

Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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**DETAILED ENGINEERING AND PROJECT MANAGEMENT CONSULTANCY SERVICES FOR CONSTRUCTION OF MULTISTOREY HOSTEL BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE LAND (SECTOR 69), CONSTRUCTION OF TWO ACADEMIC BLOCKS IN THE EXISTING CAMPUS AND CONSTR OF PEDESTRIAN OVER BRIDGE TO CONNECT EXISTING CAMPUS TO 1.44 ACRE LAND AT ARMY INSTITUTE OF LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

1.	Nature of Work	Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab
2.	Availability of Tender	Tender document can be downloaded from the College website <a href="http://www.ail.ac.in">www.ail.ac.in</a> and <a href="http://www.awesindia.com">www.awesindia.com</a>
3.	Date of Advertisement	28 Jan 2026 (Wednesday)
4.	Familiarisation with the Site	29 Jan 2026 to 12 Feb 2026 (Time of Visit 0930 hrs to 1600 hrs on all working days except Saturdays).
5.	Pre - Bid Meeting	13 Feb 2026 at 3 PM
6.	Last date to seek any clarification on the bidding document	20 Feb 2026
7.	Last Date and Time for submission of Tender	Tender document shall be received upto 04 PM on 05 Mar 2026, in the office of the Army Institute of Law Sector 68 Mohali.
8.	Date of Opening of Tender Technical Bid Only	06 Mar 2026 at 11AM
9.	Date of opening of financial bid	To be intimated later
10.	Cost of Tender	Rs 2,000/- amount of tender to accompany Technical Bid in the form of DD drawn in the favour of Army Institute of Law
11.	Amount of EMD at the time of Technical Bid	Rs 2,42,500/- to accompany Technical Bid in the form of DD drawn in the favour of Army Institute of Law
12.	Performance Security	5% of the total consultancy fees to be deposited as BG/ FDR at the time of signing of agreement
13.	This document contained 85 Nos of pages.	



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Signature of Consultant/ Bidder \_\_\_\_\_



### DEFINITION OF TERMS

1. **'Owner'** shall mean the client (Army Institute of Law, Sector 68, Mohali) on whose behalf this enquiry is issued and his authorized representative.
2. **'Bidder'** shall mean the party who quotes against this enquiry.
3. **'Agency or Consultant'** shall mean the successful Architectural Agency or Architectural cum Building company whose bid has been accepted by the Owner and on whom Work Order is placed.
4. **'Site'** shall mean the actual place where building is to be constructed, ie 1.44 Acre Land and existing campus of AIL Mohali.
5. **'Specifications'** shall mean collectively all the terms and stipulations contained in these provisions of contract as general and special conditions and those finalised in the final project document prepared by the Agency.
6. **'Month'** shall mean calendar month.
7. **'Plant / Equipment / Material and 'Works'** shall mean respectively the goods to be supplied and services to be provided by the Agency.
8. **'Work Order'** shall mean the order specifying the allotment of project to the Agency /Consultant based on which preliminary preparations could be commenced.
9. **'Contract'** shall mean a legal agreement signed between the Agency and the owner on judicial stamp paper of Rs 500/- or more containing all provisions of contract.
10. **'Contract Period'** shall mean the period during which "Owner" and "Agency" shall execute the entire contract as agreed.
11. **'Owners Instructions'** shall mean instructions oral or written, drawings, direction, explanations issued by the owner or any person appointed by him. Oral instructions shall be authenticated by written instructions immediately.
12. **'Commissioning'** shall mean integrated activity of carrying out performance tests, initial and trial operations of systems, Equipment and its smooth operation.
13. **'Drawings'** shall mean all drawings submitted by the contractor provided such drawings are acceptable to the owner.



14. **'UR'** means quote unit rate.
15. **'Performance Test'** shall mean all tests to be carried out by Agency /Consultant as per specifications prior to installation being taken over by Owner under guarantee.
16. **'Defect Liability Period'**. Defect liability period is a period during which any error or defect occurring, or noticed is to be rectified by the Agency /Consultant at his own cost. Defect liability period commences from the date of completion certificate of the project and will be of minimum two year duration except in cases where in individual guarantee/ warranty of specific items /equipment has been stipulated beyond one year and therefore, for such items/equipment the defect liability will be for the given period of warranty/ guarantee.
17. **'Equipment Guarantee Warranty'**. Warranty of each item to be mentioned separately. For any fault occurring in any item /equipment in warranty period, the bidder will be responsible to replace it at his own cost.
18. **'Regulatory Bodies'**. All government agencies whose approval is required for planning and construction of building, its inspections and approvals like approval of architectural designs, building completion certificate, occupation certificate, electrical connections, lifts, water and sewerage connections, fire safety etc will fall under definition of regulatory Bodies.
19. **'Accepting Officer'**. Means "Principal and Head of AIL, Mohali"
20. **'Year'**. Means "Financial Year" unless stated otherwise.
21. **'Financial Turnover'**. Means Turnover from "Architecture / Engineering /Project Management Consultancy Services" works only.
22. **'Similar Consultancy Works'**. Means Consultancy for "Architecture / Engineering / Project Management Consultancy for RCC Structures for Residential/Commercial/Institutional buildings of any number of storeys".
23. **'Periodic Inspections and Tests'**. Visits by the owner, experts engaged by the owner or from regulatory bodies and laid down periodicity of tests of material, certification of products etc. Additional tests as directed by the owner or regulatory bodies.
24. **Cover I and Cover II.** Cover I and Cover II relates two stages of two bid system. Cover I is essentially an envelope containing all documents and enclosure as stipulated for 'Technical Bid'. It will also include a bank draft for cost of tender and second draft for EMD as brought out in the NIT. Cover II include Financial Bid only.



