrated maintenance/upkeep for terminal building internal/ external/surrounding areas.

c) Final Schematic Design Report

The information sought as above is illustrative only and for general guidance. Any additional information as required shall be provided by the PMC. Any additional activities required for the effective implementation and execution of the scope of work

provided hereunder and in the PMC contract shall be performed by the PMC. Final report shall be submitted after incorporation of comments/ any additional information as head sought by AAI (Presentation to stakeholders shall be made as required) for review/approval by AAI.

4. Preliminary Design / Drawings / Technical Specification and Cost Estimate Report

a) General

While working out the estimate, value engineering inputs including inputs on use of renewable energy resources and adherence to ECBC norms/GRIHA rating to be considered. The Work is proposed to be carried out in line with international standards planning & design practices in compliance with latest BIS/ NBC/ASHRAE/ NFPA/ ICAO/ IEC or equivalent standards code of practices and CPWD specifications or as per manufacturer specifications (in case of any of the aforesaid standard is not available) for the items to be executed for the construction of modern/ world class terminal buildings.

The reference cost estimate should be based on preliminary design/Drawings/Technical Specifications/ Makes finalized by PMC for all packages covered in the PMC scope of work given hereunder and in the PMC contract. The detailed site investigation shall be carried out by the PMC before finalizing the estimate as type of foundation to be adopted in the estimate is major component in terms of cost.

Reference Cost Estimate for the building shall be prepared by the PMC as follows:

- i) For building works: Estimate shall be prepared based on latest Delhi Plinth Area rates issued by CPWD duly enhanced by prevailing cost index. Additional cost on account of superior finishes shall be added in estimate after deducting the component already considered in Delhi Plinth Area Rates. For other items market rate analysis duly supported with quotations shall be adopted.
- ii) For pavement works, other items like earth work, GSBC, WMM, DRLC, Glass grid, geo synthetics etc., the rate analysis based on "Standard data book for Analysis of Rates for Road and Bridge Works" issued by MoRTH shall be used. However, in place of cost of water component i.e. cost of water i/c water tanker, 1 % towards water charges shall be added wherever applicable. CP & OH shall be considered 15% only irrespective of cost of work. For items like tack coat, DBM, SDAC, DAC, PQC analysis of rate as issued by AAI shall be adopted.

Methodology

- i) Based on the design/drawings/technical specifications/makes finalized as above, the PMC shall prepare the estimate.
- ii) Preparation of performance specifications, broad bill of quantities shall be prepared for major quantifiable items. For the rest, assessed cost shall be worked out based on past experience/industry norms ensuring technical /functional requirements of the terminal for efficient use/desired aesthetics to meet aviation industry benchmark of projects of similar nature.
- iii) Assessed cost shall be prepared for major quantifiable items (minimum 80% value), for the rest, cost shall be worked out on experience on similar works/industry norms.
- iv) Description of items adopted in specification should be complete and without any ambiguity to avoid additional claims.
- v) While working out realistic cost, value engineering inputs including inputs on use of renewable energy resources and adherence to ECBC norms/GRIHA rating to be considered.

- vi) Preparation of justification statement for the execution of work on Design and Build concept based on prevailing AAI/ CPWD norms/Industry norms/sound engineering practices.

b) Cost Estimation Stage Report/Deliverables

1.1. Deliverables (Presentation at various stages shall be made to stakeholders as required by AAI):

i) Cost Estimation Stage Inputs

- a) Cost Estimate of different sub heads as per Scope of Work.
- b) Billing of quantities with supporting detail
- c) Market Rate Analysis with supporting quotation
- d) AAI requirements (Facility Matrix)
- e) Technical Specifications
- f) Detailed Architectural Drawings
- g) Other relevant information.

ii) Final Cost Estimation Stage Report

The information sought as above is illustrative only and for general guidance. Any additional information as required shall be provided by the PMC. Any additional activities required for the effective implementation and execution of the scope of work provided hereunder and in the PMC contract, shall be performed by the PMC. Final report shall be submitted after incorporation of comments/ any additional information as sought by AAI for review/ approval by AAI.

5. Bid Process Management Stage

a) General

1.1. PMC shall :

- i) Finalize detail architectural drawing
- ii) finalize the Notice Inviting the Tender (NIT) for EPC works.
- iii) Assist AAI to invite bid for the EPC works.
- iv) Assist AAI to conduct pre-bid meetings and preparing replies to bidder's queries, bid amendments, minutes and corrigendum to be issued.
- v) Assist AAI to conduct prequalification evaluation of bidders.
- vi) Any other activities depending on the requirement of the project.

1.2. Contract for Project execution through EPC Mode.

- i) After the PMC has finalized estimate, *detailed* Architectural drawings and preliminary Structural designs, Concept/ schematic structural scheme/ drawings etc., AAI intends to go in for EPC based tender.
- ii) Pre-qualification Criteria and Marking System shall be provided by AAI. Value addition, if any shall be done by PMC based on requirement of work.
- iii) Various brands/makes of different products/ equipment specified by the PMC in the tender document shall be termed/ treated as suggested makes.
- iv) In respect of PMC suggested makes and approved by AAI, in the tender document, testing charges for such items shall be borne by EPC contractor. Cost of samples and their transportation shall also be borne by EPC contractor. While finalizing the EPC contract, appropriate provisions shall be made for testing of such items in the scope of EPC

- contract.
- v) Other terms and conditions including Technical Specifications, GCC, SCC forming part of NIT, Design basis report and any other specification requirement shall be finalized by the PMC based on approval by AAI.
 - vi) For items like tack coat, DBM, SDAC, DAC, GSB, WMM, DRLC, PQC technical specification as issued by AAI shall be adopted.
 - vii) Draft tender document containing the general conditions of contract, special conditions of contract etc forming part of NIT, shall be provided by AAI and shall be reviewed by PMC before finalizing the complete tender document.
 - viii) The PMC shall ensure that enabling provision is available to deal with various situations regarding disputes/underperformance by the EPC Contractor & their specialized vendors/suppliers/agencies such as complaint by vendors towards non-payment/ less payment by the EPC Contractor, poor performance/non-performance by the specialized vendor/suppliers/agencies etc. so as to ensure smooth/efficient execution of the Project and to ensure that the timelines/work programme is adhered to and performance evaluation of vendors/suppliers/agencies could be carried out on annual basis.
 - ix) PMC shall assist AAI in dealing with legal matters related to the project scope of work which shall include the EPC Contractor and its specialized suppliers/vendors/agencies.
 - x) Testing of manufactured items may require factory inspection/ acceptance tests at the manufacturer's factory by PMC engineers as per provision in the EPC Contract. The expenses related to travel/stay expenses for PMC engineers for the first such inspection shall be borne by the EPC contractor. EPC contractor shall also be responsible for further tests/travel/ stay expenses related to additional factory inspection/tests.
 - xi) PMC shall ensure provision of clauses for release of payment to EPC contractor.
 - xii) Draft the EPC contract documents, consisting of
 - 1) Explanation with drawings of the basic concept,
 - 2) Performance specifications in line with CPWD, BIS, manufacturer's specifications, relevant standards/sound engineering practice,
 - 3) Contract Conditions in line with CPWD, AAI Manual,
 - 4) Detailed Quality Control criteria along with frequency of testing in line with relevant code provisions (BIS) containing following as minimum:
 - a) Instruction to Bidders,
 - b) Qualification Criteria for selection of Contractor,
 - c) Information to Bid, Evaluation and Contract award procedure,
 - d) General Conditions of Contract,
 - e) Special Conditions of Contract,
 - f) Implementation schedule,
 - g) Broad bill of quantities
 - h) Tentative Price Schedules
 - i) Design Brief Report for all component (MEP and HVAC system, Internal EI and lighting system, Traffic engineering and external roads, power supply, CCTV/Security and Access system, Passenger movement system (Lifts, Travellers & Escalators), Baggage handling system, Fire Fighting, Fire Detection, Alarm & sprinkler System, Airport systems & IT systems, Façade design/skylight, structural glazing system, Media plan and interior element

system, PA system and acoustic design etc.)

- j) Payment Terms,
- k) Detailed work specifications, Schedule of finishes and list of makes etc.,
- l) A special chapter to be included indicating role of PMC in EPC contract as per Role and Responsibility as defined herein above and herein after under this document.
- m) AAI Requirements pertaining to functionality/ operationalization of the Project.
- n) Compliance to relevant code of practices,
- o) Procedure for issuance of completion certificate and taking over certificate etc.,
- p) AICMC/Operation & Maintenance schedule, procedure, payment terms & condition, penalty clauses etc. during O&M period.
- q) Any other relevant activity as and when required.

Draft Tender Document prepared by PMC shall be got vetted from reputed legal firm. PMC shall include cost of legal vetting and nothing extra shall be paid. Legal firm shall be approved by AAI.

b) Bid Process Management Stage, Deliverables

At Bid Preparation and Submission stage, following tasks are required to be accomplished by the PMC comprising of, but not limited to, the following: *(Presentation at various stages shall be made to stakeholders as required by AAI):*

1.1. Procurement Strategy Report

- i) Procurement strategy and procedures
- ii) International best practices
- iii) Other relevant information, if any.

Draft the Tender documents, consisting of, but not limited to, the following:

1.2. Eligibility Criteria

- i) Pre-qualification criteria in addition to AAI standard pre-qualification criteria
- ii) Draft web advertisement
- iii) Website advertisement, guidelines to bidders

1.3. Contract Conditions

- i) General Conditions of Contract,
- ii) Special Conditions of Contract,
- iii) Implementation Schedule
- iv) Price Schedule
- v) Cost Centre (Individually for each structure and pavement)
- vi) Payment Terms

- vii) AAI Requirements pertaining to functionality/operationalization of the terminal building, other ancillary building etc.
- viii) Environment Management Plan (EMP) outlining how a project will mitigate its environmental impacts throughout its lifecycle, from construction to operation and decommissioning in accordance with Environmental clearance.
- ix) General Conditions for GRIHA
- x) General Conditions for to comply specific conditions of Environmental Clearance
- xi) To make provisions in the bid document for cost adjustments in case of deviations, additions/alterations in the planned area.
- xii) Schedules of obtaining required permits/statuary approvals for all construction works/ activities/equipment/systems etc.
- xiii) Procedure for issuance of completion certificate and taking over certificate etc.
- xiv) Provision of suitable clause for use of BIM for preparation detailed design & drawings as per the scope for EPC contractor.
- xv) Copy of soil investigation report shall be attached with the EPC Tender, however same shall be reconfirmed by EPC contractor before taking up structure design/execution of work.
- xvi) PMC shall ensure provision of suitable clause in EPC tender to carry out electrical works such as Elevator, Escalators through OEM and also to carry out all other works of SOW i.e. Internal & External EI, HVAC, Fire alarm, detection & Fire fighting, Substation and solar system through respective specialized agencies.

1.4. Tender Documents

- **Tender Drawings**

- i) Tender Drawings,
- ii) Explanation with drawings of the basic concept,
- iii) Use of advanced methods of construction, construction technology, equipment/ scaffolding etc.,
- iv) Erection methodology,
- v) List of equipments and expected construction methodology/technology.
- vi) E&M equipment's installations details & procedures and Other relevant drawings.

- **Performance/ Technical Specifications & Schedule of Finishes**

- i) Schedule of Finishes.
- ii) Performance/ Technical specifications in line with MORTH, IRC, CPWD, BIS, ICAO, NBC, IEC, Manufacturer's specifications (generic specifications in respect of branded makes specifying acceptable range of technical parameters/acceptable performance parameters), relevant standards/sound engineering practices/manuals/guidelines & other relevant standard as applicable. The manufacturer's specifications to be followed in case of any of the aforesaid standard is not available.
- iii) Formulate generic specifications for specialized works/items/products and wherever there is difficulty in preparing such specifications, makes of items could be specified

(in case of branded makes, commonly applicable nomenclature of BOQ items shall be developed by the PMC. Such technical specifications shall be submitted in a timely manner to provide reasonable time for review/approval by AAI).

- iv) List of Preferred makes.
- v) Quality Control criteria along with frequency of testing in line with relevant codal provisions, field tests & field laboratory equipment requirements for the EPC contractor.
- vi) Details of required approvals from Statutory Authorities of the center/State Govt. and Local bodies.
- vii) Guidance on following the GRIHA rating norms/ environment clearance guidelines/ conditionalities.
- viii) Details of Routine, Acceptance, Type test, Performance test of equipments wherever applicable.
- ix) Implementation schedule (expected work program).

1.5. Tender Justification

Preparation of justification statement for the EPC tender, as per prevailing AAI/CPWD norms/Industry Norms/sound engineering practices etc.

1.6. Final Bid Process Management Stage Report

The information sought as above is illustrative only and for general guidance. Any additional information as required shall be provided by the PMC. Any additional activities required will be performed by the PMC. Final report shall be submitted after incorporation of comments/ any additional information as sought by AAI for review/ approval by AAI.

6. Bid Evaluation & Award of Work

- a) At the Bid Evaluation and Award stage, the PMC firm shall prepare complete proposal for acceptance of tender by AAI, the following tasks are required to be accomplished by the PMC comprising of, but not limited to the following details:
 - i) Evaluation of pre-qualification and technical bids
 - ii) The PMC shall also prepare replies to all queries made by bidders.
 - iii) PMC shall attend the pre-bid meeting and prepare the minutes of the meeting.
 - iv) Review and evaluate the Technical Bids and recommend the EPC Contractor who is responsive to the bid documents and qualify for opening of the price bids.
 - v) Preparation of Bid Evaluation Report and Recommending lowest bidder based on tender justification, in line with AAI/ Govt. guidelines and present a final evaluation report for consideration of award of EPC contractor.
 - vi) Recommendation for acceptance/rejection of Tenders. Assisting AAI in selection and appointment of the EPC Contractor, as per AAI/Govt. guidelines for execution.

7. Project Management Phase

a) Pre-Construction Phase

- 1.1. During the Development Period, the PMC shall undertake a detailed review of the Drawings to be furnished by the EPC Contractor along with supporting data, including the geo-technical and hydrological investigations, characteristics of materials from borrow areas and quarry sites, topographical surveys and traffic surveys. The PMC shall complete such review and send its comments/observations to the AAI and the EPC Contractor within 07 (Seven) days of receipt of such Drawings. In particular, such comments shall specify the conformity or otherwise of such Drawings with the Scope of the Project and Specifications and Standards.

The PMC shall review any modified Drawings or supporting Documents sent to it by the EPC Contractor and furnish its comments within 07 (Seven) days of receiving such Drawings or Documents. The PMC shall be responsible for soundness of structural design and ensure timely approval of 'Good for Construction' certificate for structural design/drawings as submitted by the consultant of the EPC contractor, which are to be approved by IIT / NIT.

- 1.2. The PMC shall review the construction methodology and the procurement, engineering and Reviewing the construction plan of the EPC Contractor, suggesting alternates and monitoring the same using latest software program like MS project/ Primavera etc.
- 1.3. To review and validate the EPC Contractor's logistics plan, plan for deployment of manpower and machinery, procurement plan of material including long lead items and construction method statements.
- 1.4. PMC shall be responsible for the following:
- i) Approval of Quarries and Borrow Areas

The EPC Contractor is to obtain approval from the PMC for each Quarry and Borrow Area to be used in the project prior to commencement of quarrying and/or borrow area excavation activities. The primary considerations to be considered by the PMC in granting approval are whether:

- The proposed materials meet specification requirements
- The EPC Contractor has legal approval by the owner to excavate/remove materials from the proposed quarry/borrow area
- The EPC Contractor submits an acceptable "Environmental Management Plan" for development; use and closing down of the proposed quarry/borrow area, together with any other approvals or documents that may be required from the Ministry of Environment and Forests or other concerned authorities.

However as per project requirements, wherever approval of quarry is not required, then in such cases, approval of source of procurement of material is to be given.

ii) Approval of Materials

All materials proposed by the EPC contractor to be used in the project works are to be approved by the PMC. In general, there are four types of materials i.e., Natural Materials, Processed Materials, Manufactured Materials and Designed Materials. Approval of each

of these material types is required, however the requirements for obtaining approval of materials for each type differs slightly.

a) Approval of Natural Materials

Natural materials are mined (i.e., excavated) and hence the first step, following assurance that the material(s) is acceptable for its intended purpose, is to obtain approval for the Borrow Area or Quarry. Where quarry is not approved as per project requirements, the source of procurement of material may be approved.

Approval of the material for construction is then obtained by submittal of test results for all tests required as per the Specifications (i.e., to prove that the material meets all the desired properties), and, in some cases, by construction of trial sections to prove that this material can be placed in the field so as to attain the required field properties (e.g. to meet minimum density, etc.)

b) Approval of Processed Materials

Approval of processed materials follows that noted above for “natural” materials, except that usually the specifications are tighter (e.g. the material may also have to meet stringent gradation limits), and a greater variety of tests (and production/storage) conditions are required to be met.

c) Approval of Manufactured Materials

Approval of manufactured materials, based on specific Specifications requirements, is generally given in two stages.

- Initial Approval – given prior to receipt of the materials based on submittal of samples of manufactured Materials, appropriate Manufacturer’s test reports.
- Final Approval – given based on initial approval plus satisfactory results being obtained for all “acceptance” tests required by the Specifications, or as directed by the Engineer.

d) Approval of Designed Mixes/Materials

Approval of “designed” materials for the project concerns those mix designs for Cement Concrete, Asphaltic Concrete etc. required in the project. Due to the complexity of these “mixed” materials, and the plants for producing the range of material sizes, final approval is deferred until completion of the following steps:

- Approval of sources for each of the manufactured material, processed material constituents etc. to be included in the final mix design.
- Tentative approval of a laboratory-based mix design, based on a mixture of approved materials so that the mixture meets all Specifications requirements.
- Tentative approval of a plant mix design, based on proportioning of aggregate bins, materials and manufactured materials to closely approximate the proportioning of material types/sizes finalized based on the laboratory-based mix design so that the mixture meets all Specifications requirements.

- Conduct trial of works using the tentatively approved plant mix design and placing the mixture in accordance with an approved construction methodology that conforms to Specifications requirements.
- Based on successful laying of the mixture in accordance to the approved method statement, conformance of the placed mixture to required placing temperatures, levels and finish, etc. and conformance to QC requirements, the QA/Material Engineer shall approve final approval of mix/ material

iii) Revocation (withdrawal) of Material Approvals

Following approval of the job mixture (i.e. the job mix formula), the Material/QA Engineer, and all field support staff are to continue to monitor both the test results and the visual characteristics of the approved mix as placed to identify at an early stage any significant change in the mix design that may adversely influence the adherence of the approved mix design to the Specifications. A new mix design (or adjustment of the plant proportioning of materials to reestablish the approved job mix formula) will be required when it is observed that significant changes in the mix design properties are causing the mixture to no longer meet all Specification requirements. In addition, a new mix design will be required when either the approval of a material source or approval of one of the materials is revoked (i.e. withdrawn).

iv) Reporting and Recording Material Approvals

The PMC is to notify in writing to the Engineer-in-Charge each time a source, material and /or mix design is either approved or the approval is revoked within three days. This information is to be included in the Monthly inspection Report. Records are to be kept by the PMC giving approvals of all Borrow Areas, Quarries (all types) and Mix Designs for all BOQ items. These approvals are to be included as part of the Monthly inspection Report.

Instructions issued in respect of finishing material by AAI from time to time shall be applicable. These instructions shall supersede the aforesaid provision as applicable.

- a) Non-Conformance Works, Procedure and Report
- b) Analysis for the various project related activities with reference to time frame, resource allocation & scheduling using latest techniques and software as approved by Engineer in charge.
- c) To ensure constructability in coordination with the EPC Contractor.
- d) To review Cash flow chart of the EPC Contractor.
- e) Assist AAI to register the project with concerned authority for certifying the project as GRIHA-5 Star compliant for Proposed Terminal Building.
- f) Assist AAI in obtaining necessary statutory clearances and approvals from BCAS and any other central or state bodies etc.
- g) Approve vendors for specialized works, likely to be engaged by the EPC contractor.
- h) Review/ scrutiny and recommending approval of detailed engineering Design and Drawings provided by the EPC contractor, before the structural design is vetted by IITs/NITs.

- i) The PMC shall be responsible for soundness of structural design and ensure timely approval of Good for Construction of structure design/drawings as submitted by the Consultant of EPC Contractor which are to be approved by IIT / NIT.
- j) Issue of detailed Architectural Drawing
- k) Proof checking of structural design
- l) Design load calculation of all electrical, mechanical utility services etc
- m) Design calculation of plumbing, drainage etc
- n) Checking of the technical specifications, services and all other drawings/designs (**Any further review and optimization of already vetted drawings/designs submitted by the executing agency, if any), to ensure their completeness/correctness and issuing good for construction drawing under signature of the PMC. Expenditure for such review if any, being proposed by executing agency shall be borne by executing agency i/c vetting of drawing/design.**)
- o) Any other activities depending on the requirement of the project.

b) Construction Phase

1.1. PMC Construction Management Team

- i) Compliance of contract provisions.
- ii) Evaluation of qualifications of proposed list of sub-contractors and vendors.
- iii) Review and confirm procurement schedule, submitted by the EPC contractor.
- iv) Ensure that the EPC contractor has a plan for obtaining required permits/statutory approvals for all construction works/ activities/equipment/ systems etc.
- v) Assemble multi-disciplinary construction management team as approved by AAI and have Concept interaction with the EPC Contractor's Project Team on behalf of AAI to initiate all Concept actions and mobilization.
- vi) PMC will depute their staff as per terms and condition of contract at each stage of work. PMC shall deploy manpower as per approved work program or actual progress on site whichever is earlier as per contract agreement.

1.2. Supervision

- i) Supervise all site activities viz. Civil and Structural works, IT, AS works, MEP and other E & M works, Landscape works, Finishes, External Infrastructure etc.
- ii) All work shall be executed by EPC contractor under direct control of PMC Thus, they shall be responsible for field engineering, supervision and design review, execution of work as per Tender specifications, inspection of work, pointing out of defects etc. PMC shall also be responsible for getting defect rectification work completed through the EPC Contractor.

1.3. Quality Control/ Assurance

- i) Review and validate the EPC Contractor's Quality Assurance/Quality Control Program and to ensure Quality control of work in line with Agreement, provisions for effective implementation at site.

- ii) Coordinate any required inspections by local government agencies. To assist AAI in obtaining necessary statutory clearances and approvals from DGCA, BCAS and any other central or state bodies etc.
- iii) Monitor the Quality Control at site by PMC as per frequency
- iv) Functionality and performance tests on all systems shall be supervised by the PMC. The results shall be computed and compared with tender specifications or as mentioned at various stages by the EPC contractor or manufacturer of the equipment/components. Defects noticed in performance shall be corrected by the concerned EPC contractor. If a defect is noticed in the performance of any component same shall be replaced.
- v) PMC shall provide necessary assistance for the conduct of third-party quality audit if AAI so decides.

1.4. Construction/ Maintenance Planning

- i) Review of construction plan and subsequent maintenance plan for the assets now planned to be created, including MESS (Mechanical & Environmental Support Services submitted by EPC agency.
- ii) Review of Plan for integrated maintenance/upkeep for terminal building internal/ external/surrounding areas submitted by EPC agency

1.5. Labour Laws

PMC shall monitor and ensure the EPC Contractor makes payment to labour deployed, the minimum wage, EPF, ESI etc. as per labour laws in vogue in **GoI** and maintain all required labour records with assistance from EPC to facilitate inspection by labour enforcement officials on behalf of employer. For this PMC shall engage Industrial Relation consultant for monthly verification during the period of execution.

1.6. Deviations, Additions/ Alteration

All deviation/changes should be avoided as far as practicable. Any changes due to site conditions/constraint and other unforeseen reasons should be brought out by the PMC well in advance with proper justification and cost analysis thereof.

1.7. Bills Certification/ Payments

- i) Review and validate EPC Contractor's Invoices, RA bills, final bill and recommend payments. The PMC shall withhold payment of NCR'S from RA Bills which are not closed to the satisfaction of the PMC.
- ii) Certification of EPC contractor bills including verification of measurements of work done during each stage, and payment recommendations.
- iii) PMC shall be responsible for accuracy of measurements-and no over payment is permitted under any circumstance. If inadvertently is done same shall be recovered in next stage of payment.

1.8. Non-Conformance Report (NCR)

In the event of a non-conformance, the PMC shall issue a NCR form. The NCR must include a NCR number and date of issuance, description of the non-conformance, its location, reference to the relevant project documents or standards that were violated, the responsible party and any other relevant information.

PMC shall develop and issue standardized NCR Form to contractor to ensure consistency and clarity. PMC shall allot unique identification numbers for each NCR for tracking and management. All NCRs shall be tracked and documented by PMC using IT enabled technology.

The EPC Contractor shall submit a corrective action plan (CAP) within 03 days, and shall implement the CAP within 07 days. The CAP shall be reviewed and approved by the PMC. The NCR shall be considered closed when the corrective action is completed and verified by the PMC.

Unresolved NCRs shall be referred to the AAI. PMC shall furnish a list of unresolved NCRs with every bill along with proposed action.

1.9. Request For Information (RFInf.)

Requests for Information (RFInfs) shall be used to clarify ambiguities or inconsistencies in the Contract Documents, drawings etc. The Contractor shall issue RFInfs in a clear and concise manner, referencing specific sections of the Contract Documents.

PMC shall develop and issue standardized RFInf Form to contractor to ensure consistency and clarity. PMC shall allot unique identification numbers for each RFInf for tracking and management. All RFInfs shall be tracked and documented by PMC using IT enabled technology.

The PMC shall approve and issue a corrective action plan (CAP) within 03 days and EPC contractor shall implement the CAP within 07 days. The RFInf shall be considered closed when the corrective action is completed and verified by the PMC.

Unresolved RFInfs shall be referred to the AAI. PMC shall furnish a list of unresolved RFInfs with every bill along with proposed action.

PMC to ensure that RFInfs are used effectively for clarification and not misused for undue delays or cost increases.

1.10. PMC shall arrange and attend weekly/fortnightly/monthly progress review meetings with the EPC Contractor and their subcontractors for adherence to the schedule, quality and timely completion of the project.

1.11. The MoM shall be circulated to concerned stakeholders for taking follow-up action. A status report of all works shall be prepared on the basis of discussions.

1.12. Prepare and submit to AAI monthly progress reports in the agreed formats, including all the necessary data relevant to the execution of work, materials brought and consumed at site, hindrances if any, records of daily labour deployed, HSE etc.

1.13. Status reports on the works yet to be awarded shall be submitted periodically to AAI. This report shall also indicate action taken so far against each work and the support required from AAI to expedite award of work.

1.14. Prepare daily/weekly/fortnightly reports/PPT as required by AAI.

1.15. PMC shall organize and conduct meeting of all stake holders including specialist agency for progress regarding the project at any date, time and place throughout the project period **Health & Safety and Safety Audit**

- i) Ensure EPC Contractor's Health Safety and Environmental (HSE) compliance.
- ii) PMC shall ensure through all acting agencies that while carrying out the works under the assignment, the agencies shall give due importance and regard to the overall aesthetics, ambience, topography and eco-system of the site.
- iii) PMC shall ensure the highest standards of safety, security and health for all workers of

EPC contractor and also all other persons entering the site in conformance with legal provisions, codes, standards and good practices. PMC shall also conduct training/orientation and briefing of all workers and visitors in this regard.

