



भारतीय सूचना प्रौद्योगिकी संस्थान, नागपुर  
Indian Institute of Information Technology, Nagpur

“An Institution of National Importance by an Act of Parliament”

S.No. 140,141/1 Behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni,  
Village - Waranga, PO - Dongargaon (Butibori), District - Nagpur (Maharashtra) – 441108

Website: [www.iiitn.ac.in](http://www.iiitn.ac.in) Email: [director@iiitn.ac.in](mailto:director@iiitn.ac.in), [registrar@iiitn.ac.in](mailto:registrar@iiitn.ac.in) Phone: - 9405215010

# **REQUEST FOR PROPOSAL (RFP) / EXPRESSION OF INTEREST (EoI)**

*Open only for Central Public Sector Undertakings (CPSUs)  
eligible as per Rule 133(3) of GFR, 2017*

**For**

**Selection of Agency as  
Project Management Consultant (PMC)**

**For**

**Construction & Development of various  
infrastructure works at IIIT Nagpur to  
be undertaken under EPC Mode**

**11<sup>th</sup> JUNE 2024**

भारतीय सूचना प्रौद्योगिकी संस्थान, नागपुर  
INDIAN INSTITUTE OF INFORMATION TECHNOLOGY  
NAGPUR



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REF NO.: IITN/RFP/PMC-PII/2024-25/2

DATE OF ISSUE OF RFP / EoI	11-06-2024
PRE-BID MEETING	20-06-2024
LAST DATE OF SUBMISSION OF RFP	01-07-2024
LIKELY DATE OF OPENING OF RFP	01-07-2024

TOTAL PAGES – 39

# TABLE OF CONTENT

Sr. No.	Particulars	Page No.
	DISCLAIMER	4
1	Introduction	5
2	Background for the RFP / EoI	5
3	RFP / EoI Processing Charges	6
4	Pre-Bid Meeting	6
5	Tentative Project Details	7
6	Indicative Project Cost & Implementation Schedule	8
7	Provision for Additional Works	8
8	Eligibility Criteria for submission of RFP / EoI	9
9	Scope of Works & Specific Terms & Conditions	9
10	Key Personnel Requirement	18
11	Description of RFP / EoI Process	19
12	Evaluation of Technical Bids & Selection Criterion	20
13	Signing of Agreement	22
14	Mobilization Advance & Payment Schedule	23
15	Performance Guarantee	24
16	Defect Liability Period	25
17	Submission of Proposal	25
18	Single Bid by Individual Applicant	26
19	Validity of the Bid	26
20	Fraud & Corrupt Practices	26
21	General Terms & Conditions of the RFP / EoI	27
22	Check List for submission of RFP / EoI	29

## ANNEXURES

Annex. No.	Particulars	Page No.
1	Format for Bank Guarantee for Mobilization Advance	32
2	Format for Bank Guarantee for Performance Guarantee	34
3	Format for Affidavit on Rs. 100/- Stamp Paper	36
4	Format for Letter of Submission	37
5	Format for Details of Bidder	38
6	Format for Price Bid	39

## **DISCLAIMER**

The information contained in this Request for Proposal (RFP) document or subsequently provided to the Successful Project Management Consultant (PMC) Agency, whether verbally or in documentary form by or on behalf of Indian Institute of Information Technology, Nagpur [IIITN or the Institute] through any of its faculty / staff, is provided to the PMC Agency on the terms and conditions set out in this RFP document and any other terms and conditions subject to which such information is provided.

This RFP document is not an offer or invitation to any other party. The purpose of this RFP document is to provide the PMC Agency with information to assist the formulation of their Proposal submission.

This RFP document does not purport to contain all the information each PMC Agency may require. This RFP document may not be appropriate for all persons and it is not possible for the Institute to consider the objectives, financial situation and particular needs of each PMC Agency. The Institute makes no representation or warranty and shall incur no liability under the Law of Contract, Tort, the Principles of Restitution or unjust enrichment or otherwise for any loss, expense or damage, which may arise from or be incurred or suffered in connection with anything contained in this RFP document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP document and any assessment, assumption, statement or information contained therein or any matter deemed to form part of this RFP document, the award of the Proposal and any other information supplied by or on behalf of the Institute arising in any way from the Proposal process.

The Institute may at its absolute discretion, but without being under any obligation to do so, amend or supplement the information in this RFP document. The information that the Institute is in a position to furnish is limited to this RFP document.

This RFP document and the information contained herein are confidential and for use only by the person to whom it is issued. It may not be copied or distributed by the recipient to third parties (other than, in confidence to the recipient's professional Adviser). In the event that the recipient does not continue with the involvement in the Proposal Process in accordance with this RFP document, the information contained in the RFP document shall not be divulged to any other party. The information contained in the RFP document must be kept confidential.

Mere submission of a responsive Proposal does not ensure selection of the PMC Agency as Successful Bidder. The Institute reserves the right to reject all or any of the Proposals without assigning any reason whatsoever.

The Institute reserves all the rights to cancel, terminate, change or modify this selection process and/or requirements of bidding stated in the RFP document, at any time without assigning any reason or providing any notice and without accepting any liability for the same.

This Request for Proposal (RFP) contains brief information about the Phase II Construction Works intended to be developed by the Institute and will assist the PMC Agency in formulation of the Bid Documents for the process of selecting the Bidder at later stage. This RFP is not an agreement or an offer by the Institute to the interested Applicant / Bidder or any other person.

The entire process of selection of PMC Agency as well as the selection of Bidder at a later stage for construction & development of Phase II Works on EPC Basis shall be subject to approvals from the Building Works Committee, Finance Committee and Board of Governors of the Institute and/or any other concerned Competent Authority as applicable.

## 1. INTRODUCTION

Indian Institute of Information Technology, Nagpur (IIITN) is one of the 20 Indian Institutes of Information Technology established under Public-Private Partnership Scheme by Ministry of Education, Government of India. IIITN has been declared as an “**Institution of National Importance**” under the provisions of Indian Institute of Information Technology (Public-Private Partnership) Act, 2017.

At present the Institute is offering Six Undergraduate (B.Tech) Courses and also PhD Programmes in Computer Science & Engineering (CSE) and Electronics & Communication Engineering (ECE) Branches. Further, the Institute offers a Post-Graduate Diploma Course in Information & Communication Technology jointly with Military College of Telecommunication Engineering, Mhow. As on date, the total undergraduate student strength of the Institute is more than 1775 numbers.

The Institute is located at S. No. 140,141/1 Behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girmi, Village - Waranga, PO - Dongargaon (Butibori), District - Nagpur (Maharashtra) – 441108. The Institute has about 100 Acres of land allotted by the State Government of Maharashtra in its possession.

The Phase – I of the Permanent Campus consisting of 1 Academic Block (G+5), 1 Admin Block (G+2), 1 Hostel Block (G + 10) and 1 Residential Block (G+11) has been completed along with associated External Development of the Campus.

Considering the mandate for self-sufficiency, the Institute is planning to expand its activities and also enhance student strength in near future. The Institute would be required to construct additional infrastructure facilities to accommodate additional students. Accordingly, through this Request For Proposal (RFP), the Institute is initiating the process for selection of the Agency as “Project Management Consultant” (PMC) which will responsible for getting executed various works pertaining to Phase II development of the Institute Campus.

## 2. BACKGROUND FOR THE RFP / EoI

To address the challenges faced by the Indian Information Technology Industry and growth of the domestic IT Market, Ministry of Education (then Ministry of Human Resource Development), Government of India planned for establishment of twenty Indian Institutes of Information Technology (IIIT), on a Not-for-Profit Public Private Partnership (N-PPP) Basis. Accordingly, a scheme (IIIT Scheme) was formulated which inter alia provided the framework for establishment of these IIITs including that for development of infrastructure.

The Institute has completed the Phase I of the Campus Development through the Grant-in-Aids received from the Central Government, the State Government of Maharashtra, the Industry Partner as well as through Internal Resources.

Now the Institute intends to undertake the construction of additional infrastructural facilities under Phase II Campus Development. As the Institute does not have the requisite expertise in implementation of the construction projects of envisaged magnitude, it intends to appoint a PMC Agency which will be responsible for preparation of Preliminary Estimates, Detailed Estimates, Tendering, Selection of Contractor(s), Execution, Engineering, Procurement, Commissioning, Billing etc for the works proposed to be undertaken under the Scope of Work defined under this RFP.

### 3. RFP / EoI PROCESSING CHARGES

All the Bidders for the RFP shall be required to submit RFP Processing Charges in the form of Demand Draft of **Rs. 11,800/- (Rs. 10,000/- RFP Processing Charges + Rs. 1,800/- GST)** drawn in favour of The Director, IIIT, Nagpur and payable at Nagpur.

Alternatively, the RFP Processing Charges may be paid Online by NEFT/RTGS in the following Bank Account:

Account Name	Indian Institute of Information Technology Nagpur General
Account Number	41759739179
Name of the Bank	State Bank of India, VRCE Branch, South Ambazari Road, VNIT, Nagpur
Bank Code	06702
IFSC Code	SBIN0006702
MICR Code	440002005

The Bidders are required to write name of the Company on back side of the Demand Draft or NEFT/RTGS Receipt. A copy of the receipt is to be attached with the hard copy of the submitted RFP.

The RFP Processing Charges are non-refundable.

### 4. PRE-BID MEETING

The Institute shall arrange a Pre-Bid Meeting for the interested Bidders. The objective of the Pre-Bid Meeting shall be to clarify issues and to answer questions on any matter related to this RFP that may be raised at that stage.

