

**AIRPORTS AUTHORITY OF INDIA
CORPORATE HEADQUARTERS
DIRECTORATE OF ENGINEERING-WR
RAJIV GANDHI BHAWAN
SAFDARJUNG AIRPORT, NEW DELHI**

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

(Tender Reference No.: AAI/CHQ-WR/ENGG(C)/UJJAIN/PTB & Allied Works)

TENDER ID: 2026_AAI_275965 _1

1. EPC e-tenders are invited through the e-tendering CPP Portal by **Assistant General Manager (Engg.-Civil), (Mobile no. 8130747603), O/o Executive Director (Engg.)- WR, Airports Authority of India, CHQ, A-Block, 3rd Floor, WS- 310, Extn-2648, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003**, on behalf of Chairman, AAI from the eligible contractors for the work of "Development of Ujjain Airport, Ujjain, Madhya Pradesh. **SH:** Detailed Designing, Engineering, Procurement and Construction of New Domestic Terminal Building with parking, ATC Tower cum Technical block, Fire Station, Electrical Sub-Station, Approach Roads, Ancillary Structures, Allied Works and Associated MEP and Electro-Mechanical works, Airport System, IT System, Security System including Maintenance, Operation & AICMC" at an **Estimated cost of Rs. 125,14,66,000.00** (Excluding GST) (Capital cost component of **Rs. 107,69,73,176.00** (Excluding GST) and O&M plus AICMC cost component of **Rs. 17,44,92,824.00** (Excluding GST)) with **completion period of 15 months** (Original Construction) [including 02 months considered for rain of 01 monsoon season] and Defects Liability Period of 2 years, 10 Years for operation & routine maintenance and 8 years AICMC of E&M (MEP) Works, 3 years AICMC for IT Works, 5 years AICMC for AS Works after DLP of 2 years and Operation & Maintenance for 07 Years for Civil & Horticulture works i/c DLP of 2 years.

The tendering process is online at CPP-portal URL address **<https://etenders.gov.in/eprocure/app>** or **www.aai.aero**. Prospective Tenderers may download and go through the tender document.

Prospective Tenderers are advised to register themselves at CPP-portal, obtain 'Login ID' and 'Password' and go through the instructions available in the Home Page after log in to the CPP-portal **<https://etenders.gov.in/eprocure/app>** or **www.aai.aero**. They 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 tenderer may also take guidance from AAI Help Desk Support through path [www.aai.aero/tender/e-tender/help desk support](http://www.aai.aero/tender/e-tender/help%20desk%20support).

- (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

International Bidders are requested to prefix 91 as country code.

Tenderers are requested to kindly mention the URL of the 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 portal at "**System Settings for CPPP**".

- (ii) For any further technical assistance with regard to functioning of CPP portal the tenderer may contact to the following AAI help desk numbers on all working days only between

Sl. 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.

Tender processing fee of Rs. **11,800.00** /- (including GST), non-refundable

will be required to be paid online on CPP Portal only.

Earnest Money Deposit (EMD) of **Rs. 3,75,43,980/-** will be required to be paid online on CPP Portal.

Or

EMD may be submitted in the form of Insurance Surety Bonds or Bank Guarantee (including e- Bank Guarantee) 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 Guarantee towards (PBG/BG-SD/FBG/EMD) in accordance with the bank details as:

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 (7037) : **AAICORHQ**

The proposed project is to be built in compliance to achieve **GRIHA 5** Rating.

2. Following 2 envelopes shall be submitted through online at CPP-portal by the tenderer as per the following schedule: -

CRITICAL DATE SHEET

Publishing Date	29.04.2026
Bid Document Download / Sale Start Date	30.04.2026 from 0930 hrs.
Clarification Start Date	30.04.2026 from 0930 hrs.
Pre-bid meeting	21.05.2026 from 0930 hrs.
Clarification End Date	15.06.2026 upto 1800 hrs.
Bid Submission Start Date	30.04.2026 from 0930 hrs.
Bid Submission End Date	31.07.2026 upto 1800 hrs.
Last date and time of submission of Original Insurance Surety Bond or BG against EMD, if not paid online on CPP Portal	05.08.2026 upto 1800 hrs.
Bid Opening Date (Envelope- I)	07.08.2026 at 1500 hrs.
Bid Opening Date (Envelope- II)	31.08.2026 at 1500 hrs.

