



CENTRAL UNIVERSITY OF KASHMIR
GANDERBAL, J&K-191131

EXPRESSION OF INTEREST (EOI)
FOR
HIRING OF CONSULTANT ARCHITECT
ON PRICE BASED SYSTEM - LEAST COST SELECTION (LCS)

Central University of Kashmir invites Expression of Interest (EOI) under two cover system from reputed consulting agencies having good experience as Consultant Architect for Construction works/projects. The name of the work and associated services are given below:

EoI No.01 of 2026 Dated: 08.05.2026

Name of the Work	Architectural Cum Structural Consultancy Services For Various construction projects at Main Campus and other campuses of University at Ganderbal to be executed by Engineering Wing CUK.
Estimated Cost of Architectural and Structural Engineering Consultancy	As per New projects/Works assigned (Actual Work Done Cost)
Earnest Money Deposit	Rs. 5,000/- in the shape of DD/BG/CDR/TDR in favour of Central University of Kashmir payable at Ganderbal. (<i>Refundable</i>)
EoI Fee	Rs.500/- in the shape of DD/BG/CDR/TDR in favour of Central University of Kashmir payable at Ganderbal.
Submission start date	08.05.2026
Submission end date	20.05.2026
Pre-Bid Meeting Date	14.05.2026 (11:00 AM) Engineering Wing Central University of Kashmir, Tulmulla, Ganderbal
Last Date for receiving EMD in Original.	21.05.2026
Date & Time for opening of Technical Bids/Financial Bids	22.05.2026

The **Expression of Interest** document containing the details of qualification criteria, submission requirement, brief objective & scope of work and evaluation criteria etc. can be downloaded from www.eprocure.gov.in.

Further details, if any, may be obtained from Engineering Wing Central University of Kashmir Ganderbal – 191131 during working hours.

No. CUKmr/CD/F.No.209/26/31

Dated: 08/05/2026

Sd/

Executive Engineer



CENTRAL UNIVERSITY OF KASHMIR

GANDERBAL, J&K-191131

1. Introduction

Central University of Kashmir intends to hire services of Consultant Architect for various works to be executed through its Engineering Wing. The Consultant Architect shall be engaged for a period of one year.

2. Scope of Work:

The selected Architectural Firm/Architect/Consultant shall be required to provide services in respect of the following fields for various building projects proposed for execution.

- 2.1. Taking client's instructions and preparation of design brief.
- 2.2. Preparation of detailed Project report if required, as per directions of Client.
- 2.3. Preparation of detail Architecture Drawings as per already available/ approved conceptual plan.
- 2.4. Site evaluation, analysis and impact of existing and/ or proposed development on its immediate environs.
- 2.5. Topographical contour survey of land with total station if required
- 2.6. Building's layout/column layout.
- 2.7. Structural design with design calculations.
- 2.8. It will be a sole responsibility of the Architect /Firm to get the structural Design approved and vetted from any IIT/NIT/CFTI/Design Directorate or any other equivalent institution as approved by competent authority. The vetting charges shall be included by the bidder in the quoted rates.
- 2.9. Sanitary, plumbing, drainage, water supply, sewerage, furniture layout & landscape etc. design and drawings.
- 2.10. Electrical, electronic, communication and Point Layout design and drawings, electrical load calculation, design of main cables, design of panels, street lighting with BoQ, etc.
- 2.11. Heating, ventilation & Air-conditioning and other mechanical systems design and drawings if any.
- 2.12. Design/capacity of LIFTS.
- 2.13. Design and drawings of Fire detection, fire protection and security alarms with BOQ.
- 2.14. Inspection, supervision and evaluation of works.
- 2.15. Design, drawing of IT Infrastructure including CCTV Cameras/ NVRs, LAN cabling, optical



CENTRAL UNIVERSITY OF KASHMIR

GANDERBAL, J&K-191131

fiber, switching & routing design with BoQs

- 2.16. Any other individual /specific requirements of the project.
- 2.17. Preparation of Bill of Quantities (BOQ) and Schedule of Specifications.
- 2.18. Road survey works (L- section, cross section and all other road elements.)
- 2.19. Design of Roads
- 2.20. Design of protection works as per the topography of the site.
- 2.21. Retrofitting and rehabilitation of structures/Structural Health Monitoring