Corrigendum / Amendment in RFP / Tender Document, if required, after the Pre-Bid Meeting shall be uploaded on the Institute Website viz. [www.iiitn.ac.in](http://www.iiitn.ac.in) only. The Bidders are requested to keep visiting the Institute Website regularly.

No queries / objections shall be entertained after Pre-Bid Meeting.

The interested Bidders may attend the Pre-Bid Meeting with prior intimation through email on [registrar@iiitn.ac.in](mailto:registrar@iiitn.ac.in). Maximum two representatives shall be allowed during Pre-Bid Meeting.

However, the Institute reserves its right to postpone/re-schedule or even cancel the Pre-Bid Meeting due to any unforeseen circumstances. In such an event, the Bidders who have expressed their interest for attending the Pre-Bid Meeting through email shall only be communicated accordingly.

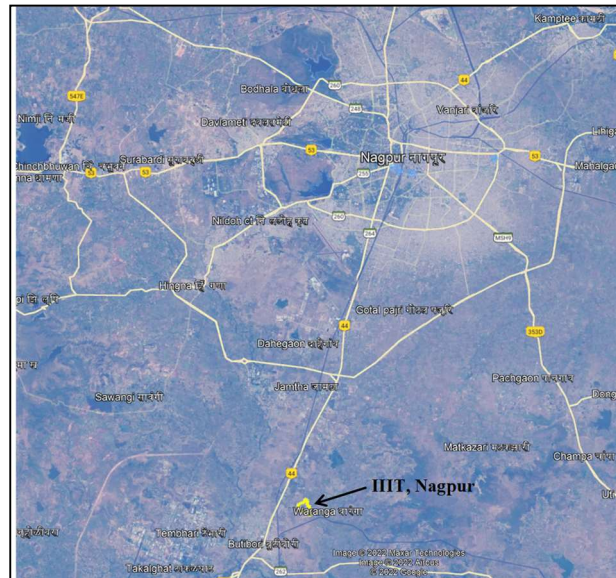
The tentative details of the Pre-Bid Meeting are as under:

Sr. No.	Particulars	Details
1	Date of Pre-Bid Meeting	<b>20-06-2024</b>
2	Venue for Pre-Bid Meeting	IIIT, Nagpur Permanent Campus located at Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girmi, Village - Waranga, PO - Dongargaon (Butibori) District- Nagpur, Maharashtra – 441108
3	Time for Pre-Bid Meeting	11.00 AM Onwards

## 5. TENTATIVE PROJECT DETAILS

IIT, Nagpur has been allotted 39.96 Ha (approx.. 100 Acres) land by the State Government of Maharashtra at Village - Waranga, PO - Dongargaon (Butibori), District - Nagpur (Maharashtra). The land is in possession of the Institute and Phase I Construction comprising of 1 Academic Block, 1 Admin Block, 1 Hostel Block and 1 Residential Block has been completed along with associated External Development of the Campus.

The Institute is located at a distance of about 25 Kms from Nagpur City. The location map of the land allotted to the Institute with respect to Nagpur City is provided as **Fig. 1.1**.



**Figure 1.1 : Location of the Project**

The Google Map of the land allotted to the Institute and the construction done thereon is provided as **Fig. 1.2**.



**Figure 1.2 : Google Map of allotted land**

Now, the Institute intends to construct following additional facilities under Phase II of the Campus Development Works:

Sr. No.	Particulars	Tentative Estimated Amount
1	Academic Block – B	Rs. 41.00 Crores
2	Associated External Development Work	Rs. 6.50 Crores
3	Associated E & M Services	Rs. 11.00 Crores
4	Main Entrance Gate along with associated Infrastructure	Rs. 3.00 Crores
5	Construction of peripheral 6m Cement Road left in Phase I	Rs. 2.00 Crores
6	Canteen with a capacity to accommodate about 200 students	Rs. 1.50 Crores
7	Multi-Purpose Hall with a capacity to accommodate about 1000 students / guests.	Rs. 10.00 Crores
<b>Estimated Capital Expenditure (Phase II Campus Development) =</b>		<b>Rs. 75.00 Crores</b>

The above facilities to be developed within the Campus Premises are expected to be in line with the Master Plan prepared during Phase I Construction phase. However, changes required if any, in the overall interest of the Institute shall be done after due discussion with the selected Bidder at later stage.

## 6. INDICATIVE PROJECT COST AND IMPLEMENTATION SCHEDULE

The indicative cost for establishment of the facilities referred herein above at IIIT, Nagpur on turnkey project basis in all respects including all the relevant Civil, Electrical, Mechanical, HVAC, Lifts, Plumbing, Fire Fighting, construction of Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Cement Roads, installation of CCTV, Solar PV Plant and Associated External Work is expected to be around **Rs. 75 Crores. However, the Successful PMC Agency shall review and establish the Project Cost to facilitate issue of the Bid Document for EPC Contract.**

The Institute contemplates to complete the Project of construction of the facilities referred herein above **within 18 months from the date of signing of the Agreement with the selected PMC Agency** subject to successful completion of all the requisite formalities including Bidding Process and Building Works Committee / Finance Committee / Board of Governors Approvals along with other construction work related approvals.

## 7. PROVISION FOR ADDITIONAL WORKS

IIIT, Nagpur is on a growth trajectory and accordingly may decide to undertake additional construction works for development of the Campus in due course. The Institute may intend to extend the services of the PMC Agency selected under this RFP/EoI covering such additional works, **to be executed simultaneously during Phase II Construction Works and/or within five years from the date of completion of the Phase II Works**, on same terms and conditions subject to satisfactory performance of the PMC Agency.

The Institute shall have the discretionary power to decide and extend such offer to the PMC Agency. The selected PMC Agency agrees to consider such offer and convey its acceptance or otherwise to the Institute within reasonable time.



Award of additional Campus Development Works to the selected PMC Bidder shall be subject to approvals of Building Works Committee / Finance Committee and the Board of Governors of the Institute.

## 8. ELIGIBILITY CRITERIA FOR SUBMISSION OF RFP / EoI

The Agencies who fulfill the minimum eligibility requirements delineated hereunder shall be eligible to bid. Ineligible bids shall be rejected outright and no further action/technical consideration shall be given to such bids. The bids received as a joint venture or consortium are not eligible for participation. Only sole bidders are allowed to participate in the bid.

1. The Bidder must be a Central Government Company registered under the Company's Act 1956/2013 and/or Public Sector Undertaking (PSU) set up by the Central Government to carry out Civil and Electrical Works as per GFR Clause 133(3). Other Central PSUs notified by the Ministry of Urban Development for such purpose may also participate in the bid.
2. The **Average Annual Financial Turnover** of the Bidder during the **Financial Years 2020-21, 2021-22 and 2022-23 should be at least Rs. 300 Crores.**
3. The Bidder should have satisfactorily completed as PMC Agency the works as mentioned below during the last **Five (05) years** ending previous day of last date of submission of tenders.

Three (03) similar works each costing not less than 40% of the estimated cost of the project

**Or**

Two (02) similar works each costing not less than 60% of the estimated cost of the project

**Or**

One (01) similar work costing not less than 80% of the estimated cost of the project.

**“Similar Works”** means providing Comprehensive Project Management Consultancy (PMC) Services for Construction & Development of various Academic/Hostels/Residential Buildings in Institutional Campus/Government Organizations/ Public Sector Undertakings including Electrical, Plumbing, HVAC, Firefighting, Water Supply, construction of Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Cement Roads, installation of CCTV, Solar PV Plant, External Development Landscaping/Plantation/Face-lifting Works etc.

4. The Bidder should have satisfactorily completed as PMC Agency the construction works for **at least One Institution of National Importance viz. IIT / NIT / IIIT or any other CFTI** during the last **Five (05) years** ending previous day of last date of submission of tenders.
5. The Bidder should have provided Comprehensive PMC Services for at least One Building Project with minimum G + 5 Stories Structure with Centralized Cassette Air Conditioning System having built-up area of 7500 Sqm.
6. The Bidder should not have been blacklisted by any Central / State Government Department / Public Sector Undertakings.

## 9. SCOPE OF WORK AND SPECIFIC TERMS & CONDITIONS

The Scope of Work for the successful PMC Agency shall include but not limited to preparation of Architectural Designs, Preliminary Estimates, Detailed Estimates, Tendering, Selection of Contractor(s), Execution, Engineering, Procurement, Commissioning, Billing etc for the works proposed to be undertaken under this RFP.

The responsibilities (terms and conditions) of the PMC Agency selected under this RFP shall be as under:

1. Execution of the Phase II Development Works under ***EPC (Engineering, Procurement and Construction) Mode with fixed cost and fixed term contract basis (Turnkey Project)*** .

For avoidance of any doubt, it is clarified that the selected PMC shall be responsible for total Project Management including day-to-day supervision of works, maintenance of all project records and executing the works as per Prescribed Guidelines, Works Manual, Codes, Books of Specifications etc and also in accordance with relevant and extant provisions of General Financial Rules (GFR) 2017 and amendments thereof.

2. Construction, Execution and Supervision of all the project related activities such as Civil, Architectural, Structural, Plumbing, Electrical, HVAC, Firefighting etc under EPC Mode.
3. The PMC shall maintain a fully functional office at the site during the entire period of execution till handing over of the project. PMC has to make his own arrangement for office for which land inside the campus may be given by the Institute, if required.

The PMC is advised to note that the Project Site Office shall be handed over to the Institute after successful completion of the works in functional condition.