Note: -

- i) *Bidders or their official representative may attend pre-bid conference at **Ujjain Airport Site, Ujjain M.P.** on date mentioned in the critical date sheet above for clarifying issues and clearing doubts, if any, about the specifications/ Terms of Reference and other allied technical/commercial details of the work services, plant, equipment and machinery etc.*
- ii) *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.*
- iii) *Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).*

General Information for Submission of Tenders in Two Envelope Format

The tenders shall be in the form prescribed in this tender document and are invited in two envelope bid system, as follows:

Envelope-I: -(EMD, if not paid online on CPP Portal, Technical Bid and Pre-qualification):- Bid containing following:

A. EMD, if not paid online on CPP Portal:

- i. Scanned copy of insurance Surety Bond/BG against EMD with copy of the SFMS (Structured Financial Messaging System) BG confirmation message sent by the BG issuing bank to ICICI bank, if EMD not paid online on CPP portal (as per below Annexure) alongwith letter of undertaing (as per Annexure below).

[EMD shall be paid online at the CPP portal. However, EMD can also be submitted in the following forms:

- Insurance Surety Bonds as per **Annexure 12, 12A & 12B**
- Bank guarantee (including e-bank guarantee) 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) (as per **Annexure 11, 11A, 11B & 11C**).

If EMD is not paid online on the CPP portal, then the following documents are required to be submitted as evidence of payment of EMD:

- Scanned copy of Insurance Surety Bond as per **Annexure 12, 12A & 12B**.
- Bank guarantee against EMD with a copy of the SFMS (*Structured Financial Messaging System*) bank guarantee confirmation message sent by the bank guarantee issuing Bank to ICICI Bank (details of which is provided below) as per **Annexure 11, 11A, 11B & 11C.]**

Scanned copy of all the documents of Envelope-I mentioned below shall be submitted on the CPP portal. If EMD has not been paid online on CPP Portal, then original/hard copies of bank guarantee/ Insurance Surety Bond against EMD and copy of the SFMS bank guarantee confirmation message should be sent to the **Assistant**

General Manger (Engg.-Civil) (Bid Manager), O/o Executive Director (Engg.)- WR, Airports Authority of India, CHQ, A-Block, 3rd Floor, WS-310, Extn, 2648, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi – 110003 on or before date and time mentioned in critical data sheet above. The bidder, whose Insurance Surety Bond/ bank guarantee against EMD are not received by the date and time mentioned in critical data sheet, then their tenders will be liable to be rejected. **Any postal delay will not be entertained.**

The Envelope containing original BG shall be super scribed with:

Envelope to be opened not before _____ (date and time as per critical data sheet), for the work "*Development of Ujjain Airport, Ujjain, Madhya Pradesh. SH: Detailed Designing, Engineering, Procurement and Construction of New Domestic Terminal Building with parking, ATC Tower cum Technical block, Fire Station, Electrical Sub-Station, Approach Roads, Ancillary Structures, Allied Works and Associated MEP and Electro-Mechanical works, Airport System, IT System, Security System including Maintenance, Operation & AICMC*"

Postal Address: **Assistant General Manger (Engg.-Civil) (Bid Manager), O/o Executive Director (Engg.)- WR, Airports Authority of India, CHQ, A-Block, 3rd Floor, WS-310, Extn-2648, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi – 110003**

Name of bidder: _____.

B. Technical Bid containing the following:

- i. Scanned copy of details of similar works completed or Substantially Completed during last seven years ending on **31.03.2026** with completion certificate issued by client **(As per Annexure -1).**
- ii. Scanned copy of Financial Information (Turnover) **(As per Annexure -2).**
- iii. Scanned copy of Certification of Net Worth from Chartered Accountant **(As per Annexure -3).**
- iv. Scanned copy of Financial Data (work done during last 5 years) **(As per Annexure -4).**

- v. Scanned copy of Work in Hand. **(As per Annexure -5).**
- vi. Scanned copy of Bid Capacity. **(As per Annexure -6).**

Bid Capacity:

Financial bids of the bidder will only be opened if their available bid capacity is more than **Rs. 107,69,73,176/-** (excluding GST). Available bid capacity will be calculated based on the following formula.

$$\text{Available Bid Capacity } B = 2 * N * T - A$$

Where,

B = Bidding Capacity.