- iv) PMC shall ensure that all labour laws are strictly abided during complete period of all contracts and interest of labour working at site taken care off.
- v) PMC shall be responsible for suggesting suitable measures to ensure proper sanitation, hutments, drinking water, safety shoes & helmets, safety belts, and other health related facilities as per requirement of law.

1.16. Risk Management and Mitigation

- i) System of Preparation of Risk Assessment and its Mitigation Plan with respect to construction activities for the project completion, shall be prepared by the PMC.
- ii) PMC shall adopt the latest software for both monitoring as well as review and making up the delays. PMC shall be responsible for regular review of progress and reporting to AAI regarding likely delays, bottlenecks and suggestions to remove hurdles for timely completion. In case any delay in any of the activities / milestone is noticed, PMC shall take suitable action to make up for the time loss and to ensure the timely completion of the project.

1.17. Central/ State Govt. Statutory Authorities, Local Bodies

- i) PMC shall assist in documentation to AAI for obtaining requisite clearance from Central/State Govt./local bodies statutory authorities for submissions of various applications. AAI shall sign documents as owner of the assets. Statutory fees for submitting applications shall be paid by AAI. PMC shall be responsible for follow up work for obtaining timely approvals.
- ii) PMC shall assist in documentation to AAI to for obtaining connections for services like power, water and sewer from local authorities etc. required for occupancy of the building i/c approvals from State Govt. body/Central Govt. body for renewable energy generation system for project implementation and operation. Mandatory fees of local bodies for such connections shall be paid directly to such local authorities by AAI.

1.18. Project Management

- i) PMC shall do all necessary coordination to ensure that, execution of the project takes place in a time bound manner, and the Terminal Building is made operational, after the Trial Runs, within the specified time frame fixed by AAI.
- ii) PMC shall reply directly to all correspondence made by EPC contractor with a copy to AAI which does not have any financial implications.
- iii) The AAI and/or its authorized representatives shall have access to the records of the PMC as and when required with due prior notice in writing with nature of information required clearly mentioned, till the completion of project.
- iv) PMC shall, without question or fail, provide knowledge transfer and handover, including transfer and/or cessation and/or conveyance of physical possession and/or custody wherever applicable, of all material or de-materialized project constituents, to the AAI and/or other agencies appointed by the AAI, as and when desired.
- v) PMC shall provide Construction Management Services from the start of construction up to commissioning and handing over of the project to AAI for use. It shall also be the responsibility of the PMC to liaise and coordinate with various agencies for smooth

- execution of the project.
- vi) Obtain and validate the EPC Contractor's detailed construction schedule.
 - vii) Obtain and validate the EPC Contractor's detailed construction/ erection methodology, use of construction equipments/scaffolding etc.
 - viii) Review and recommend approval of specialized agencies proposed by EPC Contractor.
 - ix) To finalize all engineering decisions including assist AAI in necessary correspondence with EPC contractor required for the successful and timely implementation of the Project.
 - x) Provide inspection services to ensure high quality and compliance with the design documents.
 - xi) Obtain schedule recovery plans from the EPC Contractor in case of schedule slippage.
 - xii) Monitor project cost and provide mitigation proposals to mitigate any cost overruns.
 - xiii) Review and manage potential project variations in order to minimize any impacts to project budget and/or schedule.
 - xiv) Finalizing and Monitoring of shop/GFC drawings and material submittal process.
 - xv) Ensuring adherence to the drawings/ specifications, all relevant/ specification codes, Environment and other regulatory requirements and will also ensure observance of all formalities/documents/day to day activities as directed by AAI.
 - xvi) Inspection and checking of works at various stages and maintaining records e.g. check lists, pour cards, inspection reports etc.
 - xvii) Suggesting corrective measures for rectification of workmanship and quality of materials before actual use in construction.
 - xviii) Checking out design & arrangement of shuttering.
 - xix) Checking levels and layout of various facilities and keeping records of all levels.
 - xx) System of preparation of contingency site work plan, to maintain project completion and commissioning schedule.
 - xxi) Check and finalize EPC Contractor's detailed program of activities commensurate with the Tender provisions.
 - xxii) Verify& validate credentials and finalize all vendors/contractors/sub- contractors/agencies for carrying out the works.
 - xxiii) Ensure signing of Contract by the EPC Contractor with vendors/contractors/sub-contractors/ agencies.
 - xxiv) Keep a check on conformity of the work with the specified functional requirements of AAI, monitor the progress of the work and bring to the notice of AAI any lapses/ deviations in the progress.
 - xxv) Provide full time supervision of the construction work at site to the best intent of Drawings, Specifications and contract documents by deploying suitable personnel mutually agreed as per schedule.
 - xxvi) Checking & Finalizing fabrication drawings, bar-bending schedules and all other Structural details during construction.
 - xxvii) Provide effective coordination between various agencies working at the site and the EPC contractor to ensure timely availability of the inputs required for un-interrupted construction at site all in accordance with agreed programme of the activities.
 - xxviii) Provide all necessary clarification and additional drawings and sketches to the EPC Contractor in coordination with AAI.
 - xxix) Maintain all test records as per Agreement, CPWD specifications/applicable codes of practices/technical specifications etc.
 - xxx) Maintain constant monitoring the progress of construction on the basis of Quality, Time and Cost parameters using latest techniques and MS Project/ Primavera. Take timely action to control deviations.
 - xxxi) Checking and Certification of contractors running and final bills of the works executed

- for the purpose of payment to be released to the EPC agencies.
- xxxii) PMC shall also apprise AAI of the progress and/or activities of the project on fortnightly/ monthly basis.
 - xxxiii) PMC shall assist AAI in dealing with all legal matters related to the project which shall include the EPC contractor, his vendors and other regulatory/statutory bodies.
 - xxxiv) PMC to develop proforma for annual evaluation of performance of his specialist consultants, EPC contractor as well as vendors/suppliers/agencies deployed by EPC contractor. The proforma shall be finalized in coordination with AAI. Field inputs on performance shall be provided by the PMC in specified manner/ frequency.
 - xxxv) PMC shall also apprise AAI of the progress and/or activities of the project on weekly/fortnightly/monthly basis as deemed fit by AAI by preparing and submitting monitoring reports. The formats for progress reporting shall be proposed by PMC and finalized in consultation with AAI.
 - xxxvi) PMC shall keep strict control over project cost. The status of financial commitment already made and likely to be made for completion of project shall be submitted along with the proposal for acceptance of each future financial commitment.
 - xxxvii) PMC shall keep reviewing the project cost. A Report on likely increase in the project cost shall be submitted every quarter to AAI. PMC shall submit a quarterly report on requirement of funds for the balance period of current financial year to AAI. The report must be realistic and based on factual stage of project/work.
 - xxxviii) Any other activities depending on the requirement of project.

1.19. Contract Administration

- i) PMC shall maintain complete records for all contract orders from award to final acceptance, payment, and completion. Contracts and purchase orders along with record of all day-to-day correspondences and meetings including contractual issues with EPC contractor.
- ii) Maintain the logs of Contracts, Contract Amendments, Change Notices, incoming & outgoing correspondences, workmen compensation policies, PF Challans, Labour license, Health and other Insurance policies, Contract Schedules, Bank charges, Invoices, etc., for EPC contractor.
- iii) The PMC shall obtain approval of AAI on all issues not covered under the agreement.
- iv) PMC shall keep all records in presentable condition for audit by AAI or any other Govt. agency having such authority.
- v) Assisting AAI in ensuring that all guarantees/warrantees, as stipulated in the contract agreement of EPC contractor with AAI, are correct and valid for the required period.

1.20. Project Cost Control:

- i) PMC shall keep strict control over project cost. The status of financial commitments already made and likely to be made for completion of project shall be submitted along with proposal for acceptance of each future financial commitment.
- ii) PMC shall keep reviewing the project cost. A report on the likely increase in the project cost shall be submitted every quarter to AAI.
- iii) PMC will submit a quarterly report on requirement of funds for the balance period of current financial year and next financial year to AAI. The report must be realistic and based on actual stage of project/work.

c) Post Construction Phase

1.1 Rectification of Defects

- i) PMC shall carry out detailed inspection and submit a list of defects to the EPC Contractor along with timelines to rectify the defects with consent of AAI. PMC shall also ensure that all identified defects including, and new defects identified are rectified by the EPC contractor in a time bound manner.
- ii) PMC shall also assess the requirement of extension of Defect Liability Period (DLP), to be communicated to the EPC contractor, depending upon the situation at site.
- iii) Prepare list of defects noticed in execution of all civil, electrical, plumbing, HVAC, mechanical works, AS & IT works, and any other works specified in Scope of works etc. All defects shall be rectified by the respective agencies. PMC shall prepare recovery statement, if any of agencies has failed to rectify any defect intimated to the contractor. This recovery statement shall be accompanied with certificate that structure stability and technical soundness shall not be sacrificed by such defect for which recovery has been proposed. Overall performance of system shall also be not affected if defect remains unattended. The amount proposed for recovery shall be enough to get the defect attended through another contractor at the risk and cost of original contractor.

1.2 Operationalization

- i) Review phased handing over scheme submitted by EPC agency.
- ii) Final inspection, snagging, supervision of testing and commissioning of various systems and assisting AAI in taking over of various parts of works and of various systems.
- iii) Coordinating & ensuring trial runs for timely operationalization of the terminal building.
- iv) Assist AAI to ensure that all project commissioning activities are implemented on time.
- v) Ensure the completion of all formalities/procedures required to be operated after physical completion of the work, ensuring overall safety.

1.3 As Built Drawings

- i) Review/Finalization of as-built drawings prepared by EPC contractor of works/installations and facilitate 03 sets hard copies in appropriate scale along with soft copies as per AAI requirements in soft and hard copy of associated BIM LOD 500 Model by EPC contractor.
- ii) Get prepared set of drawings of as completed drawings (as build drawings) against all contracts and handover the same to AAI.
- iii) Assisting AAI in ensuring that all guarantees/warranties, as stipulated in the contract agreement of executing contractor with AAI, are correct and valid for the required period and maintain it record also timely intimate AAI for extension of their validity.

1.4 Completion Certificate

- i) Preparation & submission of the completion report of each work (contract wise) which

shall contain all technical and financial information of the project to AAI.

- ii) PMC shall review and recommend to AAI the issuing completion certificate on completion of each work with list of defects if any.

1.5 Finalization of Accounts

- i) Indicating activities of work remaining to be done and getting these works completed as per a time schedule.
- ii) Preparation of a punch list comprising of activities remaining to be completed.
- iii) Prepare a case for extension of time for each work (contract-wise). The case must be submitted with justification (on the basis of record of hindrances) and reasons for delay. If the delay is not justified, PMC shall also calculate compensation for unjustified delay for the consideration of AAI.
- iv) Prepare final bills for each work (contract wise) including measurements etc.
- v) Advise AAI on settlement of all accounts of the EPC contractor.
- vi) Prepare the completion cost of the project. Submit revised estimate on the format provided by AAI in case of variation.
- vii) Submit a set of original sanctioned drawings and other approvals obtained from various local bodies and authorities along with three (03) set of copies of the same.
- viii) Prepare Three (03) sets of handing over documents.
- ix) Prepare photo documentation of various stages of the project. The documentation must indicate salient features of the project.
- x) Review and approve the statement of material, reconciliation supplied by the contractor, if any.

1.6 Operations and Maintenance Manual for all systems

- i) Obtain and finalize as-built drawings from the EPC Contractor, O&M manuals for all the systems i/c façade cleaning & replacement systems, roofing maintenance & fall arrest system etc. and other relevant documents, for AAI's future reference.
- ii) Obtain and provide from EPC Contractor to AAI, O&M manuals for all the systems i/c façade cleaning & replacement systems, roofing maintenance & fall arrest system etc. in consultation with original manufacturers of equipment after installation, and commissioning of equipment highlighting the important salient technical aspects so as to achieve a longer life of equipment and shorter maintenance time period from the EPC Contractor/his vendors.

1.7 Statutory Approvals by PMC and EPC Contractor

Facilitation of necessary action in all statutory approvals, compliances, legal and other project related matters. Obtaining Approvals from Local Bodies/Authorities

- I. PMC shall be responsible for obtaining following approvals from Concerned

Authorities.

Security Clearance as detailed in scope of work, as required from BCAS.

- i) Height clearance from AAI / MoD as applicable.
 - ii) NOC for extraction of ground water / bore well from Central Ground Water Authority (CGWA)/ State Ground Water Authority (SGWA).
 - iii) Approval from local body for Local Building Byelaws, wherever required.
 - vi) Permission for drainage connections from local authority, wherever required.
 - vii) Permission for Electrical Connection from Electricity Board.
 - viii) Consent to establish including permission from State/ Central Pollution Control Board.
 - ix) Occupancy certificate from local body.
 - x) Any other clearance required for commencement of work
- II. EPC Contractor shall be responsible for obtaining following approvals from Concerned Authorities.
- i) NOC from Fire Authority.
 - ii) Permission from Lift Inspector.
 - iii) Permission for hazardous building from controller of explosives.
 - iv) Certification of GRIHA Rating.
 - v) Approval from Electrical Inspectorate/ Central Electricity Authority (CEA).
 - vi) Submission of “As-built Drawings” and Operation & Maintenance Manual.
 - vii) Approval of As-built Drawings from AAI/ local authority, wherever required. Any other approvals required for successful completion and operation of the project.
- III. BCAS Clearance
- i. Initial approval of terminal building drawings from BCAS shall be responsibility of PMC. Post award of EPC contract, all approvals shall be taken by EPC contractor and PMC has to provide necessary assistance.

1.8 Safety Quality Audit

- i) PMC shall be responsible for the overall quality of work and adherence to the specifications of EPC agreement.
- ii) Performance of all systems to the desired standards (as per NIT) shall be the responsibility of PMC.
- iii) The Project Management Consultant should ensure to get a safety and quality audit done, by the EPC contractor, through National Safety Council of India or third party after physical completion of the Project. The fees/charges towards such audit shall be paid by AAI.

1.9 Mediation, Arbitration, CTE, Court Cases & Audit Observations

- i) Provide all documents, reports, statements of facts, counter-statements of facts for settling Audit & CTE/CTE-Type, Court case observations and arbitration cases etc. including attending the hearing as and when required by the AAI and providing necessary support as may be required by the AAI from time to time. PMC shall also help in subsequent arbitration proceedings and acceptance/ challenging of award.

- ii) PMC shall assist in drafting with and preparation of replies to observations received from Arbitration/CTE/CTE-Type and Audit party on inspection/examination of work/records for a period of 2 years after completion of DLP or settlement of final accounts of the contractor whichever later.
- iii) In case the arbitration, CTE & Audit case continues beyond 2 years after DLP, the PMC shall be paid fees per hearing per day @ Rs. 5,000/ + applicable GST- in addition to travel expenses and hotel stay charge as applicable to DGM level officer of AAI for attending hearing.

ROLE OF AAI

1. Pre-Award Stage

- 1.1 To identify a nodal officer/authorized representative with whom the PMC shall coordinate for all matters related to implementation of the agreement at pre- award and post award stage.
- 1.2 To approve the concept and schematic design, schematic design reports and other submissions made by the PMC in line with the scope of work set out hereunder and in the PMC contract.
- 1.3 Detailed scoping of the project shall be completed by the PMC in consultation with AAI and shall form the basis for further planning/execution of the PMC contract.
- 1.4 To convey in-principal approval to the following activities: -
 - a) Detailed Technical specifications, suggested/ preferred makes, Nomenclature of items, broad bill of quantities, concept and Schematic design parameters, schemes for E&M system for EPC Contractor contract as prepared & finalized by PMC.
 - b) Market rates prepared & finalized by PMC which should be based on market rate quotations (minimum 3 nos. as far as practicable) (The responsibility for accuracy & reasonability of rates considered lies with the PMC).
 - c) Market rate analysis for cast-in-situ items/branded items (including items involving SITC i.e. supply, Installation, Testing and Commissioning) based on CPWD analysis of rates, market rate analysis as per industry norms for various components i.e. labour, material, T&P etc. as applicable and as per sound engineering practices as per methodology approved by AAI as proposed& finalized by the PMC.
 - d) Estimates, as prepared and finalized by the PMC.
 - e) Justified cost as prepared & finalized by PMC
- 1.5 To convey approval to the following activities: -
 - a) Shortlisting of bidders for EPC contract
 - b) GCC (General Conditions of Contract), SCC (Special Conditions of Contract).
 - c) To approve broad Bill of Quantities (BOQ) and Tender drawings prepared by the PMC.
 - d) Methodology for performance evaluation of the Bidders and his specialized vendors/suppliers/ agencies (as proposed by the PMC).
 - e) Tripartite agreement proposed by PMC (between EPC contractor, his specialized suppliers/vendors/agencies and the PMC). This has to be dealt with at the time of framing of NIT for EPC contract. The PMC shall ensure that enabling provision is available to deal with various situations regarding disputes/under performance by the EPC contractor & their specialized vendors/suppliers/agencies such as complaint by vendors towards non-payment/less payment by the EPC Contractor, poor performance/non-performance by the specialized vendor/suppliers/agencies etc. so as to ensure smooth/efficient execution of the Project and to ensure that the timelines/work program is adhered to and performance evaluation of vendors/suppliers/agencies could be carried out on annual basis.
 - f) NIT including eligibility criteria with respect to the tendering process for EPC works, proposed by PMC for selection of EPC Contractor and Specialized

Vendors/Agencies to be associated with the main EPC Contractor for specialized jobs.

- g) Award of the EPC contract after evaluation & recommendation of the same by the PMC.

2. Execution & DLP Stage

- 2.1 During the execution and the DLP stage, for smooth execution of the PMC contract, AAI may delegate the responsibility to the project-coordinator at Srinagar Airport who shall act as designated authorized representative Engineer-in-Charge (EIC). The EIC, AAI at Srinagar Airport may call a review meeting at an interval of once a month or as deemed fit. Such a meeting shall be attended by PMC and EPC contractor. PMC shall prepare and submit draft Minutes of Meeting to project-coordinator, AAI at Srinagar Airport. The decisions taken in such meetings shall be implemented by PMC within time as per Minutes of Meeting.
- 2.2 AAI designated Engineer will be Engineer in-Charge for the project. All decisions having financial implications only shall be communicated under signatures of AAI Representative to executing Contractor(s) on recommendation of PMC. All communication required for smooth execution of project, quality control, HSE, NCR, approval of work program, manpower deployment, plant & machinery, measurement of quantities, makes & specifications, recommendation of deviation if any, extension of time etc. and any other measures required for timely completion of the project shall be issued by PMC with a copy to AAI. EPC Contractor/ PMC bills etc. shall be certified by the Engineer In-charge within one week of submission.
- 2.3 To monitor and approve the quality control mechanism (including testing and maintenance of records as per relevant specifications and IS codes, etc.) of the EPC contractor is being ensured by the PMC.
- 2.4 To deal with situations of underperformance by PMC.
- 2.5 To deal with situations of underperformance by EPC contractor and its vendors/suppliers/agencies.
- 2.6 To initiate action as per contract provisions in case of non-performance by the PMC as per the PMC contract and/or the EPC contractor or its specialized suppliers/vendors/agencies, as per the EPC contract.
- 2.7 To take appropriate action to resolve disputes as per dispute resolution mechanism in respect of PMC and EPC contractor as per provisions contained in the respective contracts.
- 2.8 To deal with any legal/other matters pertaining to land dispute etc. with State Govt./other statutory bodies.
- 2.9 AAI and PMC shall coordinate with EPC agency for obtaining all necessary statutory approvals for successful completion of the project.
- 2.10 To approve mechanism for annual performance evaluation of EPC contractor and his specialized vendors/ suppliers/agencies based on recommendations by PMC.
- 2.11 To take necessary action as per any additional role/responsibility assigned by AAI.
- 2.12 To approve the bills of the work-done (based on field verification), recorded and validated by the PMC before release of payment.

- 2.13 Ensure check on bills verified by PMC (Record stage wise measurement will be taken by PMC and submitted to AAI for various item of work done for, in stages, for record purposes) as per procedure finalized, internally, by AAI.

Note: *In case of any dispute in the division of responsibility/ working methodology, during execution stage, between the AAI representatives, PMC, EPC contractor and its specialized suppliers/vendors/agencies, Member (Planning.) will be the final authority to decide on role definition.*

3. Professionals Proposed to be Engaged by the PMC

- 3.1 The Consultant shall include as many qualified professionals as he thinks shall suffice the objectives, in the planning and design stage.
- 3.2 At the time of submitting proposal, the Consultant should obtain consent from each of the key professional proposed for inclusion in this assignment. Such consent should be signed by the Professional as also the Consultant as an assurance to AAI that such a professional will be associated in the present proposal.
- 3.3 PMC shall submit CVs of all non-key professionals to AAI for information as per contract requirements, prior to deployment at the project.

TECHNICAL EVALUATION CRITERIA / MARKING SCHEME

1. Documentation

All documents shall be authenticated i.e. **Self-attested** by PMC

- 1.1 Self-certified / attested copy of the incorporation/registration, as the case may be of the bidder.
- 1.2 For experts in various fields of specialization
 - i. Consent letter from the Key Personnel(s) / professional(s).
 - ii. CVs of the Key Personnel(s) / professional(s) along with documentary proof.
- 1.3 Single Key Personnel / professional can be proposed only for one position. In case single Key Personnel / professional is proposed for more than one position then such Key Personnel / professional shall be considered only for the first position and no marks shall be allotted for the other positions. Repetition of Key Personnel / professional is not permitted under different subheads as each subhead has individual marking.
- 1.4 **Work experience**
 - i. Completion/experience certificate issued by client organization.

2. Instructions to Bidders

- a. Bidders may ensure that all the pages of the documents mentioned in prequalification proforma must be signed & stamped by authorised signatory and serially numbered. In case, it is found that bidder has not complied with the same, the documents shall be deemed to be signed and stamped as this is a digitally signed e-tender. However, consent letter and CV of each Key Personnel / professional shall be signed themselves, otherwise, same shall not be considered.
- b. The onus of correctness/completeness of the submissions shall rest with the bidder.
- c. AAI may confirm the correctness of the submissions (documents) as part of the bid from the issuing authority (for such documents), at any stage of the assignment. In case any submission is found to be false/fabricated, appropriate action for forfeiture of the EMD amount deposited, including Termination of the Contract, forfeiting of Performance Guarantee, Security Deposit including Restraintment / debarment for a specified period, may be taken by AAI. No claim in this regard shall be entertained by AAI.
- d. All engineering qualification certificates shall be from AICTE approved college/University.
- e. In case AAI finds inaccuracy in the CVs submitted after award of PMC, AAI shall ask PMC to replace them with personnel of similar and better qualifications within 45 days. AAI shall levy a penalty of maximum ₹1 lac for such inaccuracy and shall also debar the professional for next 2 years.
- f. A proposed professional without qualification certificate/ HR certificate from employer (HR certificate will only be accepted in case PMC firm is Govt/PSU) shall not be considered for evaluation.
- g. Experience shall be considered for evaluation from the year of acquiring of minimum professional qualifications as per NIT.

- h. A professional who does not possess the requisite qualification in the prescribed field or minimum prescribed qualification, shall not be considered.
- i. The evaluation of work experience of Key Personnel(s)/ Professionals shall be based on submissions made in the CV along with documentary proof.

3. Technical Evaluation

3.1. a) Formation of JV/ consortium:

JV/consortium is not permitted in respect of PMC. However, PMC is allowed to finalize a working arrangement, enter into an MoU/ Agreement, with the various specialist consultants engaged, to structure a proper working arrangement, define role/ responsibilities & liabilities etc.

Irrespective of the working arrangement between PMC and his specialist consultants, PMC and his specialist consultants shall be jointly/ individually responsible for performance or otherwise in respect of various packages for their timely/ efficient execution at pre-award and post award stage. They will be jointly and individually responsible for timely completion of the NIT documents/ award of composite Execution contract and timely execution of the Project as a whole. They will be jointly/ individually liable for any administrative action e.g. restraintment/ debarment in case of poor performance/ delayed submissions during pre-award stage and poor performance/ delayed submissions/ irresponsible attitude to resolve field issues/ tender clarifications/ provide required drawings/ decisions in a timely manner during execution stage of the project.

PMC shall ensure devising a system of evaluation of annual performance by AAI in respect of his specialist Consultants.

The PMC and specialist consultant firm shall submit an undertaking in this regard as per **Annexure -13** and **Annexure – 14** respectively.

b) Engagement of "Outside India" Consultant

The words "Outside India" in the context of this technical evaluation shall mean,

- i) Expatriate Architects of International repute outside India, having planned & executed works (in minimum 2 countries outside the country of origin) of international quality standards (including India) and chief architects with experience in similar works.
- ii) Indian architects having planned & executed works (in minimum 2 countries outside the country of origin) of international quality standards (excluding India) and chief architects with experience in similar works.
- iii) It will be ensured by the PMC that architects under "Outside India" category with experience in design of prestigious Airport terminals are engaged for design of the terminal upto concept and schematic stage. Such architects will provide concept & schematic stage inputs.

- iv) Such architects can form a working arrangement with an Indian architect with requisite qualifications/experience. (Alternatively, an Indian Architect can form a working arrangement with an Expatriate Architect as per definition of "Outside India") satisfying eligibility criteria as defined further in the technical evaluation criteria. The Indian counterpart can embed his team with the Expatriate / "Outside India" Architect at concept/ schematic design stage and shall be further responsible for further detailing of the concept/schematic stage inputs (as approved by AAI).
- v) "Outside India" architect to ensure that the specification and selection of material are being carried out by following the concept /schematic stage inputs provided by him and as approved by AAI.
- vi) Indian Architect shall be responsible to ensure that the drawings/ designs by various specialist consultants (Refer Technical Evaluation Criteria) are well coordinated to ensure efficient execution of the project.
- vii) **Information as per Part 1, para A of Technical Evaluation (Architectural Consultancy) (refer page 84) is mandatory. Bidders who fail to provide the same/do not comply with the requirement, will not be further evaluated and their bids shall stand rejected.**

c) Bidder may submit their experience credential in two parts independently as below:

Part A - satisfactory completed consultancy including concept planning, preparation of Detailed Architectural Drawings / Conceptual design, Preliminary/ detailed design, Preparation of tender document.

Part B - satisfactory completed or substantially completed consultancy for Project supervision / Management during execution.

The experience required for **Part A** and **Part B** does not need to come from the same project. However, it must relate to the same or similar nature of work as defined in Clause 10.1 (D) of NIT and must be demonstrated by the same entity.