4. Appointment of a single Design Consultant (Architectural and Engineering Consultancy) commensurate with the size and nature of work after following the due process & in consultation & approval of IIIT Nagpur.

The PMC shall appoint Design Consultant for the preparation of Tender Document(s) good for bidding of EPC Contractor. The broad scope of Design Consultant shall include:

- a) Preparation of Campus Plan indicating proposed Construction Sites and incorporating the earlier constructions.
  - b) Architectural design for the assigned works.
  - c) Structural design and drawings etc.
  - d) Mechanical, Electrical & Plumbing (MEP) Services and Drawings including for WTP, STP, Borewells etc.
  - e) Low Voltage Systems (CCTV/LAN etc) Facilities and Drawings.
  - f) Landscaping and Horticultural Development least affecting the existing plantation / landscaping of the site and drawings.
  - g) The statutory clearances for commencement, during construction & at completion of the construction for handing over of the infrastructure.
5. The proposal of Design Consultant presented at the time of selection of Design Consultant shall be tentative and IIIT Nagpur shall be at liberty to accept/change or ask for alternative design during design finalization stages.
  6. Appointment of appropriate consultants for structural, MEP and such other services as necessary for the project in consultation with and approval of the Institute.

7. The PMC shall ensure that Design Consultant completes the design and drawing proposal in less than 3 months or within the timeframe mutually agreed by the Institute and the PMC, through following design finalization stages:
  - a. Concept Design Alternatives.
  - b. Final Concept.
  - c. Detailed design with model/3D walkthrough. The Model should include the existing buildings / landscaping / plantation details.
  - d. Design shall be cost effective and efficient in fund utilization.
  - e. Design consultant shall interact with IIIT Nagpur Team to get detailed understanding of the requirements and has to follow the directions issued by the Institute from time to time.
  - f. The responsibilities of Design Consultant shall be consistent with the responsibility of architect as given in Council of Architecture (COA) handbook of professional practices.
  - g. The Design Consultant shall be responsible for design coordination and technical support during EPC Contract stage within the finalized design.
8. Tendering for selection of EPC Contractor with fixed cost and fixed term contract basis following all the applicable corrected and updated CPWD Works Manual and General Condition of Contract.

**The selected PMC will have to float the EPC Tender with fixed implementation tenure, fixed cost without any escalation clause.**

9. Finalization of the tender document in conformity with the CPWD Manuals, CPWD DSR, CPWD AoR and all other relevant documents of CPWD issued from time to time and as applicable to IIIT Nagpur Works.
10. Finalization of the tender document in close coordination with the Institute to facilitate incorporation of the suggestions/recommendations of the Institute in the tender from time to time.
11. Obtaining all the requisite statutory approvals, local body approvals as applicable to the Project Works.

For avoidance of any doubt, it is clarified that the PMC shall obtain all the necessary Statutory Approvals / Permission / Clearances / Certificates (as applicable) from the concerned Local Bodies & Statutory Authorities like District Authorities, Municipal Corporation, Panchayati Raj Institutions, Town Planning Board, Electricity Board / Fire Department, State / Central Pollution Control Boards, State / Central Environmental Authorities, Forest and Wildlife Authorities etc (for e.g. removal of trees, re-locating utilities; laying of cables, traffic control, mining of earth and stone, blasting permission, etc).

12. Compliance of the norms of GRIHA-III or above.
13. Compliance of the applicable bye laws and National Building Code – 2016.

14. Handing over of the completed works/project with quality and compliance of all rules and regulations to IIIT Nagpur within due date.

The PMC shall hand over the project to IIIT, Nagpur or its Authorized Representative completed in all respect including all Services and Facilities constructed in accordance with the Approved Plans, Specifications fulfilling all techno-functional requirements agreed with the Institute along with Inventory, **As built-Drawings (three sets of “to the scale” drawings in hard & also in soft i.e. AutoCAD Format)**, Vendor’s Directory, Maintenance Manual / Standard Operating Procedure ( SOP), for Equipment and Plants, Warranty Certificate by the Manufacturer, if any, for the installed equipment/fixtures, all Clearances /Certificates from Statutory Authorities, Local Bodies, Test Reports, Construction Check List etc.

15. Approval of Final Design and preparation of Detailed Project Report (DPR) along with Preliminary Estimates (PE) to facilitate tendering under EPC Mode. The Final Design, DPR and PE shall be approved by IIIT Nagpur.
16. The PMC shall prepare preliminary cost estimates based on approved architectural concept /other services drawings & specifications given by the appointed Design Consultant and approved by the Institute. Preliminary cost estimates shall be prepared based on CPWD plinth area rates / DSR (as applicable) enhanced by the cost index of the area and market rate analysis for items which are not included in CPWD, PAR, for financial sanction / approval of the Institute.
17. The Detailed Project Report (DPR / Preliminary Estimates (PE) shall be prepared consistent with applicable norms and standards, containing milestones and commensurate activities to be accomplished against each Milestones.
18. The PMC shall use CPWD Plinth Area Rate /DSR (as applicable) for framing the DPR/PE. NON-DSR items shall be incorporated in the detailed estimates only when these are not readily available in the DSR. The Institute shall accord approval to the DPR/PE containing milestone and baseline program in the form of CPM network and issue administrative approval (A/A) and Expenditure Sanction (E/S) after the submission of the same by PMC.
19. The PMC shall prepare tender documents comprising the technical specification, BOQ, general terms and conditions, special conditions etc. and decide on inviting tenders on Engineering Procurement Construction (EPC) Mode with fixed Project Duration and Fixed Cost. For efficient Project execution, if required, PMC shall decide on sub packaging of the entire work. PMC shall invite open tender based on prevalent / established prequalification criteria. PMC shall award the work within sanctioned cost (excluding agency charges) to the technically qualified lowest bidder.
20. If there is an increase in L-1 tendered cost vis-a-vis sanctioned cost (excluding agency charges) then PMC shall put up a proposal to the Institute for sanction of the revised cost with supporting documents and technical justification. However, the same is subjected to the approval of the appropriate Authorities of the Institute.
21. The PMC shall make all the statutory payments to the government or any other statutory body or bodies relating to the Project from the Project Fund. The amount thus paid towards statutory expenditure shall be reimbursed by the Institute as per actuals subject to submission of the supporting documents by the PMC.

22. The PMC shall ensure that the preliminary Estimate as well as actual expenditure / cost shall not exceed the Approved Project Cost.
23. The PMC shall ensure certification and making timely payments of Bills of the Contractors / Agencies engaged by them. The PMC shall make available Final Statement of Accounts in Standard Format to the Institute and shall also provide copies of Final Bills for all Contract Packages and other expenditure incurred related to Project Construction during and after the Completion of the Work as required by the Institute.
24. In addition to the above, should the Institute ask for any other details from PMC regarding Utilization of Fund at any stage, Detailed Estimates, Technical Sanctions, Award of Works, Running Bills etc., the same shall be provided by PMC readily.
25. The Institute shall make the work site available free from encumbrances to selected PMC. The PMC shall be responsible for providing all auxiliary services. However, the Institute may help wherever necessary, if desired.
26. PMC shall permit the Institute to inspect or monitor the works, either itself or through Third Party as and when it desires for assessing actual progress and quality of construction and any other aspects.
27. PMC shall ensure adequate availability of men & material by their Contractors to execute the complete works within the agreed Project Schedule.
28. Selected PMC shall ensure that the Contractor(s) deployed by them shall implement required Health, Safety & Environmental (HSE) Practices at the Construction Site and they also comply with all statutory obligations related to workmen deployed at the Construction Site. PMC will act as “Principal Owner” in respect of all Statutory Obligations related to workmen deployed at the site in execution of the work.
29. **Arrangement for Water:** The selected PMC, through the EPC Contractor, shall have to make its own arrangements for water required for construction as well as domestic purposes (to its staff and labours) through installation and commissioning of at least two Bore Wells within the Campus. The sites for the Bore Wells shall be selected mutually by the PMC and the Institute. If the two Bore Wells could not supply water required for construction works or domestic purposes, the PMC shall arrange for installation and commissioning of third Bore Well at the agreed site within the Campus.

The cost for installation, commissioning and maintaining the Bore Wells including operations and maintenance of the submersible pump(s) during the entire duration of the contract shall be with PMC. Further, the PMC shall arrange for connecting these Bore Wells to the new / existing Water Treatment Plant (WTP) as per the requirement of the Institute.

The PMC shall handover the installed and commissioned Bore Wells in working conditions to the Institute at the end of conclusion of the Contract.

- 30. Arrangement for Electricity:** The selected PMC, through the EPC Contractor, shall have to make its own arrangements for electricity required for construction as well as domestic purposes (to its staff and labour quarters) through installation and commissioning of required transformers, cables, switches, poles etc.

The Institute shall assist the PMC / EPC Contractor for obtaining the requisite clearances for arrangement of construction power from the concerned Authorities.

The PMC shall handover the installed and commissioned infrastructure established for arrangement of the power in working conditions to the Institute at the end of conclusion of the Contract.

- 31. Arrangement for Labour Quarters:** The selected PMC, through the EPC Contractor, shall have to make its own arrangements for staying of its labours within the Campus as per requirement. The location for establishment of the Temporary Labour Quarters shall be approved by the Institute. The PMC will have to make its own arrangements for distribution of water and electricity for the Labour Quarters.

The PMC shall handover the established Temporary Labour Quarters in functional conditions to the Institute at the end of conclusion of the Contract.