25. **BOO.** Board of Officers (BOO) implies a board convened by HQ Western Command/ Army Institute of Law to work out / evaluate / scrutinize / select or report on any subject related to the project as laid down by the convening authority in the convening order.

26. **Definitions of Functions:-**

- (a) F : Bid amount of individual bidder.
- (b) Sf : Financial Score.
- (c) Fm : Lowest Financial Bid.
- (d) St : Total marks of bidder in Step -II
- (e) Tw : Weightage assigned to Technical Bid
- (f) Fw : Weightage assigned to Financial Bid



**DETAILED ENGINEERING AND  
PROJECT MANAGEMENT  
CONSULTANCY(DEPMC) SERVICES  
FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44  
ACRE LAND, CONSTRUCTION OF TWO  
ACADEMIC BLOCKS IN THE EXISTING  
CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY  
INSTITUTE OF LAW (AIL), SECTOR 68,  
MOHALI, PUNJAB**

**SECTION - I**

- 1. Letter Inviting Bid**
- 2. Notice Inviting Tender**
- 3. Appendix - 'A'**



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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**LETTER INVITING BID**

Principal : 0172-5095335  
Registrar : 0172-5063033  
Email : info@ail.ac.in

ARMY INSTITUTE OF LAW  
SECTOR 68  
MOHALI – 160062

1405/AIL/EM/

\_\_\_Jan 2026

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DETAILED ENGINEERING AND PROJECT MANAGEMENT CONSULTANCY(DEPMC) SERVICES FOR CONSTRUCTION OF MULTISTOREY HOSTEL BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS IN THE EXISTING CAMPUS AND CONSTR OF PEDESTRIAN OVER BRIDGE AT AIL, SECTOR 68, MOHALI, PUNJAB**

Dear Sir (s),

1. Army Institute of Law, Mohali hereafter called AIL is a Private Unaided College established under the aegis of Army Welfare Education Society (AWES). Bids are invited by AIL, Sector 68 Mohali for the subject work.
2. The brief scope of services is given in the tender document available at [www.ail.ac.in](http://www.ail.ac.in) and [www.awesindia.com](http://www.awesindia.com)
3. The bid must be accompanied by tender cost of Rs. 2,000/- (Rs Two Thousand Only)- and "Earnest Money" of Rs. 2,42,500/-(as per NIT) as part of Technical Bid i.e. Stage -I, Cover I, failing which your financial bid i.e. Stage-II, Cover-II will be treated as **non responsive** and will not be opened. It may be noted that if any firm revokes his offer during validity period, his Earnest Money shall be forfeited.
4. The Consultant is required to quote his rates in financial bid in Cover-II as per specimen BOQ at page 85.
5. Chairman AIL Mohali reserves the right to accept or reject the any bid / offer without assigning any reason there to.

Thanking you,  
Yours faithfully,

**Principal AIL**



## **NOTICE INVITING TENDER**

### **DETAILED ENGINEERING AND PROJECT MANAGEMENT CONSULTANCY(DEPMC) SERVICES FOR CONSTRUCTION OF MULTISTOREY HOSTEL BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS IN THE EXISTING CAMPUS AND CONSTR OF PEDESTRIAN OVER BRIDGE AT AIL, SECTOR 68, MOHALI, PUNJAB**

1. The estimated cost of the project for which DEPMC services are required is as indicated in the **Appx 'A'**. This estimate however is not a guarantee and is merely given as a rough guide and if the work costs more or less, tenderer will have no claim on that account.
  2. Consultant(s)/ Tenderers are required to submit 'Earnest Money Deposit' as per **Appx A** along with the Tender Document as desired in NIT, failing which the bid will be treated as non-bonafide and will not be opened.
  3. The period of completion of the project is as per project completion schedule indicated in tender documents. The DEPMC Contract is to be completed as per schedule indicated in the tender.
  4. Critical dates related to the tender are mentioned in the **Appx 'A'**.
- NOTE:** Invitation for applications for issue of tender does not constitute any guarantee for opening of bid of the applicant. Opening of bid will be decided by the BOO based on prequalification (PQ) criteria as detailed in PQ documents. The consultant / bidder will be informed regarding non-opening of tender.
5. Principal AIL Mohali will be the **Accepting Officer** here-in-after referred to as such for the purpose of this contract.
  6. The tenderers are advised to visit the site by making prior appointment with the Accepting Officer in sufficient time.
  7. A tenderer shall be deemed to have full knowledge of all related documents samples, site etc. whether he has inspected them or not.
  8. Any tender which proposes any alterations to any of the conditions laid down or which proposes any other conditions of any description, whatsoever is liable to be rejected.
  9. The submission of tender by a tenderer implies that he had read this notice and the conditions of contract and has made himself / herself aware of the scope and details of services to be provided for the project.