3. Instructions to bidders:

- 3.1. The applicants are strictly advised to submit only the required/relevant documents and should avoid submitting irrelevant documents in order to save time.
- 3.2. The applicants are requested to furnish all information and documents as called for in this document.
- 3.3. The pre-bid meeting is **MANDATORY** for all the bidders
- 3.4. All accompanying documents must be clearly initialed by the Authorized Signatory.
- 3.5. Any proposal received after the closing of due date and time shall not be considered. The University shall retain all the documents submitted by the applicant.
- 3.6. All bids submitted by the applicants by due date and time shall be opened online in the presence of such applicants or their authorized representative who choose to attend the bid opening process.
- 3.7. Applicants are required to be a proprietary firm, registered consulting firm, Architectural firm
- 3.8. The bidder may properly check the documents before submission to ensure that all information as asked for is enclosed.
- 3.9. At any time prior to opening of proposals, the University either at their own initiative or in response to clarifications requested by a prospective Applicant may modify the EoI documents conditions by uploading the Modifications on the website www.eprocure.gov.in and/or publish in leading Newspapers.
- 3.10. The bids shall remain valid for a period of 180 days from the date of opening.
- 3.11. The EMD of the successful bidder shall be released after submission of Performance Guarantee of Rs. 25,000/- by the bidder.



CENTRAL UNIVERSITY OF KASHMIR

GANDERBAL, J&K-191131

4. Eligibility Criteria

The intending bidders/applicants would be required to fulfill the following eligibility conditions

- 4.1. The **Consultant** should be duly registered with National Council of Architect of India and registered with any Govt. / PSU. (**Documentary evidence is required**)
- 4.2. The consultant should have minimum 5 years of professional experience from the date of registration with the Council of Architecture of India. (**Documentary evidence is required**)
- 4.3. The consultant should have completed consultancy assignments of similar nature for projects having construction cost of ₹10 Cr or above (aggregate value) in last 04 years in any Govt. Department/ PSU. (**Documentary evidence is required**)
- 4.4. The Architectural firm should have minimum qualifications as prescribed in the Architects Act, 1972 for registration with the Council of Architecture. The firm must have a **Structural Engineer** associated with it. The Engineering staff should have a minimum qualification of BE/ B. Tech in relevant field of Engineering/Technology /the statutory body governing such profession, as and when established. (**Documentary evidence is required**)
- 4.5. The Consultant/firm, if selected, shall give an undertaking to the effect that they will keep their technical staff/representative stationed near the University for the entire period of the consultancy.
- 4.6. The applicant should have a PAN card & GST Registration. Documentary evidence is required to be submitted. (**Documentary evidence is required**)
- 4.7. The applicant shall submit an undertaking/affidavit that the Firm has not been blacklisted by any organization and department. (**Documentary evidence is required**)

5. Evaluation Process for Selection of Consultant(Twin Evaluation Process: LCS) :

- 5.1. The proposal will be evaluated for Technical Evaluation based on the qualification Criteria mentioned under clause 04 above.
- 5.2. The Financial bid of **ONLY** those bidders shall be opened who qualify the Technical bid evaluation.
- 5.3. The work shall be awarded to the lowest bidder (L1).



CENTRAL UNIVERSITY OF KASHMIR

GANDERBAL, J&K-191131

6. Schedule of Services:

The Architect shall after taking instructions from the concerned section render the following services:

- 6.1. Ascertain client's requirements, examine site constraints & potential and prepare a design brief for client's approval.
- 6.2. Prepare conceptual design with reference to requirements given by the client.
- 6.3. **Preliminary Design and Drawings:**
Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches for client's approval along with preliminary estimate of cost on plinth area basis.
Examine the Structural Health before start of any repair/renovation works.
- 6.4. **Drawings for statutory approvals:**
Prepare drawings necessary for clients / statutory approval and ensure compliance to codes, standards and legislations as applicable and assist the client in obtaining the statutory approvals thereof, if required.
- 6.5. **Construction Stage:**
Design, prepare and issue working drawings and details for proper execution of works for civil works and allied services (electrical, IT, plumbing, sanitary, etc.), during construction. The structural design shall have to be submitted in hard & soft copies including design calculations to the University if asked.
- 6.6. Inspect, supervise and evaluate the construction works during execution and wherever necessary, clarify any decision, offer interpretation of the drawings /specifications.
- 6.7. **Completion Stage:**
Prepare and submit at least 03 sets of as built drawings including services and structure in hard and soft copies
- 6.8. The consultant/architect/Engineer/Firm shall perform all other duties and functions as specified by the Engineer-in-charge.
- 6.9. Paying periodic site visits during execution of work as per the requirement and/or on demand of Engineering Wing of the University.
- 6.10. On the basis of on-site observations, the architect/Firm shall look into the architectural defects and deficiencies in the work of contractor. Such defects shall be intimated to the Engineering Wing of the University for timely rectification by the contractor.
- 6.11. Architect/Firm shall review shop drawing and other submissions of the contractor for conformance with design concept of the project.
- 6.12. Architect/Firm shall issue necessary clarifications, detail drawings, revisions etc. those may be required for smooth progress of work at site.
- 6.13. Architect/Firm is required to make power point presentations and display of drawings at the required forums as per the directions of the University.



CENTRAL UNIVERSITY OF KASHMIR
GANDERBAL, J&K-191131

7. Schedule of Payments:

Description	Fee Payable
Stage1 Upon submission of conceptual/preliminary design/drawings, including insertions of suggestions of the department if any found during preliminary preparation.	10% of the total fees payable on rough estimate of cost.
Stage2 Upon approval of the design/ drawings from the competent authority	25% of the total fees payable on rough estimate of cost less payment already made up to Stage1.
Stage3 Upon preparation of working drawings, Schedule of Specifications, cost estimate and schedule of quantities (BOQ) sufficient to invite tenders.	35% of the total fees payable on cost estimate less payment already made up to Stage 2.
Stage4 On submitting detailed working drawings and other details of the services required for commencement of work at site.	55% of the total fees payable on allotted cost/tendered cost less payment already made up to Stage3.



CENTRAL UNIVERSITY OF KASHMIR
GANDERBAL, J&K-191131

Stage5

During execution of the work:

a) On completion of 20% of the work

b) On completion of 40% of the work

c) On completion of 60% of the work

d) On completion of 80% of the work

e) On Physical completion of work

a) 65 % of the total fees payable as per allotted cost less payments already made up to Stage4.

b) 75 % of the total fees payable as per allotted cost less payments already made up to Stage4.

c) 85 % of the total fees payable as per allotted cost less payments already made up to Stage4.

d) 90 % of the total fees payable as per allotted cost less payments already made up to Stage4.

e) 95 % of the total fees payable as per actual work done cost less payments already made up to Stage4.

(5% retained for DLP of the work)



CENTRAL UNIVERSITY OF KASHMIR
GANDERBAL, J&K-191131

8. Timeline & Deliverables:

The consultant has to deliver the works as per following milestones.

N o	Responsibility	Time Frame(Days)
1	Preparation of Concept Report, Master Plan, DPR etc. Preparation of Preliminary Drawings, BOQ, Estimate, Specifications etc. required for inviting tender for Works Contract.	Within 10 Days from Issue of LoI
3	Detailed design/ drawing & document for main works, development work, special works, services etc.(in close co-ordination with Client)	Within 15 days from the date of LoI in phased manner or as per requirement at site which will be intimated time to time by Engineer-In-Charge
4	Responsibilities during project execution, i.e. site visits, preparation of BBS and additional drawings, survey, modification etc. if required	As per time frame fixed during execution of the project.
5	Responsibilities on completion of work like as built drawings & Completion Report etc.	Within 30 Days of Completion

9. Additional Terms & Conditions:

- 9.1. The University reserves the right to terminate this contract at any time by giving 15 days' notice to the Architect without assigning any reasons. In that case, accounts will be settled in accordance with the terms and conditions and stipulations of this allotment of work for the work done up to the stage of termination
- 9.2. The University may rescind the contract on failure of the Architect/Engineer/consultant/ firm to complete any stage(s) unless period for performance of such stage(s) is extended by the University on the written request made by the Architect, giving reasons for delay/non-performance within the prescribed time. Grant of extension is sole discretion of the University.