32. The selected PMC shall prepare and submit to the Institute an Integrated Programme Chart (the Base Line Programme) for the execution of work showing clearly all activities from the start of work to completion with details of manpower and other input information required for the fulfilment of the timelines given therein.
33. The PMC will intimate the Institute details of the Project Team, both on-site and off-site associated with execution of the work.
34. PMC shall be responsible for providing Physical Progress Reports to the Institute in the form of CPM (Critical Path Method) Network on monthly basis for reviewing of the progress of the work vis-à-vis Base Line Programme.
35. The PMC will take all necessary remedial actions, after considering the Institute's observations made in respect of quality and progress of the work during the monthly / periodic Project Review Meetings to ensure timely completion of work as per the approved time-schedule / milestones and within the approved Cost.
36. The PMC shall maintain the "Site Observation Register" at the Site which will be duly signed by the PMC Representative and Institute Representative.
37. PMC shall also be responsible for providing to the Institute the Financial Progress Reports of the Project and up-to-date Expenditure Details incurred on the work on monthly basis along with Certificate of Utilization of Fund against Fund earlier released to PMC by the Institute.
38. PMC shall be solely responsible for compliance of directions issued by the Institute, additional cost for reconstruction / modification of any work not adhering to the quality as necessary.

39. The PMC shall preferably call composite tenders to reduce the number of packages for better management of the Project and its completion within the approved time line and cost.
40. PMC shall be responsible for managing the Project from concept to commissioning effectively and efficiently to ensure desired / proportionate pace of progress and completion of work is achieved progressively vis-à-vis approved Plans & Specifications and in Terms and Conditions of the mutually agreed milestones and timelines and approved cost, taking with due diligence all required pro-active remedial measures including provision of stringent and elaborate enforceable Clauses to this effect and also making time as the essence of contract in the Bid and Contract Documents.
41. PMC shall provide for clauses in the contract and established procedure to recover liquidated damages from their contractors / agencies. The liquidated damages recovered from the contractors for delay, if any, shall be credited to the Institute in the Project Accounts.
42. PMC shall also ensure regular site visit of the appointed Design Consultant for ensuring that the work is being executed as per the conceived plan & released drawings.
43. The approved Initial Project Cost & Timeline should not exceed during execution of the Project except for reasons like revised specifications or extra work over approved estimate carried out at the request of the Institute.
44. No additional expenditure over and above the earlier approved Project Cost shall be incurred by PMC without prior approval of the Institute.
45. Upward Revisions in either Cost or Timeline should be an exception rather than a rule and for achieving this objective, all required efforts shall be made by the selected PMC.
46. At any time, if it appears to the Institute that the actual progress of the work does not confirm to the approved programme, detailed reasons and justifications for such delays shall have to be provided by the PMC which shall be examined by the Institute to re-schedule the Programme/Project Duration, if required.
47. Progress Review Meetings preferably monthly shall be held between the PMC and the Institute for reviewing the progress of works based on Baseline Programme / Milestones etc and also for resolving co-ordination issues, if any including fixing priority of some works, facilities and services for their early completion and handing over to the Institute for putting the said item/works to use for intended purpose.
48. The selected PMC will designate a Nodal Officer for the Project for coordinating with the Institute and the Design Consultant and Contractors / Vendors appointed by the PMC. Such designated Nodal Officer shall be stationed within the IIIT Nagpur Campus and shall be suitably empowered and authorized to take decisions in work related issues so that delays are minimized for achieving timely completion of work.
49. The PMC shall obtain work Completion / Occupancy Certificates & Clearances for completed Work and Facilities from its deployed Contractor(s) before handing over the same to the Institute for putting them to functional use. The Institute shall provide all assistance in this process as per requirement.

50. On completion of the work, a Project Completion Report (PCR) shall be submitted by the PMC duly bringing out the Final Project Completion Cost, Total Time Period taken to complete the work and also completed Project Components as against the approved Cost, Time and Project Components.

The Project Completion report (PCR) shall be submitted along with Final Project Accounts including return of unspent balance amount, if any, to the Institute within one month of settlement of final bills of the contractors / other agencies deployed on the work by the PMC.

51. PMC shall unless otherwise specified be fully responsible for procurement of all materials through contractors/agencies for the construction activities and be liable for compliance of statutory laws/rules/regulations of the appropriate authorities.
52. PMC shall be wholly responsible for any observations and/or comments and, if any, defects pointed out by CVC / CAG / Statutory Authorities / Local Bodies / Municipal Corporation / Metropolitan Authority etc pertaining to work under intimation to the Institute in the planning & procedures of execution of the Project.
53. PMC shall provide all work-related information promptly to the Institute for replying to parliament questions, queries from various constitutional and statutory authorities as and when required.
54. PMC shall have the absolute authority to grant extension of time, cancel or determine cancellation of contract, either in full or parts, if its appointed Contractor fails to perform / complete the work, due to inferior workmanship etc. PMC shall get the balance work completed at the risk and cost of its Contractor / subcontractor. No additional payment shall be made by the Institute on any account. The risk and cost tender shall be concluded with due diligence to minimize the risk and cost liabilities.

**However, for the avoidance of any doubt it is clarified that the PMC shall not have any authority to grant extension of time to any of its contractor/sub-contractor for completion of any of the work beyond the approved Project Tenure without the written consent / approval of the Institute.**

55. Any defects discovered and brought to the notice of the PMC during the Project Execution Period shall be rectified by the Contractor appointed by the PMC. PMC shall ensure that in the event of the failure on the part of its Contractor, the same may without prejudice to any other rights available to it in law, be rectified by the PMC at their own cost and expenses.
56. The PMC will submit the Quality Assurance Plan (QAP) to the Institute after award of work under this RFP.
57. The PMC shall be responsible for scrutiny of the bids received against the EPC Tender. The bids received from EPC Contractor(s) shall be analyzed, justified with respect to the market rate analysis with reasons for variations and presented to the Institute as a due diligence report with specific recommendations of the award of tender including retendering if bids received are unreasonably high.



58. The PMC shall invite the bids for the EPC Contract strictly in compliance with the CVC and GFR guidelines on open tender to ensure wide participation and solicit of adequate number of bids.
59. The qualifying project(s) of the EPC Contractor shall be presented in the technical qualification document to assess a suitability of the bidder. The Institute shall be at the liberty to get the satisfaction report from the owner of such qualifying projects through PMC if necessary. The qualifying project submitted should also include the detailed time and cost overrun and litigation, if any.
60. Quality shall be the sole responsibility of PMC. PMC shall maintain all record of QA/QC with respect to various items as per specifications and practices and shall be responsible for providing the comprehensive report on timely basis to the Institute.
61. PMC shall satisfy itself for the adequacy of the quality compliance as well as the safety measures on the projects. PMC shall present all such documents to independent QA/QC agency, if appointed by the Institute.
62. The PMC will get approval of the Institute for all the finishing works / items as and when required before executing / completing the said works.
63. PMC shall periodically assess itself with regard to the laboratory facilities of various onsite / offsite laboratories tests including calibrations. The reports shall be submitted to the Institute as and when such tests are conducted.
64. In case of any claim or difficulties experienced by EPC Contractor which may eventually precipitate, as disputes, shall be immediately resolved without accruing any liabilities on the Institute whatsoever.
65. In case of any such claims leading to liabilities on the institute, the Institute shall be informed immediately with necessary recommendation by PMC. In the interim period in anticipation of the decision of the Institute, PMC shall take all necessary safeguard to limit the extent of liabilities as much as possible.
66. The PMC shall consider the implementation of pre-construction activities wherever required for conceptual planning purpose to assess the precise requirement of the scope of work while framing estimate, preparing Notice Inviting Tender (NIT) etc.
67. The PMC shall undertake detailed Geotechnical / Geophysical / Geological Investigations of the proposed site and layout including topographical / contour survey as and when required. The Institute shall not provide any site specific Geotechnical / Geophysical / Geological Investigation / Survey Data.
68. The percentage service charges as agreed under Contract shall remain fixed and valid for the entire period of work with no condition for escalation whatsoever (excluding statutory taxes as applicable and cess thereon, if any).
69. The service charges shall be inclusive of all expenses (both direct and indirect) relating to the performance of the Contract for the entire period of Contract except the fees/charges relating to statutory approvals, payable to local bodies and other authorities, and also excluding GST and cess thereon, if any, which shall be payable extra as applicable.

**For the avoidance of doubt, it is clarified that the Service Charges to be paid to the selected PMC shall be calculated on the actual value of the work done by the EPC Contractor excluding GST.**

**In case of any doubt regarding the inclusion or exclusion of any item of work from the Project Cost forming the basis of the Service Charges Calculation, the decision of the Institute / its Auditors shall be final and binding which shall be based on the principle of avoidance of double payment of service charges and/or taxes to the Project Management Consultant.**

70. The Project Management Consultant shall not be entitled to any payment or remuneration, over and above the quoted services charges on account of any delay caused by any reason, whatsoever.
71. Deductions on account of Income tax and other statutory provisions shall be made by IIIT Nagpur upon payment of Service Charges or any other payments whatsoever to the Project Management Consultant, as per prevalent rules / provisions.
72. No out-of-pocket expenses shall be admissible. For short stay of professionals/staff of the Project Management Consultant visiting IIIT Nagpur Campus in connection with the performance of the Contract, the Institute may, subject to availability, provide accommodation in its Guest House on paid basis. Room rents and other expenses, as applicable to outside visitors shall be payable by the Project Management Consultant in such a case.

Similarly, all travel and touring expenses to site, for factory testing & inspections etc or for meetings or to other places related to project work etc by any means of transport are all deemed to be included in the quoted service charges and shall accordingly be borne by the Project Management Consultant and their representatives directly.