10. Tenderers must be careful to submit a bonafide tender complete with all the documents forming part of the tender failing which the Accepting Officer may at his absolute discretion, reserve the right of forfeiting a portion of earnest money, deposited by the tenderer. A bonafide tender must satisfy each and every condition laid down in this notice.
11. The Accepting Officer on behalf of Chairman AIL does not bind himself to accept the lowest or any tender or to give reason for not doing so.
12. This notice of tender shall form part of the contract.
13. The board Convened by HQ Western Command reserves the right to physically verify the performance of consultant of work already finished / being executed and other details furnished by the consultant. The board also reserves the right to reject any prospective application without assigning any reason and restrict the list of Pre- Qualified consultants to any number as deemed fit.
14. The consultant shall submit self- assessment form as detailed in Section V in the format given as Form 'E' & 'F'.
15. Original DDs for the cost of Tender fee and EMD shall only be submitted as part of Cover-I to Principal Army Institute of Law, Sector 68, Mohali.

**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_



**Appx 'A'**

(refers to para 1,2 & 4 of NIT)

**NOTICE INVITING TENDER**

1. Consultancy Services for "Detailed Engineering and Project Management Consultancy (DEPMC) Services for Construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge at AIL, Sector 68, Mohali, Punjab". Details are as under: -

Estimated cost of Project	Estimated cost of this tender	Amount of earnest money	Cost of Tender	Anticipated Period of completion
56.72 Cr (Approx)	1.95Cr incl GST	Rs 2,42,500/-	Rs 2,000/-	48 Months

**Note:-** An amount equivalent to 5% of total consultancy fee/ charges to be deposited as BG/ FDR by the selected consultant at the time of signing of agreement.

2. Qualification criteria is given in the tender documents.

3. Tender documents can be downloaded from [www.ail.ac.in](http://www.ail.ac.in) and [www.awesindia.com](http://www.awesindia.com) while bidding the tender:-

- Bidder must satisfy minimum eligibility criteria as mentioned in Tender Documents under Section IV, 'Minimum Eligibility Criteria'.
- Tender Cost amounting to Rs 2,000/- (Rs Two Thousand only) in the form of DD in favour of Army Institute of Law Mohali (in Cover I)
- Earnest money amounting to Rs 2,42,500/- (Rs Two Lakh Forty Two Thousand Five Hundred Only) in favour of Army Institute of Law (in Cover I).
- Bidders must write their complete address, contact number and e-mail address on Cover I, Cover II and main envelope containing both the covers.,
- Important Dates.**

S.No	Description	Date	Remarks
1.	Last Date to Submit Tender	—	
2.	Date of Opening Tender - <b>Technical Bid</b>	___ In the presence of available bidders.	Change if any will be intimated telephonically and /or through Email
3.	Date of Presentations	To be intimated separately	
4.	Date of Opening <b>Financial Bid</b>	To be intimated to successful bidders after completion of Technical Evaluation	To be intimated separately



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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#### **4. Contact Details of AIL Mohali**

- (a) **Fixed Line** : **0172-5095336 and : 0172-5063033**  
(b) **E mail Id** : **info@ail.ac.in**  
(c) **Address** : **Army Institute of Law, Sector 68, Mohali, Punjab, Pin 160062**



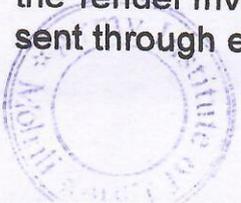
**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC)  
SERVICES FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44 ACRE LAND,  
CONSTRUCTION OF TWO ACADEMIC BLOCKS IN  
THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE  
OF LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

**SECTION -II  
GENERAL INFORMATION  
ON BID SUBMISSION**



## GENERAL INFORMATION ON BID SUBMISSION

1. The tender is a **two stage tender based on Quality and Cost Based System (QCBS)**.
2. **Stage I.** This stage involves:-
  - (a) **Step I. Minimum Eligibility Criteria.** A board will ascertain each bid with respect to meeting of minimum eligibility criteria. Bidders who qualify step I will only be eligible for step II. For minimum eligibility criteria, refer Section IV.
  - (b) **Step II. Evaluation of Technical Bid.** A board will carry out evaluation of technical bid submitted by each bidder. Detailed procedure / system of evaluation is given in Section V. Bidder scoring minimum 60 marks out of 100 will qualify for Stage - II.
3. **Stage II. Financial Bid.** Financial bid will only be opened in respect of bidders who qualify Stage -I. Working out of lowest bidder will be as per procedure / method given in Section VI.
4. The tenderers to submit tender documents in two separate Covers duly sealed i.e. one each for **Stage - I (Technical Bid) and Stage - II (Financial Bid)**.
5. **Cover containing Technical Bid will be named as Cover -I and Cover containing Financial Bid will be named as Cover II.** The bidders are required to boldly superscribe on each cover as Technical Bid or Financial Bid as the case may be. **Both the Covers shall then be sealed in another envelope and superscribed "Cover I (Technical Bid) and Cover II(Financial Bid) inside.** The envelope shall then be submitted duly **addressed to Principal AIL Mohali, indicating the details Viz Name of work, complete address of bidder, contact details and duly signed by the bidder.**
6. **Preparation of Bids.**
  - (a) Bidder shall take into account all corrigendum and tender document published before submitting their bids.
  - (b) Bidder shall go through the tender advertisement and the tender documents carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents including the names and content of each of the document that need to be submitted. Any deviations from these shall be liable for rejection of the bid.
7. **Assistance to Bidders.** Any queries relating to prequalification documents and the tender documents and the terms and conditions contained therein shall be addressed to the Tender Inviting Authority or the Accepting Officer indicated in the documents or can be sent through e-mail ID : **info@ail.ac.in**



8. **Final Decision-Making Authority.** The Chairman AIL is the final decision making authority and has following rights:-

(a) The Chairman reserves the right to accept or reject any tender and to annul the pre-qualification process and reject all received tenders at any time, without assigning any reason or incurring any liability to the bidders.