- 3.2.** The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-I/ Pre-qualification bid).
- 3.3.** System of Evaluation of Proposals

Quality and Cost Based Selection (QCBS) (80:20) (Technical-80: Financial-20) method shall be used to evaluate the bids. The Bidders who submit substantially responsive bids conforming to the Tender Document shall be taken up for further evaluation as per the criteria below:

Technical Evaluation (100 Marks)
I. Technical Evaluation Marking for Design Phase (100 Marks) : (weightage 40%)
1. Experience in Consultancy (70 Marks)
Name of Firm:
A. Architectural Consultancy (25 marks)
<p>Part 1 (Max marks 15) (For Engagement of Expatriate/ "Outside India" Architect for concept/ schematic stage planning)</p> <p>(Self-attested documents to be submitted for all parameters. Onus for providing correct documentation shall rest with bidder)</p> <p>The PMC shall ensure submission of following documents in respect of Expatriate/ "Outside India" architect proposed to be engaged for concept/ schematic stage planning of the project.</p> <p>1.1 Submission of documents (2 marks)</p> <ul style="list-style-type: none"> i) Name of Architectural firm/ Country of Origin/ Year of incorporation ii) Documents sufficient to satisfy eligibility under "Outside India" category as defined above. iii) Details of major Airport terminal Project for which services rendered in last 7 years. iv) Consent letter from the Architectural firm for providing concept/ schematic stage services for the project including performing the required site visits/ inspections to ensure that the project is being executed in line with the concept/ schematic design. v) Copy of working arrangement/ contract agreement finalized with the "Outside India" Architect. <p>Note: 2 Marks shall be allocated subject to satisfactory submission of the above documents.</p> <p>1.2 Relative assessment of Expatriate/ "Outside India" Architect (13 marks)</p> <p>(Self-attested documents to be submitted for all parameters. Onus for providing correct documentation shall rest with bidder)</p> <p>i) Work experience (with documentary proof) for works executed during last seven (07) years ending on 30.04.2026.</p> <p>One work of Airport Terminal Building having minimum area of 57,200 Sqm (9 marks)</p> <p style="text-align: center;">OR</p> <p>Two works of Airport Terminal Building having minimum area of 35,750 Sqm (4.5 marks for each work)</p> <p style="text-align: center;">OR</p> <p>Three works of Airport Terminal Building having minimum area of 28,600 Sqm (3 marks for each work)</p> <p>ii) Qualification: Graduate Degree in Architecture with more than 20 years of experience in design – 4 marks</p>

Part 2 (Max marks 10)

***Principal/ Chief Architect:**

(For Architectural Planning and Designing/ Detailing in respect of Architect associated with Expatriate/ "Outside India" Architect - refer Part 1 above)

(Self-attested documents to be submitted for all parameters. Onus for providing correct documentation shall rest with bidder)

- i) **Work Experience (with documentary proof) for works executed during last 07 years ending 30.04.2026**

One work of similar nature of work having minimum area of 57,200 Sqm **(6 marks)**

OR

Two works of similar nature of work having minimum area of 35,750 Sqm **(3 marks for each work)**

OR

Three works of similar nature of work having minimum area of 28,600 Sqm **(2 marks for each work)**

- ii) **Qualification:** Graduate Degree in Architecture with more than 20 years of experience in design – **2 marks**

- iii) **Extra 2 marks** shall be given for experience in planning & designing (architecture) of at least one airport terminal building having minimum area of 28,600 Sqm.

B. Qualification and experience of other Key Personnel

(The highest marks obtained with any or all combinations shall be restricted to maximum marks stipulated herein.)

**Max Marks
(45 Marks)**

***Principal Structural Designer:** Post Graduate in Structural Engineering with more than 20 years of experience in design of at least 1 contract of similar nature of work during last 07 years ending 30.04.2026 having minimum area of

57,200 Sqm for one work **(9 marks)**

OR

35,750 Sqm for Two work **(4.5 marks for each work)**

OR

28,600 Sqm for Three work **(3 marks for each work)**

- **Extra 1 mark for having experience on Airport Terminal Building project**

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<p>*Principal MEP Designer: Graduate in Electrical / Mechanical Engineering with min 20 years' experience in design of MEP systems at least 1 contract of similar nature of work during last 07 years ending 30.04.2026 having minimum area of</p> <p>57,200 Sqm for one work (9 marks)</p> <p>OR</p> <p>35,750 Sqm for Two work (4.5 marks for each work)</p> <p>OR</p> <p>28,600 Sqm for Three work (3 marks for each work)</p> <p>• Extra 1 mark for having experience on Airport Terminal Building project</p>	10
<p>*Principal Interior Designer: Graduate degree in Architecture with more than 20 Years of Experience in design of at least 1 works of similar nature of work during last 07 years ending 30.04.2026 having minimum area of</p> <p>57,200 Sqm for one work (5 marks)</p> <p>OR</p> <p>35,750 Sqm for Two work (2.5 marks for each work)</p> <p>OR</p> <p>28,600 Sqm for Three work (1.67 marks for each work)</p> <p>• Extra 5 marks for Principal / Lead Interior Designer/ Firm, having planned & executed Airport Terminal Building of area not less than 71,500 Sqm (in minimum 2 countries outside the country of origin) of international quality standards under single contract during the last seven (07) years ending on 30.04.2026</p>	10
<p>Façade Expert: Graduate Degree in Civil/ Architecture with more than 10 years of experience in design of Façade of at least 1 contract of similar nature of work during last 07 years ending 30.04.2026 having minimum area of</p> <p>57,200 Sqm for one work (9 marks)</p> <p>OR</p> <p>35,750 Sqm for Two work (4.5 marks for each work)</p> <p>OR</p> <p>28,600 Sqm for Three work (3 marks for each work)</p> <p>• Extra 1 mark for having experience on Airport Terminal Building project</p>	10
<p>Senior BIM Expert: Degree in Engineering /Architecture with more than 5 years of experience in BIM environment in any type of the project – 4 marks</p> <p>• Extra 1 mark for having experience Airport Terminal Building project</p>	5

Note:

Client certificate showing experience in abroad should have authentication by Indian embassy based in that Country or by embassy of certificate issuing country in India or apostilled (provided certificate issuing country is a member of Hague Convention).

Note: *Professionals must be full-time employees of PMC for at least minimum period of 01 year at the time of bid submission. The PMC shall submit the Proof of employment as Form 26AS and appointment letter.

However, foreign Principal Interior Designer may be proposed and PMC may finalize a working arrangement with a foreign Principal Interior Designer, subject to meeting the other terms and conditions of tender document.

2. In house Software	Max Marks (5 Marks)
<ul style="list-style-type: none"> • BIM (at least access to 10 users) • STAAD (at least 1 Number) OR ETABS (at least 1 Number) • ETAP or equivalent (at least 1 Number) <p>Note:</p> <ul style="list-style-type: none"> ▪ The Software must be in the name of Bidder or its Subsidiary/Group Company/ Parent Company. <p>ETAP or equivalent, BIM, STAAD, ETABS license subscriptions shall be valid at the time of submission of bid. The PMC shall submit the documentary evidence such as proof of purchase license and proof of payment made for the same.</p>	<p>2</p> <p>2</p> <p>1</p>

3. Design Concept Presentation	Max Marks (25 Marks)
<p>The tenderers short listed after meeting the minimum eligibility criteria, shall also be invited for participating in the design concept Competition by way of presentation before the Committee constituted for the purpose by AAI.</p> <p>The Project Management Consultant shall bring Soft copy of their Design concept and related details at the time of presentation. The concept design shall incorporate all the parameters as mentioned below under Evaluation Criteria. The time and venue for presentation will be intimated separately.</p> <p>The committee shall evaluate the presentation on design concept and would assign the marks independently and then the assigned marks would be averaged out.</p> <p>The consultant shall have no right to challenge the marks assigned by the committee and, committee shall have no liability to applicant in this regard. No correspondence would be entertained challenging or contesting the marking by the individual member of the committee.</p> <p>The committee shall evaluate the design concept of consultants by applying the evaluation criteria, sub-criteria, and point system as stipulated here in under.</p> <p>Evaluation Criteria of the Design Concept Presentation</p>	

A. Knowledge of Building Bylaws and Statutory Requirements of respective local bodies/Municipalities, etc. for which the bidder should visit the site (s) before submission of Bid.	5
B. Design Concept Planning	
a) Aesthetics, Green Building Features, Disaster resistant methods / Technologies, Infrastructure for persons with disabilities.	4
b) Design philosophy & approach, work methodology, work processes and systems employed by bidder in its organization and how these worked to tackle the project specific complexities and challenges with their impact & outcome	4
c) Incorporation of Environmental Friendly and sustainability considerations in planning and design considering the use of eco-friendly materials, locally available materials and maximization of retention of existing trees at site.	4
d) Principles of Life Cycle Cost and accomplished Advance/ Latest Technologies and innovative materials & Finishes (other than conventional Technologies/materials) proposed to be used in the Project. The proposed Life Cycle Cost analysis and new technology (ies) should demonstrate the time and /or cost effectiveness along with demonstration/working out of overall estimated cost of the project based on various design features/parameters proposed by him.	4
e) Innovative Modern and/or Contemporary, State of the Art Architectural features.	4

II. Technical Evaluation Marking for Supervision Stage (100 Marks) : (weightage 60%)		
1. Experience in Similar Projects of Building works (60 Marks)		
Qualifying criteria for Construction Supervision (satisfactory completed or substantially completed consultancy for Project supervision / Management during execution)	Min Marks (50 Marks)	Max Marks (60 Marks)
<p>The value of the project for which supervision services provided should be:</p> <p>(a) three works, each of Rs 375.17 crores, OR (b) two works, each of Rs. 468.96 crores, OR (c) one work of Rs. 750.34 crores,</p> <p>in single contract of similar nature of work i.e., Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Shopping</p>	50 Marks	<ul style="list-style-type: none"> Additional 5 Marks for Airport Terminal Building (minimum area of 28600 sqm.) supervision assignment in single contract (Subject to maximum 2 works) during the last seven (07) years ending on 30.04.2026.

Malls / Underground metro stations / Multi-Specialty Hospitals / IT Parks along with associated works (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC.) during the last seven (07) years ending on 30.04.2026 . The value of work for experience criteria to be considered shall be exclusive of GST.		
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2. Qualification and experience of Key Personnel (The highest marks obtained with any or all combinations shall be restricted to maximum marks stipulated herein.)	Max Marks (40 Marks)
*Project Manager: Graduate in civil engineering with Minimum 20 years of experience in at least one contract of similar nature of work – 9 marks • Extra 1 mark for having experience Airport Terminal Building project	10
*Material Engineer Cum Geotechnical Engineer: Graduation in Civil Engineering with More than 10 years of experience as Material cum Geo-technical Engineer on at least 1 contract of similar nature of work – 9 marks • Extra 1 mark for having experience Airport Terminal Building project	10
MEP Engineer: Graduate in Electrical / Mechanical Engineering with min 20 years' experience in construction supervision activities of MEP systems at least 1 contract of similar nature of work – 9 marks • Extra 1 mark for having experience Airport Terminal Building project	10
Landscape Architect: Graduate in Architecture with minimum 7 Years of experience in at least one contract of similar nature of work – 5 marks • Extra 5 marks for having experience in Airport project	10

Note: *Professionals must be full-time employees of PMC for at least minimum period of 01 year at the time of bid submission. The PMC shall submit the Proof of employment as Form 26AS and appointment letter.

Note:

- a) Similar nature of work means Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Shopping Malls / Underground metro stations / Multi-Specialty Hospitals / IT Parks along with associated works (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC.)
- b) All engineering qualification certificates shall be from AICTE approved college/University.

Qualification and experience of Non-Key Personnel (CV need not to be submitted/evaluated at the time of Bid submission. CV to be submitted before commencement of EPC Contract at the stage of finalization of work programme of 30 months)	
1.	Deputy Project Manager: Graduate in civil engineering with Minimum 15 years of experience in at least one contract of similar nature of work.
2.	Engineer HVAC Graduate with 5 Years or Diploma with 7 years in Mechanical Engineering in any type of commercial building.
3.	Engineer Electrical Graduate with 5 Years or Diploma with 7 years in Electrical Engineering in any type of commercial building.
4.	Architect Graduate with 5 Years or Diploma with 7 years in Architecture in any type of commercial building.
5.	Civil Engineer Graduate with 5 Years or Diploma with 7 years in Civil Engineering in any type of commercial building.
6.	Senior Engineer Planning Graduate with 7 Years in Civil Engineering in any type of commercial building.
7.	Engineer Cost Control cum Document Controller Graduate with 5 Years in Civil Engineering in any type of commercial building.
8.	Jr Civil Engineer Graduate with 3 Years or Diploma with 5 years in Civil Engineering in any type of commercial building.
9.	Quality Control (Civil): Graduate with 5 Years or Diploma with 7 years in Civil Engineering in any type of commercial building.
10.	Quality Control cum Quantity Surveyor (Mechanical/ Electrical) Graduate with 5 Years or Diploma with 7 years in Mechanical/ Electrical Engineering in any type of commercial building.
11.	Quantity Surveyors – Civil Graduate with 5 Years or Diploma with 7 years in Civil Engineering in any type of commercial building.
12.	Health safety and Environmental Engineer Graduate Degree in Civil/ Electrical Engineering with more than 5 years or Diploma in HSE/Environmental Engg. with more than 7 years in any type of commercial building.
13.	BIM Expert Degree in Engineering /Architecture with more than 5 years of experience works of any type of commercial building.

Qualification and experience of Non-Key Personnel (CV need not to be submitted/evaluated at the time of Bid submission. CV to be submitted before commencement of EPC Contract at the stage of finalization of work programme of 30 months)	
14.	Senior Structural Designer Graduate in Civil Engineering with more than 10 years of experience in design of at least 1 contract of any type of commercial building.
15.	Senior MEP Designer Graduate in Electrical / Mechanical Engineering with min 10 years of experience in design of MEP systems of at least 1 contract of any type of commercial building.
16.	IT Systems Specialist Graduate in Electrical/Electronics/ IT/ Computer science with Min 10 Years of experience in design of 2 or more works of a building/airport with experience in IT Systems and services of building/airport
17.	Project Planner Graduate degree / Post Graduate Diploma in Construction Management with Overall 10 Years of Experience in Project Planning of 1 or more works of any type of commercial building using the latest software like Primavera, MS Projects etc
18.	PHE Expert Graduate degree in Civil/Mechanical /Environment Engineering with overall 10 Years of Experience in Design of PHE systems in any type of commercial building.
19.	Real Estate/Retail/Commercial Planning Expert MBA / Post Graduate in Engineering with more than 10 years of experience works of any type of commercial building.
20.	GRIHA Specialist Graduate in Architecture / Mechanical / Electrical with Min 05 Years of Experience in execution of any type of commercial building.
21.	Contract cum Law Specialist Graduate degree in Engineering and degree in Law with more than 10 years of experience in techno commercial contracts, contract administration and arbitration in similar nature of works
22.	Senior Supervision Structural Engineer Graduate in Civil engineering with Min 10 Years of Experience in at least 01 contract of any type of commercial building.
23.	Senior Supervision Civil Engineer Graduate in Civil Engineering with Min 10 Years of Experience in Supervision/ execution of any type of commercial building.
24.	Interior Architect Graduate in Architecture with Min 07 Years or Diploma in Architecture with Min 10 Years of Experience with 2 or more works of any type of commercial building.
25.	Senior Engineer- ICT Graduate in Electronics/Electronics and Communication/Computer Science engineering with Min 10 Years of Experience in 1 or more works of any type of commercial building.

Qualification and experience of Non-Key Personnel (CV need not to be submitted/evaluated at the time of Bid submission. CV to be submitted before commencement of EPC Contract at the stage of finalization of work programme of 30 months)	
26.	Senior Engineer Airport Systems Graduate in Mechanical / Electrical / IT / Electronics / Computer Science with Min 10 Years of Experience in 2 or more works of an airport with experience in IT services of any type of commercial building.
27.	Survey Engineer Degree in Civil Engineering or Diploma in Civil Engineering or Diploma in Surveying with More than 10 years of experience in the capacity of survey Engineer in at least one contract of similar nature of work

4. **Selection and Short Listing of Bidders for the Opening of Financial Bids Based on Total Score Obtained in Technical Evaluation:**

Bidders who score 75% or more in Technical Evaluation shall be technically qualified. Financial bid of bidders who score 75% and above shall only be opened.

- i. In case, after technical evaluation, there is only one bidder who scores 75% or above, then, qualifying benchmark score shall be relaxed to 70% and bidders with minimum score of 70% and above shall be considered as qualified for opening of financial bid including the originally qualified bidder with score of 75% and above.
- ii. In case, after technical evaluation, if no bidder scores minimum of 75% and above, then the qualifying marks shall be reduced to 70% and shall be considered for opening of financial bid subject to minimum two qualified bidders.
- iii. In the absence of two qualified bidder, the tender shall be cancelled and recalled.

5. **Evaluation of Technical Bids**

The Technical Bids are given an absolute technical score (Ta out of max 100) based on the evaluation criteria.

However, to normalize this, relative Technical Score (St) based on their relative ranking shall be calculated. The highest evaluated Technical Score (Ta-max) is assigned the maximum relative Technical Score (St) of 100 (Hundred). The formula for determining the relative Technical Scores (St) of all other bids is as follows:

$$St = 100 \times Ta / Ta\text{-max},$$

Where,

Ta-max - highest evaluated absolute Technical Score,

St - relative Technical Score calculated, and

Ta- absolute Technical Score of the proposal under consideration.

6. **Evaluation of Financial Bids**

The lowest Evaluated Total Price will be given a financial score of 100 points. The other

Bids will be given financial scores that are inversely proportional to their Evaluated Total Prices. The following formula shall be used to calculate the financial scores:

$$S_f = 100 \times F_m / F$$

Where,

S_f - Financial score of the proposal under consideration

F_m - Lowest Evaluated Total Price

F - Evaluated Total Price of the proposal under consideration

7. Evaluation of Combined Score:

Following completion of evaluation of Technical and Financial Bids, final ranking of the bids will be determined. This will be done by applying a weightage to the technical and financial score of each evaluated qualifying Technical and Financial Bids and then computing the total Combined Score (S) for each Bidder, as given below:

$$\text{Combined Score, } S = (S_t \times W_t) + (S_f \times W_f),$$

Where:

S = Final score

S_t = Technical score

S_f = Financial score

W_t = Weightage of technical score (80%)

W_f = Weightage of financial score (20%)

The weightages (W_t & W_f) to be applied to the technical and financial scores respectively shall be as indicated in the Data Sheet. The proposal with highest combined total score will be ranked first; second highest score will be ranked second; and so on. However, in the event the proposals of two or more PMCs have the same scores in the final ranking, the PMC having obtained higher score in technical proposal shall be rated higher in the ranking.

In case PMCs having obtained similar score in technical proposal and financial proposal, the successful bidder shall be decided as follows:

The PMCs may be asked to submit revised price bid online using e-tender website, quoting rate of each item of the schedule of quantity for all sub sections / sub heads as the case may be, on the revised templet which has been sent to them by the tender inviting authority, but the revised quoted rate of each item of schedule of quantity for all sub sections / sub heads should not be higher than their respective original rate quoted already at the time of submission of tender. The successful tenderer shall be decided based on lowest revised offer.

GENERAL CONDITIONS OF CONTRACT

1. NO BREACH OF CONTRACT

The failure of a Party to fulfil any of its obligations under the contract shall not be considered to be a breach of, or default under, the contract in so far as such inability arises from an event of Force Majeure, provided that the Party affected by such an event has taken all reasonable precautions, due care and reasonable alternative measures, all with the objective of carrying out the terms and conditions of the contract.

1.1. Administrative Assistance to PMC

- a) The Engineer-in-Charge of the consultancy contract means the Engineering Officer in-charge of the consultancy contract who shall represent AAI at CHQ and shall sign the contract agreement on behalf of the Chairman, Airports Authority of India and thereafter during execution and defect liability period, the engineer-in-charge shall mean the Engineering officer who shall certify the bill & payment and make correspondence with the executing contractor as well as PMC contractor on behalf of AAI.
- b) PMC and his staff shall be responsible for getting necessary statutory permissions, entry permit etc. as may be required under the applicable law for their stay at site / India for providing services for the subject project. However, administrative assistance shall be provided to the PMC in the form of recommendation letter etc. to the Govt. agencies, wherever possible.

No claim whatsoever shall be entertained on account of delay.

1.2. Standard of Performance

The PMC contractor shall perform the services and carry out its obligations under the consultancy contract with all due diligence, efficiency and economy, in accordance with generally accepted professional standards and practices, and shall observe sound engineering & management practices, and employ appropriate technology and safe and effective equipment, machinery, materials and methods. The PMC contractor shall always act, in respect of any matter relating to the contract or to the services, as faithful adviser to AAI, and shall at all times support and safeguard AAI's legitimate interest in any dealings with specialist consultants or third parties.

2. GUARANTEE AND LIABILITIES

- a) Pre-award contract:

AAI shall have the right to request the PMC consultant, in writing, to make any changes, modification, and/or additions in the approved design/drawing to improve upon the functionality of the building/ reduction in the cost.

- b) Post-award contract:

AAI shall have the right to request PMC consultant in writing to make any changes, modification, and/or additions in the approved design/drawing to improve upon the functionality of the building and reduction in the cost after award of the PMC contract.

Any change in the already approved architectural drawings if proposed by AAI, shall be dealt as per Para 8 of Special Conditions of Contract.

3. CONFLICT OF INTEREST

- (a) A Bidder with a conflict of interest (“**Conflict of Interest**”) that substantially affects fair competition and the bidding process, either during the process or thereafter, shall not be eligible to participate in this tendering process. Any Bidder found to have Conflict of Interest shall be disqualified. In the event of such disqualification, AAI shall be entitled to forfeit and appropriate the EMD, as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by AAI and not by way of penalty for *inter alia*, the time, cost and effort expended by AAI, including towards consideration of the Bidder’s bid, without prejudice to any other right or remedy that may be available to AAI under the Tender Document or otherwise.
- (b) Without limiting the generality of the above, a Bidder shall be deemed to have a Conflict of Interest if:
- (i) Such Bidder, or its Associate, directly or indirectly controls, is controlled by or is under the common control with another Bidder or its Associate; or
 - (ii) Any of the Board Members of AAI are also on the board of the Bidder or its Associates, or
 - (iii) Such Bidder or its Associate received or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Bidder or its Associate, or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Bidder or its Associate; or
 - (iv) Such Bidder has the same correspondence address or same legal representative as any other Bidder, for the purposes of this bidding process; or
 - (v) Such Bidder or any Associate, has a relationship with another Bidder or its Associate, directly or through common third party/parties that puts either or both of them in a position to have access to each other’s information about the bid or influences the Bid of either or each other; or
 - (vi) Such Bidder or any of its Associate has participated as a consultant to AAI in the preparation of the Tender Document; or
 - (vii) Such Bidder or any of its Associate has a close business or family relationship with staff of AAI who are: (a) directly or indirectly involved in the preparation of the Tender Document or the procurement process and or evaluation process; or (b) would be involved in the implementation or supervision of the resulting contract; or
 - (viii) Any legal, financial or technical adviser of AAI in relation to the PMC services to be provided pursuant to this tender, is engaged by the Bidder, or its Associate, in any manner, for matters related to or incidental to such PMC services during the bidding process or subsequent to the (i) issue of the Letter of Award or (ii) execution of the PMC contract. In the event any such adviser is engaged by the selected Bidder, as the case may be, after issuance of the Letter of Award or execution of the PMC contract for matters related or incidental to the PMC services, then notwithstanding anything to the contrary contained herein or in the Letter of Award or the PMC contract and without prejudice to any other right or remedy available with AAI, including the forfeiture and appropriation of the EMD or Performance Security, as the case may be, the Letter of Award or the agreement, as the case may be, shall be liable to be terminated without AAI being liable in any manner whatsoever to the selected Bidder for the same. For the avoidance of doubt, this disqualification shall not apply where such adviser was

engaged by the Bidder, or its Associate in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this Tender Document.

For the purpose of this Tender Document, Associate means, in relation to the Bidder, a person who control, is controlled by or under the common control with such Bidder (“**Associate**”). As used in this definition and otherwise in this Tender Document, the expression “control” means, with respect to a person which is company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person/company/corporation and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.

4. AMICABLE SETTLEMENT

The Parties shall use their best efforts to settle amicably all the disputes arising out of or in connection with the consultancy contract or the interpretation thereof.

5. INDEMNITY

- a) The PMC shall fully indemnify AAI against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay and royalties which may be payable in respect of any article or part thereof included in the contract.

In the event of any claims made under or action brought against AAI in respect of any such matters as aforesaid, the PMC contractor shall be immediately notified thereof and the PMC shall be at liberty, at his own expense, to settle any dispute or to conduct any litigation that may arise therefrom, provided that the PMC contractor shall not be liable to indemnify AAI if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by AAI in this behalf.

- b) The PMC shall be responsible for paying damages to AAI for any loss suffered by AAI on account of negligence, incompetence, carelessness or any other cause on the part of the PMC contractor, his employees, associates, sub-consultants, implementing agencies etc., while undertaking any or all of the works.
- c) AAI shall not be responsible for any claim or liability because of personal injury including death of any employee of the PMC contractor arising out of or in consequence of the performance of the consultancy contract. AAI shall also not be responsible for any loss or damage to property of any kind belonging to the PMC contractor or its employees, servants or agents.

6. PATENTS

- a) No patented or patent pending articles, methods, or devices shall be used or supplied in connection with the work or incorporated in the work without the prior written approval of AAI if the terms of purchase involve or require the payment of license fee or royalty in addition to the purchase price, and do not contain patent indemnification in a form satisfactory to AAI.
- b) The PMC shall indemnify and hold AAI free from all costs, damages, and expenses arising out of any claim, action or suit brought against AAI by third parties in respect of any infringement of any patent or registered design or any similar rights resulting from the use of any technical information, data or process or design belonging to the PMC contractor and furnished to AAI.

7. INTELLECTUAL PROPERTY RIGHTS

- a) All intellectual property conceived, originated, devised, developed or created by the PMC contractor, its agents, specifically for the purpose of rendering the consultancy services, shall vest with AAI. AAI as sole beneficial owner shall be entitled to use such intellectual property for the purpose of the project.
- b) AAI shall have the copyright on all the reports, documents, maps etc., authored, prepared or generated during the course of the consultancy services to be provided by the PMC contractor.

8. CLEARANCE OF SITE AFTER COMPLETION OF WORK

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

9. SUSPENSION OF PAYMENTS

AAI by written notice to the PMC may suspend all payments to the PMC if the PMC fails to perform any of its obligation under the consultancy contract, including the carrying out of the consultancy services, provided that such notice of suspension (i) shall specify the nature of the failure and (ii) shall request the PMC to remedy such failure within a period not exceeding thirty days of such notice of suspension.