73. All payments made by the Institute to the Project Management Consultant for any purpose whatsoever shall be in Indian Rupees only. Compliance with the foreign exchange regulation of India or any other country shall be the sole responsibility of the selected Project Management Consultant and IIIT Nagpur shall in no way be involved directly or indirectly.
74. The PMC must comply with the CVC Circular No 04/06/23 dated 14/06/2023, regarding the applicability of the Integrity Pact in its contract with the EPC Contractor. The same is to be done as per extant guidelines in this regard and complied in full.

## **10. KEY PERSONAL REQUIREMENT**

The Successful PMC Agency shall be required to deploy the Key Personnel with requisite qualifications, experience and expertise in handling issues related to civil construction, electrical & mechanical installations including HVAC etc for execution and monitoring of the Project.

The Key Personnel may be required to stay at the Institute Premises as and when required.

The Successful PMC Agency shall mobilize and demobilize its Key / Professional Personnel and Support Personnel with the concurrence of the Institute and shall maintain the time sheet / attendance sheet of the working of all Personnel.

One of the Key Personnel shall be deputed by the Successful PMC Agency as “Project In-charge” who will be the Authorized Person on behalf of the PMC and shall report to the Competent Authority of the Institute or any other Authorized Representative of the Institute.

The “Project In-charge” of the PMC will have to be available within the Institute Campus on all working days or as and when required by IIIT Nagpur in connection with any project work executed under this RFP.

## **11. DESCRIPTION OF RFP / EoI PROCESS**

Through this RFP Process, the Institute intends to select a Project Management Consultant (PMC) Agency which will provide the Institute a Comprehensive Project Management Service for Construction & Development of various infrastructure works within Institute Campus including all associated Electrical, Plumbing, HVAC, Firefighting, Water Supply, WTP, STP, CCTV, Solar PV Installation, External Development/Face-Lifting Works etc as per requirement of the Institute.

This RFP document contains information about the pre-qualification requirements and process in relation to pre-qualification of the PMC for providing End-To-End PMC Services for the envisaged Project(s).

Bidders are required to carefully read the contents of this document and to provide required information, as per the checklist so that capabilities of the Applicants / Bidders can be fully appreciated and assessed by the Institute.

IIIT Nagpur will evaluate the submitted Proposals and determine the same to be substantially responsive if:

- a) They are properly signed on each page & submitted in Original; and
- b) Confirm to the terms & conditions of the RFP Document.

### **Conditional RFP(s) will not be accepted.**

The evaluation of the proposals shall be done in three stages:

- i. Pre-Technical Bid Evaluation
- ii. Technical / Qualifying Bid Evaluation
- iii. Financial / Price Bid Evaluation

In the Pre-Technical Bid Evaluation, the Institute shall evaluate the Technical Bids for essential eligibility criteria, submission of RFP Processing Charges, submitted supporting documents and overall responsiveness in accordance with the RFP Document.

On the basis of the preliminary scrutiny, the Institute shall shortlist the “Qualified Bidders” for participation in the further process of bidding.

In the Technical / Qualifying Evaluation Stage, the bids of the “Qualified Bidders” shall be further subjected to detailed technical scrutiny and the “Technically Qualified” Bidders shall be invited for technical presentation which will consist of relevant details like credentials, approach and methodology.

The Technical Presentation shall be done before the Committee constituted by IIIT, Nagpur. The Committee shall evaluate the Bidder on the basis of the Presentation and shall provide the Technical Score. **The minimum technical score required to qualify technical evaluation is 70%.**

In the Financial / Price Evaluation Stage the Financial Bids of the Bidders, qualified in the technical evaluation with minimum 70% marks, will be opened. The Financial Score shall be assigned to each Bids as described in the RFP.

The entire technical and financial evaluation of the bids submitted by the Bidder shall be done by following the Quality and Cost Based System (QCBS) described hereunder.

## 12. EVALUATION OF TECHNICAL & FINANCIAL BIDS

The evaluation of the Technical and Financial Proposals shall be undertaken by following the Quality and Cost Based System (QCBS).

For the Bidders qualifying the Eligibility Criteria, the Technical Score (TS) will consist of the marks allotted to the following parameters:

Sr. No.	Description	Evaluation Criteria	Parameter Wise Marks	Maximum Marks
1	Technical Presentation and overall capability considering:	a. Organizational Set-up	0	40
		b. Understanding of the Project(s)	5	
		c. Details of Proposed Execution Methodology	15	
		d. Availability of requisite Manpower like Architects, Civil Engineers, Electrical Engineers, HVAC Engineers etc and its Deployment Schedule for the Proposed Project(s)	10	
		e. Completed Similar Projects in Education Sector	10	
2	Average Annual Turnover for the three years viz. 2020-21, 2021-22 and 2022-23	< Rs. 300 Crores	0	15
		> Rs. 300 Crores & < Rs. 500 Crores	10	
		> Rs. 500 Crores	15	
3	Schedule "A" Mini Ratna Status	No Schedule "A" Mini Ratna Status	0	10
		Schedule "A" Mini Ratna Status	10	

Sr. No.	Description	Evaluation Criteria	Parameter Wise Marks	Maximum Marks
4	Number of successfully completed “Similar Works”	< 1 Similar Project	0	20
		> 1 to 4 Similar Projects	10	
		> 4 Similar Projects	20	
<p><b>“Similar Works”</b> means providing Comprehensive Project Management Consultancy (PMC) Services for Construction &amp; Development of various Academic/Hostels/Residential Buildings in Institutional Campus/Government Organizations/ Public Sector Undertakings including Electrical, Plumbing, HVAC, Firefighting, Water Supply, construction of Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Cement Roads, installation of CCTV, Solar PV Plant, External Development Landscaping/Plantation/Face-lifting Works etc.</p>				
5	Experience in Green Building Development	At least One Project successfully completed with 05 Star GRIHA/Gold LEED Rating	15	15
		At least One Project successfully completed with 04 Star GRIHA/Gold LEED Rating	10	
		At least One Projects successfully completed with 03 Star GRIHA/Gold LEED Rating	5	
<b>Total Maximum Marks =</b>		--	--	<b>100</b>

**The Bidders are advised to note that the Technical Evaluation shall be carried out based on the signed documents submitted by the Bidder with the Bid. For each of the parameters to be evaluated for marking, the Bidder is required to submit unambiguous supporting document(s) without which the Committee shall take its own call and shall award the marks.**

The discretion and decision of the Committee in respect of the award of marks for the Technical Proposals shall be final and binding on all applicants without any right of appeal.

The Bidder shall submit the work plan indicating the schedule in bar chart format and approach to work in the Presentation. Further, the Bidder shall submit the detailed methodology to be adopted for preparation of Detailed Project Report and other relevant requisites to be covered as per the scope of work in the Presentation.

Each shortlisted Bidder will be allowed maximum 30 minutes for the presentation followed by up to 30 minutes for questions by the Institute Committee.

The Bidder is required to submit a duly signed copy of the Presentation to IIIT, Nagpur on the day of the Presentation.

**The minimum technical score required to qualify technical evaluation is 70%.**

A bid will be considered unsuitable and will be rejected at this stage if it fails to achieve the minimum technical score.

The Financial Bids will be opened only of those Bidders who secure minimum 70% & above marks in technical evaluation.

The cost indicated in the Financial Bid shall be deemed as final and reflecting the total cost of services and should be stated in percentage (%) only on the actual project cost.

For the Bidders qualifying the Eligibility Criteria, the Financial Score (FS) will be determined using following formula:

$$FS = 100 \times (FL/F)$$

Where, “FS” is the Financial Score of the Bidder  
“FL” is the Lowest Financial Proposal among all (L1)  
“F” is the Financial Proposal of the particular Bidder

### **Calculation of the Composite Score (CS)**

For the purpose of calculation of Composite Score (CS) for each bidder, the weightage shall be 70 % for the Technical Score (TS) and 30% for Financial Score (FS) of the respective Bidders.

The Composite Score shall be calculated using the following formula:

$$CS = (TS \times 0.70) + (FS \times 0.30)$$

The technically qualified bidders will be ranked accordingly to their Composite Scores and will be listed in the order of merit as H1, H2 and H3 and so on. The top scorer bidder (H1) shall be eligible for the award of the work as PMC.

In case of a tie at the top position between two or more Bidders, preference shall be given to the Bidder who has a higher Technical Score (TS), and this Bidder will be required to match the lowest price bid amongst those in the tie.

## **13. SIGNING OF AGREEMENT**

The selected Bidder with Highest Composite Score shall be issued a Letter of Intent after conclusion of requisite administrative formalities including approvals from Building Works Committee, Finance Committee / Board of Governors.

The selected Bidder will be required to sign an Agreement with IIIT, Nagpur for implementation of the Campus Development Works proposed to be executed under this RFP/EoI.

Though the Agreement would be in line with the terms and conditions of this RFP/EoI Document, the Institute reserves its right to modify, fine tune, insert, delete any of the terms and conditions, if required.

#### 14. MOBILIZATION ADVANCE AND PAYMENT SCHEDULE

The Institute shall release the **Interest-Bearing Mobilization Advance of maximum 10% (Ten Percent) of the Contract Price / Actual Project Cost** to the selected PMC subject to following conditions:

- a. The Mobilization Advance shall be released to the PMC only after signing of the EPC Contract with the Contractor selected through tendering process indicating the Contract Price / Actual Project Cost.
- b. The aforesaid advance of 10% shall be paid to the PMC in two instalments of 5% each.
- c. The first 5% installment shall be paid on commencement of the work and provision by the PMC of the unconditional Bank Guarantee (BG) in respect of the advance in the prescribed format provided in this RFP/EoI.