(b) The Accepting Officer / BOO reserves the right to call for any additional document at the time of opening Stage-I documents for clarity. In case of change(s) is /are noticed in state of information provided by the bidder after submission of Pre-Qualification (PQ) documents and tender documents, the Accepting Officer on behalf of Chairman AIL / BOO will reserve right to reject his / her bid before next step of process without incurring any liability to the applicant bidders.

9. All pages of the PQ documents as submitted shall be serially numbered with proper marking of relevant Annexure(s) in support of it.

10. Prospective bidder shall seek clarification if required on the PQ document and tender documents before the due date of seeking clarification from the Accepting Officer and submit his tender documents on or before the closing date and time of submission of bid.

**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_



**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC) SERVICES  
FOR CONSTRUCTION OF MULTISTOREY HOSTEL  
BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS  
IN THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE OF  
LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

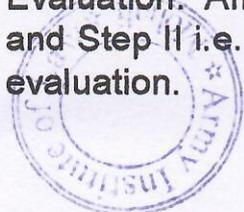
**SECTION –III**

**INSTRUCTIONS ON EVALUATION  
OF BID**



**INSTRUCTIONS AND CRITERIA FOR EVALUATION OF BIDS**  
**BY QUALITY & COST BASED SYSTEM (QCBS)**

1. The selection of **final bidder shall be based on Quality and Cost Based System (QCBS)**. The complete procedure of selection shall involve **three steps divided into two stages**. Stage 1 will involve step 1 and step 2 and Stage 2 will involve one step. The bidder(s) shall read the criteria specified in each step carefully and quote the bid accordingly. Submission of bid by bidder will imply that they have read all the criteria and conditions of all steps as well as made themselves aware of criteria and conditions for final selection. Representation on this account later shall be rejected entirely and no reason whatsoever shall be furnished by the tender issuing authority.
2. The tender documents shall be submitted in two separate covers duly sealed i.e. **Cover I for Stage – I (Technical Bid) and Cover II for Stage – II (Financial Bid)**. Both the covers shall then be sealed in another envelope.
3. **Stage -I : Technical Bid** (Received in Cover-1) This stage involves two steps:-
  - (a) **Step I. Minimum Eligibility Criteria.**
    - (i) This step involves minimum eligibility criteria as described in **Section IV** of this document. The bidder shall submit the minimum eligibility criteria documents in Cover I.
    - (ii) Minimum eligibility criteria will be based on the following: -
      - (aa) Past experience of similar completed consultancy works in last seven years (Form A).
      - (ab) Annual Financial Turnover of best three financial years out of last seven financial years (Form B).
      - (ac) Details of Permanent Technical Person Employed By The Firm (Form C).
      - (ad) Financial Soundness (solvency & Working capital requirement)
    - (iii) Further details on above criteria are given in Section IV. The details of above minimum eligibility criteria shall be properly filled up in the Form 'A', Form 'B', Form 'C' and Form 'D', with all supporting documents. The bidders may add additional authenticated documents in support of claims made in above forms.
    - (iv) A board convened by, HQ Western Command shall scrutinize the minimum eligibility criteria and only those firms / bidders , which **fulfill the minimum eligibility criteria, shall be considered for Step-II (Cover-I) ie Technical Evaluation**. AIL Mohali may engage a technical representative to assist in step I and Step II i.e. to assist in ascertaining minimum eligibility criteria and technical evaluation.



(b) **Step II : Technical Evaluation (Received In Cover I)**. The technical evaluation will be carried out by BOO, convened by HQ Western Comd.

- (i) Details of technical evaluation are given at Section V.
- (ii) The technical evaluation involves evaluation of work experience, financial strength, technical human resource, and presentation on Methodology, Work Plan and Design Concept. **Bidders will enclose copy of their presentation for Methodology, Work Plan and Design Concept in Cover I.**
- (iii) Marks will be awarded to the bidder as per following distribution: -

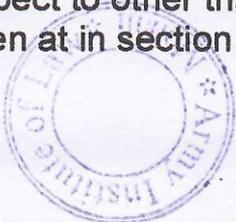
(aa)	Work Experience	20 Marks
(ab)	Financial Strength	20 Marks
(ac)	Technical human resources	10 Marks
(ad)	Presentation on Methodology, Work Plan & Design Concept incl Experience in new Technology	50 Marks
	<b>Total</b>	<b>100 Marks</b>

(iv) Each successful bidder of step I will be asked to present their plan on Methodology, Work Plan and Design separately to the BOO for which date and time will be scheduled.

(v) Only those bidders who secure 60 and above marks in Step I shall be eligible for consideration for financial bid (Step II).

4. **Stage -II : Financial Bid** (To be placed in Cover-2) The bidders will enclose their Financial Bid in Cover II duly sealed. Financial bid to be on the specimen format for BOQ, available on page 85. Financial Bid will be evaluated as follows:-

- (a) The eligible bidders will be notified the date of opening of financial bid by the accepting officer.
- (b) The consultant shall quote consultancy charges in column F of BOQ.
- (c) After opening the financial bid of all bidders, the marks shall be awarded to each bidders considering maximum 100 marks to lowest quoted bidder. The financial score in respect to other than lowest bidders will be calculated proportionately as per formula given at in section VI.