N = Maximum value of engineering (civil/electrical/mechanical as relevant to work) works executed in any 1 year during the last 5 years (updated at current price level by enhancing at a simple rate of enhancement @ 7% per annum calculated from the date of completion to date of bid opening **Envelope-1**), taking into account completed as well as work in progress.

T = Time for completion of the work (i.e., **15 months or 1.25 years**).

A = Value (updated at the current price level) of the existing commitments and ongoing works to be completed in the next 'T' years.

Note: (i) In case available bidding capacity of the bidders is less than the estimated cost of work put to tender, the financial bid of such bidder shall not be opened; and (ii) Bid capacity of the bidder and value of existing commitments for ongoing works during period of **15 months or 1.25 years** with effect from the bid submission end date has to be submitted by the bidder as per the prescribed performa. Such data shall be certified by the Chartered Accountant/ Company Auditor with his stamp and signature in original with membership number with UDIN number.

- vii. Scanned copy of Financial Information Annual Value of General Construction Works during last Five Years ending **31.03.2026 (As per Annexure -7).**
- viii. Average Monthly Financial Turnover **(As per Annexure-8).**
- ix. Scanned copy of Tender Acceptance Letter on bidder's letter head **(As per Annexure – 13).**
- x. Scanned copy of Permanent Account Number (PAN) and GST Registration Number and Undertaking for GST Registration **(As per Annexure – 14).**

- xi. Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head. **(As per Annexure-15)**.
- xii. Scanned copy of Signed Integrity Pact **(As per Annexure- 16)**.
- xiii. Bidder shall submit scanned copy of 'Undertaking' on Company's Letter Head that I/ We will deploy sufficient plant and machinery as per the requirement of work in consultation with the Engineer-in-Charge (E-I-C) to achieve the milestones/targets and overall completion within the time period. **(As per Annexure-17)**.
- xiv. Bidder shall submit scanned copy digitally signed undertaking for association of specialized agency, if applicable. **(As per Annexure- 18)**.
- xv. Declaration of Compliance to the OM issued by Government of India, Ministry of Finance, Department of Expenditure, vide file number PPD - 6/18/2019-PPD Dated 23rd July 2020 on the subject "Restrictions under Rule144 (xi) of the General Financial Rules (GFRs)" and "Exclusion from restrictions under Rule 144 (xi) of the General Financial Rules (GFRs), 2017 with up to date amendments. **(As per Annexure-19)**.
- xvi. Bidder shall submit scanned copy digitally signed undertaking from parent company, if applicable. **(As per Annexure-20)**.
- xvii. Bidder shall submit scanned copy digitally signed undertaking for declaration by bidder regarding requirement of local contents. **(As per Annexure-21 and Annexure-22)**.
- xviii. Copy of abridged balance sheet along with profit and loss account statement of the firm for last three FY ending on **FY 2024-25**.
- xix. Bidders other than propriety firm shall submit, scanned copy of authorization letter/power of attorney along with copy of certificate of incorporation under Companies Act, 2013 showing CIN/LLPIN/name of directors and copy of board resolution regarding authority to assign power of attorney. Proprietary firm shall submit scanned copy of authorization letter/ power of attorney only if the tender is processed by a person other than proprietor.
- xx. Documents required for **Evaluation of Envelope – I for determining the eligibility for opening of Envelope – II** as required in **Annexure-9**.
- xxi. Undertaking for imparting training by Bidder as per **-Annexure-AE**

- xxii. Pre-qualification (PQ) proforma duly filled & other relevant documents if any.