The Mobilization Bank Guarantee is to be provided in the prescribed Format attached as **Annexure – 1**.

- d. The second 5% instalment shall be paid on receipt of certification by the PMC having achieved a financial progress of 10% of the Contract Price / Actual Project Cost, as also provision of a BG for this part of the advance.
- e. Mobilization expenditure mentioned herein above shall not include the margin money and bank commission, and so on, paid by the PMC for procurement of BGs against Performance Security and Mobilization Advance.
- f. The BGs referred herein above shall remain effective until the advance payment has been fully repaid.
- g. **The Mobilization Advance shall be the Interest-Bearing Advance with Interest Rate @7% per Annum.**
- h. The same interest rate of 7% shall be charged on delayed recoveries either due to the late submission of bill by the PMC or for any other reason besides the reason giving rise to the encashment of BG.
- i. The Mobilization Advance shall be recovered / adjusted in the following Running Bill(s) submitted by the PMC.
- j. The PMC shall submit the satisfactory Utilization Certificate for each installment of the Mobilization Advance. The next installment of the Mobilization Advance, if any, shall be subject to obtaining satisfactory Utilization Certificate from the PMC Agency.

For the avoidance of any doubt, it is clarified that the Contract Price / Actual Project Cost shall be the EPC Contract Cost excluding the applicable GST.

**The selected PMC shall submit the detailed break-up of the Payment Schedule according to which the payment shall be released to the EPC Contractor / Sub-Contractors. This Payment Schedule shall be approved by the Institute.**

The PMC shall submit the Running Bill strictly in accordance with the Approved Payment Schedule on Quarterly Basis duly signed by its Authorized Signatory along with all the requisite documents.

The Institute shall scrutinize and arrange for release of the payment towards RA Bills as per agreed terms and conditions (to be detailed in the Agreement).

## **15. PERFORMANCE GUARANTEE**

The selected Bidder would be required to furnish a Performance Guarantee for an amount equal to 10% of the **Project Cost which will exclude applicable taxes and duties.**

The cost indicated in the Financial Bid shall be deemed as final and reflecting the total cost of services and should be stated in percentage (%) only on the actual project cost.

**The Bidders are advised to note that the Successful Bidder would have to deposit 10% of the Estimated Preliminary Project Cost of Rs. 75 Crores on or before the date of signing of the Agreement.**

Subsequent to the award of the EPC Contract, the Security Deposit shall be adjusted at 10% of the Actual Project Cost. If the Contracted Project Cost is lower, the excess Performance Guarantee shall be adjusted in the Running Bill(s). If the Contracted Project Cost is in excess of the Estimated Preliminary Project Cost, the selected PMC Agency will have to replenish the Performance Guarantee for the amount so as to make the total performance guarantee at 10% of the Actual Project Cost.

**For the avoidance of any doubt, it is clarified that the Actual Project Cost shall be the EPC Contract Cost excluding the applicable GST.**

In case of any doubt regarding the inclusion or exclusion of any item of work from the Project Cost forming the basis of the Service Charges Calculation, the decision of the Institute / its Auditors shall be final and binding which shall be based on the principle of avoidance of double payment of service charges and/or taxes to the Project Management Consultant.

The Performance Guarantee shall be furnished in the form of Demand Draft of any Nationalized Bank drawn in favour of the Director, IIIT Nagpur and payable at Nagpur.

Alternatively, the Performance Guarantee may be paid Online by NEFT/RTGS in the Bank Account details of which have already been provided hereinabove or in the form of Bank Guarantee issued by any Nationalized Bank in favour of the Director, IIIT, Nagpur. The validity of the Bank Guarantee shall be 60 (sixty) days beyond the date of completion of all contractual obligations of the Bidder. The Performance Bank Guarantee is to be provided in the prescribed Format attached as **Annexure – 2**.

This Performance Security shall remain with the Institute, interest free, as Security for the entire duration of the Contract and will be replenished from time to time in case of deductions, if any, by the Institute towards recovery from the Bidder. The aforesaid Security Deposit shall be returned to the Bidder after successful completion of the Services intended under this RFP, after deductions, if any, made by the Institute.

Performance Guarantee shall be adjusted / refunded within two (2) months of the completion of the Services intended under this RFP/EoI to the satisfaction of the Institute.



For avoidance of any doubt the Project Contract referred herein above shall be of the duration starting from the date of signing of the Agreement with the Successful PMC Agency subject to achievement of the deliverables mentioned therein and the date of closure of contract including the Defect Liability Period.

## 16. DEFECT LIABILITY PERIOD

Any defects discovered and brought to the notice of the PMC during the project execution period shall be rectified by the Contractor appointed by the PMC. PMC shall ensure that in the event of the failure on the part of the Contractor, the same may without prejudice to any other rights available to it in law, be rectified by the PMC at their own cost and expenses.

The Institute shall have right to inspect and check the 'construction work' from time to time to examine that the construction works during execution. If during the inspection, any defects or variation without the written request of the Institute are found, then the same shall be rectified by the PMC through its deployed contractors at his own cost.

**The Defect Liability Period under this RFP/EoI will be of 12 months from the date of successful handover of all the works contemplated under this RFP/EoI completed in all respects.**

## 17. SUBMISSION OF THE PROPOSAL

The submission of the Proposal is required to be done in "Hard Copy" only on or before the due date.

**The Prospective Bidders are required to download the RFP/EoI Document from the Website of the Institute viz. [www.iitn.ac.in](http://www.iitn.ac.in) OR from the Central Procurement Portal (CPPP) Website viz. [www.eprocure.gov.in](http://www.eprocure.gov.in).** The Bidder is required to submit the entire signed RFP/EoI Document along with supporting documents to the Institute on or before the due date.

The system of submission of Technical / Qualifying Bid and Financial / Price Bid will be followed for this RFP/EoI.

The Technical Bid and the Price Bid should be sealed by the Bidder in two separate covers duly super-scribed and both these sealed covers are to be put in a bigger cover which should also be sealed and duly super-scribed with "**Proposal for selection of Agency as Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIIT Nagpur to be undertaken under EPC Mode**".

**For Technical / Qualifying Bid** - Envelope to be super-scribed with "**TECHNICAL / QUALIFYING BID**" and should be submitted with prescribed RFP Processing Fees and the associated supporting documents.

It is essential to fill all the forms completely to qualify the Technical Bid. Incomplete forms shall be summarily rejected. If needed, separate sheets should be enclosed for furnishing complete details.

**For Financial/Price Bid** - Envelope to be super-scribed with "**FINANCIAL / PRICE BID**" and should be submitted in the prescribed format of the Price Bid only. Use of any other format will lead to disqualification.

**Sealed envelopes have to be submitted in the “Tender Box” kept in the Office of Indian Institute of Information Technology, Nagpur located at Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni, Village - Waranga, PO - Dongargaon (Butibori) District - Nagpur (Maharashtra) – 441108 on or before 01/07/2024 (2 PM).**

Bids received after the last date and time of submission as indicated in the RFP/EoI Document will not be considered and will lead to rejection. The bids received in time are likely to be opened on the same day.

Each envelope / cover should clearly indicate the name and address of the Bidder.

#### **18. SINGLE BID BY INDIVIDUAL BIDDER:**

Each Bidder shall submit only one bid.

#### **19. VALIDITY OF THE BID**

This submitted Bid shall remain valid for a period of 180 days after the last date specified for submission of the RFP.

#### **20. FRAUD AND CORRUPT PRACTICES**

1. The Bidder and their officers, employees and agents shall observe the highest standard of ethics during the Selection Process. Notwithstanding anything to the contrary contained in this RFP, the Institute shall reject a Proposal without being liable in any manner whatsoever to the Bidder, if it determines that the Bidder has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice (collectively the “Prohibited Practices”) in the Selection Process, then the Institute shall disqualify the Bidder from this Selection Process.
2. Without prejudice to the rights of the Institute hereinabove and the rights and remedies which the Institute may have under any other document executed / to be executed under this RFP, if a Bidder is found by the Institute to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Selection Process, or after the issue of the Letter of Intent or the execution of the Contract/Agreements, such Bidder shall not be eligible to participate in any Bid issued by the Institute for a period of 2 (two) years from the date on which such Bidder is found to have directly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.
3. For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:
  - (a) “corrupt practice” means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of any person connected with the Selection Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner

whatsoever, directly or indirectly, any official of the Institute who is or has been associated in any manner, directly or indirectly with the Selection Process or the Work Order or has dealt with matters concerning the Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Institute, shall be deemed to constitute influencing the actions of a person connected with the Selection Process; or

(ii) engaging in any manner whatsoever, whether during the Selection Process or after the issue of the Work Order or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the Work Order or the Agreement, who at any time has been or is a legal, financial or technical adviser of the Institute in relation to any matter concerning the Project;

(b) “fraudulent practice” means a misrepresentation or omission of facts or disclosure of incomplete facts, in order to influence the Selection Process;

(c) “coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Selection Process;

(d) “undesirable practice” means (i) establishing contact with any person connected with or employed or engaged by the Institute with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection Process; or (ii) having a Conflict of Interest; and

(e) “restrictive practice” means forming a cartel or arriving at any understanding or arrangement with other Applicants with the objective of restricting or manipulating a full and fair competition in the Selection Process.