**5. Final Selection.**

(a) The final selection of bidder shall be based on QCBS (quality and cost-based system). Final score will be arrived at by adding Technical Score and Financial Score with weightages of 75% and 25% respectively. Technical Score will be available from Step- II Stage-I. Exact formula for calculating the Final Score has been given at Section VI.

(b) The bidder achieving the highest combined Technical and Final score (first rank) will be considered as L1 for acceptance of this consultancy work irrespective of the final tender value of the main project quoted by the L1 Contractor.

**Examples of Calculating Final Score**

**Tech Evaluation**

Parameters	Bidder 1	Bidder 2	Bidder 3
Marks in Tech Evaluation	85	83	76
Weightage (Tech Bid)	0.75 or 75%		
Final Score in Tech Bid	$85 \times 0.75 = 63.75$	$83 \times 0.75 = 62.25$	$76 \times 0.75 = 57$

**Fin. Evaluation**

Parameters	Bidder 1	Bidder 2	Bidder 3
Amt. Quoted in Fin. Bid	1.5 Cr	1 Cr	1.2 Cr
Weightage (Fin Bid)	0.25 or 25%		
Fin Score calculation Formula	Financial Score = $100 \times \frac{\text{Lowest Financial Bid}}{\text{Bid amount of individual bidder}}$		
Financial Score	$100 \times \frac{1}{1.5} = 66.67$	$100 \times \frac{1}{1} = 100$	$100 \times \frac{1}{1.20} = 83.33$



<b>Final Fin Score</b>	$66.67 \times 0.25 = 16.67$	$100 \times 0.25 = 25$	$83.33 \times 0.25 = 20.83$
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**Final Score**

<b>Final Score</b>	<b>Bidder 1</b>	<b>Bidder 2</b>	<b>Bidder 3</b>
<b>Tech Score + Fin Score</b>	$63.75 + 16.67 = 80.42$	$62.25 + 25 = 87.25$	$57.00 + 20.83 = 77.83$

6. **Acceptance.** Letter of successful bidder along with details of cost etc shall be intimated to successful bidder through email and /or Postal Communication.
7. **Letter of Transmittal.** The applicant shall submit the letter of transmittal attached with pre- qualification documents. Letter of transmittal shall be given on an affidavit of Non-Judicial Stamp Paper of Rs. 100/- duly notarized (Refer Section VII).
8. **Acceptance / Rejection Criteria.** The Chairman AIL or Accepting Officer on behalf of Chairman AIL reserves the right, without being liable for any damages or obligation to inform the applicant, to: -
  - (a) Amend the scope and value of tender.
  - (b) Reject any or all of the applications without assigning any reason.
  - (c) Reject applications based on the performance of firms in earlier executed projects with or any organization where this firm has worked.
  - (d) Any effort on the part of the applicant or his agent to exercise influence or to pressurize Accepting Officer would result in rejection of his application. Canvassing of any kind is prohibited.
9. All information called for in the enclosed forms shall be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact shall be mentioned against the relevant columns. Even if no information is to be provided in a column, a "NIL" or "no such case" entry shall be made in that column. If any particulars / query are not applicable in case of the applicant, it shall be stated as "not applicable". The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information shall result in the applicant being summarily disqualified.
10. The application shall be submitted duly type written.



11. The bidders are required to submit one copy of tender document duly stamped and signed on each page with the bid in Cover I.
12. Overwriting shall be avoided. Correction, if any, shall be made by neatly crossing out, initialing, dating and rewriting. Pages of the pre-qualification document to be numbered. Additional sheets, if any added by the applicant, shall also be numbered by him. They shall be submitted as a package with signed letter of transmittal.
13. All bidders are required to submit their full signatures and initials duly countersigned by their bankers.
14. References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the bidder shall be signed by an officer not below the rank of Executive Engineer / Project Manager or equivalent for Govt work and shall be certified by CMD /MD/ President/ Vice President or owner of the company for private work. The prospective bidder shall be deemed to have taken full responsibility of its authenticity.
15. The bidder shall furnish any additional information which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of pre- qualification document.
16. Any information furnished by the bidder found to be misleading or false representation or deliberately suppressed information either immediately or at a later date, would render him liable to be debarred from tendering / taking up of work of and the bidder shall be banned for tendering for five years.

**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_



**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC) SERVICES  
FOR CONSTRUCTION OF MULTISTOREY HOSTEL  
BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS  
IN THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE OF  
LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

**SECTION -IV**

**STAGE -I : STEP-I**

**TENDER EVALUATION**

**MINIMUM ELIGIBILITY CRITERIA**



## **TENDER EVALUATION STAGE I . STEP- I : MINIMUM ELIGIBILITY CRITERIA**

The bidder must satisfy the under mentioned minimum eligibility criteria: -

### **1. Past Experience of Similar Completed Consultancy Works (Form 'A' Letter of Transmittal).**

(a) Experience of having successfully completed similar consultancy works during the last 7 years ending last day of the month previous to the one in which tender has been submitted, mentioning configuration, no of stories of building in which tender are invited which shall be either of the following: -

(i) Three completed similar consultancy works costing (Construction cost) not less than the amount equal to 40% of estimated project cost specified in Tender.

or

(ii) Two completed similar consultancy works costing (Construction cost) not less than the amount equal to 50% of estimated project cost specified in tender.

or

(iii) One completed similar consultancy works costing (Construction cost) not less than the amount equal to 80% of estimated project cost specified in tender.