C. Qualifying requirements of contractors / tenderers containing the following:

- i) Tenderer should have successfully completed or substantially completed **three works**, each of **Rs. 43,07,89,271/-** (Excluding GST) or **two works**, each of **Rs. 53,84,86,588/-** (Excluding GST) or **one work of Rs. 86,15,78,541/-** (Excluding GST) in single contract of similar nature of "**Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings, 5 Star Hotels, Underground Metro Terminals, Shopping Malls, Business / Commercial Complexes, Super / Multi-specialty Hospitals, Institutional Buildings, Indoor stadium, Corporate Office Buildings. (The composite work includes components of Civil Building works, Electrification and E& M services like Fire Alarm/Fire Fighting, HVAC.)**" on EPC Mode/Turn Key (Design & Build) Basis during the last 07(seven) years ending last day of month previous to the one in which tenders are invited **i.e. 31.03.2026.**

The experience of similar nature of work executed in India shall only be considered for pre-qualification. The details of similar works completed during last 07(seven) years shall be submitted in the given format- (**Annexure-1**) with supporting documents issued by client

Tenderers not having the work experience on **EPC Mode/Turn Key (Design & Build) Basis** as above but having requisite work experience as stated above in other modes of tenders, shall also be allowed to participate if they meet the following conditions:

Successful bidder should have either in-house facility of design/ drawing or should associate architect/designer firm. The design consultant of successful bidder shall be finalized as per the methodology for selection of design consultant mentioned in **Annexure-23.**

Note:

1. *The Experience Certificates of works completed pre GST era, 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 gained by executing work on back-to-back contract/ Sub-contract basis is acceptable in the following conditions:*
 - a. *Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/ written approval. It should be backed by valid agreement and experience certificate.*

b. Payments received by second agency should be reflected in TDS certificates.

3. *Experience gained in composite works for the specialized nature of works (List of Specialized Items / Jobs/ Works as mentioned at **Schedule D: Annex I (Part-VI)**) were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor.*

In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).

4. ***Substantial completion shall be based on 80(eighty) percent (value wise) or more works completed under the contract. substantial completion should not be defined in terms of percentage completion, rather it should be based on functional consideration. Certificate for "substantial completion" of project/work/asset should contain two parts. Part-I shall contain 'financial value of work done' and part-II shall contain 'certificate of functional completion of project/work/asset'.***

In case the tender is being invited on **EPC Mode/Turn Key (Design & Build) Basis** after engagement of PMC by AAI, the tenderer cannot associate the same PMC and their sub-consultants associated with the project as architect/designer firm/consultants.

Change of the associated architect/designer firm will normally be allowed only once, that too under exceptional circumstances with the prior approval of AAI. The architect/designer firm can be substituted subject to the condition that the new architect/designer firm meets the qualification and experience criteria. A compensation of **0.1% of the contract amount or Rs. 10.00 Lacs whichever is higher** shall be imposed for any such change to act as deterrent. No extension of time shall be considered for change of architect/designer firm.

"The value of executed works and consultancy (design/drawing) 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 (Envelope - I/Technical bid.)"

Client certificate for experience 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. **Tenderers 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.

- ii) Should have annualized average financial turnover of **Rs. 38,12,48,505/-** (Excluding GST) on construction works during last three years ending 31st March of the previous financial year. The Financial Information shall be submitted in the given format **Annexure-2**.
Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.
- iii) The tenderer should have a minimum net worth of **Rs. 16,15,45,977/-** (Excluding GST), issued by certified Chartered Accountants. The Certificate should be submitted in the given format- **Annexure-3**.
- iv) **Minimum annual value of general construction work:** the applicant should have achieved minimum annual value of general construction work of **Rs 172,31,57,082/-** (Excluding GST) (as certified by Chartered Accountant and at least 50 (fifty) percent of which is from Engineering (Civil/Electrical/Mechanical as relevant to the work being procured) construction works) carried out in any of the year during last five (05) years, ending 31st March of previous year, calculated by applying a multiplier of 02 for the project costing upto Rs. 1500 Crore and 1.5 for the projects costing more than Rs. 1500 Crores to the projected annual construction expenditure on the subject contract.
- v) **Average monthly turnover / progress** - The agency should have achieved average monthly financial turnover/progress of at least **Rs. 6,35,41,418/-** per month {(75% of estimated cost plus GST) / period of completion in month} in one general construction work, during the last seven years ending last day of month previous to the one in which bids are invited including the extended date, if any. For this purpose, cost of work shall mean gross value of the completed work including cost of materials supplied by the Government/client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Executive Engineer or Chartered Accountant. The cost of individual one works considered for monthly turnover should not be less than **Rs. 50,83,31,340/-** (40% of estimated cost plus GST). The value of average monthly financial progress shall be worked out on the basis of completion cost of work divided by actual duration of completion of work. The value of average monthly financial progress shall be brought to current costing level by enhancing the actual value of monthly turnover of single work at simple rate of 7% per annum calculated from the date of completion to previous day of last day of submission of bids.