10. DEFECT LIABILITY PERIOD

The defect liability period (“DLP”) shall be **24** months from the physical completion of the execution contract. The PMC shall continue to be liable during the DLP for any deficiency in consultancy services rendered by it any defect noticed in the works which is attributable to such deficiency in services, or any excess payment made to the PMC contractor due to improper check by its personnel. **The 95% of Performance Security shall be returned to the PMC contractor after record of completion certificate & finalization of Final Bill of EPC contractor and balance 5% of Performance Guarantee shall be returned after expiration of the DLP, after deducting/ adjusting the claim against the PMC, if any, within a period of 6 Months.**

11. EXTENSION OF TIME

Unless terminated earlier, this contract shall expire when services have been completed. In case the construction work is extended beyond the scheduled date of completion, for reasons not within the control of the PMC, appropriate extension of time shall be granted to the PMC according to the Planning/ Construction schedule as applicable.

12. FORCE-MAJEURE

- a) In the event of either party is rendered unable by force majeure to perform any obligation required to be performed by them under the consultancy contract, the respective/ related obligation of the party affected by such force majeure shall be treated as suspended for the period during which such force majeure clause lasts.
- b) 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.

- c) Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable to perform as aforesaid, shall notify the other party in writing by registered notice within 72 (seventy-two) hours of the beginning and presumed ending of such force majeure event.

The notice shall be followed by a certificate from the local Chamber of Commerce or the Statutory Authority as satisfactory evidence in support of the claim within 15 days of occurrence of such force majeure event.

Time for performance of the relative obligation suspended by the force majeure shall stand extended by the period for which such causes lasts.

If suspension of works on account of force majeure conditions lasts for more than two months, AAI shall have the option of terminating the consultancy contract in whole or part thereof, at its discretion.

13. RESTRICTIONS ON THE EMPLOYMENT OF RETIRED STAFF OR OFFICERS OR MANAGERS OF AAI WITHIN ONE YEAR OF THEIR RETIREMENT:

The Consultants shall not themselves be a retired Government/PSU employee of Gazetted rank or engage any employee or associate who is a retired Government/PSU employee of Gazetted rank, if such persons have not completed one year from the date of retirement, in connection with this Contract in any manner whatsoever without obtaining prior permission of AAI. If the Consultant is found to have contravened this provision, it shall constitute a breach of contract, and AAI shall be entitled to terminate the contract and/ or avail any or all the remedies thereunder.

14. DISPUTE RESOLUTION MECHANISM AND ARBITRATION

14.1. No legal action till Dispute settlement procedure is exhausted

Any and all Disputes shall be settled in accordance with the provisions set out hereunder.

14.2. Procedure for Claims

All disputes or differences which may arise out of or in connection with or incidental to the consultancy contract including any dispute or difference regarding the interpretation of terms and conditions of any clause(s) thereof ("**Dispute**") shall be dealt with as provided hereinafter:

(i) Through Mediation: All Dispute(s), at the first instance, shall be referred to the Mediation Committee of Independent Experts (MCIE) or individual mediator for mediation as per AAI Mediation Policy and applicable laws. All cost of mediation, shall be borne equally by the parties.

In case either party withdraws from the Mediation or the Dispute(s) is not resolved within 120 days of reference to the Mediation, then the aggrieved party may invoke arbitration through sub para (ii) within 30 days from the date of receipt of Partial Settlement Agreement or Failure Report.

(ii) Adjudication through Arbitration: In case no final settlement has been arrived at between the parties after mediation or partially settled as per sub Para (i) above, the

unresolved dispute(s), on invocation by the aggrieved party shall be referred for adjudication by arbitration.

Arbitration is restricted to disputes with a value of less than Rs. 10 Crores.

The dispute shall be referred to a Sole Arbitrator to be appointed by Chairman/Member, AAI, after obtaining consent of the other party, as per format annexed at **Annexure-18**.

Unless the contract has already been repudiated or terminated, the parties shall, in every case, continue to proceed to perform their respective obligations under the agreement.

Arbitration proceedings shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time.

Fee payable to the Arbitrator(s) shall be as per Schedule-IV of the Arbitration & Conciliation Act, 1996 and shall be borne by both the parties equally.

No dispute shall be referred for resolution under this clause through arbitration in matters for which eviction & recovery procedure is provided under Chapter - VA of the Airports Authority of India Act, 1994.

Place of arbitration shall be **New Delhi**.

14.3. Settlement of Commercial Disputes between Central 'Public Sector Enterprises (CPSEs) and Government Department/Organization- Administrative Mechanism for resolution of CPSEs Dispute (AMRCD)

In the event of any dispute or difference relating to the interpretation and application of the provisions of commercial contract(s) between Central Public Sector Enterprises (CPSEs) / Port Authorities inter-se and also between CPSEs and Government Departments / Organizations (excluding disputes relating(to Railways, Income Tax , Customs & Excise Departments) , such dispute or difference shall be taken up by either party for its resolution through AMRCD as mentioned in DPE OM No. DPE-02/0001/2023- AMRCD-FTS-13578 dated 8th December 2025 and the decision of AMRCD on the said dispute will be binding on both the parties.

15. COMMON DATA ENVIRONMENT (CDE)

The PMC will utilize Oracle Aconex or equivalent as the designated Common Data Environment (CDE) for all project-related communication and document management for complete PMC contract duration and Data shall be saved on servers located in India only as per Ministry of Electronics and Information Technology guidelines. The expenditure on this account shall be borne by PMC and nothing extra shall be payable on this account. PMC is required to register and utilize Aconex for the duration of the PMC contract. PMC shall provide 05 nos user ID with password for parallel use of Aconex. All project correspondence in pre award, post award, defects liability period, including but not limited to drawings, specifications, non-conformance report (NCR), requests for information (RFIs), submittals, and meeting minutes, shall be processed and stored within Aconex.

A suitable para shall be included in EPC tender document as regarding use of Aconex as it will be the primary platform for all project communications and document

exchange. Detailed instructions on how to register and use Aconex will be provided to the successful tenderer. This includes information on user roles, access permissions, and specific procedures for document submission and retrieval."

Key aspects to consider and potentially expand upon in the tender document:

- **Clarify the scope of Aconex usage:** Specify which aspects of the project will be managed through Aconex (e.g., document control, workflow management, cost management, etc.).
- **Define user roles and responsibilities:** Outline the different user roles within Aconex (e.g., project administrator, document controller, etc.) and their respective responsibilities.
- **Specify data security and access control:** Address how data security and access control will be managed within Aconex, including user authentication and authorization.
- **Explain the process for document submission and retrieval:** Provide clear instructions on how documents should be submitted, reviewed, and approved within Aconex.
- **Highlight the benefits of using Aconex:** Emphasize the advantages of using a CDE for project efficiency, collaboration, and transparency.
- **Include training and support information:** Provide details on where tenderers can access training materials and support resources for Aconex.

SPECIAL CONDITIONS OF CONTRACT

1. Limitation on Award of Projects to Single PMC

Single PMC firm can be awarded total 05 (five) works as detailed below:

- | | | |
|------|---|-------------------------|
| i) | Projects costing up to Rs.300 Crs. | - not more than 3 works |
| ii) | Projects costing more than Rs. 300 Crs. & up to Rs.500 Crs. | - not more than 2 works |
| iii) | Projects costing more than Rs.500 Crs. | - not more than 2 works |

Note:

- a) Firms already having AAI PMC works (including works novated on PPP mode) as per aforesaid criteria shall not be considered for pre-qualification.
- b) For considering number of works, it shall be treated works in hand till issue of completion certificate of the consultancy work by Engineer-in-charge.
- c) Agency/ firm shall submit an undertaking to this effect as per **Annexure-10** along with all other requisite documents in cover No-I.

2. Delivery Schedule – Indicative Project Timeline for Planning Activities

PMC consultants after appointment shall decide on the methodology / timelines, for submissions in respect of various stages of the pre-award activities in consultation with AAI. Indicative timelines are tabulated below:

Stage	Activity	Timelines
1.	Inception Report	16 weeks from stipulated date of start
2.	Concept Report	
3.	Schematic Design Report	
4.	Preliminary Design / Drawings / Technical Specification Preparation of BIM LOD 300 and extracting of all drawings Preparation of Technical Specification Preparation of design basis report Detailed finishing schedule Traffic Study Traffic Plan	
5.	Cost Estimate Report	
6.	Bid Process Management Process – Submission of tender document containing conditions of contract, special conditions of contract, detailed specifications, BOQ, tender drawings & approval by AAI.	20 weeks from stipulated date of start

7.	Bid Evaluation and Award of work	28 weeks from stipulated date of start
8.	Construction Phase	30 months from the 10th day of issue of award letter to EPC agency
9.	Defect Liability Phase	24 months from the date of issue of completion certificate of EPC agency

Note:

- a) *To adhere to timelines, PMC shall ensure that most of the activities/ sub- activities shall be taken up in parallel and submitted to AAI in stages to allow reasonable time for review/ scrutiny / seeking clarifications/ updation by the PMC so as to ensure timely completion of the assignment.*
- b) *The PMC shall exercise due diligence to ensure that the financial closure of the EPC contract takes place within 06 months of the physical completion of the EPC contract. PMC will assist AAI to ensure that all CTE/ audit paras, observations by other statutory/ regulatory authorities are replied promptly so as to settle the same latest within 06 months of the final bill.*

3. Payment Terms

3.1. Payment of PMC Fee

The PMC fee shall comprise of following Components

- i) **Part A** - Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage
 - ii) **Part B** - Supervision staff during Execution
 - iii) **Part C** - Supervision staff during DLP
- a) **Payment shall be made as tabulated below:**

Part A - Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage:

The Consultant is required to quote one lump-sum fee for the entire scope of services, which covers:

Design & Pre-Construction Stage (until award of EPC contract), and Services During Execution Stage.

This lump-sum fee will be paid in two parts:

- i) 60% Payment – Up to Award of EPC Contract

All activities related to design, drawings, DBR, tender assistance, bid evaluation, and

support etc. until the EPC contract is awarded fall under this stage. For completing this entire pre-construction work, the Consultant will receive 60% of the total quoted fee.

ii) 40% Payment – Services During Construction

The remaining 40% of the fee will be paid pro-rata, i.e., in proportion to the financial progress of the EPC contractor during the execution period. As the EPC contractor achieves financial milestones (for example, 10%, 20%, 50% project progress), the Consultant will be paid the corresponding percentage of this 40%. Mobilization and Tools & Plants advance shall not be accounted for financial progress.

Stage No.	Brief Activity	%age of Consultancy Fee payable on completion of the stage
Part A	Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage	
1.	Inception Report	05 % x Quoted Fees of Part A
2.	Concept Report	05 % x Quoted Fees of Part A
3.	Schematic Design Report	10 % x Quoted Fees of Part A
4.	Preliminary Design / Drawings Preparation of BIM LOD 300 and extracting of all drawings Preparation of Technical Specification Preparation of design basis report Detailed finishing schedule Traffic Study Traffic Plan	20% x Quoted Fees of Part A
5.	Cost Estimate Report	05% x Quoted Fees of Part A
6.	Bid Process Management Process – Submission of tender document containing conditions of contract, special conditions of contract, detailed specifications, BOQ, tender drawings & approval by AAI.	10% x Quoted Fees of Part A
7.	Bid Evaluation and Award of work	05% x Quoted Fees of Part A

8.	Services during execution stage on Pro-rata basis based on financial progress of EPC contract till completion of EPC contract	40% x Quoted Fees of Part A
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Note:

- a. AAI shall pay PMC 80% of the Fee for each stage mentioned above (stage 1 to stage 7) on submission of deliverables within 7 working days and balance 20% after satisfactory incorporation of observation raised by AAI, if any.

Part B - Supervision staff during Execution:

I) Finalization of Yearly Work Programme

At the time of award of work, AAI, the PMC, and the EPC contractor will jointly prepare a yearly work programme, for the first Financial year ending on 31st March. This programme will include monthly financial targets for each month in that particular financial year. Subsequently, work programme for next financial year commencing from 1st April to 31st March financial target shall be fixed and so on.

Monthly Payment to PMC

- i) 80% Payment – Based on Actual Deployment 80% of the man-month fee will be paid every month based strictly on actual deployment of personnel by the PMC. This amount is paid regardless of project financial progress.
- ii) 20% Payment – Based on achieving Monthly Financial Targets: The remaining 20% of the man-month fee is performance-linked and will be paid only if the monthly financial target (as per the jointly approved programme) is achieved. Mobilization and Tools & Plants advance shall not be accounted for financial progress.

Annual Condition

In the event that the Annual Financial Target is not achieved by the end of the relevant Financial Year, the 20% Performance-Linked Component shall be recalculated strictly on a pro rata basis, corresponding to the ratio of Actual Achievement to the Annual Financial Target. Payment of the Performance-Linked Component shall be limited to such recalculated amount only.

Any shortfall between the Annual Financial Target and the Actual Achievement shall result in a proportionate reduction of the Performance-Linked Component. The amount attributable to such shortfall shall not be payable to the PMC under any circumstances. The PMC expressly acknowledges and agrees that it shall have no right, claim, or entitlement whatsoever to the unreleased portion of the Performance-Linked Component, and the same shall be deemed a permanent and irrevocable deduction. Mobilization and Tools & Plants advance shall not be accounted for financial progress.

Part C - Supervision staff during DLP

Payment to the Consultant during the DLP period shall be calculated on a monthly basis, corresponding to the actual deployment of personnel in accordance with the Contract.

Note 1: Payment Limitation for Part A (Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage)

- i) The fee quoted by the PMC for Part A (Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage) shall not exceed twenty-five percent (25%) of the total consultancy fees quoted for Part A, Part B and Part C combined.
- ii) In the event the PMC quotes a fee for Part A exceeding twenty-five percent (25%) of the total consultancy fees quoted for Part A, Part B and Part C combined, the payment for Part A (i) – Services up to Award of EPC Contract shall be restricted to sixty percent (60%) of twenty-five percent (25%) of the total consultancy fees quoted for Part-A, Part-B and Part-C combined or sixty percent (60%) of the quoted fees for Part-A, whichever is minimum.
- iii) The balance amount of the fee under Part A, shall not be payable prior to the commencement of construction works and shall be released only under Part A(ii) – Services During Construction, on a pro-rata basis in proportion to the financial progress achieved by the EPC Contractor during the execution period, as certified by the AAI.
- iv) The PMC shall not be entitled to claim any additional payment for services under Part-A(i) beyond the limit specified above, notwithstanding the fee quoted in its financial proposal.

Note 2: In case period of deployment of any personnel is less than one month, payment shall be made on pro-rata basis of man-month quote.

- b) **Escalation:** No escalation payment shall be payable.

3.2. Mobilization Advance

Mobilization advances shall be paid, if requested by the PMC in writing within one month of the order to commence the work as follows:

- a) Design & Pre-Construction Stage: not exceeding 2.5% of total quoted fees for Part A (i)- Design & Pre-Construction Stage upto award of EPC contracts. (refer Special conditions of Contract clause 3.1 (a))
- b) Construction Phase: not exceeding 2.5% of total quoted fees of Part B - Supervision staff during Execution stage.

Such advance shall be released in two or more installments at each stage /phase. to be

determined by the Engineer-in-Charge at his sole discretion. The mobilization advance for construction phase shall only be paid after award of execution contract.

The first instalment of such advance shall be released by the Engineer-in-charge to the PMC on a request made by the PMC to the Engineer-in-charge in this behalf. The second and subsequent instalments shall be released by the Engineer-in-Charge only after the PMC furnishes a proof of the satisfactory utilization of the earlier instalment(s) to the satisfaction of the Engineer-in-Charge.

Before any instalment of advances is released, the PMC shall execute Bank Guarantee Bonds not more than 6(six) in number from scheduled commercial Bank (i.e., Indian or Foreign Banks included in in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative /Regional Rural Banks) for the amount equal to 110% of the amount of advance and valid for the period till recovery of advance. This (Bank Guarantee from commercial Bank on prescribed format (as per **Annexure – 20**) for the amount equal to 110% of the balance amount of advance) shall be kept renewed from time to time to cover the balance amount and likely period of complete recovery.

The mobilization advance bear simple interest at the rate of 8.75% per annum and shall be calculated from the date of payment to the date of recovery, both days inclusive, on the outstanding amount of advance.

Recovery of such sums advanced shall be made by the deduction from the PMC bills commencing after first ten percent of the gross value of the work is executed and paid for that stage/phase, on pro-rata percentage basis to the gross value of the work billed for that stage/phase beyond 10% in such a way that the entire advance is recovered by the time eighty percent of the gross value of the contract is executed for that Stage/Phase and paid, together with interest due on the entire outstanding amount up to the date of recovery of the instalment.

If the circumstances are considered reasonable by the Engineer-in-Charge, the period mentioned for request by the contractor in writing for grant of mobilization advance may be extended at the discretion of the Engineer-in-Charge.

3.3. Security Deposit

The PMC shall permit AAI, at the time of making any payment for work done under the PMC contract, to deduct a sum at the rate of 5% (five percent) of the gross amount of each running and final bill, till the sum deducted will equal 5% of the PMC fee. Such deductions will be made and held by AAI by way of Security Deposit unless he/ they has/ have deposited the amount of the Security Deposit, at the rate mentioned above, in the form of Bank Guarantee (including e-Bank Guarantee) from any of the Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative/ Regional Rural Banks)(**as per Annexure – 21**). In case Guarantee Bond of any Bank is furnished by the PMC, to the AAI, as part of the Security

Deposit and the Bank is unable to make payment against the said Guarantee Bond, the loss caused thereby shall be borne by the PMC and the PMC shall forthwith, on demand, furnish additional security to the AAI to make good the deficit. In works where condition of submission of performance guarantee is not applicable, the Security Deposit at the rate of 10% (Ten Percent) of gross amount of each running bill shall be deducted instead of 5%, till the sum will amount to security deposit of 10% of the contract value of work. Other conditions shall remain same as stated above.

All compensations or the other sums of money payable by the PMC under the terms of the PMC contract may be deducted from or adjusted against the Security Deposit or from the interest arising therefrom, or from any sums which may be due to or may become due to the PMC by AAI on any account whatsoever and in the event of the Security Deposit being reduced by reason of any such deductions or adjustment as aforesaid, the PMC shall within 10 days make good the deficit by way of Bank Guarantee from any of the Commercial Bank (if deposited for more than 12 months) endorsed in favour of AAI. The Security Deposit shall be collected from the running bills and the final bill of the PMC at the rates mentioned above.

The Security Deposit as deducted above can be released against Bank Guarantee issued by any Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act, 1934 excluding Co-Operative /Regional Rural Banks), on its accumulations to a minimum of Rs. 5 lakhs to the condition that the amount of such Bank Guarantee, except last one, shall not be less than Rs. 5 lakhs.

3.4. Release of Security Deposit

- a) The Security Deposit of the PMC shall be released within 06 months of the expiry of the Defects Liability Period.

4. **Availability of PMC Supervisory Staff/ Admissible Leaves/ Staff Substitution**

- a) PMC shall 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 (i.e. between AAI & PMC) personnel as per agreed schedule.
- b) It is the responsibility of the PMC to engage various categories of staff as per the minimum staff requirement/ man months specified in Contract.
- c) For absence of staff on various accounts, it is the responsibility of the PMC to replace the same to meet the minimum required manpower (man months under various categories). PMC shall further ensure that there is no hold-up to the work during the execution stage on this account.
- d) However, one weekly off and gazette holidays declared by the central government, casual leave for 12 days, restricted holidays for 02 days in a year shall be accounted for while calculating the man months for a particular category of staff for verifying the PMC compliance for providing required minimum manpower / man months as per relevant tender conditions.

- e) At the time of submitting proposal, the PMC should obtain consent from each of the professional proposed for inclusion in this assignment. Such consent should be signed by the Professional as also the PMC as an assurance to AAI that such a professional will be associated in the present proposal.
- f) PMC shall submit CVs of all non-key professionals to AAI for information as per contract requirements, prior to deployment at the project.
- g) The Consultant shall deploy site supervision team as mutually agreed between AAI Engineer in Charge and PMC in line with work progress of EPC contractor. The PMC shall notify in writing/ email the authorized representative of AAI of various personals. PMC reserves the sole right to readjust manpower deployment to ensure timely execution of the work.

4.1. Substitution of key personnel and Non-Key Personnel

- I. The Key personnel and Non-Key Personnel can be substituted subject to the condition that:
 - The proposed replacement should possess qualifications and relevant experience not less than those prescribed in tender document.
 - In respect of Key-Personnel, the proposed replacement should secure, under the same technical evaluation criteria as on last date of submission of bid and a score equivalent to or greater than the technical evaluation score obtained at the time of technical evaluation. PMC has to submit the proposal of atleast 03 (three) candidates resumes to AAI for review and final selection. Failing this, such replacement may not be accepted. Further, appropriate action will be initiated like debarment or termination of PMC as well as the key-personnel from AAI.
 - The remuneration should be limited to quoted man months fee. In case period of deployment of any personnel is less than one month, payment shall be made on pro-rata basis of man-month quote.
- II. Substitution of key personnel and Non-Key Personnel to be allowed with following condition:
 - a) In case any Personnel is required to be substituted due to resignation / critical medical conditions, the substitution shall be made within 03 months of occurrence of such event. In case, substitution is not made within 03 Months, levy @ 50% of remuneration against such Personnel shall be deducted from PMC Bill till the time of deployment of such Personnel.
 - b) In case any Personnel is required to be substituted by PMC or on AAI request, a three Month notice period shall be given by PMC/AAI. The substitution shall be made within 03 months from the date of issue of Notice period. In case, substitution is not made within 03 Months, levy @ 75% of remuneration against such Personnel shall be deducted from PMC Bill till the time of deployment of such Personnel.
 - c) In case any Personnel left the site without any notice by PMC, the replacement shall be made within 01 months of occurrence of such event. In case, replacement is not made within 01 Months, levy @ 100% of remuneration against such Personnel shall be deducted

from PMC Bill till the time of deployment of such Personnel.

III. Standstill, Suspension, or Termination of Works

- a) If the progress of works becomes stagnant, or if the EPC Contract is suspended or terminated, AAI may instruct the Consultant to demobilize personnel either partially or fully. AAI shall give one (01) Month Notice for demobilization. The Consultant shall complete such demobilization within one (01) month from the date of issue of notice.
- b) AAI shall pay an additional amount equivalent to 50% of remuneration payable to such person for one (01) Month. Similarly at the stage of remobilization AAI shall pay an additional amount equivalent to 50% of remuneration payable to such person for one (01) Month.
- c) The PMC should bear all costs arising out of or incidental to the Standstill, Suspension, or Termination of Works or remobilization. Nothing extra shall be payable on this account.

IV. PMC shall submit proof of wage/salary payment and other labour law compliances like EPF & ESI remittances along with the bills for staff deployed at the site of the Project.

Note: Ordinarily, substitution of Personnel shall not be permitted. However, in exceptional circumstances where substitution becomes unavoidable, the PMC shall submit a detailed justification along with the credentials of the proposed substitute personnel for prior approval of AAI.

Such substitution shall not relieve or absolve the PMC of its obligations and responsibilities for the timely completion of the work under the Contract. In the event that any such substitution adversely affects the progress or performance of the work, in addition to aforesaid levies, AAI shall reserve the right to take appropriate action against the PMC, including but not limited to debarment for a period of up to two (02) years, without prejudice to any other rights or remedies available under the Contract or applicable law. The decision of Engineer-in-Charge in this regard shall be final and binding on PMC.

5. **Performance Guarantee**

The PMC shall submit an irrevocable Performance Guarantee of 5% (Five percent) (as per **Annexure-16 or Annexure -16A**) of the Tendered amount in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within period of 30 days from the date of issue of Letter of Intent (LOI). This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft or Bank Guarantee (including e-Bank Guarantee) from any of the Scheduled Commercial Banks (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative/ Regional Rural Banks) in accordance with the form annexed hereto.

Performance guarantee should be furnished within 30 days of issue of Letter of Intent

(LOI). In case the PMC fails to deposit performance guarantee within the stipulated period, tender shall be stands cancelled without any notice. Further, EMD shall be forfeited and the contractor shall be liable for debarment up to a period of two (02) years.

The Performance Guarantee shall be initially valid beyond 180 days after expiry of DLP. In case the time for completion of work gets enlarged, the contractor shall get the validity of Performance Guarantee extended to cover such enlarged time for DLP. The 95% of Performance Security shall be returned to the PMC contractor after record of completion certificate & finalization of Final Bill of EPC contractor and balance 5% of Performance Guarantee shall be returned after expiration of the DLP, after deducting/ adjusting the claim against the PMC, if any, within a period of 6 Months.

The Engineer-in-Charge shall not make a claim under the performance guarantee except for amounts to which the AAI is entitled under the contract (not withstanding and/or without prejudice to any other provisions in the contract agreement) in the event of:

- i) Failure by the PMC to extend the validity of the Performance Guarantee as described herein above, in which event the Engineer-in- Charge may claim the full amount of the Performance Guarantee.
- ii) Failure by the PMC to pay the AAI any amount due, either as agreed by the contractor or determined under any of the Clauses/Conditions of the agreement, within 30 days of the service of notice to this effect by Engineer-in-Charge.

In the event of the contract being determined or rescinded under provision of any of the Clause/ Condition of the agreement, the performance guarantee shall stand forfeited in full and shall be absolutely at the disposal of the Chairman, AAI.

6. Deployment Schedule

Minimum deployment schedule shall be as below:

	Description	Staff Month	Place of deployment (in Months)	
Key Personnel			PMC office	Site
1.	Principal Architect	15	13	2
2.	Principal Structural Designer	15	13	2
3.	Principal MEP Designer	15	13	2
4.	Principal Interior Designer	6	2	4
5.	Senior BIM Expert	4	4	-
6.	Material Engineer cum Geotechnical Engineer	15	2	13
7.	Project Manager	30	-	30
8.	MEP Engineer	15	2	13
9.	Façade Expert	10	1	9
10.	Landscape Architect	5	-	5

Non-Key Personnel				
1.	Deputy Project Manager	30	-	30
2.	Engineer HVAC	15	-	15
3.	Engineer Electrical (2 nos)	60	-	60
4.	Architect	30	-	30
5.	Civil Engineer (2 Nos)	60	-	60
6.	Civil Engineer (1 Nos, for Apron related works)	06	-	06
7.	Senior Engineer Planning	13	-	13
8.	Engineer Cost Control cum Document Controller	25	-	25
9.	Jr Civil Engineer (2 Nos)	60	-	60
10.	Jr Civil Engineer (1 Nos, for Apron related works)	06	-	06
11.	Quality Control (Civil) (2 Nos)	60	-	60
12.	Quality Control cum Quantity Surveyors (Mechanical/ Electrical)	30	-	30
13.	Quantity Surveyor-Civil	30	-	30
14.	Health safety and Environmental Engineer	30	-	30
15.	BIM Expert	30	-	30
16.	Senior Structural Designer	5	-	5
17.	Senior MEP Designer	10	-	10
18.	IT system specialist	10	-	10
19.	Project Planner	10	-	10
20.	PHE Expert	10	-	10
21.	Real Estate / Retail / Commercial Planner Expert	4	-	4
22.	GRIHA Specialist	5	-	5
23.	Contract cum law specialist	15	-	15
24.	Senior Supervision Structural Engineer	5	-	5
25.	Senior Supervision Civil Engineer	30	-	30
26.	Interior Architect	08	-	08
27.	Senior Engineer - ICT	08	-	08
28.	Senior Engineer - Airport System,	08	-	08
29.	Survey Engineer	4	-	4
Supervision staff during DLP stage				
30.	Civil Engineer (01 nos)	24	-	24
31.	Electrical Engineer (01 nos)	24	-	24

Note:

- i. In order to ensure that aforesaid deployment is made by PMC, salary slips along with Form 16 / Form 26AS and documentary proof of deduction of PF must be submitted.
- ii. The deployment schedule shall be finalized by PMC in consultation with AAI Engineer-

In-Charge. PMC's supervision period clock starts from the date the actual deployment as approved by AAI Engineer-In-Charge. The decision of Engineer-In-Charge shall be final and binding.