CENTRAL UNIVERSITY OF KASHMIR GANDERBAL, J&K-191131

- 9.3. The Consultant Architect shall have full responsibility for items of work, described in the scope of work. The University will have full access to the details of the features for the purpose of scrutiny for satisfying themselves as to their correctness and soundness. The structural engineers of the Consultant Architect will render all possible help for the above scrutiny.
- 9.4. Any approval/scrutiny of drawing/designs by the University shall not absolve the firm of their responsibility and firm will be liable to rectify/incorporate changes, if any without any extra charges. The Firm shall not make any deviation, alteration or omission from the approved drawings, without prior consent/approval of the University.
- 9.5. The Firm shall exercise all reasonable skill, care and diligence in the discharge of their duties and shall exercise such general superintendence and the inspection in regard to such works as may be necessary to ensure that works are being executed in accordance with contract documents and shall endeavor to guard the interest of the University against the defects and deficiencies in the work of the contract.
- 9.6. The University shall have the liberty to postpone or not to execute any work and the firm shall not entitle to any compensation for non-executed part of the work except that the fees of the firm up to the stage of work then completed.
- 9.7. The consultant / Architect/Engineer/ firm should have licensed software required for the professional works.
- 9.8. Bidder has to quote rates in Percentage (%) for providing of Architectural & Engineering Consultancy Detailed design/ drawing & document for main works, development work, special works, services etc. (in close co-ordination with University (Client) indicated in the NIT. The cost quoted by the bidder shall be inclusive of GST and all other taxes, duties, cess and services as required under the scope and agreement clauses of the contract. The rates quoted by the bidder shall include all their expenditures, vetting charges, water, electricity, transportation, Loading/Unloading, Labour, Tools, Materials etc. whatsoever and nothing extra shall be paid to them unless mentioned specifically elsewhere in the EoI document. The Rate shall remain firm throughout the contract period and no revision will be allowed.
- 9.9. The period of contract shall remain valid for a period of one year. The contract can be further extended on mutual consent of both the parties.



CENTRAL UNIVERSITY OF KASHMIR

GANDERBAL, J&K-191131

10. Litigation History:

The Applicant should provide accurate information of any litigation or arbitration resulting from contracts completed or under its execution over the last two financial years. A consistent history of litigations against the Applicant may result in disqualification of the application/contract.

11. Disputes Resolution:

If any dispute arises between Engineer-In-charge of works and architect/Firms/Architect; initially dispute shall be resolved at the level of Executive Engineer. If dispute still remains unresolved, then the dispute shall be referred to the Registrar, Central University of Kashmir or any other authority appointed by the competent authority and his decision in this regard will be final and binding on the architect/Firm/Engineer-In-Charge. If at any time during the validity of the contract period Architectural Consultancy is to be done through some other agency or through its own engineering staff/Architect, the University is at liberty to do so and the Architect will have no claim what so ever on this account.

12. Subletting the Work:

No subletting of the contract work is allowed.

13. Penalty:

In case of the Consultant fails to complete the work within the contract period or extended period owing to reasons attributable to Consultant, liquidated damages @ 1% per week of the total fees subject to a maximum of 10% of the total fees payable shall be levied on the Consultant. The University shall be entitled to deduct such damages from the dues that may be payable to the Associate Consultant.

14. Other duties and functions:

The University shall notify/ convey (by any mode) its program of inspection to the Architect/Firm who will depute their respective representatives to be present during the site inspections.

Sd/

Er. Ishaq A. Rather
Executive Engineer