Note: - Extra time granted due to Force Majeure period due to COVID in the year 2020, here applicable to that extent shall be adjusted accordingly vide ministry of finance O.M F.18/4/2020-PPD dt 03.05.2020 while calculating average monthly financial turnover.

(Financial turnover and net worth of Associated Architect/Designer Firm is not required).

- D. Joint Venture company/consortium/ Firms shall not be permitted to participate the tendering process.
- E. No foreign firm are eligible for participating in this tenders.

Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal. If EMD not paid online on CPP Portal, Original/Hard Copies of Insurance Surety Bond/BG against EMD is required to be submitted/sent to the **Asst. General Manager (Engg-C), Airports Authority of India, O/o Executive Director (Engg.)-WR, Corporate Head Quarters, A-Block, 3rd Floor, WS-310, Extn – 2648, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110 003**, on or before date & time mentioned in CRITICAL DATE SHEET. The tenderer, whose Insurance Surety Bond/ BG against EMD are not received by the date & time mentioned in critical data sheet, then their tenders will be liable to be rejected. Any postal delay will not be entertained.

Envelope-II: - The Financial e-Bid through CPP portal.

All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the tenderers. Tenderers 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 tenderer). No other cells should be changed. Once the details have been completed, the tenderer should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the tenderer, the bid will be rejected.

3. Refund of EMD

EMD deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD of the successful bidder shall be returned on receipt of Security Deposit equivalent to EMD amount/ performance bank guarantee

4. Bid Submission: -

The tenderer shall submit their application only at CPP Portal: **<https://etenders.gov.in/eprocure/app>**. Tenderer/Contractor are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents may be scanned with 100 dpi with black and white

option which helps in reducing size of the scanned document.

Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.

5. Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.

6. Tenderer who has downloaded the tender from Central Public Procurement Portal (CPPP) website <http://etenders.gov.in/e procure/app>, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited and tenderer is liable to be banned from doing business with AAI.

7. Bids **Opening Process is as below: -**

I. **Envelope-I [EMD (if not paid online on CPP Portal), Technical bid and Pre-qualification]:**

Envelope-I containing documents as per Para 2 (A), (B), (C) & (D) & (E) as applicable (uploaded by the tenderers) shall be opened on date & time mentioned in CRITICAL DATA SHEET.

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.**

If any clarification is needed from the tenderer about the deficiency in his uploaded documents in **Envelope – I**, he will be asked to provide it through CPP portal, if required. The tenderer shall upload the requisite clarification/documents within time specified by AAI, failing which it shall be presumed that 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 tenderers through CPP portal.

Evaluation Criteria of Envelope-I for opening of Envelope -II (Financial

bid)

The details submitted by the bidder will be evaluated in the following manner:

- (a) Evaluation of the performance of contractors for eligibility shall be done by AAI only for the bidders qualifying the criteria mentioned in **paragraph 2** above. Eligible category of works completed / progress, submitted by the bidders shall be inspected by committee of officers nominated by AAI. The marks for the quality shall be given based on this inspection.
- (b) The scoring method for evaluation shall be done as per **Annexure-9**. The summary of the scoring proforma for evaluation is as set out below:

S.No.	Attributes	Maximum Marks	Evaluation
1.	Financial Strength	[25]	
2.	Experience in execution of similar nature work	[40]	
3.	Performance on work – Time over run (TOR)	[20]	
4.	Perofrmance on completed / substantially completed similar nature of works-Quality (as per Annexures-10A & 10B)	[15]	
Total		100 marks	

To become eligible for opening of envelope -II (Financial bid), the bidder must secure at least [50% (fifty percent)] marks in each section (1, 2, 3, 4) and [75% (Seventy Five percent)] marks in aggregate.