7. Compensation for Delay

In case of delay in completion of the Project, due to reason attributable to the consultant, AAI shall levy compensation on the Consultant, @ 0.5% (zero point five percent) of that stage value of the Consultancy fee payable per week of delay, subject to a maximum of 10% (Ten percent) of the Consultancy fees payable, shall be imposed on the PMC and the same shall be recovered from PMC payments or by appropriation from the Security Deposit / other guarantees or by raising a claim on the PMC as required, However, in case of delay due to reasons beyond the control of the PMC, a suitable extension of time shall be granted. For periods less than one week, AAI shall levy compensation on the PMC on pro rata basis.

8. Penalties/Damages/Deviations

8.1. Deviation, Addition / Alteration in the Consultancy Contract

All deviation/changes should be avoided as far as practicable. Any changes due to site conditions/ constraint and other unforeseen reasons should be brought out by the Consultant well in advance with proper justification and cost analysis thereof.

- a) In case after Award/ during execution of the work, there is an increase in cost of the project due to change in scope of work up to the extent of +10% (of awarded Cost), nothing extra shall be payable.
- b) In case after Award of the work, there is an increase in cost of the project more than 10% (of Awarded cost) due to increase in scope of work which is repetitive in nature of original work, then additional consultancy fee shall be paid 10% of the fee payable as per schedule of payment of contract for the additional work (Worked out on pro-rata basis of fee payable for the original scope of work against the completion cost of the original work).
- c) In case after Award of the work, there is an increase in cost of the project more than 10% (of Awarded cost) due to increase in scope of work (which is not repetitive in nature of original work), then additional consultancy fee shall be paid 60% of the fee payable as per schedule of payment of contract for the additional work (Worked out on pro-rata basis of fee payable for the original scope of work against the completion cost of the original work).
- d) If PMC is required to provide all services (pre-award & post award) as mentioned in consultancy agreement for additional scope of work, the additional consultancy fee shall be paid on pro-rata basis of fee payable as per schedule of payment of contract for original scope of work.
- e) Additional consultancy work should not exceed more than 15% of the original consultancy work due to change of scope of work related to original scope of work. In exceptional case, which would be rare and unavoidable, the additional consultancy work beyond 15% shall be executed with prior approval of the concerned Whole-time Member.

8.2. Penalty for excessive deviations beyond estimated value due to reasons within the control of consultant

In case the variation is observed more than 10% of awarded cost of EPC contractor for the given scope of work (this shall exclude deviation on account of reasons beyond control of the PMC), recovery of the consultancy fees, shall be made @ 1% of total consultancy fee for every 2% of deviation. In case the variation is more than 10%, AAI reserve the right to initiate other Administrative/ penal action including debarment (for quoting in AAI tenders) up to 2years (variation more than 10%) and debarment of the PMC up to 3years (Variation more than 20%).

8.3. Liquidated Damages for Errors/ Excess Billing to the Contractor(s)/ Deficiency in Services

- a) In case of any major/ significant error which is detected in the reports submitted by the PMC and such error results in financial loss to the AAI. PMC shall be liable for the damages. These shall be quantified by AAI in a reasonable manner.
- b) In case of any excess billing to the Contractor(s), either due to oversight of the PMC's Personnel or otherwise with the collusion of the PMC's Personnel, damages of excess shall be levied on the PMC.
- c) In the case of significant deficiencies in Services causing adverse effect on the Project or on the reputation of AAI, other penal actions including temporarily withholding of part payment from on account bills, penalty as decided by AAI shall be levied.
- d) For all the above i.e. a, b and c, the penalty/liquidated damages shall be recovered from the Consultant, subject to a maximum of 5% (five percent) of the Consultancy fee payable.

8.4. Timely Approval of Drawings/ Decisions

PMC shall ensure that all Drawings/ Decisions related to all packages are approved within 07 (seven) days of submission by EPC contractor.

8.5. Coordination between drawings (*Liabilities for non-performance*)

PMC shall ensure proper co-ordination and timely approval of the detailed Design prepared by the consultant appointed by EPC contractor. to avoid any clashes and timely execution of project.

9. **Encashment and Appropriation of Security Deposit**

AAI shall have the right to invoke and appropriate the Security Deposit and Performance Guarantee, in whole or in part, with a notice period of 30 days to the Consultant in the event of breach of PMC Contract or for recovery of liquidated damages specified in the relevant Clauses.

10. **Insurance To Be Taken Out by The Consultant**

10.1. Professional liability Insurance

Professional liability insurance, with a minimum coverage equal to value of consultancy contract. Professional liability insurance shall cover the claims arising out of losses and/or damages during the period of insurance first made in writing against the Insured during the Policy Period and Insured is indemnified in accordance with Operation Clause for any breach of Professional duty by reason of any negligent act, error or omission, whenever and wherever committed or alleged to have been committed during the period of insurance and the deliberate non-compliance with technical standards commonly observed in professional practice, laid down by law, or regulated by official bodies. The insurance shall be in force covering the contract / extended period and thereafter for 3(three) years after expiry of DLP

10.2. Third Party Insurance

The successful PMC shall, in the joint names of the PMC and AAI, insure against all damages or injury occurring before all the works have been taken over to any person or to any property (other than property forming part of the works) due to or arising out of the execution of the works or during the travel to the site. Such insurance shall be effected for an amount for Rs.1,00,000.00 per occurrence from the date of commencement till completion of the consultancy contract and the PMC shall from time to time when so required by AAI produce the policy and the receipt for the premium.

Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988 in respect of motor vehicles operated in India by the PMC or their Personnel or any specialist/ sub-consultants or their Personnel for the period of consultancy in accordance with applicable law.

10.3. In addition PMC shall take Workmen Compensation Policy in Joint name of AAI and PMC. All premiums shall be borne by PMC and shall be valid till expiry of Defect Liability Period.

10.4. If the Contractor and/or his subcontractor (if any) shall fail to effect and keep in force the insurance referred to above or any other insurance which he/they may be required to effect under the terms of the Contract then and in any such case AAI may, without being bound to, effect and keep in force any such insurance and pay such premium or premiums as may be necessary for that purpose and from time to time deduct the amount equivalent to 150% of premium or premiums as may be by AAI from any moneys due or which may become due to the Contractor or recover the same as a debt due from the Contractor only after issuing notice to contractor in this regard.

Engineer-In-Charge shall ensure that all applicable insurances shall be in force without any break as per contract requirement to avoid any losses to AAI on account of non-availability of insurance policies and/or break in insurances policies.

Note: 10.4 is applicable for 10.1, 10.2 and 10.3

11. Taxation

a) The PMC may be subject to local taxes (such as: Goods and Service Tax, social charges or income taxes on non-resident Foreign Personnel, duties, fees, levies etc.) on amounts

payable by AAI under the Contract.

- b) While submitting the Financial Proposal, the Bidder shall ensure the following: All the costs associated with the assignment shall be included in the Financial Proposal. These shall normally cover remuneration for all the Professionals accommodation, air fare, equipment, printing of documents, surveys, geo-technical investigations, and all other activities specified in the bid document etc.to complete the Project work from concept to commissioning. All payments shall be subject to deduction of taxes at source as per applicable laws.
- c) All tendered rates shall be inclusive of all taxes excluding Goods and Service Tax (GST). GST shall be paid to the bidder for any taxable supply/Services against a valid tax invoice.
- d) In case of non-compliance of GST provisions and blockage of any input credit, the bidder shall be responsible to indemnify AAI.
- e) All payments shall be subject to deduction of taxes at source as per applicable laws.
- f) The PMC and the professional shall pay the Indian Income taxes, levied under the applicable Law and AAI shall perform such duties in regard to the deduction of such tax as may be lawfully imposed. The Contract price is deemed to have included such amounts.
- g) If any further tax or levy is imposed by Statute, after the last stipulated date for the receipt of tender including extensions if any and the contractor thereupon necessarily and properly pay such taxes/ levies, the contractor shall be reimbursed the amount so paid, provided such payments, if any, is not, in the opinion of the Engineer-In-Charge (whose decision shall be final and binding on the contractor) attributable to delay in execution of work within the control of the contractor. The consultant shall keep necessary books of accounts and other documents for the purpose of this condition as may be necessary and shall allow inspection of the same by a duly authorized representative of Airports Authority of India and / or Engineer – in - charge and further shall furnish such other information/document as the Engineer-In-Charge may require from time to time.
- h) The consultant shall, within a period of 30 days of the imposition of any such further tax or levy, pursuant to the Constitution (46th amendment) Act 1982, give a written notice thereof to the Engineer-in-Charge that the same is given pursuant to this condition, together with all necessary information relating thereto.

12. Fore-Closure of Contract Due to Abandonment

At any time after acceptance of the bid, should AAI decide to abandon or reduce the scope of the PMC services /work for any reason whatsoever and hence not require the whole or any part of the PMC services/ works to be carried out under this contract, AAI shall give notice in writing to that effect to the PMC and the PMC shall act accordingly in the matter. Payment shall be made as follows:

- a) In case consultancy contract is foreclosed for any reasons either before or after award of works, the fee payable to PMC for the services provided will be worked out as per schedule

of payment of contract

- b) In case Scope of Work is reduced before or after award of works, the fee payable to PMC for the services provided will be worked out as per schedule of payment of contract. Decision of EIC shall be final and binding on the PMC.
- c) In case main work contract rescinded, services of the PMC are required to help recall of tenders for finalization of lowest bidder. Nothing extra shall be paid on this account.

13. Termination of Contract / When Contract Can Be Determined

13.1. Subject to other provisions contained in this clause, the Engineer-in-Charge may, without prejudice to his any other rights or remedy against the contractor in respect of any delay, inferior workmanship, 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:

- a) If the PMC having been given a notice by the Engineer-in-Charge in writing to rectify, reconstruct or replace any defective work or that the work is being performed in an inefficient or otherwise improper or un-workman like manner shall omit to comply with the requirement of such notice for a period of seven days thereafter.
- b) If the PMC has, without reasonable cause, suspended the progress of the work or has failed to proceed with the work with due diligence and continues to do so after a notice in writing of seven days from the Engineer-in-Charge.
- c) If the PMC fails to complete the work or section of work with individual date of completion on or before the stipulated or justified extended date on or before such date of completion, and the Engineer-in-Charge without any prejudice to any other right or remedy under any other provision in the contract has given further reasonable time in a notice given in writing in that behalf as either mutually agreed or in absence of such mutual agreement by his own assessment making such time essence of contract and in the opinion of Engineer-in-Charge, the PMC will be unable to complete the same or does not complete the same within the period specified.
- d) If the PMC persistently neglects to carry out 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 Engineer-in-Charge.
- e) If the PMC shall offer or give or agree to give to any person in AAI service or to any other person on his behalf any gift or consideration of any kind as an inducement or reward for doing or for bearing to do or for having done or for borne to do any act in relation to the obtaining or execution of this or any other contract for AAI.
- f) If the PMC shall enter into a contract with AAI in connection with which commission has been paid or agreed to be paid by him or to his knowledge, unless the particulars of any such commission and the terms of payment thereof have been previously disclosed in writing to the Engineer-in-charge.
- g) If the PMC shall obtain a contract with AAI as a result of wrong tendering or other non-bonafide methods of competitive tendering or commits any breach of Integrity Pact.
- h) If the PMC being an individual, or if a firm, any partner thereof shall at any time be adjudged insolvent or have a receiving order or order for administration of his estate made against him or shall take any proceedings for liquidation or composition (other than a

voluntary liquidation for the purpose of amalgamation or reconstruction) under any Insolvency Act for the time being in force or make any conveyance or assignment of his effects or composition or arrangement for the benefit of his creditors or purport so to do, or if any application be made under any Insolvency Act for the time being in force for the sequestration of his estate or if a trust deed be executed by him for benefit of his creditors.

- i) If the PMC being a company shall pass a resolution or the court shall make an order that the company shall be wound up or if a receiver or a manager on behalf of a creditor shall be appointed or if circumstances shall arise which entitle the court or the creditor to appoint a receiver or a manager or which entitle the court to make a winding up order.
- j) If the PMC shall suffer an execution being levied on his goods and allow it to be continued for a period of 21 days.

13.2. When the PMC has made himself liable for action under any of the cases aforesaid, the Engineer-in-Charge on behalf of the Chairman, AAI shall have powers:

- a) To determine the contract as aforesaid so far as performance of work by the PMC of work is concerned (of which determination notice in writing to the PMC under the hand of the Engineer-in-Charge shall be conclusive evidence). Upon such determination, the Earnest Money Deposit, Security Deposit already recovered and Performance Guarantee under the contract shall be liable to be forfeited and shall be absolutely at the disposal of the AAI.
- b) After giving notice to the PMC to quantify the work of the PMC and to take such whole, or the balance or part thereof, as shall be un-executed out of his hands and to give it to another PMC or any other means to complete the work. The PMC, whose contract is determined as above, shall not be allowed to participate in the tendering process for the balance work. In the event of above courses being adopted by the Engineer-in-Charge, the PMC shall have no claim to compensation for any loss sustained by him by reasons of his having purchased or procured any materials or entered into any engagements or made any advances on account or with a view to the execution of the work or the performance of the contract. And in case action is taken under any of the provision 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 Engineer-in-Charge 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.

14. Limitation of Liability Under the Contract

The contractual financial liabilities of the PMC consultant under this contract shall be limited to **15 %** of the actual consultancy Fee, on account of any reason as per the application of relevant contract clauses whatsoever.

15. Novation Clause

Notwithstanding anything contained in this agreement, Parties agree that during the contract Term, in the event the AAI opts to transfer its rights such as operation, maintenance, development etc. of the Airport to a third party under PPP model or in any manner as may be decided by AAI/Government of India, then the AAI shall have the right

to assign/novate/alter this Agreement, in favour of such third party, to which PMC hereby gives their consent unconditionally and AAI will not be bound to obtain any further consent of PMC. Such assignment/Novation/ alteration would release AAI of all liabilities and obligations arising under this agreement from and after the date of assignment/novation/ alteration and the rights and obligations of AAI under this Agreement and other arrangements entered into in accordance with the provisions of this Agreement shall be vested in such third party. The Parties, along with relevant third party shall execute necessary documentation or put in place necessary agreements for the aforesaid assignment/novation/alteration as and when need arise.

16. Provision of Everything Necessary

The Works shall include not only the Scope of Work as detailed in the Tender Document, but also any items, services, or obligations not expressly mentioned therein, including any ambiguity in the provisions of the Tender Document that was not raised by the PMC during the pre-bid stage. The Works shall further include all incidental, ancillary, and associated items necessary for fulfilling the requirements contemplated under the tender document and for the proper completion, operation, testing, and commissioning of the Works, to the satisfaction of AAI.

The PMC shall be deemed to have thoroughly examined and understood the Scope of Work as detailed in the Tender Document and shall be responsible for identifying all incidental items not specifically detailed in the Tender Document but which are necessary for the successful completion of the Project. Such items shall be deemed to be included in the Contract Price.

The PMC shall provide complete design and related services for all Works required for the successful completion of the Project, in accordance with the Tender Document, applicable codes, and standards, for the full duration of the Contract.

No additional payment shall be made on account of any misunderstanding, omission, or oversight on the part of the PMC, and all such obligations shall be deemed to be included in the Contract Price.

17. Debarment of Contractor

PMC also will be liable for any administrative action e.g. Restraintment/ debarment for a period of up to two (02) years, in case of poor performance/ discrepancy in Estimate, Tender document, Specifications & drawings, delayed submissions etc. during pre-award stage and poor performance/ delayed submissions/ irresponsible attitude to resolve field issues/ tender clarifications/ provide required drawings/ decisions in a timely manner etc. during execution stage of the project or any such act.

18. Withholding and lien in respect of sums claimed:

- I. Whenever any claim or claims for payment of a sum of money arises against the Consultant, out of or under the contract, the AAI shall be entitled, and it shall be lawful on his part, to withhold and have a lien to retain such sum or sums, in whole or in part pending finalization or adjudication of any such claim from
 - a. any security or retention money, if any, deposited by the Consultant.
 - b. Any sum(s) payable till now or hereafter to the Consultant under the same Contract or any other contract with the AAI if the security is insufficient or if no security has been taken from the Consultant.
- II. Where the Consultant is a partnership firm or a limited company, the AAI shall be entitled, and it shall be lawful on his part, to withhold and also have a lien to retain towards such claimed amount

or amounts in whole or in part from any sum found payable to any partner/limited company, as the case may be, whether in his capacity or otherwise.

- III. It is an agreed term of the contract that the sum(s) of money so withheld or retained under the lien referred above shall be kept withheld or retained till the claim arising out of or under the contract is determined. The Consultant shall have no claim for interest or damages whatsoever on any account regarding such withholding or retention under the supra lien and duly notified to the Consultant.
- IV. Lien in respect of Claims in other Contracts: Any sum of money due and payable to the Consultant (including the security deposit returnable to him) under the contract may be withheld or retained by way of lien by AAI or Government against any claim of the AAI or Government in respect of payment of a sum of money arising out of or under any other contract made by the Consultant with the Procuring Entity or Government.
- 19. **Bidder(s) eventually appointed to provide PMC services with respect to the subject project/assignment, as well as any of their Associates, shall not be eligible to participate/associate themselves with any EPC Contractor in any manner for any future AAI works, till the completion of this PMC Contract.**

The PMC and Associate firm shall submit an undertaking in this regard as per **Annexure -23** and **Annexure – 24** respectively.

PQ PERFORMA

PQ PERFORMA

To be uploaded by Applicants along with the Tender Application in Envelope-I.

Name of Work: Project Management Consultancy Services for Construction of New Integrated Terminal Building and Allied Works i/c Extension of Apron at Srinagar Airport.

S. No.	Qualifying criterion	Enclosure Checklist
Envelope 1		
1.	Name and registered office address of the Applicant PMC/Firm	
2.	Telephone, Fax & E-mail	
3.	Online receipt of Tender Fees	Uploaded on portal: Yes / No
4.	Signed Earnest Money Declaration as per Annexure – 1 (A)	Uploaded on portal: Yes / No
5.	Scanned copy of Insurance surety Bond / BG against EMD with a copy of SFMS confirmation message along with letter of undertaking	Uploaded on portal: Yes / No
6.	Signed and scanned copy of incorporation / registration under the extant laws of India	Uploaded on portal: Yes / No
7.	Signed and scanned copy of registration of GSTIN certificate	Uploaded on portal: Yes / No
8.	Scanned copy of Permanent Account No. (PAN)	Uploaded on portal: Yes / No
9.	<p>Details of similar works successfully completed during the last 7 (seven) years ending last day of month previous to the one in which the tenders are invited. i.e., 30.04.2026 as per format at Annexure-5</p> <p>a) Name of work. b) Stipulated date of start c) Actual date of completion d) Nature of consultancy work done e) Estimated Cost of Project as per Design f) Consultancy fees paid.</p> <p>[If any of the above details are not mentioned in the client's completion certificate, then relevant supporting documents issued by the client such as Work Order/ Agreement (relevant pages) etc. shall be submitted as applicable]</p>	Uploaded on portal: Yes / No

S. No.	Qualifying criterion	Enclosure Checklist
10.	<p>Experience in Similar Projects of Building works <u>Criteria For Design Projects</u> The value of the project for which consultancy services provided should be :</p> <p>(a) three works, each of Rs. 375.17 crores,</p> <p style="text-align: center;">OR</p> <p>(b) two works, each of Rs. 468.96 crores,</p> <p style="text-align: center;">OR</p> <p>(c) one work of Rs.750.34 crores,</p> <p>in single contract of similar nature of work i.e., Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Shopping Malls / Underground metro stations / Multi-Specialty Hospitals / IT Parks along with associated works (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC.) during the last seven (07) years ending on 30.04.2026. The value of work for experience criteria to be considered shall be exclusive of GST.</p>	<p>Uploaded on portal: Yes / No</p> <p>To be submitted as per format-I.</p>
11.	<p>Experience in Similar Projects of Building works <u>Criteria For Supervision Projects</u> The value of the project for which supervision services provided should be:</p> <p>(a) three works, each of Rs 375.17 crores,</p> <p style="text-align: center;">OR</p> <p>(b) two works, each of Rs. 468.96 crores,</p> <p style="text-align: center;">OR</p> <p>(c) one work of Rs. 750.34 crores,</p> <p>in single contract of similar nature of work i.e., Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Shopping Malls / Underground metro stations / Multi-Specialty Hospitals / IT Parks along with associated works (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC.) during the last seven (07) years ending on 30.04.2026. The value of work for experience criteria to be considered shall be exclusive of GST.</p>	<p>Uploaded on portal: Yes / No</p> <p>To be submitted as per format-I.</p>

S. No.	Qualifying criterion	Enclosure Checklist
12.	TDS/Attestation Details	<p>Firms showing work experience in India from Non-Govt./ Non-PSU organization should submit copy of TDS/Form along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.</p> <p>In case the work experience pertains to outside India, an undertaking / affidavit indicating amount of consultancy fee received shall be submitted by bidders.</p>
13.	Duly signed letter on the letterhead of the Bidder accepting the terms of the Tender Document, as per format provided under Annexure-2	Uploaded on portal: Yes / No
14.	Duly signed Undertaking on the letterhead of the Bidder for GST Registration, as per format provided under Annexure-3	Uploaded on portal: Yes / No
15.	Duly signed Undertaking on the letterhead of the Bidder regarding debarment / blacklisting, as per format provided under Annexure-4	Uploaded on portal: Yes / No
16.	Financial details as per format provided at Annexure-6	<p>Uploaded on portal: Yes / No</p> <p>Documentary proof by way of duly certified by CA and having UDIN abridged balance sheet along with profit & loss account statement.</p>
17.	Duly signed copy of Certificate of Net Worth issued by a Chartered Accountant, as per format provided at Annexure-7	Uploaded on portal: Yes / No
18.	Duly signed Declaration for compliance of Order on Restriction under Rule 144 (XI) of the General Financial Rules (GFRS) 2017, as per format provided under Annexure-8	Uploaded on portal: Yes / No
19.	Duly signed Integrity Pact, as per format provided under Annexure-9	Uploaded on portal: Yes / No
20.	Duly signed and scanned copy a declaration as per Annexure-10	Uploaded on portal: Yes /

S. No.	Qualifying criterion	Enclosure Checklist
		No
21.	Duly signed and scanned copy a declaration as per Annexure-11 under the officials Secret Act 1923	Uploaded on portal: Yes / No
22.	Duly signed and scanned copy a declaration as per Annexure-12 , regarding undertaking for conflict of interest	Uploaded on portal: Yes / No
23.	Duly signed and scanned copy a undertaking as per Annexure-13	Uploaded on portal: Yes / No
24.	Duly signed and scanned copy a undertaking as per Annexure-14	Uploaded on portal: Yes / No
25.	Duly filled Technical Bid submission form provided under Annexure-15 , to serve as a covering letter	Uploaded on portal: Yes / No
26.	Scanned copy of Authorization Letter / Power of Attorney issued in favour of the authorized representative of the Bidder signing the Bid	Uploaded on portal: Yes / No
27.	Scanned copy of form of Undertaking from parent company as per Annexure – 22 (if applicable)	Uploaded on portal: Yes / No
28.	Duly signed and scanned copy a undertaking as per Annexure-23	Uploaded on portal: Yes / No
29.	Duly signed and scanned copy a undertaking as per Annexure-24	Uploaded on portal: Yes / No
30.	Scanned copy of Registration with District Industries Centers/ Khadi and Village Industries Commission/ Khadi and Village Industries Board/Coir Board/ National Small Industries Corporation/ Directorate of Handicraft and Handloom/ ‘Udyog Aadhaar, if applicable.	Uploaded on portal: Yes / No
31.	PQ Performa (As per Annexure – A)	Uploaded on portal: Yes / No
32.	Details of any other information	
Place:		SIGNATURE WITH STAMP
Date:		Authorized signatory of the Firm

FORMAT -I -FOR FURNISHING INFORMATION ABOUT WORK EXPERIENCE IN R/O PMC

S. No.	Name of work / Project	Location/ City/ Country	Name of Client with address	Date of Award of assignment	Completed / In Progress	Date of completion of assignment	Area of work for which consultancy services has been provided (in square meters)	Cost of work/ project (INR/ Foreign currency)	*Enhancing Project Cost from completion to date of bid opening (INR)	Period during which consultancy services were provided
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1.										
2.										
3.										
4.										
5.										

Please Attach Self-Certified Copies of documentary proof in the form of completion certificate, work order and other relevant documentary proof.

Note: The Bidder may attach separate sheets to provide additional details.

- i) In case the project cost is given in foreign currency, the same shall be converted in INR by adopting conversion rate (T. T. Selling) applicable at the time of completion of the work. Further project cost shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening.
- ii) Client certificate showing experience in abroad should have authentication by Indian Embassy based in that Country or by Embassy of certificate issuing country in India or apostilled (provided certificate issuing country is a member of Hague Convention).

FORMAT –II - TEAM COMPOSITION AND TASK ASSIGNMENT

Name of Work:

Position in the Team:

Tender ID:

Name of staff	Firm	Area of expertise	Position Assigned	Task assigned

FORMAT –III - CURRICULUM VITAE OF KEY PERSONNEL/ PROFESSIONAL STAFF

- 1) Proposed Position:
(For each professional separate form should be submitted)
- 2) Name of Firm:
[Insert name of firm proposing the staff]:
- 3) Name of Staff [Insert full name]:
- 4) Date of Birth:
- 5) Nationality:
- 6) Education:
[Indicate college/ University and other specialized education of staff member, giving names of institutions, degree obtained and dates of obtainment]:
- 7) Membership of Professional Associations:
- 8) Other Training:
- 9) Countries of Work Experience:
[List countries where staff has worked in the last ten years]:
- 10) Languages
[For each language indicate proficiency: good, fair, or poor in speaking, reading and writing]:
- 11) Employment Record:
[Starting with present position, list in reverse order every employment held by staff member since graduation, giving for each employment (see format here below): dates of employment, name of employing organization, positions held.]:

From /year]: To [Year]:
Employer:
Positions held:
- 12) Detailed task Assigned
[List all tasks to be performed under this assignment/ job]
- 13) Work undertaken that Best Illustrate Capability to Handle the Tasks Assigned

[Among the assignment/jobs in which the staff has been involved, indicate the following information for those assignment/job that best illustrate staff capability to handle the tasks listed under Sl. 12.]
Name of assignment/ job or project: Year:
Location: Employer:

Main projects features:

Positions held:

Activities performed:

14) Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes me, any qualifications, and my experience. I understand that any willful misstatement described herein may lead to my disqualification or dismissal, if engaged.