## **21. GENERAL TERMS & CONDITIONS OF THE RFP / EoI**

1. The Proposal and all the supporting documents are required to be submitted in “English” Language only.
2. The Proposal shall be submitted along with a covering letter in prescribed format on the letter head of the Bidder together with the desired supporting documents and proofs with each page of the document duly signed by the Authorized Signatory of the Bidder under a common seal.
3. The Institute reserves the right to reject any or all Proposals, wholly or partly or close the RFP/EoI Process at any stage without assigning any reason whatsoever.
4. The Institute reserves the right to carry out the capability assessment of the Bidders and the Director, IIITN decision shall be final in this regard.

5. The Proposal of any Bidder who has not complied with one or more of the conditions of eligibility criteria and / or fails to submit the required documents as required / or mentioned in the RFP document is liable to be summarily rejected.
6. It shall be the responsibility of the Bidder to fully inform / acquaint / familiarize itself with local conditions and factors, which may have any effect on the execution of services to be rendered under the RFP. All Bidders intending to submit the RFP shall visit, if required and make themselves thoroughly acquainted with the local site conditions.

Prospective Bidders may visit the Project Site for ascertaining the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction including access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

However, **the Site Visit is required to be done with prior intimation and approval of the Institute during 11 AM to 5.00 PM on 20/06/2024 the date of Pre-Bid Meeting.** The approval for the Site Visit may be obtained by sending email on [registrar@iiitn.ac.in](mailto:registrar@iiitn.ac.in).

7. Submitted RFP/EoI Document shall be considered for further processing if the same:

- ⇒ Is submitted with RFP Processing Charges of Rs. 11,800/-
- ⇒ Is received as per the Checklist mentioned in this RFP/EoI Document.
- ⇒ Is received within due date and time
- ⇒ Is signed on every page and sealed
- ⇒ Contains all the information (complete in all respects) per the checklist
- ⇒ Is not conditional

The decision of the Director, IIITN shall be final in all respects.

8. The Institute shall presume that the Bidder has understood and agreed that all the relevant factors have been kept in view while submitting the RFP. No technical / financial adjustment arising thereof shall be permitted by the Institute, on the basis of any non-clarity of information about local conditions being pleaded by the Bidder at a later stage.
9. Applicants are required to submit the sealed Commercial Offer / Price Bid while submission of the Proposal in the prescribed format only.
10. In case of any dispute regarding the RFP Process, the place of jurisdiction shall be Nagpur, Maharashtra (India) only.
11. Canvassing in any form shall lead to disqualification of the Bidder for participation in the RFP as well as any further Process.
12. Clarification, queries in the context of RFP Process or the Project may be sent on the email id viz. [registrar@iiitn.ac.in](mailto:registrar@iiitn.ac.in).

## 22. CHECK LIST FOR SUBMISSION OF RFP / EoI

All the Applicants of this RFP/EoI are invariably required to submit the following check list while submission of the RFP:

Sr. No	Particulars	Criteria / Documents to be submitted	Bidder's Response Yes/No	Page No.
1	Submission of RFP Processing Charges	To be submitted in the form of Demand Draft of a Scheduled Bank in favour of the Director, IIIT Nagpur payable at Nagpur OR through Online Payment Mode. Bidders should write name of firm and address on the reverse side of DD/Online Payment Receipt.		
2	The Bidder must be a Central Government Company registered under the Company's Act 1956/2013 and/or Public Sector Undertaking (PSU) set up by the Central Government to carry out Civil and Electrical Works as per GFR Clause 133(3). Other Central PSUs notified by the Ministry of Urban Development for such purpose may also participate in the bid.	The Certificate of Incorporation or the Gazette Notification of the incorporation of the Government Company must be enclosed with the bid.		
3	The Average Annual Financial Turnover of the Bidder during the Financial Years 2020-21, 2021-22 and 2022-23 should be at least Rs. 300 Crores.	1. Audited Balance Sheets for the three Financial Years viz. 2020-21, 2021-22 and 2022-23. <b>AND</b> 2. Certificate from Chartered Accountant.		
4	The Bidder should have satisfactorily completed as PMC Agency the works as mentioned below during the last Five (05) years ending previous day of last date of submission of tenders.  Three (03) similar works each costing not less than 40% of the estimated cost of the project	Completion Certificates / Supporting Documents certifying successful completion of similar works as PMC Agency during the last Five (05) years must be enclosed with the bid.		

	<p><b>Or</b> Two (02) similar works each costing not less than 60% of the estimated cost of the project</p> <p><b>Or</b> One (01) similar work costing not less than 80% of the estimated cost of the project.</p> <p><b>“Similar Works”</b> means providing Comprehensive Project Management Consultancy (PMC) Services for Construction &amp; Development of various Academic/Hostels/Residential Buildings in Institutional Campus/Government Organizations/ Public Sector Undertakings including Electrical, Plumbing, HVAC, Firefighting, Water Supply, construction of Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Cement Roads, installation of CCTV, Solar PV Plant, External Development Landscaping / Plantation / Face-lifting Works etc.</p>			
5	<p>The Bidder should have satisfactorily completed as PMC Agency the construction works for at least One Institution of National Importance viz. IIT / NIT / IIIT during the last Five (05) years ending previous day of last date of submission of tenders.</p>	<p>Completion Certificates / Supporting Documents certifying successful completion of at least One Project at Institution of National Importance viz. IIT / NIT / IIIT during the last Five (05) years must be enclosed with the bid.</p>		
6	<p>The Bidder should have provided Comprehensive PMC Services for at least One Building Project with minimum G + 5 Stories Structure with Centralized Cassette Air Conditioning System having built-up area of 7500 Sqm.</p>	<p>Completion Certificates / Supporting Documents certifying that the Bidder has provided Comprehensive PMC Services for at least One Building Project with minimum G + 5 Stories Structure with Centralized Cassette Air Conditioning System having built-up area of 7500 Sqm must be enclosed with the bid.</p>		

7	The Bidder should not have been blacklisted by any Central / State Government Department / Public Sector Undertakings.	Duly Notarized Affidavit on Rs. 100/- Stamp Paper in prescribed <b>Annexure – 3</b> to the effect that the Bidder is not blacklisted by any Central / State Government Department / Public Sector Undertakings as on the date of RFP submission. <b>(Undertaking on Letterhead shall not be accepted).</b>		
8	Letter of Submission	The Bidder should submit the RFP Submission Letter in the prescribed <b>Annexure – 4.</b>		
9	Bidders Details in summarized Format	The Bidder should submit the relevant details in the prescribed <b>Annexure – 5.</b>		
10	Price Bid	The Price Bid is to be submitted in the Prescribed <b>Annexure – 6.</b>		

**ATTESTED BY (NOTARY PUBLIC)**

PERFORMA OF BANK GUARANTEE FOR INTEREST BEARING MOBILIZATION ADVANCE  
(Judicial Stamp paper of appropriate value as per Stamp Act of Maharashtra State)

**To,**  
**The Director,**  
**Indian Institute of Information Technology, Nagpur**  
**Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni,**  
**Village - Waranga, PO - Dongargaon (Butibori)**  
**District - Nagpur (Maharashtra) – 441108**

In consideration of the Indian Institute of Information Technology, Nagpur, having its Permanent Campus at Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni, Village - Waranga, PO - Dongargaon (Butibori), District - Nagpur (Maharashtra) – 441108 (hereinafter called “IITN / INSTITUTE” which expression shall unless repugnant to the subject or context include its successor and assigns) having agreed under the terms and conditions of Agreement dated ..... made between M/s..... (hereinafter called the “The Selected Bidder / PMC”) having its Registered Office at..... which expression shall unless repugnant to the subject or context include its successors and assigns and IITN in connection with **engagement as *Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIT Nagpur to be undertaken under EPC Mode*** (hereinafter called “the Project”) to make at the request of the Selected Bidder / PMC a Mobilization Advance of Rs. .... carrying interest @ ... % per annum for utilizing it for the purpose of the Project on furnishing a guarantee acceptable to IITN, we the ..... Bank (hereinafter called “The Bank”) which expression shall unless repugnant to the subject or context include its successor and assigns and having our Registered Office at ..... and Branch Office at ..... here by unconditionally and irrevocably undertake and guarantee payment to IITN forthwith on the same day on demand in writing and without protest or demur the said advance along with interest as provided according to the terms and conditions of the agreement up to and aggregate limit of Rs ..... (Rupees .....only) inclusive of interest @ .....% per annum and the Bank hereby agree with INSTITUTE that:

1. This Guarantee shall be continuing guarantee and shall remain valid and irrevocable for all claims of IITN and liabilities of Selected Bidder till the date of expiry of BG i.e. .... The claim period of the Bank Guarantee shall be for a period of 12 months after the date of expiry of BG.
2. IITN shall be the sole judge of and as to whether the amount claimed has fallen due to IITN under the said agreement or whether the said PMC has not utilized the said advance or any part thereof for the purpose of the Project and the extent of loss or damage caused to or suffered by IITN on account of the said advance together with interest not being recovered in full and the decision of IITN that the amount has fallen due from the PMC or the said PMC has not utilized the said advance or any part thereto for the purpose of the Project and as to the amount or amounts of loss or damage caused to or suffered by IITN shall be final and binding on us.
3. Guarantee herein contained shall remain in full force and effect till IITN certify that the said advance with interest has been fully recovered from the said contractor and accordingly discharges this Guarantee.
4. IITN shall have no claims under this Guarantee unless a notice of the claims under this Guarantee has been served on the Bank within 12 months after the expiry of the said Bank Guarantee in which case the same shall be enforceable against the Bank.