(b) In addition to above similar works the bidder must have completed one project of Detailed Engineering cum Project Management Consultancy for Govt/Cooperation/MES/Indian army/ any Government organization of minimum amount of 40% of the estimated project cost during last seven years ending last day of the month previous to the one in which tender has been submitted

(c) The bidder must possess in house Expertise for GRIHA rating/ MoU with GRIHA consultant and should have completed minimum 4-star GRIHA rated project in the past 07 years of experience.

### **Notes: -**

(i) The past experience in similar nature of consultancy work shall be supported by certificates issued by an officer not below the rank of Executive Engineer. In case the work experience is of Private sector experiences certificate shall be supported with copies of Letter of Award and copies of Corresponding TDS Certificates (Form 16A/Form 26AS). Value of work will be considered equivalent to the amount of TDS certificates (Form 16A/Form 26AS).



(ii) The value of executed works shall be brought to the current level by enhancing the actual value of work done at a simple rate of 7% per annum, calculated from the date of completion to last day of the month previous to the one in which tender has been submitted.

(iii) The definition of completed works costing (Construction Cost) is as under:-

"RCC Structures for Residential / Commercial / Institutional Buildings for multi storeys for which completion certificate has been issued by the Govt/Cooperation/MES/Indian army/ any Government organization shall be considered for past experience".

(iv) The bidder shall fill up the detail in form 'A' attached with supporting documents for evaluation of minimum eligibility criteria referred above.

**2. Annual Financial Turnover of Best Three Financial Years out of Last Seven Financial Years (Form B).**

(a) Annual average turnover (financial) of consultant in best three years out of last seven financial years shall not be less than 60 Lakhs.

(b) At the time of submission of prequalification, the tenderer shall submit Certificate from Chartered Accountant mentioning Financial Turnover alongwith copy of ITRs.

(c) The bidder shall fill up the detail in Form 'B' attached with supporting documents for evaluation of minimum eligibility criteria referred above.

**3. Details of Permanent Technical Person Employed by the Firm (Form C).**

- (a) Chief Architect
- (b) Subordinate Architect
- (c) B Arch
- (d) Engineer
- (e) MEP Design Expert

**4. Financial Soundness (Solvency & Working Capital Requirement).**

- (a) Working Capital - Not less than 12 Lakh
- (b) Solvency - upto 100lakhs

**Note:-** Bidder is required to submit solvency certificate from nationalised bank. Net worth certificate, cash flow statement & Audited Balance sheet etc from CA for working capital requirements.



**DETAILED ENGINEERING AND PROJECT  
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FOR CONSTRUCTION OF MULTISTOREY HOSTEL  
BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS  
IN THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE OF  
LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

**SECTION – V**

**STAGE -I, STEP -II**

**TENDER EVALUATION**

**TECHNICAL EVALUATION**



## **TENDER EVALUATION STAGE I, STEP II: TECHNICAL EVALUATION**

1. **Step-II: (Technical Evaluation)**. This shall be based on marks awarded to bidders based on work experience, financial strength, technical persons and design concept presentation for consultancy work. Marks system for the evaluation of Step-II is as under:-
2. **Work Experience**. (Ref Para 1 Section IV):- The maximum mark for Work Experience shall be 20. The marks will be assessed as under: -

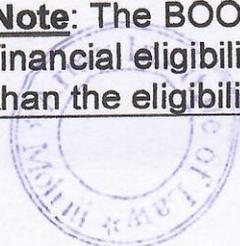
S. No.	Marking of Work Experience	Evaluation of Marks
(i)	Having successfully completed cumulative value of similar project / projects equal to 80% of the estimated cost of the project.	60%
(ii)	Having successfully completed cumulative value of similar project / projects equal to 160% of the estimated cost of the project.	80%
(iii)	Having successfully completed cumulative value of similar project / projects equal to 240% or more of the estimated cost of the project.	100%

**Notes:** (i) The BOO will work out the pro-rata percentage to be considered for assessing marks when works experience eligibility status falls in between the above said criteria.  
(ii) While arriving at cumulative value of similar Project / Projects, only those projects having value not less than the amount equal to 40% of the estimated cost of the project will be considered.  
(iii) Section IV Para 1 Notes (i) to (iv) will be applicable for considering above works experience

3. **Financial Strength**. (Ref Para 2 Section IV): The maximum mark for Financial Strength shall be 20. The marks will be assessed as under: -

S. No.	Marking of Financial Strength	Evaluation of Marks
(i)	Average annual financial turnover equal to the eligibility criteria as per Para 2 Section IV.	60%
(ii)	Average annual financial turnover two times the eligibility criteria as per Para 2 Section IV.	80%
(iii)	Average annual financial turnover three times or more than the eligibility criteria as per Para 2 Section IV.	100%

**Note:** The BOO will work out the pro-rata percentage for assessing marks when financial eligibility status falls in between (Eligibility criteria and three or more times than the eligibility criteria) of above said criteria.