II. Envelope-II (Financial Bid):

Envelope-II containing financial bid of the bidders found to be meeting the technical criteria and qualifying requirements under Envelope-I shall be opened on date and time mentioned in critical date sheet. In case of any change in the date and time for opening of Envelope-II, the same shall be intimated through the CPP Portal.

Shortlisting of financial bids under Envelope-II:

- i) If the lowest tendered amount (worked out on the basis of quoted rate of individual items) of two or more bidders are equal, then such bidders will be asked to submit revised offer quoting rate of each item from the schedule of quantity for all sub sections/sub heads as the case may be. The lowest tender shall be decided on the basis of the revised offer.
- ii) Provided that the revised quoted rate of each item from 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 original tender. In such an event, the revised offer shall be treated invalid. If the bidder does not submit a revised offer, then the same shall be treated as withdrawal of tender before acceptance and suitable action shall be taken by AAI.

- iii) If the revised tendered amount (as discovered in (a) above) (worked out on the basis of quoted rate of individual items) of two or more bidders received in revised offers are again equal, then the lowest tender, among such bidders, shall be decided by draw of lots in the presence of GM (Engg) / Jt. GM (Engg)/ DGM (Engg)/ AGM (Engg)/ Sr Manager (Engg) in-charge of major and minor component(s) of work and the lowest bidders those have quoted equal amount of their tenders.
- iv) If all the lowest bidders refuse to submit revised offers as per (b) above, then tenders shall be recalled by AAI and AAI shall have the right to take suitable actions.
- v) Bidders failing to submit the revised offer or bidders quoting higher revised rate(s) of any item(s) as compared to their respective original rate already at the time of submission of original bid shall not be allowed to participate in the retendering process of the work.

Note: Till the time CPP portal supports the above provisions, revised offers from bidders forming the tie shall be obtained and procedure prescribed for "limited tenders" shall be adopted (for e-tenders).

8. Amendment to the Tender Documents

- i) At any time prior to the Bid Submission End Date, AAI may, for any reason, whether at its own initiative or in response to clarifications requested by a bidder, modify the tender and other documents by issuance of corrigenda and/or addenda.
 - ii) Any corrigendum/ addendum thus issued will be uploaded on the CPP portal.
 - iii) In order to afford the bidders a reasonable time for taking any corrigendum/ addendum into account, or for any other reason, AAI may, in its sole discretion, extend the Bid Submission End Date.
- 9.** AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.
- 10.** AAI shall have the right of rejecting all or any of the tenders and shall not be bound to accept the lowest or any other tender.
- 11.** AAI reserves the right to disallow the working agencies whose performance at

ongoing project(s) is below par and usually poor and has been issued letter of restrain/temporary or permanent debarment/black listing by any department of AAI. AAI reserves the right to verify the credentials submitted by the bidder at any stage (before or after the award the 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 have the right (at its sole discretion) to take the following action:

- a) Forfeit the entire amount of EMD submitted by the bidder; and
- b) The bidder shall be liable for debarment for a period upto 2 years from tendering in AAI, including termination of any contract apart from any other appropriate contractual/legal action.

- 12. Consortium/JV companies, if any, shall not be permitted.**
- 13.** Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Government of India prevalent on the date of acceptance.
- 14.** Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and Handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012, as amended, shall be applicable for tenders of supply/services and shall not be extended to construction work.
- 15. Bidders are required to submit Unique Document Identification Number (UDIN) generated documents like financial information (turnover with loss/profit), net worth certificate, financial data (works done during last 5 financial years), works in hand etc. Tax Deduction at Source (TDS) Certificates for Non- Govt. works etc. as per tender conditions duly certified by Chartered Accountant and having UDIN. The documents submitted by bidders without UDIN shall not be considered.**
- 16.** 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 amendments upto date, is applicable.
- 17.** Requirement of registration by the bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up to date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable.
- 18.** All bidders are required to quote their rates only in INR and may note that all contract payment shall be made in INR only. All relevant taxation law of India shall also apply during release of payment and necessary deduction as per tender

conditions and relevant laws shall be made.