5. This Guarantee shall not be determined or affected by the liquidation or winding up, dissolution or change of constitution or insolvency of the PMC but shall in all respects and for all purposes be binding and operative until payment of all moneys payable to IITN in terms thereof or till the expiry of the Bank Guarantee including claim period of Bank Guarantee, whichever is earlier.
6. The Bank Guarantee in no event be terminable, for any change in the constitution of the Guarantor Bank or for any other reasons whatsoever and the liability of the Guarantor Bank hereunder shall not be impaired or discharged by any extension of time or variations or alterations made, given, or agreed with or without knowledge or consent of IITN, by or between PMC and the Bank.
7. The Bank hereby waives all rights at any time inconsistent with the terms of this Guarantee and the obligations of the Bank in terms hereof shall not be otherwise affected or suspended by reason of any dispute or disputes having been raised by the PMC (whether or not pending before any Arbitrator, Tribunal or Court) or any denial or liability by the PMC stopping/ preventing or purporting to stop or prevent any payment by the Bank to IITN in terms thereof.
8. IITN 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 Project or the advance or to extend time of performance by the said PMC or to postpone for any time and from time to time of the powers exercisable by it against the said PMC and either to enforce or forbear from enforcing any of terms and conditions governing the said Project or the advance or securities available to IITN and the said Bank shall not be released from its liability under these presents by any exercise by IITN of the liberty with reference to the matters aforesaid or by reasons of time being given to the said PMC or any other forbearance, act or omission on the part of IITN or any indulgence by IITN to the said PMC or of 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.
9. It shall not be necessary for IITN to proceed against the PMC before proceeding against the Bank and Guarantee herein contained shall be enforceable against the Bank notwithstanding any security which IITN may have obtained or obtain from the PMC or shall at the time when proceedings are taken against the Bank hereunder be outstanding or unrealized.
10. Notwithstanding anything contained herein before our liability under this guarantee is restricted to Rs. .... (Rupees.....only).

This guarantee will expire on..... Any claim under this Guarantee must be received by us within 12 months after the date of expiry.

Dated this..... day of.....

Place: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNED BY AUTHORIZED SIGNATORY OF THE BANK

Witness: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 \_\_\_\_\_

**ATTESTED BY (NOTARY PUBLIC)**  
**FORMAT FOR PERFORMANCE BANK GUARANTEE (PBG)**

(Judicial Stamp paper of appropriate value as per Stamp Act of Maharashtra State)

(TO BE ESTABLISHED THROUGH ANY OF THE NATIONALIZED BANKS (WHETHER SITUATED AT NAGPUR, MAHARASHTRA OR OUTSTATION) WITH A CLAUSE TO ENFORCE THE SAME ON THEIR LOCAL BRANCH AT NAGPUR, MAHARASHTRA)

To,  
The Director,  
Indian Institute of Information Technology, Nagpur  
Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni,  
Village - Waranga, PO - Dongargaon (Butibori)  
District - Nagpur (Maharashtra) – 441108

**LETTER OF GUARANTEE**

WHEREAS Indian Institute of Information Technology, Nagpur (Institute) has invited RFP/EoI No..... dated..... *for selection of Agency as Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIIT Nagpur to be undertaken under EPC Mode* AND WHEREAS the said RFP / EoI document requires that eligible Successful Bidder (PMC)..... wishing to provide the PMC Services on turnkey project basis in all respects including all the relevant Civil, Electrical, Mechanical, HVAC, Lifts, Plumbing, Fire Fighting, CCTVs and Associated External Work etc in response thereto shall establish an irrevocable Performance Bank Guarantee in favour of “ The Director, Indian Institute of Information Technology, Nagpur” in the form of Bank Guarantee for Rs ..... **(10% of the Estimated Preliminary Project Cost)** and the Performance Bank Guarantee shall remain valid for a period of 60 (sixty) days beyond the date of completion of all contractual obligations of the Bidder including the Defect Liability Period and the eligible Successful Bidder (PMC) shall submit the same on or before the date of signing of the Agreement.

NOW THIS BANK HEREBY GUARANTEES that in the event of the said Bidder (PMC) fails to abide by any of the conditions referred to in RFP/EoI document / Agreement / performance of the buildings / equipment / machinery etc this Bank shall pay to Indian Institute of Information Technology, Nagpur on demand and without protest or demur Rs ..... (Rupees.....).

This Bank further agrees that the decision of Indian Institute of Information Technology, Nagpur (Institute) as to whether the said Bidder (PMC) has committed a breach of any of the conditions referred in RFP/EoI document / Agreement / performance of the buildings / equipment / machinery etc shall be final and binding.

We, ..... (name of the Bank & Branch) hereby further agree that the Guarantee herein contained shall not be affected by any change in the constitution of the Bidder (PMC) and/ or Indian Institute of Information Technology, Nagpur (Institute).

**Notwithstanding anything contained herein:**

1. Our liability under this Bank Guarantee shall not exceed Rs. .... (Indian Rupees ..... only).
2. This Bank Guarantee shall be valid up to .....(date) and
3. We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if Indian Institute of Information Technology, Nagpur serve upon us a written claim or demand on or before .....(date).
4. This Bank further agrees that the claims if any, against this Bank Guarantee shall be enforceable at our branch office at ..... situated at ..... (Address of local branch).

**Yours Truly,**  
**Signature and seal of the Guarantor:**  
**Name of Bank:**  
**Address:**  
**Date:**

**Format for Affidavit on Rs. 100/- Stamp Paper**

I / We ..... age ..... residence of  
..... hereby declare that  
..... (Name of the Company / Firm) has not been  
black listed by any Central / State Government Department / Public Sector Undertakings or any other  
Government Authority as on the last date of submission of this RFP.

(Name, Designation and Address of the Executants)

(Seal)

**DEPONENT**

Date:-

Place:-

**VERIFICATION**

I, the above named deponent(s) do hereby verify that the facts stated in the above Affidavit are true to the best of my knowledge. No part of the same is false and no material has been concealed there from.

Verified at .....on this the .../.../.....

(Name, Designation and Address of the Executants)

(Seal)

**DEPONENT**

**Letter of Submission**

To  
The Director  
Indian Institute of Information Technology, Nagpur

Dear Sir,

We, the undersigned, offer to submit the “Proposal for Selection of Agency as Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIIT Nagpur to be undertaken under EPC Mode (**The Project**) in accordance with your RFP Document.

We are hereby submitting our proposal, which includes this Technical Proposal duly sealed in accordance with the directions provided in the RFP Document.

We hereby declare that all the information and statements made in this proposal are true and we accept that any misinterpretation contained in it may lead to our disqualification.

We undertake, if our proposal is accepted, to initiate the work related to the assignment not later than the date indicated in the Work / Office Order.

We understand that you are not bound to accept any proposal you receive.

Yours Sincerely,

**Signature of the Bidder**

**Seal**

**Date**

**DETAILS OF THE BIDDER**  
(To be filled by the Bidder on Company Letterhead)

1	Name & Address of the Company for correspondence	
2	Name & Address of the Authorized Person <i>(Please attach copy of the Board Resolution and/or Power of Attorney issued in favour of the Authorized Person for signing and executing the documents on behalf of the Bidder)</i>	
3	Telephone, Mobile Number and E-Mail address of the Company & the Authorized Person	
4	Whether the Bidder is the Central Public Sector Undertakings (CPSUs) eligible as per Rule 133(3) Of GFR, 2017	
5	Date of Company Registration/Incorporation <i>(Please attach copy of the Certificate)</i>	
6	Bank Details of the Bidder	
7	GST Number <i>(Please attach copy of the GST Certificate)</i>	
8	PAN Number <i>(Please attach copy of the PAN Card)</i>	

**NOTE: - ALL THE PAGES OF THIS RFP DOCUMENT NEEDS TO BE SIGNED BY THE AUTHORIZED SIGNATORY OF THE BIDDER WITH SEAL.**

It is hereby submitted that all the terms and conditions of this RFP are acceptable to the Bidder PSU.

It is hereby certified that the above-mentioned particulars are true and correct. If any fact/information is found incorrect/misleading, the bid shall be rejected, and the bidder is liable for legal action.

(Signature of Authorized Signatory.  
Name of Authorized Signatory)  
(Organization Stamp)

Signature of the Bidder & Seal

## PRICE BID FORMAT

(RFP Ref No. IIITN/RFP/PMC-PII/2024-25/2)

We, the undersigned, offer our most competitive Service Charges under this RFP for providing End-To-End Services as Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIIT Nagpur to be undertaken under EPC Mode (**The Project**) as under:

Sr. No.	Particulars	Offered Service Charges	
		% of Actual Project Cost	
		In Figure	In Words
1	Service Charges for providing End-To-End Services as Project Management Consultant (PMC) for Construction & Development of various infrastructure works at IIIT Nagpur to be undertaken under EPC Mode		

All statutory taxes as applicable and prevailing shall be paid extra over and above the Percentage Service Charges quoted by the Bidder.

**For the avoidance of any doubt, it is clarified that:**

- a. The Actual Project Cost shall be the EPC Contract Cost excluding the applicable GST.**
- b. The Service Charges to be paid to the selected PMC shall be calculated on the actual value of the work done by the EPC Contractor excluding GST.**

In case of any doubt regarding the inclusion or exclusion of any item of work from the Project Cost forming the basis of the Service Charges Calculation, the decision of the Institute / its Auditors shall be final and binding which shall be based on the principle of avoidance of double payment of service charges and/or taxes to the Project Management Consultant.

(Signature of Authorized Signatory.  
Name of Authorized Signatory)  
(Organization Stamp)

@@@