4. **Technical Personal.** The maximum mark for Technical Persons shall be 10. The marks will be assessed as under: -

S. No.	Details of Technical Persons	Evaluation of Marks	
<b>Architect</b>			
<b>(a) Chief Architect/Team Leader (Max Marks under this head is 3), Architects approved by Council of Architects only eligible</b>			
(i)	B. Arch 01 number with experience of 10 years	01	
(ii)	B. Arch 01 number with experience more than 10 years and up to 15 years	02	
(iii)	B. Arch 01 number with experience of more than 15 years	03	
<b>(b) Subordinate Architect (Max Marks under this head is 1), Architects approved by Council of Architects only eligible</b>		<b>Number of personnel</b>	<b>Evaluation of Marks</b>
(i)	B. Arch minimum 08 years' experience or Diploma in Arch with minimum 10 years of experience (01 Nos.)	01 No.	01
<b>Engineer</b>			
<b>(c) Civil Engineer (Max Marks under this head is 2)</b>			
(i)	Civil Engineer (Degree Holder) with minimum 08 years experience or Diploma in Civil with minimum 10 years of exp	02 No.	02
<b>(d) Structural Engineer (Max Marks under this head is 1)</b>			
(i)	Structural Engineer (M Tech in Structure) with minimum 05 years exp	01 No.	01
<b>(e) MEP Design Expert &amp; GRIHA (Max Marks under this head is 3)</b>			



(i)	Degree in Mechanical / Electrical / Public Health & Environment Engineering with minimum 08 years experience or Diploma in Mechanical / Electrical / Public Health & Environment Engineering with minimum 10 years exp.	02 No.	03
-----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------	----

**Note:-** The Employee have minimum one year experience in the same firm.

5. **Presentation on Methodology, Work Plan & Design Concept (Max Marks = 50).** The tender documents have been supplied along with site plan and statement of requirement (Scope of Work) for bidders to conceptualize different options meeting the SOR. Evaluation will be carried as follows:-

S. No.	Description	Marks
(i)	Cost effective site Utilization & Grouping of Functions, Economical design.	10
(ii)	Site Orientation: Massing (Compactness), Circulation (integration), Landscape blending with existing profile.	10
(iii)	BIM (building Interactive Modelling) for the conceptual plan/ Drawings	10
(iv)	Facade of building, use of environment friendly materials, layout options, new materials, finishes (other than conventional materials), energy saving proposals etc.	05
(v)	Interaction on design concept and response to queries of the committee members.	05
(vi)	Experience in new Technology	10



The marks will be assessed by a BOO convened by HQ Western Command based on above presentation. AIL Mohali may engage a technical representative to assist in step I and Step II i.e. to assist in ascertaining minimum eligibility criteria and technical evaluation.

6. **Self-Assessment**. The bidder will carry out self-assessment and fill the Form 'E' and 'F' and submit it along with Tender Document in Envelope -I, which will be verified by the Board of Officers.

**Signature of Consultant/ Bidder**

**Dated: -**



**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC)  
SERVICES FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44 ACRE LAND,  
CONSTRUCTION OF TWO ACADEMIC BLOCKS IN  
THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE  
OF LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

**SECTION – VI**

**OPENING OF FINANCIAL BID (COVER-II)**

**AND**

**FINANCIAL EVALUATION OF BID**



### **OPENING OF FINANCIAL BID (COVER-II)**

**Financial Bid** (To be placed in Cover-2) The bidders will enclose their Financial Bid in Cover II duly sealed. Financial bid to be on the specimen format for BOQ, available on page 85. **Bidders with 60 or more marks in Step-II only will be considered for financial evaluation of bid.** Financial Bid will be evaluated as follows:-

(a) The eligible bidders will be notified the date of opening of financial bid by the accepting officer. On opening of financial bid amount of bid will be announced and recorded. All bidders shall be awarded marks based on lowest financial bid marks which shall be considered 100 and criteria of marks awarded to other bidders are described in Section VI.

(b) Evaluation of each financial bid will be carried out based on the given formula i.e.  $S_f = 100 \times F_m / F$ . In which  $S_f$  is the financial score,  $F_m$  is the lowest financial bid, and  $F$  is the financial bid under consideration of other bidders. The lowest financial bid ( $F_m$ ) will be given a financial score ( $S_f$ ) of 100 points. Accordingly the financial score in respect of each bidder will be calculated proportionately as per given formula.

### **FINANCIAL EVALUATION OF BID STAGE -II**

1. **Definitions of functions:-**

- (a) F : Bid amount of individual bidder.
- (b)  $S_f$  : Financial Score.
- (c)  $F_m$  : Lowest Financial Bid.
- (d)  $S_t$  : Technical Score
- (e)  $T_w$  : Weightage assigned to Technical Bid
- (f)  $F_w$  : Weightage assigned to Financial Bid

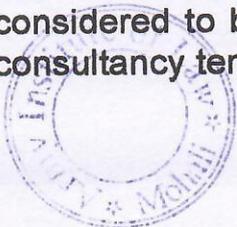
2. Bidders shall go through the complete tender of consultancy services before quoting the rates in prescribed performa.

#### **Final Selection**

3. The final selection shall be based on QCBS i.e. Quality and cost based system. Formula for working out financial selection is as under:

$S = S_t \times T_w + S_f \times F_w$ ; Where  $S$  is the combined score of bidder,  $S_t$  is Technical Score and  $S_f$  is Financial Score.  $T_w$  and  $F_w$  are weightage assigned to Technical bid and financial Bid. The value of  $T_w$  and  $F_w$  shall be **0.75 (Zero point Seventy Five)** and **0.25 (zero point Twenty Five)** respectively.