19. For determining eligibility of bidder in terms of experience certificate and financial turnover, completion cost shall be considered exclusive of GST, ESI, PF and AICMC cost. The bidder shall submit an undertaking mentioning whether the GST/Pre GST Taxes, ESI and PF are included in the completion cost or not in the client completion certificate, if included, the bidder shall mention the percentage/break up cost of these components.
20. In case of non-submission of required undertaking, AAI shall determine GST/Pre GST Taxes, ESI & PF components as per CPWD / AAI guidelines amended from time to time and shall carry out further evaluation accordingly.
21. The bidders shall sign a declaration under the officials Secret Act, 1923 for the purpose of maintaining secrecy of the tender documents, drawings or other records connected with the work awarded to them. The unsuccessful bidders shall return all the drawings provided to them.
22. Performance Guarantee and additional Performance Guarantee (if applicable) shall be furnished within 30 days of issue of letter of Intent (LoI). The award letter shall be issued on receipt of Performance Guarantee and additional Performance Guarantee (if applicable). In case the contractor fails to deposit performance guarantee and / or additional Performance Guarantee (if applicable) 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 upto a period of two (02) years.
23. Methodology and selection of Design consultants:
 - (a) Successful bidder should have either in-house facility of design/ drawing or should associate designer firm.
 - (b) The successful bidder having an integrated in-house facility covering Master Planning, Architecture & Interior Design, Civil & Structural Engineering, MEP (including Fire & Safety), Landscape, Façade, Lighting, Signage, etc., shall have to submit client certificate within 10 days as proof.

The in-house facility must have successfully completed or substantially completed design consultancy for **Building Works** of Similar Nature **in India** during the last seven (07) years ending the day of issue of Letter of Intent (LoI), meeting one of the following criteria:

- Three projects, each valued at **Rs. 43,07,89,271/-** (Excluding GST) or
- Two projects, each valued at **Rs. 53,84,86,588/-** (Excluding GST) or
- One project valued at **Rs. 86,15,78,541/-** (Excluding GST)

- (c) In case of non-availability of integrated in-house capabilities of design team, the successful bidder has to submit proposal of at least 3 nos. design consultant within 10 days of issue of Letter of Intent (LOI) for technical evaluation and selection of design consultant as per criteria specified in **Annexure-23**.
- (d) The selection of design consultant shall be done by AAI as per Technical Evaluation. This process shall be completed within time frame of 15 (fifteen) days after submission of documents by the successful bidder.
- (e) The design consultant scoring maximum marks shall be selected as Design Consultant by AAI, subjected to, the consultant not debarred or blacklisted or having unsatisfactory performance in pervious projects with AAI.
- (f) Selection of design consultant will be intimated to the successful bidder. The successful bidder has to engage the selected design consultant within 5 days of receiving intimation from AAI, and duly intimated to AAI.
- (g) Letter of award (LoA) to the L1 bidder shall be issued by AAI only after approval and engagement of design consultant as detailed above.
- (h) Failure to adhere to the above timeline may lead to the cancellation of Tender and no claim whatsoever will be entertained by AAI.

Note:

- i) The value of executed works and consultancy (design & drawings) shall be brought to current costing level by enhancing the actual value of work at simple rate of enhancement at 7% per annum, calculated from the date of completion to date of bid opening of **Envelope-I/Technical bid**.
- ii) Client certificate for design consultancy should show the nature of work done, the value of work, date of start, stipulated date of completion as per agreement, actual date of completion and satisfactory completion of work. Further, 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.

BID MANAGER
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O/o ED Engg. – WR
CHQ, Rajiv Gandhi Bhawan,
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