Date:

[Signature of the
staff member or
authorized
representative of
the staff]

Place:

[Full name of authorized representative]

Note:

- (i) The size of each CV should not be more than 05 pages of A4 size paper (with Aerial font of 10 pt, line spacing 1.15 and paragraph spacing of 6 pt., Margins Top 2.5 cm, Bottom 2.5 cm, Left 3.0 cm and Right 2.0 cm).
- (ii) The CVs should cover the period from graduation/ diploma, as applicable, to the Bid submission date. Durations when the candidate was not engaged in employment should also be stated.

UNDERTAKING FROM THE KEY PERSONNEL / PROFESSIONAL

Name of Work:

Position in the Team:

Tender ID:

I have gone through the provisions of the NIT for the work “.....” I have given my consent to provide services in the field of For the project for which M/s has applied for undertaking the assignment from concept to commissioning as a PMC. I understand that AAI shall exercise overall superintendence/control over performance of PMC, its associate specialist consultants, EPC contractor, its vendors/ suppliers/agencies and will also take up annual performance review.

I have also understood the salient provisions containing /proposing penal/ administrative action on account of various types of non- performance/poor performance etc. I undertake to provide timely /efficient services as a Key Personnel / Professional and further confirm that AAI shall be within its rights to take appropriate penal/administrative action in terms of NIT conditions on account of default on my part and also take up such actions as a result of annual performance review of our performance.

I will be available for the entire duration of the current project for which I am being included in the team. If I leave this assignment in the middle of the completion of the work, I may be debarred for an appropriate period to be decided by Client. I shall also have no objection if my services are extended by Client for this work in future. I, the undersigned, also certify that to the best of my knowledge and belief, my biodata, information and credentials given, truly describe myself, my qualification and my experience. I shall be liable for any action, as deemed fit, in case there is any mis-representation in this regard.

Date:

[Signature of the Key Personnel / Professional]

Place:

**AIRPORTS AUTHORITY OF INDIA
DETAILS OF EARNEST MONEY DEPOSIT**

Name of Work: Project Management Consultancy Services for

Online Payment Ref. No. : No.

Dated

Online Payment Bank :

.....

.....

.....

Amount : Rs

**SIGNATURE OF THE BIDDER WITH COMPANY
SEAL**

Form of Insurance Surety Bond towards EMD
(To be stamped in accordance with Stamp Act of India)

Insurance Surety Bond No.:

Date:

Name of Work:

To

{AIRPORTS AUTHORITY OF INDIA _____
AIRPORT}

WHEREAS THIS SURETY BOND AGREEMENT is executed atthisday of20....

BETWEEN

- a. M/s. (Name of the Bidder) having its Registered/Head Office at (Hereinafter called "the Bidder" which expression shall include its successors, administrators, executors and assigns) ;

AND

- b.(Name and Address of Insurer) having its registered office at(hereinafter called "the Insurer" which expression shall include its successors, administrators, executors and assigns)

AND

- c. Airports Authority of India, a Statutory Body constituted under the Airports Authority of India Act, 1994 having its Central Headquarters at Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi, 110003 (hereinafter called the "AAI");

Dear Sirs,

In accordance with Invitation for Bids under your Bid Document No. *{Tender Reference No.}*, dated M/s *{Agency's Name}* having its Registered/Head Office at *{address}* (hereinafter called the 'Agency') wish to participate in the said bid for *{Tender Title}*.

As an irrevocable Insurance Surety Bond against Bid Security for an amount of

.....(*)..... valid for days

from(**) required to be submitted by the Supplier as a condition precedent for participation in the said bid which amount is liable to be forfeited on the happening of any contingencies as mentioned under the Bidding Documents/NIT No.

We, the {Name of the Insurer} having our Head Office at {address of the Insurer} guarantee and undertake to pay truly AND immediately on demand by **Airports Authority of India** (hereinafter called the 'Owner') and its successors and assigns by these presents the amount of.....(*) on first written demand, without any DEMUR, reservation, protest, demand and recourse, the insurer binds itself, its successors and assigns by these presents. Any such demand made by the 'Owner' shall be conclusive and binding on us irrespective of any dispute or difference raised by the Agency and/or any right/remedy available to the Agency in terms thereof.

THE CONDITIONS of this obligation are:

- (1) If the Bidder withdraws its bid during the period of bid validity specified by the Bidder in the Bid Form; or
- (2) In case the Bidder does not withdraw the deviations proposed by him, if any, at the cost of withdrawal stated by him in the bid and/or accept the withdrawals/rectifications pursuant to the declaration/confirmation made by him; or
- (3) In the case of a successful Bidder, if the Bidder fails or refuses within the specified time limit
 - a) To execute the Contract Agreement, or
 - b) To furnish the required performance security/guarantee within the prescribed time.
 - c) The proceeds of Surety Bond (EMD) shall be payable to Owner in case of breach of any of the terms and conditions of the tender by the bidder.

WE undertake to pay to the Owner up to the above amount upon receipt of its first written demand, without the Owner having to substantiate its demand, and that in its demand the Owner/may note that the amount claimed by it is due to it, owing to the occurrence of any of the above-named CONDITIONS or their combination, and specifying the occurred condition or conditions.

The Surety Bond shall not be affected by any change in the constitution or winding up, any absorption, merger or amalgamation of any of the parties to this surety bond, with any other person.

In the event that the obligations of Owner of this Surety Bond are assigned or novated to a third party, the Surety agrees that this Bond shall remain in full force and effect and shall be deemed to apply to the new principal as if originally named herein, provided that the Surety's liability shall not be increased or extended beyond the original terms of this Bond.

This Surety Bond shall be governed by Indian Law and is to be construed in accordance with Indian Law in all its respects. Each hereby agrees to submit to the jurisdiction of the Courts at (#), and to comply with all the requirements necessary to give such Court the jurisdiction. All matters arising hereunder shall be determined in accordance with the law and practice of the Courts at (#)

This Insurance Surety Bond shall be unconditional as well as irrevocable and shall remain valid up to.....(@)

If any further extension of this Insurance Surety Bond is required, the same shall be extended to such required period (not exceeding one year) on receiving instructions from M/s {*Agency's Name*} on whose behalf this Insurance Surety Bond is issued.

In witness where of the Insurer, through its authorized officer, has set its hand and stamp on this day of 20..... at

.....

(Signature)

.....

(Name)

.....

(Designation with Insurer Stamp and Complete Address,
Telephone and Email of the Authorized Signatory)

Authorized Vide Power of Attorney PoA No.....

WITNESSES:

(i) Name & Signature

(ii) Name & Signature

Date.....

NOTE:

1. (*) The amount shall be equivalent to EMD amount specified in the tender.

(**) This shall be the last date of bid submission deadline.

(@) This date shall be twelve (12) months after bid submission end date.

(#) This shall be the place where the tender is floated by AAI.

2. The Insurance Surety Bond shall be from an Insurer, registered under the Insurance Act, 1938 as per guidelines issued by Insurance Regulatory and Development Authority of India (IRDAI) as amended from time to time.

3. The Owner shall be the Creditor, the Supplier shall be the Principal debtor and the Insurance company/Insurer shall be the Surety in respect of the Insurance Surety Bond to be issued by the Insurer.

4. The Insurance Surety Bond shall be executed on Non-Judicial stamp paper/e-stamp paper of appropriate value as per Stamp Act prevailing in the state(s) where the Insurance Surety Bond is submitted or is to be acted upon or the rate prevailing in State where the Insurance Surety Bond is executed, whichever is higher. The Stamp Paper/e- stamp paper shall be purchased in the name of Supplier/Insurer issuing the Insurance Surety Bond.

5. While getting the Insurance Surety Bond issued, Suppliers are required to ensure compliance to the points mentioned in Form of Bank Guarantee/Insurance Surety Bond Verification Check List enclosed in this Section of Bidding Documents. Further, Suppliers are required to fill up this Form and enclose the same with the Insurance Surety Bond.

Each page of Insurance Surety Bond for EMD shall be duly signed / initialed by the executing officers and the last page shall be signed in full by the duly authorized signatory of Insurance Company alongwith two witnesses

Form of Bank Guarantee against Earnest Money Deposit

WHEREAS, contractor _____ (Name of contractor) (hereinafter called "the contractor") and having its registered office at _____ has submitted his tender dated _____ (date) for the _____ (hereinafter called "the TENDER").

KNOW ALL PEOPLE by these presents that we _____ (name of bank) having our registered office at _____ (hereinafter called "the bank ") are bound unto Airports Authority of India through its "Bid Manager/Engineer-In-charge/ AAI's Authorized representative" (Designation with address) (hereinafter called the "Bid Manager/Engineer-In-charge/ AAI's Authorized representative", as the case may be which expression shall unless repugnant to the subject or contract includes its administrators, successors and assigns) in the sum of Rs. _____ (Rs. In words _____) for which payment will truly to be made to the said "Bid Manager / Engineer-In-charge / AAI's Authorized representative" the bank binds itself, his successors and assigns by these presents.

SEALED with the Common Seal of the Bank this _____ day of _____ 20____

THE CONDITIONS of this obligation are:

- (1) If the Bidder withdraws its bid during the period of bid validity specified by the Bidder in the Bid Form; or
- (2) In case the Bidder does not withdraw the deviations proposed by him, if any, at the cost of withdrawal stated by him in the bid and/or accept the withdrawals/rectifications pursuant to the declaration/confirmation made by him; or
- (3) In the case of a successful Bidder, if the Bidder fails or refuses within the specified time limit
 1. To execute the Contract Agreement, or
 2. To furnish the required performance security/guarantee within the prescribed time.
 3. The proceeds of Bank Guarantee (EMD) shall be payable to Owner in case of breach of any of the terms and conditions of the tender by the bidder.

We undertake to pay to the "Bid Manager/Engineer-In-charge/ AAI's Authorized representative" either up to the above amount or part thereof upon receipt of his first written demand, without the "Bid Manager/Engineer-In-charge/ AAI's Authorized representative" having to substantiates his demand, provided that in his demand the "Bid Manager/Engineer-In-charge/ AAI's Authorized representative" will note that the amount claimed by him is due to him owing to the concurrence of one or any of the above conditions, specifying the occurred condition or conditions.

This guarantee will remain in force up to and including the date* _____ after the deadline for submission of tender as such deadline is stated in the instructions to contractor or as it may be extended by the 'Bid Manager/Engineer-In-charge/ AAI's Authorized representative", notice of which extension (s) to the bank is hear by waived. Any demand in respect of this guarantee should reach the bank not later than the above date.

DATE

SIGNATURE OF THE BANK

WITNESS

SEAL

(SIGNATURE NAME AND ADDRESS)

* Date to be worked out on the basis of validity period of twelve (12) months after bid submission end date.

ANNEXURE-1(D)

Request Letter to Bank: **Transmission of Bank Guarantee Cover Message**
(to be submitted by applicant to BG issuing banks)

Date: _____
The Manager,
(Bank),
(Branch)

Sub: Inclusion of unique identifier code of AAI while transmitting BG cover messages where beneficiary bank is ICICI Bank (IFSC-ICIC0000007).

Dear Sir/Ma'am,

I/We, _____, request you to include unique identifier _____ in field 7037 of the SFMS cover messages IFN COV 760 (for BG issuance) and IFN COV 767 (for BG amendment) while transmitting the same to the beneficiary bank (ICICI Bank-IFSC-ICIC0000007).

Thanking You,

(PMC)

FORMAT FOR LETTER OF UNDERTAKING FROM THE DEPOSITOR TO BANK

(To be submitted along with Earnest Money / Performance Guarantee to Airports Authority of India)

(To be submitted in the Letter head of the firm)

The Branch Manager,
.....Bank,
.....

Sub: My / Our Bank Guarantee bearing No..... dated for amount..... Issued in favour of Airports Authority of India A/c.....

Sir,
The subject Bank Guarantee is obtained from your bank for the purpose of Security Deposit/ Earnest Money / Performance Guarantee on account of contract awarded / to be awarded by M/s Airports Authority of India to me / us.

I hereby authorized the Airports Authority of India in whose favour the deposit is made to close the subject Bank Guarantee before maturity/ on maturity toward adjustment of dues without any reference / consent /notice from me / our side and the bank is fully discharged by making the payment to Airports Authority of India.

Signature of the Depositor
Place:
Date:

TENDER ACCEPTANCE LETTER
(To be given on PMC/Firm's Letter Head)

Date:

To,

The Airports Authority of India
O/o Executive Director (Engg.) -NR
Corporate Head Quarter,
B-Block, 3rd Floor,
Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003

Sub: Acceptance of Terms & Conditions of Tender.

Name of Work: Project Management Consultancy Services for

Dear Sir,

1. I / We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from CPP Portal web site(s) namely: <https://etenders.gov.in/eprocure/app> as per your advertisement, given in the above-mentioned website(s).
2. I / We hereby certify that I / we have inspected the site and read the entire terms and conditions of the tender documents, corrigendum(s) and reply to query if any made available to me/us which shall form part of the contract agreement, and I / we shall abide hereby by the terms / conditions / clauses contained therein.
3. I / We hereby unconditionally accept the tender conditions of AAI's tender documents in its totality / entirety for above mentioned work.
4. I/We declare that I/We have not paid and will not pay any bribe to any officer of AAI for awarding this contract at any stage during its execution or at the time of payment of bills, and further if any officer of AAI asks for bribe/gratification, I will immediately report it to the Appropriate Authority in AAI.
5. I / We hereby submit that I/ We paid/ submitted the required earnest money as per NIT conditions.
6. I / We certify that all information/ documents furnished by our Firm is true & correct and in the event at any stage, the information/ documents is found to be incorrect/ untrue or found violated, then we shall be liable for debarment from tendering in AAI without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit absolutely.

Yours Faithfully,
 (Signature of the Bidder, with Official Seal)

UNDERTAKING OF CONTRACTOR /FIRMS FOR GST REGISTRATION

(To be submitted on letter head of contractor)

Name of Work: Project Management Consultancy Services for
.....

That the bidder is registered under GST and compliant of GST provision.

1. In case of non - compliance of GST provisions and blockage of any input credit, the bidder shall be responsible to indemnify AAI.
2. That all input credits have been passed on to AAI by the bidder.

Place:

Date:

Signature

Authorized Signatory of the PMC/ Firm

UNDERTAKING REGARDING DEBARMENT/ BLACKLISTING

(To be given on PMC/Firm's Letter Head)

Name of Work: Project Management Consultancy Services for
.....

I/We (name and post of authorized signatory) on behalf of
.....(Name of firm) do here by solemnly affirm and declare as follows:

- (i) Our firm is not restrained/ debarred/ blacklisted by Airports Authority of India (AAI)/ Ministry of Civil Aviation(MoCA)/ Dept. of Expenditure(DoE), Ministry of Finance and the debarment/ blacklisting/ restraintment is not in force as on last date of opening of tender (Envelope-I, normally called as technical bid).
- (ii) None of Proprietor /Partners /Board Members /Directors of M/s.....
(Name of firm) has remained Proprietor /Partner /Board Member /Director in any firm which stands debarred /blacklisted/restrained by AAI/ MoCA/ DoE and the debarment/ blacklisting/ restraintment is not in force as on last date of opening of tender (Envelope-I, normally called as technical bid).
- (iii) Our firm understands that if our firm either debarred before the date of opening of tender (first bid, normally called as technical bid, in case of two packet/two stage bidding) or debarred before the date of contract by AAI/ MoCA/ DoE (Debarment applicable for all Ministries/ Departments), our bid is liable to be rejected at that stage.
- (iv) Our firm understands that at any stage, if above statements are found to be false, our firm shall be liable for debarment from bidding in AAI, apart from any other appropriate contractual legal action including debarment / blacklisting / restraintment, termination of the contract etc. as deemed fit.

Date:

[Signature and name of the
authorized signatory of the firm]

Place:

Note: Above undertaking is to be given on company's letterhead.

ANNEXURE-5**DETAILS OF SIMILAR WORKS SUCCESSFULLY COMPLETED DURING THE LAST SEVEN YEARS MEETING THE ELIGIBILITY CRITERIA**

S. No.	Name of work / Project	Location/ City/ Country	Name of Client with address	Date of Award of assignment	Completed / In Progress	Date of completion of assignment	Area of work for which consultancy services has been provided (in square meters)	Cost of work/ project (INR/ Foreign currency)	*Enhancing Project Cost from completion to date of bid opening (INR)	Period during which consultancy services were provided
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1.										
2.										
3.										
4.										
5.										

Please Attach Self-Certified Copies of documentary proof in the form of completion certificate, work order and other relevant documentary proof.

Note: The Bidder may attach separate sheets to provide additional details.

Note:

- i) In case the project cost is given in foreign currency, the same shall be converted in INR by adopting conversion rate (T. T. Selling) applicable at the time of completion of the work. Further project cost shall be brought to current costing level by enhancing the actual value of work at simple rate of **7%** per annum, calculated from the date of completion to date of bid opening.
- ii) Client certificate showing experience in abroad should have authentication by Indian Embassy based in that Country or by Embassy of certificate issuing country in India or apostilled (provided certificate issuing country is a member of Hague Convention).

SIGNATURE (S) OF BIDDER (S) (WITH STAMP)

FINANCIAL INFORMATION**Name of the firm:**

1. Financial Analysis - Details to be furnished turnover on consultancy works with profit / loss as per figure in balance sheet account for the last three years duly certified by the Chartered Accountant as submitted by the applicant to the Income - Tax Department.

Annual Turnover				
Sr. No.	Financial Year	Annual Turnover of Consultancy Work (Amount and Currency)	Equivalent in Indian Rupees	Profit / Loss (Amount and Currency)
I.	2022-2023			
II.	2023-2024			
III.	2024-2025			
Average Annual Turnover				

Unique Document Identification Number (UDIN).....

SIGNATURE OF CHARTERED

ACCOUNTANT WITH SEAL

SIGNATURE (S) OF BIDDER (S)

Note: The bidder should give information strictly in the above format.

FORM FOR CERTIFICATE OF NET WORTH FROM CHARTED ACCOUNTANT

This is to certify that as per audited balance sheet and profit & loss account during the financial year 2024-25, the Net Worth of M/S..... (Name & registered address of Individual/Firm/Company), as on 31.03.2025 is Rs..... after considering all liabilities. It is further certified that Net Worth of the company has not eroded by more than 30 % in last three financial years ending on 31st March 2025.

Unique Document Identification Number (UDIN).....

Signature of Chartered Accountant

.....

Name of Chartered Accountant

.....

Membership of ICAI

Date and Seal

SIGNATURE (S) OF BIDDER (S)

PERFORMA FOR DECLARATION BY BIDDER FOR COMPLIANCE OF ORDER ON RESTRICTION UNDER RULE 144 (XI) OF THE GENERAL FINANCIAL RULES (GFRS) 2017

(Scanned copy to be submitted by Bidder in Cover-I on letter head of Company/Firm)

Name of Work: _____

Tender ID: _____

I, the undersigned, _____ (full names), do hereby declare, in my capacity as _____ of M/s _____ (**Name of company/Firm**) _____ that:

1) I am competent to swear this undertaking on behalf of M/s _____ (**Name of company/Firm**)

2) I have read the Order(s) on the subject of Restrictions under Rule 144 (xi) of the General Financial Rules (GFRs), 2017 regarding restrictions on procurement from a bidder of a country which shares a land border with India and comply to all the provisions of the Order(s).

3) I certify that M/s _____ (**Name of company/Firm**) _____ **is not from such a country / is from such a country, has been registered with the Competent Authority (strike out whichever is not applicable).** I hereby certify that this BIDDER fulfils all requirements in this regard and is eligible to be considered [**Where applicable, evidence of valid registration with the Competent Authority is attached**].

4) I understand that the submission of incorrect data and / or if certificate/ declaration given by M/s _____ (**Name of company/Firm**) _____ is found to be false, this would be a ground for immediate termination and further legal action in accordance with law as per Clause 12 of the Public Procurement Order on Restrictions under Rule 144 (xi) of the General Financial Rules (GFRs), 2017.

Signature and name of the authorized signatory of the firm with Rubber Stamp

Date:

Place:

INTEGRITY PACT

(On Non-Judicial Stamp Paper)

This Pact made this..... day of.....between Airports Authority of India, a body corporate constituted by the Central Government under the Airports Authority of India Act, 1994 and having its Corporate Office at Rajiv Gandhi Bhawan, New Delhi, and offices at in India, hereinafter called the Authority (which term shall unless excluded by or is repugnant to the context, be deemed to include its Chairman, or Member, Executive Directors, Airport Directors, officers. or any of them specified by the Chairman in this behalf, and shall also include its successors and assigns) of the one part

AND

.....represented by.....of the other part, hereinafter called the “Bidder/Contractor” (which term shall unless excluded by or is repugnant to the context be deemed to include its heirs, representatives, success or sand assigns of the Bidder/Contractor)

WHEREAS the Authority intends to award, under laid down organizational procedures, tender/ contract for

The Authority, while discharging its functions on business principles, values proper compliance with all relevant laws and regulations, and the principles of natural justice, ethics, equity, fairness and transparency in its relations with the Bidders/Contractors.

WHEREAS the Authority is desirous to make its business mechanism more transparent, thus to ensure strict adherence of the aforesaid objectives/goals, the Authority hereby adopts the instrument developed by the renowned international non-governmental organization “Transparency International” (TI) headquartered in Berlin (Germany). The Authority will appoint an Independent External Monitor (IEM) who will monitor the tender process and the execution of the contract for compliance with the principles mentioned above.

AND WHEREAS the Bidder is submitting a tender to the Authority for In response to the NIT(Notice Inviting Tender) dated.....Contractor is signing the contract for execution of.....NOW, therefore, To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to Enabling the Authority to obtain the desired said stores/equipment/execution of works at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and Enabling Authority to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the Authority will commit to prevent corruption, in any form, by its officials by following transparent procedures. The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

1. Commitments of the Authority:

- 1.1 The Authority undertakes that no official of the Authority, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting or implementation process related to the contract.
- 1.2 The Authority will, during the pre-contact stage, treat all BIDDERS alike, and will provide to all BIDDERS the same information and will not provide any such information to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERS.
- 1.3 All the officials of the Authority will report to the appropriate authority office any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.
- 1.4 In case any such preceding mis conduct on the part of such official(s) is reported by the BIDDER to the Authority with full and verifiable facts and the same is prima facie found to be correct by the Authority, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be

initiated by the Authority and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the Authority the proceedings under the contract would not be stalled.

2. Commitments of Bidders/Contractor

The Bidder/Contractor commits itself to take all measures necessary to prevent corrupt practice, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:

- 2.1 Bidder/Contractor will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Authority, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
- 2.2. The Bidder/Contractor further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Authority or otherwise in procuring the Contract or for bearing to door having done any action relation to the obtaining or execution of the contractor any other contract with the Authority for showing or forbearing to show favour or disfavour to any person in relation to the contractor any other contract with the Authority.
- 2.3. The Bidder/Contractor has not entered and will not enter with other bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specification, certifications, subsidiary contract submission or non-submission of bids or any actions to restrict competitiveness or to introduce cartelization in the bidding process.
- 2.4 The Bidder/Contractor shall, when presenting his bid, disclose the name and address of agents and representatives and Indian BIDDERS shall disclose their foreign principals or associates.
- 2.5. The Bidder/Contractor shall, when presenting his bid disclose any and all the payments he has made or, is committed to or intends to make to agents/brokers or any other intermediary, in connection with this bid/contract.
- 2.6. The Bidder/Contractor further confirms and declares to the Authority that the BIDDER is the original manufacturer/integrator/ authorized government sponsored export entity of the stores and has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the Authority or any of its functionaries, whether officially or unofficially to the award of the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.
- 2.7. The Bidder/Contractor, either while presenting the bid or during pre- contract negotiations or before signing the contract, shall disclose any payment she has made, is committed to or intends to make to officials of the Authority or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.
- 2.8. The Bidder/Contractor will not collude with other parties interested in the contract and impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract.
- 2.9. The Bidder/Contractor will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.
- 2.10. The Bidder/Contractor shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the Authority as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The Bidder/ Contractor also undertakes to exercise due and adequate care lest any such information is divulged.
- 2.11. The Bidder/Contractor will inform the Independent External Monitor.
 - i) If he receives demand for an illegal/undue payment/benefit.
 - ii) If he comes to know of any unethical or illegal payment/benefit.
 - iii) If he makes any payment to any Authority's associate(s)

- 2.12. The Bidder/Contractor commits to refrain from making any complaint directly or through any other manner without supporting it with full and verifiable facts.
- 2.13. The Bidder/Contractor shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.
- 2.14. If the Bidder/Contractor or any employee of the Bidder/Contractor or any person acting on behalf of the Bidder/Contractor, either directly or indirectly, is a relative of any of the officers of the Authority, or alternatively, if any relative of an officer of the Authority has financial interest/stake in the Bidder's/Contractor's firm, the same shall be disclosed by the Bidder/Contractor at the time filing of tender. The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act 1956.
- 2.15. The Bidder/Contractor shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the Authority.
- 2.16. That if the Bidder/Contractor, during tender process or before the award of the contract during execution of the contract/work has committed a transgression in violation of section 2 or in any other form such as to put his reliability or credibility as Bidder/Contractor into question, the Authority is entitled to disqualify him from the tender process or to terminate the contract for such reason and to debar the BIDDER from participating in future bidding processes.

3. Previous Transgression

- 3.1. The Bidder/Contractor declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify Bidders' exclusion from the tender process.
- 3.2. The Bidder/Contractor agrees that if it makes incorrect statement on this subject, he can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason and he may be considered for debarment for future tender/contract processes.
- 3.3. That the Bidder/Contractor undertakes to get this Pact signed by the sub-contractor(s) and associate(s) whose value of the work contribution exceeds Rs 0.5 Cr. (Rupees zero point five Cr.) and to submit the same to the Authority along-with the tender document/ contract before contract signing.
- 3.4. That sub-contractor(s)/ associate(s) engaged by the Contractor, with the approval of the Authority after signing of the contract, and whose value of the work contribution exceeds Rs 0.5 Crs. (Rupees Zero point five Crs.) will be required to sign this Pact by the Contractor, and the same will be submitted to the Authority before doing/ performing any act/ function by such sub-contractor(s)/ associate(s) in relation to the contract/ work.
- 3.5. That the Authority will disqualify from the tender process all Bidder(s) who do not sign this Pact or violate its provisions or fails to get this Pact signed in terms of policy of authority.
- 3.6. That if the Contractor(s) does /do not sign this pact of violate its provisions or fails to get this Pact signed in terms of policy of authority. Authority will terminate the contract and initiate appropriate action against such contractor(s).

4. Earnest Money, Security Deposit, Bank guarantee, Draft, Pay order or any other mode and its validity i/c Warranty Period, Performance guarantee/Bond.

While submitting bid, the BIDDER shall deposit an EMD/SD/BG/DRAFT/PAY ORDER Etc. I/C WARRANTY PERIOD, PG/BOND, VALIDITY ETC, which is as per terms and conditions and details given in NIT/ tender documents sold to the Bidders.

5. Sanctions for Violations/Disqualification from tender process and exclusion from future Contacts.

- 5.1. Any breach of the aforesaid provisions by the BIDDER or anyone employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle the Authority to take all or anyone of the following

actions, wherever required:

- (i) To immediately call off the pre contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue.
- (ii) To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.
- (iii) If the Authority has disqualified / debarred the Bidder from the tender process prior to the award under section 2 or 3 or 4, the Authority is entitled to forfeit the earnest money deposited/bid security.
- (iv) To recover all sums already paid by the Authority, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Prime Lending Rate of State Bank of India, while in case of a BIDDER from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from the Authority in connection with any other contract or any other stores, such outstanding payment could also be utilized to recover the aforesaid sum and interest.
- (v) To en-cash the advance bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments, already made by the BUYER, along with interest.
- (vi) To cancel all or any other Contracts with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to the Authority resulting from such cancellation/rescission and the Authority shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.
- (vii) To debar the BIDDER from participating in future bidding processes for a period upto two years.
- (viii) To recover all sums paid in violation of this Pact by BIDDER(s) to any middleman or agent or broker with a view to securing the contract.
- (ix) In case where irrevocable Letters of Credit have been received in respect of any contract signed by the Authority with the BIDDER, the same shall not be opened.
- (x) Forfeiture of Performance Bond in case of a decision by the BUYER to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.
- (xi) That if the Authority have terminated the contract under section 2 or 3 or 4 or if the Authority is entitled to terminate the contract under section 2 or 3 or 4, the Authority shall entitle to demand and recover from the contractor damages equivalent to 5% of the contract value or the amount equivalent to security deposit or performance bank guarantee, whichever is higher.
- (xii) That the Bidder/ Contractor agrees and undertakes to pay the said amount without protest or demur subject only to condition that if the Bidder/Contractor can prove and establish to the satisfaction of the Authority that he disqualification/debarment of the bidder from the tender process or the termination of the contract after award of the contract has caused no damage to the Authority.

5.2. The Authority will be entitled to take all or any of the actions mentioned at para xxx.

5.3. (i) to (xii) of this Pact also on the Commission by the BIDDER or anyone employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER), of an offence as defined in Chapter IX of the Indian Penal code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

5.4. That if the Bidder/Contractor applies to the Authority for pre mature revocation of the debarment and proves to the satisfaction of the Authority that he has installed a suitable and effective corruption prevention system and also restored/recouped the damage, if any, caused by him, the Authority may, if thinks fit, revoke the debarment prematurely considering the facts and circumstances of the case, and the documents/evidence adduced by the Bidder/Contractor for first time default.

5.5. That a transgression is considered to have occurred if the Authority is fully satisfied with the available documents and evidence submitted along with Independent External Monitor's recommendations/suggestions that no reasonable doubt is possible in the matter.

5.6. The decision of the Authority to the effect that a breach of the provisions of this Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent External Monitor(s) appointed for the purpose of this Pact.

6. Allegations against Bidders/Contractors/Sub-Contractors/Associates.

That if the Authority receives any information of conduct of a Bidder/Contractor or Sub-Contractor or of an employee or a representative or an Associates of a Bidder, Contractor or Sub-Contractor which constitute corruption, or if the Authority has substantive suspicion in this regard, the Authority will inform the Vigilance Department for appropriate action.

7. Independent External Monitor(s)

7.1. That the Authority has appointed competent and credible Independent External Monitor(s) for this Pact.

7.2. The task of the Monitor(s) is to review independently and objectively whether and to what extent the parties comply with the obligations under this Pact. He will also enquire into any complaint alleging transgression of any provision of this Pact made by the Bidder, Contractor or Authority.

7.3. That the Monitor(s) is not subject to any instructions by the representatives of the parties and would perform his functions neutrally and independently. He will report to the Chairperson of the Board of the Authority.

7.4. That the Bidder/ Contractor accepts that the Monitor(s) has the right to access without restriction to all project documentation of the Authority including that provided by the Bidder/Contractor. The Bidder/Contractor will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation including minutes of meeting. The same is applicable to Sub-Contractors and Associates. The Monitor is under obligation to treat the information and documents of the Authority and Bidder/ Contractor / Sub- Contractors/ Associates with confidentiality.

7.5. That as soon as the Monitor notices, or believes to notice, a violation of this Pact, he will so inform the management of the Authority and request the management to discontinue or heal the violation, or to take other relevant action. The Monitor(s) can in this regard submit his recommendations/ suggestions. Beyond this, the Monitor(s) has no right to demand from the parties that they act in a specific manner, refrain from action or tolerate action.

7.6. That the Authority will provide to the Monitor(s) sufficient information about all meetings among the parties related to the project provided such meetings could have an impact on the contractual relations between the Authority and the Contractor/Bidder. The parties offer to the Monitor(s) the option to participate in such meetings.

7.7. That the Monitor(s) will submit a written report to the Chairperson of the Board of the Authority within 2 weeks from the date of reference or intimation to him by the Authority and, should the occasion arise, submit proposals for correcting problematic situations.

7.8. That if the Monitor(s) has reported to the Chairperson of the Board a substantiated suspicion of an offence under relevant Anti- Corruption Laws of India and the Chairperson has not, within reasonable time, taken visible action to proceed against such offence or reported it to the Vigilance Department, the Monitor may also transmit this information directly to the Central Vigilance Commissioner, Government of India.

7.9. The word 'Monitor' would include singular and plural.

8. Facilitation of Investigation

In case of any allegation of violation of any provisions of this Pact or payment of commission, the Authority or its agencies shall entitle to examine all the documents including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such Examination.

9. Law and place of Jurisdiction.

That this Pact is subject to Indian Law. The place of performance and jurisdiction is the Corporate Headquarter, New Delhi.

10. Other Legal Actions

10. 1. That the changes and supplements as well as termination notice need to be made in writing.

10.2. That if the Bidder / Contractor is a partnership or a consortium, this Pact must be signed by all the partners and consortium members or their authorized representatives.

11. Pact duration (Validity)

11.1. That this Pact comes into force when both the parties have signed it. It expires for the Contractor 12 months after the final payment under the respective contract, and for all other Bidders 3 months after the contract is awarded.

11.2. That if any claim is made/lodged during this period, the same shall be binding and continue to be valid despite the lapse of this Pact as specified herein before, unless it is discharged/determined by Chairman of the Authority.

11.3. That should one or several provisions of this Pact turnout to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

12. Company Code of Conduct

Bidders are also advised to have a company code of conduct (clearly rejecting the use of bribes and other unethical behavior) and a compliance program for the implementation of the code of conduct throughout the company.

13. The parties hereby sign this Integrity Pact at On

Buyer

BIDDER

Name of the officer

Designation

CHIEF EXECUTIVE OFFICER

Dept./ Ministry/ PSU

Witness

Witness

1. _____

1. _____

2. _____

2. _____

UNDERTAKING

Name of Work:

Tender ID:

I/We(name and post of authorized signatory) on behalf of
.....(Name of PMC firm) do here by solemnly affirm and declare as follows:

Our firm is not having as a single PM consultant, more than five awarded works in AAI as per clause 1 of SCC. Our firm understand that in case above information is found wrong/ false/ incorrect at later stage, our firm shall be liable for restraintment from bidding in AAI, apart from any other appropriate contractual action including debarment/blacklisting, termination of the contract.

Date: [Signature and name of the authorized signatory of the firm]

Place:

Note: Above undertaking is to be given on company's letter head.

UNDERTAKING (INDIAN OFFICIAL ACT, 1923)

I/We (name and post of authorized signatory) on behalf of M/s (Name of PMC firm) do here by solemnly affirm and certify that I/We have been made acquainted with the provisions of the Indian Official Act, 1923 and understand that I/We am/are liable for in case of breach of official trust to the penalties detailed in the act.

I/We on behalf of M/s (Name of PMC firm) understand that the section of Official Secret Act, 1923 and I/We aware that I/We will not divulge any information gained by me/us to any unauthorized person, orally or in writing, without the previous sanction of AAI. I/We on behalf of M/s (Name of PMC firm) understand also that these provisions apply not only during the period of tendering and its execution but also after the completion of work.

Date: [Signature and name of the authorized signatory of the firm]

Place:

Note: Above undertaking is to be given on company's letter head.

DECLARATION IN RESPECT OF CONFLICT OF INTEREST**TENDER ID:** _____

Sr. No.	Particulars			
01	Name of Firm			
02	Office Address Phone No. Fax No. Email ID			
03	Address Phone No. Email ID			
04	Type of Firm	Private Limited Company / Public Limited Company / Limited Liability Partnership (LLP) / Partnership Firm / Proprietor Firm (Tick whichever is applicable)		
05	CIN / LLPIN of Firm			
06	GST No. of Firm			
07	Names of all Directors/LLP Partners/ Partners / Proprietors of Bidder Firm with DIN (if any) and full address (as on the bid submission date)			
	Sr. No.	Full Name	DIN	Full Residential Address
	1			
	2			
	3			
	4			
	5			

The details of Legal Representative / Agent of the Bidder Firm are as under:

Full Name of Legal Representative / Agent	
Whether employee of Bidder- Firm or Not? (yes/no)	
Designation	

Office Address	
Office Land-Line Nos.	
Mobile No.	
Email ID	
Whether acting as Legal Representative / Agent in any other private Limited Company or Public Limited Company or Limited Liability partnership (LLP) Or Partnership (LLP) Partnership Firm? if Yes, give Name.	

WE HEREBY DECLARE AND CONFIRM THAT no bid has been submitted for this work by any other Private Limited Company or Public Limited Company or Limited Liability Partnership (LLP) or Partnership Firm or Proprietor Firm in which any relative of any Director or Partner or Proprietor of Bidder Firm is a Director, Partner or Proprietor. The word “*relative*” is defined as under:

The Companies Act, 2013 Sec 2(77) “relative”, with reference to any person, means any one who is related to another, if—

- (1) *they are members of a Hindu Undivided Family;*
- (2) *they are husband and wife; or*
- (3) *A person shall be deemed to be the relative of another, if he or she is related to another in the following manner, namely: -*
 - a. *Father – Son / Daughter,*
 - b. *Mother – Son / Daughter,*

WE FURTHER DECLARE THAT we have carefully read and understood the clause relating to ‘Conflict of Interest’ of Tender ID._____. The detailed Clause is as under:

“(a) A Bidder with a conflict of interest (“**Conflict of Interest**”) that substantially affects fair competition and the bidding process, either during the process or thereafter, shall not be eligible to participate in this tendering process. Any Bidder found to have Conflict of Interest shall be disqualified. In the event of such disqualification, AAI shall be entitled to forfeit and appropriate the EMD, as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by AAI and not by way of penalty for *inter alia*, the time, cost and effort expended by AAI, including towards consideration of the Bidder’s bid, without prejudice to any other right or remedy that may be available to AAI under the Tender Document or otherwise.

(b) Without limiting the generality of the above, a Bidder shall be deemed to have a Conflict of Interest if:

- (i) Such Bidder, or its Associate, directly or indirectly controls, is controlled by or is under the common control with another Bidder or its Associate; or
- (ii) Any of the Board Members of AAI are also on the board of the Bidder or its Associates, or
- (iii) Such Bidder or its Associate received or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Bidder or its Associate, or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Bidder or its Associate; or

- (iv) such Bidder has the same correspondence address or same legal representative as any other Bidder, for the purposes of this bidding process; or
- (v) such Bidder or any Associate, has a relationship with another Bidder or its Associate, directly or through common third party/parties that puts either or both of them in a position to have access to each other's information about the bid or influences the Bid of either or each other; or
- (vi) such Bidder or any of its Associate has participated as a consultant to AAI in the preparation of the Tender Document; or
- (vii) such Bidder or any of its Associate has a close business or family relationship with s staff of AAI who are: (a) directly or indirectly involved in the preparation of the Tender Document or the procurement process and or evaluation process; or (b) would be involved in the implementation or supervision of the resulting contract; or
- (viii) any legal, financial or technical adviser of AAI in relation to the PMC services to be provided pursuant to this tender, is engaged by the Bidder, or its Associate, in any manner, for matters related to or incidental to such PMC services during the bidding process or subsequent to the (i) issue of the Letter of Award or (ii) execution of the PMC contract. In the event any such adviser is engaged by the selected Bidder, as the case may be, after issuance of the Letter of Award or execution of the PMC contract for matters related or incidental to the PMC services, then notwithstanding anything to the contrary contained herein or in the Letter of Award or the PMC contract and without prejudice to any other right or remedy available with AAI, including the forfeiture and appropriation of the EMD or Performance Security, as the case may be, the Letter of Award or the agreement, as the case may be, shall be liable to be terminated without AAI being liable in any manner whatsoever to the selected Bidder for the same. For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Bidder, or its Associate in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this Tender Document.

For the purpose of this Tender Document, Associate means, in relation to the Bidder, a person who control, is controlled by or under the common control with such Bidder (“**Associate**”). As used in this definition and otherwise in this Tender Document, the expression “control” means, with respect to a person which is company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person/company/corporation and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.”

We hereby certify that our Firm M/s _____ (Firm Name) do not have any conflict of interest with other bidders for this work _____ (Name of Work) _____.

We hereby declare and confirm that the above information and particulars are true and correct.

Place:

Date:

Stamp / Seal of Firm

For _____ (Firm Name) _____

Signature of Director / Partner

/Proprietor / Authorized Signatory

Name: Designation:

UNDERTAKING TO BE SUBMITTED BY BIDDER/ PMC

I/We (Name and post of authorized signatory) on behalf of (Name of Bidder/PMC) do here by solemnly affirm and declare as follows:

None of the associate consultant proposed to be engaged by me/us for of the work " (Name of work)", is associated with other bidder(s) intended to participate in the bid for the same work

In case, this provisions of the tender if found violated after opening of tender, I/We agree that the tender shall be rejected and AAI shall without prejudice to any other right or remedy be at liberty to forfeit the earnest money.

Date:

Place:

[Signature and name of the authorized Signatory of the firm]

Note: Above undertaking is to be given on a non-judicial stamp paper of Rs. 10/-

UNDERTAKING TO BE SUBMITTED BY ASSOCIATE CONSULTANT

I/We (Name and post of authorized signatory) on behalf of (Name of Associate consultant) do here by solemnly affirm and declare as follows:

I/We are proposed to engaged with (Name of Bidder /PMC) for of the work " (Name of work)".

I/We are not associated with other bidder(s) intended to participate in the bid for the same work.

Our firm understand that in case above is discovered at any stage, our firm shall be liable for restraintment from bidding in AAI or participation in AAI's tender in any manner, apart from any other appropriate contractual action including debarment/blacklisting.

Date:

Place:

[Signature and name of the authorized
Signatory of the Associate consultant]

Note: Above undertaking is to be given on a non-judicial stamp paper of Rs. 10/-

TECHNICAL BID SUBMISSION FORM

To,

**The Airports Authority of India
O/o Executive Director (Engg.) -NR
Corporate Head Quarter,
B-Block, 3rd Floor,
Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003**

Sub: Project Management Consultancy Services for

Dear Sir,

With reference to your tender document for the subject work, I/we, having examined all relevant documents and understood their contents, hereby submit our Technical and Financial Proposal for selection as PMC for providing Project Management Consultancy Services to AAI for 'Project Management Consultancy Services for'.

We also state that the proposal is unconditional.

1. All information provided in the Proposal and in the Appendices is true and correct and all documents accompanying such Proposal are true copies of their respective originals.
2. This statement is made for the express purpose of appointment as the PMC for the aforesaid Assignment.
3. I/We shall make available to AAI any additional information it may deem necessary or require for supplementing or authenticating the Proposal.
4. I/We acknowledge the right of AAI to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
5. I/We declare that:
 - a) I/We have examined and have no reservations to the Tender Documents, including any Addendum issued by AAI;
 - b) I/We do not have any conflict of interest in accordance with the prescriptions in the Tender Document;
 - c) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the Tender document, in respect of any tender issued by or any
 - d) agreement entered into with AAI or any other public sector enterprise or any government, Central or State; and
 - e) I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of the Tender Document, no person acting for us or on our behalf will engage in any corrupt practice,

- fraudulent practice, coercive practice, undesirable practice or restrictive practice.
6. I/We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any Proposal that you may receive nor to select the PMC, without incurring any liability to the Applicant PMCs in accordance with the Tender document.
 7. I/We declare that we are not a member of any other Applicant firm applying for Selection as a PMC for the subject work.
 8. I/We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory contractor which would cast a doubt on our ability to undertake the Consultancy for the Project or which relates to a grave offence that outrages the moral sense of the community.
 9. I/We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any contractor of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
 10. I/We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/ Managers/ employees.
 11. I/We further certify that we will not be engaging any sub- consultant/firm/Professionals who have been debarred from AAI or any other Govt. entity/PSU.
 12. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by AAI [and/ or the Government of India] in connection with the selection of PMC or in connection with the Selection Process itself in respect of the above-mentioned Project.
 13. I/We agree and understand that the proposal is subject to the provisions of the Tender document. In no case, shall I/we have any claim or right of whatsoever nature if the Consultancy for the Project is not awarded to me/us or our proposal is not opened or rejected.
 14. A Power of Attorney in favour of the authorized signatory to sign and submit this Proposal and documents is attached herewith.
 15. In the event of my/our firm/ consortium being selected as the PMC, I/we agree that this Tender document including all submissions made by us and all subsequent correspondences till award of work shall for part of the Agreement between us and AAI.
 16. I/We have studied the Tender Document, and all other documents carefully and also surveyed the Project site.
 17. I/We agree and undertake to abide by all the terms and conditions of the Tender Document. In witness thereof, I/we submit this Proposal under and in accordance with the terms of the Tender Document

Yours sincerely,
Authorized Signature [In full and initials]:
Name and Title of Signatory:
Name of Firm:

Address:

FORMAT FOR PERFORMANCE BANK GUARANTEE

Bank Guarantee Bond

1. In consideration of the Chairman, AAI (hereinafter called “AAI”) having offered to accept the terms and conditions of the proposed agreement betweenand..... [herein after called the said Contractor(s)] for the work (Hereinafter “the said agreement”) having agreed to production of a irrevocable Bank Guarantee for Rs..... (Rupeesonly) as a security/guarantee from the contractor(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement.

We (indicate the name of the Bank) (Hereinafter referred to as “the Bank”) hereby undertake to pay to the Chairman, AAI an amount not exceeding Rs. (Rupeesonly) on demand by AAI.

2. We (Indicate the name of the Bank) do hereby undertake to pay the amounts due and payable under this Guarantee without any demure, merely on a demand from AAI 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 Rs..... (Rupees only).

3. We, the said Bank, further undertake to pay to the Chairman, AAI any money so demanded notwithstanding any dispute or disputes raised by the contractor (s) 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 his bond shall be a valid discharge of our liability for payment there under and the contractor(s) shall have no claim against us for making such payment.

4. We..... (Indicate the name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of AAI 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 AAI certified that the terms and conditions of the said agreement have been fully and properly carried out by the said contractor(s) and accordingly discharges this guarantee.

5. We (indicate the name of the bank) further agree with AAI that AAI shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of terms and conditions of the said agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by AAI against in the said contractors (s) and to forebear or enforce any of the terms and conditions relating to the said agreement and we shall not be relived from our liability by reason of any such variation, or extensions being granted to the said contractor(s) or for any forbearance, act of omission on the part of AAI or any indulgence by the AAI to the said contractor(s) 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.

6. This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor(s).

7. We..... (Indicate the name of the bank) lastly undertake not to revoke this guarantee except with the previous consent of AAI in writing.
8. This guarantee shall be valid up-to.....*..... unless extended on demand by AAI. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs..... (Rupees.....only) or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

In presence of:

Dated this _____ Day of _____

WITNESS

1.

For and on behalf of (The Bank)

Signature _____

2.

Name & Designation

Authorization No. _____

Name & Place _____

Bank's Seal

The above Guarantee is accepted by Airports Authority of India.

For and on behalf of Airports Authority of India.

Signature _____

Name _____

Designation _____

Dated _____

Note: *Date of validity should be DLP + six months.

FORM OF SURETY BOND
(Performance Security)
To be stamped in accordance with Stamp Act of India

To

{AIRPORTS AUTHORITY OF INDIA _____ AIRPORT}

WHEREAS:

(A) I M/s. (Name of the Bidder) having its Registered/Head Office at and Airports Authority of India, a Statutory Body constituted under the Airports Authority of India Act, 1994 having its Central Headquarters at Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi, 110003 through Chairman, AAI (hereinafter called the "AAI") have to execute and enter into a Project Management consultancy agreement (the "Agreement") in pursuance of the LOI issued to the Project Management Consultant vide ref no. dated _____ whereby the AAI has agreed to the Project Management Consultant rendering consultancy services for _____ (Name of Work), subject to and in accordance with the provision of the Agreement.

(B) The Project Management Consultant is required to furnish a performance security to the AAI for a sum of Rs. _____/- (Rupees _____ only) (the "Surety Bond Amount") as security for due and faithful performance of its obligations, under and in accordance with the Agreement, during the Agreement Period (as defined in the Agreement).

(C) We, _____ (Name of the surety Insurance) having registered office at _____ through our branch at _____ (hereinafter referred to as the 'Surety Insurer'), which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) have agreed to furnish this Surety Bond by way of performance security.

NOW, THEREFORE, the Surety Insurer hereby, unconditionally and irrevocably guarantees and affirms as follows:

1. The Surety Insurer hereby unconditionally and irrevocably guarantees the due and faithful performance of the Project Management Consultant's obligations during the Agreement Period under and in accordance with the Agreement, and agrees and undertakes to pay to the AAI, upon its mere first written demand, and without any demur, reservation, recourse, contest or protest, and without any reference to the Project Management Consultant, such sum or sums up to an aggregate sum of the Surety Bond Amount as the AAI shall claim, without the AAI being required to prove or to show grounds or reasons for its demand and/ or for the sum specified therein.
2. A letter from the AAI, under the hand of an officer not below the rank of Senior Manager in the, that the Project Management Consultant has committed default in the due and faithful performance of all or any of its obligations under and in accordance with the Agreement shall be conclusive, final and binding on the Surety Insurer. The Surety Insurer further agrees that the AAI shall be the sole judge as to whether the Project Management Consultant is in default in due and faithful performance of its obligations during the Agreement Period under the Agreement and its decision that the Consultant is in default shall be final, and binding on the Surety Insurer, notwithstanding any differences between the AAI and the Project Management Consultant, or any dispute between them pending before any court, tribunal, arbitrators or any other authority or body, or by the discharge of the Project Management Consultant for any reason whatsoever.
3. In order to give effect to this Surety Bond, the AAI shall be entitled to act as if the Surety Insurer were the principal debtor and any change in the constitution or winding up of the Project Management Consultant or the

Surety insurer, whether by their absorption, merger or amalgamation with any other entity or otherwise, shall not in any way or manner affect the liability or obligation of the Surety Insurer under this Surety Bond.

4. It shall not be necessary, and the Surety Insurer hereby waives any necessity, for the AAI to proceed against the Consultant before presenting to the Surety Insurer its demand under this Surety Bond.
5. The AAI shall have the liberty, without affecting in any manner the liability of the Surety Insurer under this Surety Bond, to vary at any time, the terms and conditions of the Agreement or to extend the time or period for the compliance with, fulfilment and/ or performance of all or any of the obligations of the Project Management Consultant contained in the Agreement or to postpone for any time, and from time to time, any of the rights and powers exercisable by the AAI against the Project Management Consultant, and either to enforce or forbear from enforcing any of the terms and conditions contained in the Agreement and/or the securities available to the AAI, and the Surety Insurer shall not be released from its liability and obligation under these presents by any exercise by the AAI of the liberty with reference to the matters aforesaid or by reason of time being given to the Project Management Consultant or any other forbearance, indulgence, act or omission on the part of the AAI or of any other matter or thing whatsoever which under any law relating to sureties and guarantors would but for this provision have the effect of releasing the Surety Insurer from its liability and obligation under this Surety Bond and the Surety Insurer hereby waives all of its rights under any such law.
6. This Surety bond is issued by the Insurer and held by the AAI towards performance security of the Project Management Consultant as required under clause 5 of Special conditions of Contract of the Agreement and is in addition to and not in substitution of any other surety bond or security which may hereafter be held by AAI in respect of or relating to this Agreement.
7. Notwithstanding anything contained hereinbefore, the liability of the Surety Insurer under the Surety Bond is restricted to the Surety Bond Amount, and this Surety Bond will remain in force for the period specified in paragraph 8 below and unless a demand or claim in writing is made by the AAI on the Surety Insurer under this Surety Bond, all rights of the AAI under this Surety Bond shall be forfeited, and the Surety Insurer shall be relieved from its liabilities hereunder.
8. The Surety Bond shall cease to be in force and effect on " _____ " (Date of validity should be DLP + six months). Unless a demand or claim under this Surety Bond is made in writing before the expiry of the Surety Bond, the Surety insurer shall be discharged from its liabilities hereunder.
9. The Surety Insurer undertakes not to revoke this Surety Bond during its currency, except with the previous express consent of the AAI in writing and declares and warrants that it has the power to issue this Surety Bond and the undersigned is duly authorized and has full powers to do so on behalf of the Surety Insurer.
10. The Surety Insurer agrees that it will not assign its obligation under this Surety Bond without the prior written consent of the AAI. The AAI will not unreasonably withhold its consent if the proposed assignee is of at least equal financial standing to the Surety Insurer and the assignee assumes in writing the obligations of the Surety Insurer under this Surety Bond at the same time or before the assignment.
11. Any notice by way of request, demand or otherwise hereunder may be sent by post addressed to the Surety Insurer at its above referred branch, which shall be deemed to have been duly authorized to receive such notice and to effect payment thereof forthwith, and if sent by post it shall be deemed to have been given at the time when it ought to have been delivered in due course of post and in proving such notice, when given by post, it shall be sufficient to prove that the envelope containing the notice was posted and a certificate signed by an officer of the Authority that the envelope was so posted shall be conclusive.

12. The Surety Bond shall cover all the liabilities arising out of the Agreement from the date of its commencement and shall remain in force and effect for up to the date specified in paragraph 8 above or until it is released earlier by the AAI pursuant to the provisions of the Agreement.
13. This Surety Bond is subject to the Uniform Rules for Demand Guarantees (URDG) 2010 Revision. ICC Publication No.758, except that the supporting statement under Article 15(a) is hereby excluded.
14. This Surety Bond shall also be operatable at our _____ (If Surety Bond is being issued from any other branch, any branch from New Delhi to be mentioned for operational purpose.) Branch at New Delhi, from whom, confirmation regarding the issue of this bond or extension/renewal thereof shall be made available on demand. In the contingency of this bond being invoked and payment thereunder claimed, the said branch shall also accept such invocation on letter and make payment of amounts so demanded under the said invocation.
15. The Insurance Surety Bond shall be verified from the specific portal created for this purpose.

Signed and Sealed this _____ Day of

SIGNED, SEALED AND DELIVERED

For and on behalf of the Surety insurer by:

(Signature)

(Name)_____

(Designation)_____

(Code Number)_____

(Address)_____

NOTICE FOR APPOINTMENT OF ARBITRATOR

To

.....
.....
.....

Dear Sir,

In terms of clause of the agreement, particular of which are given below, I/we hereby give notice to you to appoint an arbitrator for settlement of disputes mentioned below:

1. Name of applicant
2. Whether applicant is Individual/Prop. Firm /Partnership Firm/Ltd. Co.
3. Full address of the applicant.
4. Name of the work and contract number in which arbitrator sought.
5. Name of the office which entered into the contract.
6. Contract amount in the work.
7. Date of contract.
8. Date of initiation of work.
9. Stipulated date of completion of work.
10. Actual date of completion of work (if completed).
11. Total number of claims made.
12. Total amount claimed.
13. Date of intimation of final bill (if work is completed).
14. Date of payment of final bill (if work is completed).
15. Amount of final bill (if work is completed).
16. Date of request made to ED for decision.
17. Date of receipt of ED's decision.
18. Date of appeal.
19. Date of receipt of decision on our appeal.

Specimen signature of the applicant (Only the person/authority who Signed the contract should sign)

I/We certify that the information given above is true to the best of my/our knowledge. I/We enclose the following documents:

1. Statement of claims with amount of claims.
- 2.
- 3.

Yours faithfully

(Signature)

Copy to:

1. The Engineer-in-charge

Format Consent Letter
Dispute Resolution Clause

To,

The Member,
Airports Authority of India,

SUB: Request for appointment of Arbitrator

Sir/Madam,

1. We state that ____ (contractor/agency) was awarded work of (other location) of Airports Authority of India through Award Letter _____ dated ____

2. Dispute related to ____ arose between us (contractor/agency) and AAI.

3. On _____(date), dispute was referred to Mediation as per AAI Mediation Policy and any settlement on the following claims/disputes was not reached between the parties:

- (i)
- (ii)
- (iii)

4. A concise statement along with claim in respect of each of such disputes is attached herewith.

5. In view of the above, we invoke arbitration under Clause 14 of GCC of the agreement between us and AAI and as per provision to Section-12(5) of the Arbitration & Conciliation Act, 1996, we hereby agree and request the Member AAI to appoint arbitrator from AAI 's panel of arbitrators.

6. I / We also give my/ our consent for appointing any of the arbitrator from AAI's approved panel of arbitrators, as per paragraph-5 above.

Thanking you,

(_____)

Authorized signatory of _____

Encl: As above

Indicative list of Drawings to be submitted by PMC for EPC Tender

S. No.	Description
1.	Site Layout Plan
2.	Master Plan
3.	Grading Layout Plan
4.	Pavement longitudinal and cross section
5.	Drainage Plan
6.	Passenger Terminal Building and all other building plan, elevation and section
7.	Operational Area/ city side lighting including pavement works
8.	Horticulture
9.	Sub-Station
10.	Passenger Terminal Retail Plans
11.	Electrical & Plumbing
12.	Multi Level car parking/ surface parking/ Toll plaza
13.	City side Traffic plans & signages
14.	Elevated roads/ bridges
15.	HVAC
16.	Fire Fighting
17.	Airport System
18.	IT Systems
19.	Signages
20.	Other as per site requirement and as required by AAI

PMC shall develop complete BIM model in LOD 300 and extract all 2D drawings for EPC tender all as required including soft copies.

In addition to above, any other drawings for tendering purposes should also be submitted

FORM OF BANK GUARANTEE TO SECURE A LUMP-SUM/ MOBILISATION ADVANCE

(On Non-Judicial Stamp Paper)

To

The Airports Authority India

1. In consideration of the Airports Authority India having its head office at New Delhi (hereinafter called "AAI" which expression shall unless repugnant to the subject or context include its administrators, successors and assigns) having agreed under the terms and conditions (Contract Agreement No. _____ dated _____ made between _____ * _____ and AAI in connection with the work of (hereinafter called "the said contract"), to make at the request of the Contractor a lump-sum advance of Rs. _____ (Rupees _____ only) for utilizing it for the purpose of the Contract on his furnishing a guarantee acceptable for AAI we, the Bank (hereinafter referred to as "the said Bank") and having our registered office at do hereby guarantee the due recovery by AAI of the said advance with interest thereon -as provided according to the terms and conditions of the Contract. If the said Contractor fails to utilize the said advance for the purpose of the Contract and/or the said advance together with interest thereon as aforesaid is not fully recovered by AAI we, the _____ Bank hereby unconditionally and irrevocably undertake to pay to AAI on demand and without demur to the extent of the said sum of Rs _____ (Rupees _____ only) any claim made by AAI on us for the loss or damage caused to or suffered by AAI by reason of not being able to recover in full the said sum of Rs _____ (Rupees _____ only) with interest, as aforesaid.
2. We, the _____ Bank, further agree that AAI shall be the sole judge of and as to whether the said Contractor has not utilized the said advance or any part thereof for the purpose of the Contract and the extent of loss or damage caused to or suffered by AAI on account of the said advance together with interest not being recovered in full and the decision of AAI that the said Contractor has not utilized the said advance or any part thereof for the purpose of the Contract and as to the amount or amounts loss or damage caused to or suffered by AAI should be final and binding on us.
3. We, the said Bank, further agree that the Guarantee therein contained shall remain in full force and effect during the period that would be taken for the performance of the said Contract and till the said advance with interest has been fully recovered and its claims satisfied or discharged and till the Accepting Authority of the contract certifies that the said advance with interest has been fully recovered from the said Contractor, and accordingly on discharges this guarantee subject, however, that AAI shall have no claim under this Guarantee after 90 (Ninety) days from the date of completion of the said contract, i.e., _____ (date) or from the date of cancellation of the said Contract, as the case may be, unless a notice of the claim under this Guarantee has been served on the Bank before the expiry of the said period in which case the same shall be enforceable against the Bank notwithstanding the fact, that the same is enforced after the expiry of the said period.
4. AAI shall have the fullest liberty without effecting in any way the liability of the Bank under this Guarantee or Indemnity, from time to time to vary any of the terms and conditions of the said Contract or the advance or to extend time of performance by the said Contractor or to postpone for any time and from time to time any of the powers exercisable by it against the said Contractor and either to enforce or forbear from enforcing any of the terms and conditions governing the said Contract or the advance or securities available to AAI and the said Bank shall not be released from its liability under these presents by any exercise by AAI of the liberty with reference to the matters aforesaid or by reason of time being given to the said Contractor or any other forbearance, act or omission on the part of AAI or any indulgence by AAI to the said Contractor or of any other matter or thing whatsoever after I which under the law relating to sureties would but for this provisions have the effect of so releasing the Bank from its such liability.
5. It shall not be necessary for AAI to proceed against the Contractor before proceeding against the Bank if and the Guarantee herein contained should be enforceable against the Bank notwithstanding any security which AAI

may have obtained or obtain from the Contractor shall at the time when proceedings are taken against the Bank hereunder be outstanding or unrealised.

6. We, the said Bank, lastly undertake not to revoke this Guarantee during its currency except with the previous consent of AAI in writing and agree that any change in the Constitution of the said Contractor or the said mess Bank shall not discharge our liability hereunder.

In presence of: Dated this _____ Day of _____

WITNESS

1. For and on behalf of (The Bank)

Signature _____

2. Name & Designation _____

Authorisation no. _____

Name & Place _____

Bank's Seal _____

The above Guarantee is accepted by Airports Authority of India.
for and on behalf of Airports Authority of India.

Signature _____

Name & Designation _____

Dated _____

Note:

***For Proprietary Concerns**

Sh. _____ son of _____ resident of _____ carrying on business under the name and style of _____ at _____ (hereinafter called "the said Contractor" which expression shall unless the context requires otherwise include his heirs, executors, administrators and legal representatives).

For Partnership Concerns

1. Sh. _____ son of _____ resident of _____

2. Sh. _____ son of _____ resident of _____

carrying on business in co-partnership under the name and style of _____ at _____ (hereinafter collectively called "the said contractor" which expression shall unless the context requires otherwise include each of them and their respective heirs, executors administrators and legal representatives).

For Companies

M/s _____ a Company registered under the Companies Act, 1956 and having its registered office in the State of (Hereinafter called "the said Contractor" which expression shall unless the context requires otherwise include its administrators, successors and assigns).

**FORM OF BANK GUARANTEE IN LIEU OF SECURITY DEPOSIT & AMOUNT
WITHHELD AGAINST COMPENSATION FOR DELAY IN INDIVIDUAL
CONTRACT
(on Non-Judicial Stamp Paper of Rs.100/-)**

To
The Airports Authority of India

.....
.....

1. In consideration of the Airport Authority of India having its head office at New Delhi [hereinafter called the “AAI” which expression shall unless repugnant to the subject or context include its administrator, successors and assigns) having agreed under the terms and condition of Contract Agreement No.dated.....made between.....and AAI in connection with the work of.....(hereinafter called the said contract) to accept Deed of Guarantee as herein provided for Rs..... (Rupees..... only) from a Nationalized Bank in lieu of the Security deposit to be made by the contractor or lieu of the amount withheld towards compensation for delay pending final extension of time to be made from the contractors contained in the said Contractor. We, the... ..bank (hereinafter referred to as “the said Bank” and having our registered office atdo hereby undertake and agree to identify and keep indemnified AAI from time to time to the extent of Rs..... (Rupees..... only) against any loss or damage, cost,, charges and expenses caused to or suffered by or that may be caused to or suffered by AAI by reason of any breach or breaches by the said Contractor of any of the terms and condition contained in the said contract and to unconditionally pay the amount claimed by AAI on demand and without demur to the extent aforesaid.
2. We..... Bank, further agree that AAI shall be the sole judge of and as to whether the said Contractor has committed any breach or breaches of any of the terms and conditions of the said contract and the extent of loss, damage, costs, charges and expenses caused to or suffered by or that may be caused to or suffered by AAI on account thereof and the decision of AAI that the said Contractor has committed such breach and breaches and as to the amount or amounts of loss, damage, costs, charges and expenses caused to or suffered of that may be caused to or suffered by AAI from time to time shall be final and binding on us.
3. We, the said Bank, further agree that the Guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said contracts and till all the dues of AAI under the said contract or by virtue of any of the terms and conditions governing the said contract including compensation for delay if any as decided by AAI, have been fully paid and its claims satisfied or discharged and till the Accepting Authority of the contract certifies that the terms and condition and accordingly Contract have been fully and properly carried out by the said contractor and accordingly discharges this guarantee subject, however that AAI shall have no claim under this Guarantee after 180 days from the date of expiry of the defects Liabilities periods or Final /Extension of Time granted by AAI as provided available in agreements clause no.....as provided in the said Contract, i.e.....(date) or from the date of cancellation of the said contract, as the case may be, unless a notice of the claim under this Guarantee has been served on the Bank before the expiry of the period in which case the same shall be enforceable against the Bank notwithstanding the fact,

that the same is enforced after the expiry of the said period.

4. AAI shall have the fullest liberty without affecting in any way the liability of the bank under this Guarantee or Indemnity from time to time to vary any of the terms and conditions of the said contract or to extend time of performance by the said Contractor or to postpone for any time and from time to time any of the powers exercisable by it against the said Contractor and either to enforce or forbear from enforcing any of terms and conditions governing the said contract or securities available to AAI and the said Bank shall not be released from its liability under these present by any exercise by AAI of any liberty with reference to the matters aforesaid or by reason of time being given to the said contractor or any other forbearance, act or omission on the part by AAI or any indulgence by AAI to the said Contractor or any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of so releasing the Bank from its such liability.
5. It shall not be necessary for AAI to proceed against the contractor before proceeding against the Bank and the Guarantee herein contained shall be enforceable against the Bank, notwithstanding any security which AAI may have obtained or obtain from the Contractor at the time when proceedings are taken against the Bank hereunder be outstanding or unrealized.
6. We, the said Bank, lastly undertake not to revoke this Guarantee during its currency except with the previous consent of AAI in writing and agree that any charge in the Constitution of the said Contract or the said Bank shall not discharge our liability hereunder.

In presence of

Dated this _____ Day of _____

WITNESS

1.

2.

For and on behalf of (The Bank)
Signature _____
Name & Designation _____
Authorization No. _____
Name & Place _____
Bank's Seal _____

The above Guarantee is accepted by Airports Authority of India. For and on behalf of Airports Authority of

India

Signature _____

Name _____

Designation _____

Dated

FORM OF PARENT COMPANY UNDERTAKING
(To be completed on letterhead of Tenderer's Parent Company)

Date:

To,
Bid Manager,
Airports Authority of India,
O/o Executive Director (Engg.) – NR
Rajiv Gandhi Bhawan, Safdarjung Airport
New Delhi- 110003 (India)

Subject: Project Management Consultancy Services for
.....(Name of work)

Dear Sirs,

We refer to the accompanying Tender for the subject mentioned Services ("SERVICES") by (Name and address of Indian Subsidiary) ("TENDERER") of which we are the parent company, and hereby request Airports Authority of India, Corporate Head Quarter, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003 (AAI) to enter into a contract with ----- (Name of Indian Subsidiary) TENDERER for the same. In the event of our Indian Subsidiary doing so and in consideration of AAI entering into such contract ("AGREEMENT"), we do hereby enter into the following unconditional and irrevocable undertaking with AAI that:

1. We guarantee that our Indian Subsidiary TENDERER shall duly perform all its obligations contained in the AGREEMENT.
2. If our Indian Subsidiary TENDERER shall in any respect fail to perform its obligations under AGREEMENT or shall commit any breach thereof, we undertake, on simple demand by AAI, to perform or to take whatever steps may be necessary to achieve performance of said obligations under AGREEMENT and shall indemnify and keep indemnified AAI against any loss, damages, claims, costs and expenses which may be incurred by AAI by reason of any such failure or breach on the part of our Indian Subsidiary TENDERER.
3. Our guarantee and undertaking hereunder shall be unconditional and irrevocable and, without prejudice to the generality of the foregoing, we shall not be released or discharged from our liability hereunder by: -
 - a. Any waiver or forbearance by AAI of or in respect of any of our Indian Subsidiary TENDERER's obligations under AGREEMENT whether as to payment, time, performance or otherwise howsoever or by any failure by AAI to enforce AGREEMENT or this instrument, or
 - b. Any alteration to, addition to or deletion from AGREEMENT or the scope of the services to be performed under AGREEMENT, or
 - c. Any change in the guarantee and relationship between ourselves and our Indian Subsidiary TENDERER and our guarantee and undertakings hereunder shall continue in force until all our Indian Subsidiary TENDERER's obligations under AGREEMENT and all our obligations hereunder have been duly performed.
4. This document shall be construed and take effect in accordance with the laws of the Republic of India.

Yours faithfully,

Signed :

Name & Designation :

Date :

For and on behalf of
(TENDERER's Parent company)

UNDERTAKING TO BE SUBMITTED BY BIDDER/ PMC

Name of Work:

Tender ID:

I/We(name and post of authorized signatory) on behalf of(Name of PMC firm) do hereby enter into the following unconditional and irrevocable undertaking with AAI that :

In the event of our firm, in consideration of AAI, entering into this PMC contract (“AGREEMENT”), our firm shall not be participate/ associate with any other EPC Contractor in any manner for any future AAI works, till the completion of this PMC contract. Our firm understand that in case above information is discovered wrong/ false/ incorrect at any stage, our firm shall be liable for restraintment from bidding in AAI, apart from any other appropriate contractual action including debarment/blacklisting, termination of the contract.

Date: [Signature and name of the authorized signatory of the firm]

Place:

Note: Above undertaking is to be given on a non-judicial stamp paper of Rs. 10/-

UNDERTAKING TO BE SUBMITTED BY ASSOCIATE CONSULTANT

I/We (Name and post of authorized signatory) on behalf of
(Name of Associate consultant) do hereby enter into the following unconditional and irrevocable
undertaking with AAI that:

I/We are proposed to engaged with (Name of Bidder /PMC) for of
the work " (Name of work)".

In the event of..... (Name of Bidder /PMC), in consideration of AAI, entering into this PMC
contract ("AGREEMENT"), our firm shall not be participate/ associate with any other EPC Contractor
in any manner for any future AAI works, till the completion of this PMC contract. Our firm understand
that in case above information is discovered wrong/ false/ incorrect at any stage, our firm shall be
liable for restraintment from bidding in AAI or participation in AAI's tender in any manner, apart from
any other appropriate contractual action including debarment/blacklisting.

Date:

Place:

[Signature and name of the authorized

Signatory of the Associate consultant]

Note: Above undertaking is to be given on a non-judicial stamp paper of Rs. 10/-

Item Rate BoQ

Tender Inviting Authority: Senior Manager (Engg. -Civil) (Bid Manager), Airports Authority of India, O/o Executive Director (Engg.) -NR, Corporate Head Quarters, B Block, Third Floor, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003

Name of Work: Project Management Consultancy Services for Construction of New Integrated Terminal Building and Allied Works i/c Extension of Apron at Srinagar Airport

Contract No: TENDER ID: 2026_AAI_274616_1

Name of the Bidder/ Bidding Firm / Company :						
PRICE SCHEDULE						
(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevent columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)						
NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Quantity	Units	BASIC RATE / Figures To be entered by the Bidder (Excluding GST)	TOTAL AMOUNT without Taxes	TOTAL AMOUNT In Words
1	2	3		5	6	7
1	Part A					
1.01	Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage	1	Job		0.00	INR Zero Only
2	Part B - Supervision staff during Execution stage - Key Personnel					
2.01	Principal Architect	2	Month		0.00	INR Zero Only
2.02	Principal Structural Designer		Month		0.00	INR Zero Only
2.03	Principal MEP Designer		Month		0.00	INR Zero Only
2.04	Principal Interior Designer	4	Month		0.00	INR Zero Only
2.05	Material Engineer Cum Geotechnical Engineer	13	Month		0.00	INR Zero Only
2.06	Project Manager	30	Month		0.00	INR Zero Only
2.07	MEP Engineer	13	Month		0.00	INR Zero Only
2.08	Façade Expert	9	Month		0.00	INR Zero Only
2.09	Landscape Architect	5	Month		0.00	INR Zero Only
3	Part B - Supervision staff during Execution stage - Non-Key Personnel					
3.01	Deputy Project Manager	30	Month		0.00	INR Zero Only
3.02	Engineer HVAC	15	Month		0.00	INR Zero Only
3.03	Engineer Electrical	60	Month		0.00	INR Zero Only
3.04	Architect	30	Month		0.00	INR Zero Only

3.05	Civil Engineer	66	Month		0.00	INR Zero Only
3.06	Senior Engineer Planning	13	Month		0.00	INR Zero Only
3.07	Engineer Cost Control cum Document Controller	25	Month		0.00	INR Zero Only
3.08	Jr Civil Engineer	66	Month		0.00	INR Zero Only
3.09	Quality Control (Civil)	60	Month		0.00	INR Zero Only
3.10	Quality Control cum Quantity Surveyors (Mechanical/ Electrical)	30	Month		0.00	INR Zero Only
3.11	Quantity Surveyors – Civil	30	Month		0.00	INR Zero Only
3.12	Health safety and Environmental Engineer	30	Month		0.00	INR Zero Only
3.13	BIM Expert	10	Month		0.00	INR Zero Only
3.14	Senior Structural Designer	5	Month		0.00	INR Zero Only
3.15	Senior MEP Designer	10	Month		0.00	INR Zero Only
3.16	IT system specialist	10	Month		0.00	INR Zero Only
3.17	Project Planner	10	Month		0.00	INR Zero Only
3.18	PHE Expert	10	Month		0.00	INR Zero Only
3.19	Real Estate / Retail / Commercial Planner Expert	4	Month		0.00	INR Zero Only
3.20	GRIHA Specialist	5	Month		0.00	INR Zero Only
3.21	Contract cum law specialist	15	Month		0.00	INR Zero Only
3.22	Senior Supervision Structural Engineer	5	Month		0.00	INR Zero Only
3.23	Senior Supervision Civil Engineer	30	Month		0.00	INR Zero Only

**SAMPLE BOQ FOR REFERENCE ONLY
ACTUAL RATE TO BE FILLED ONLINE ON CPP
PORTAL**

3.24	Interior Architect	8	Month		0.00	INR Zero Only
3.25	Senior Engineer - ICT	8	Month		0.00	INR Zero Only
3.26	Senior Engineer - Airport System,	8	Month		0.00	INR Zero Only
3.27	Survey Engineer	4	Month		0.00	INR Zero Only
4	Part C - Supervision staff during DLP stage					
4.01	Civil Engineer	24	Month		0.00	INR Zero Only
4.02	Electrical Engineer	24	Month		0.00	INR Zero Only
5	<p>1. Payment of PMC Fee</p> <p>1.1 The PMC fee shall comprise of following Components</p> <p>i) Part A - Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage</p> <p>ii) Part B - Supervision staff during Execution</p> <p>iii) Part C - Supervision staff during DLP</p> <p>a) Payment shall be made as below:</p>					
6	<p>Part A - Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage:</p> <p>The Consultant is required to quote one lump-sum fee for the entire scope of services, which covers Design & Pre-Construction Stage (until award of EPC contract), and Services During Execution Stage.</p> <p>This lump-sum fee will be paid in two parts:</p> <p>i) 60% Payment – Up to Award of EPC Contract</p> <p>All activities related to design, drawings, DBR, tender assistance, bid evaluation, and support etc. until the EPC contract is awarded fall under this stage. For completing this entire pre-construction work, the Consultant will receive 60% of the total quoted fee.</p> <p>ii) 40% Payment – Services During Construction</p> <p>The remaining 40% of the fee will be paid pro-rata i.e. in proportion to the financial progress of the EPC contractor during the execution period. As the EPC contractor achieves financial milestones (for example, 10%, 20%, 50% project progress), the Consultant will be paid the corresponding percentage of this 40%. Mobilization and Tools & Plants advance shall not be accounted for financial progress.</p>					

7	<p>Part A - Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage</p> <p>Payment shall be as below:</p> <ol style="list-style-type: none"> 1. Inception Report : 05% x Quoted Fees of Part A 2. Concept Report : 05% x Quoted Fees of Part A 3. Schematic Design Report : 10% x Quoted Fees of Part A 4. Preliminary Design / Drawings / Technical Specification, Preparation of BIM LOD 300 and extracting of all drawings, Preparation of Technical Specification, Preparation of design basis report, Detailed finishing schedule, Traffic Study, Traffic Plan : 20% x Quoted Fees of Part A 5. Cost Estimate Report :05% x Quoted Fees of Part A 6. Bid Process Management Process – Submission of tender document containing conditions of contract, special conditions of contract, detailed specifications, BOQ, tender drawings & approval by AAI: 10% x Quoted Fees of Part A 7. Bid Evaluation and Award of work :05% x Quoted Fees of Part A 8. Services during execution stage on Pro-rata basis based on financial progress of EPC contract till completion of EPC contract : 40% x Quoted Fees of Part A <p>Note: a) AAI shall pay PMC 80% of the Fee for each stage mentioned above (stage 1 to stage 7) on submission of deliverables within 7 working days and balance 20% after satisfactory incorporation of observation raised by AAI, if any.</p>					
8	<p>Part B - Supervision staff during Execution:</p> <p>I) Finalization of Yearly Work Programme At the time of award of work, AAI, the PMC, and the EPC contractor will jointly prepare a yearly work programme, for the first Financial year ending on 31st March. This programme will include monthly financial targets for each month in that particular financial year. Subsequently, work programme for the financial year commencing from 1st April to 31st March financial target shall be fixed and shared.</p> <p>Monthly Payment to PMC i) 80% Payment – Based on Actual Deployment 80% of the man-month fee will be paid every month based strictly on actual deployment of personnel by the PMC. This amount is paid regardless of project financial progress. ii) 20% Payment – Based on achieving Monthly Financial Targets: The remaining 20% of the man-month fee performance-linked and will be paid only if the monthly financial target (as per the jointly approved programme) is achieved. Mobilization and Tools & Plants advance shall not be accounted for financial progress.</p> <p>Annual Condition In the event that the Annual Financial Target is not achieved by the end of the relevant Financial Year, the 20% Performance-Linked Component shall be recalculated based on a pro rata basis, corresponding to the ratio of Actual Achievement to the Annual Financial Target. Payment of the Performance-Linked Component shall be limited to such recalculated amount only. Any shortfall between the Annual Financial Target and the Actual Achievement shall result in a proportionate reduction of the Performance-Linked Component. The amount attributable to such shortfall shall not be payable to the PMC under any circumstances. The PMC expressly acknowledges and agrees that it shall have no right, claim, or entitlement whatsoever to the unreleased portion of the Performance-Linked Component, and the same shall be deemed a permanent and irrevocable deduction. Mobilization and Tools & Plants advance shall not be accounted for financial progress.</p>					
9	<p>Part C - Supervision staff during DLP Payment to the Consultant during the DLP period shall be calculated on a monthly basis, corresponding to the actual deployment of personnel in accordance with the Contract.</p>					

10	<p>Note 1: Payment Limitation for Part A (Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage)</p> <p>i) The fee quoted by the PMC for Part A (Design & Pre-Construction Stage upto award of EPC contracts and Services during execution stage) shall not exceed twenty-five percent (25%) of the total consultancy fees quoted for Part A, Part B and Part C combined.</p> <p>ii) In the event the PMC quotes a fee for Part A exceeding twenty-five percent (25%) of the total consultancy fees quoted for Part A, Part B and Part C combined, the payment for Part A (i) – Services up to Award of EPC Contract shall be restricted to sixty percent (60%) of twenty-five percent (25%) of the total consultancy fees quoted for Part-A, Part-B and Part-C combined or sixty percent (60%) of the quoted fees for Part-A, whichever is minimum.</p> <p>iii) The balance amount of the fee under Part A, shall not be payable prior to the commencement of construction works and shall be released only under Part A(ii) – Services During Construction, on a pro-rata basis in proportion to the financial progress achieved by the EPC Contractor during the execution period, as certified by the AAI.</p> <p>iv) The PMC shall not be entitled to claim any additional payment for services under Part-A(i) beyond the limit specified above, notwithstanding the fee quoted in its financial proposal.</p> <p>Note 2: In case period of deployment of any personnel is less than one month, payment shall be made on pro-rata basis of man-month quote.</p> <p>b) Escalation: No escalation payment shall be payable.</p>						
Total in Figures						0.00	INR Zero Only
Quoted Rate in Words							INR Zero Only

**SAMPLE BOQ FOR REFERENCE ONLY
ACTUAL RATE TO BE FILLED ONLINE ON CPP
PORTAL**