4. The bidder achieving the highest combined technical and financial score will be considered to be the successful bidder and will be considered for acceptance of this consultancy tender.



**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_

**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC) SERVICES  
FOR CONSTRUCTION OF MULTISTOREY HOSTEL  
BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS  
IN THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE OF  
LAW (AIL), SECTOR 68, MOHALI, PUNJAB  
SECTION –VII**

**LETTER OF TRANSMITTAL**

**AND**

**FORMS WITH**

**SELF- ASSESSMENT OF STAGE -I STEP-II**



**LETTER OF TRANSMITTAL**

**(ON RS 100/- NON-JUDICIAL STAMP PAPER DULY NOTARIZED AND ALSO ON LETTER HEAD OF THE COMPANY)**

From:

Jan 2026

To:

**Subject: DETAILED ENGINEERING AND PROJECT MANAGEMENT CONSULTANCY(DEPMC) SERVICES FOR CONSTRUCTION OF MULTISTOREY HOSTEL BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE LAND, CONSTRUCTION OF TWO ACADEMIC BLOCKS IN THE EXISTING CAMPUS AND CONSTR OF PEDESTRIAN OVER BRIDGE AT ARMY INSTITUTE OF LAW (AIL), SECTOR 68, MOHALI, PUNJAB**

Sir,

Having examined the details given in Pre-Qualification Document for the above work, I / We hereby submit the pre-qualification document and other relevant information.

1. I / We hereby certify that all the statements made and information supplied in the enclosed Forms and accompanying statement are true and correct and no pertinent information has been suppressed by us.
2. I / We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
3. I / We submit the requisite certificate for annual turnover, work completed and authorize you/ your rep to approach organizations, employers, firms and corporation to verify our competence and general reputation.
4. I / We hereby affirm and declare that above details / information's are correct to

(each page to be signed)



the best of my knowledge and records available. In case of any fake/ wrong details, my/ our application shall be treated as non-bonafide and I/ We understand that my/ our firm will be banned for a period of five years.

5. I/We submit the following certificates in support of details of consultancy work having successfully completed.

**Name of Work(s):**

(a)

(b)

(c)

**Enclosures..... Nos.**

**Seal of Applicant**

**Date of Submission**

**Signature of Applicant(s)**

(each page to be signed)



**FINANCIAL INFORMATION**

1. **Financial Analysis** – Under mentioned details to be furnished for the best three years out of last seven financial years duly certified by the Chartered Accountant.

(a) Gross Annual Turnover of similar consultancy works only

S. No.	Item	Years		
1	Gross Annual Turnover			

**Signature of Applicant(s)**

**Signature of Chartered Accountant with  
Seal and Registration Number**



**DETAILS OF PERMANENT TECHNICAL PERSON EMPLOYED BY THE FIRM**

S. No.	Designation	Name of employee	Qualification (Degree/ Diploma)	Year of passing of Requisite Qualification	Years of Professional experience & details of work carried out	Age	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
(i)	Chief Architect/Team Leader	(i)					
		.....					
(ii)	Subordinate Architect	(i)					
		(ii)					
		.....					
(iii)	Civil Engineer	(i)					
		(ii)					
		.....					
(iv)	Structural Engineer	(i)					
		(ii)					
		.....					
(v)	MEP/GRIHA Expert	(i)					
		(ii)					

**Notes:-**

- (a) Enclose the complete detail of qualification and experience as annexure.
- (b) Step-I Tender Evaluation shall be carried out based on technical personal to be employed considering the above details.
- (c) Experience prior to requisite qualification degree/diploma shall not be considered.

Signature of Applicant(s)



FORM 'D'

**DETAILS OF DD SUBMITTED (COVER-I)**

S. No.	Description	Name of the Bank	DD No. & Date	Amount in Rs.	Remarks
(a)	(b)	(c)	(d)	(e)	(f)
1.	Cost of tender form			Rs. 2,000/-	
2.	EMD			Rs. 2,42,500/-	

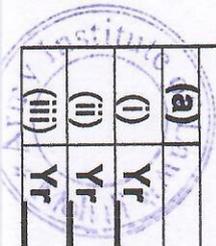


Signature of Applicant(s)  
FORM 'E'

**SELF ASSESSMENT FORM FOR TECHNICAL EVALUATION .STAGE-I. STEP II (COVER-I)**

1. Work Experience					
S. No.	Evaluation of Work Experience (Refer Para 2 Section V)	Maximum Marks 20 (to be calculated as per Para 2 Section V )	Cumulative cost of Projects executed	Marks Obtained	Supporting Documents
(a)	(b)	(c)	(d)	(e)	(f)
(i)					
(ii)					
(iii)					
(iv)					
(v)					

2. Financial Strength					
S. No.	Evaluation of Financial Strength (Financial Turnover) (Refer Para 3 Section V)	Maximum Marks 20 (to be calculated as per Para 3 Section V )	Average Financial turnover	Marks Obtained	Supporting Documents
(a)	(b)	(c)	(d)	(e)	(f)
(i)	Yr				
(ii)	Yr				
(iii)	Yr				



**SELF ASSESSMENT FORM FOR TECHNICAL EVALUATION (STEP II) (COVER-I)**

**3. Technical Personal**

S. No.	Evaluation of consultant's Technical Manpower (Refer Para 4 Section V)		Maximum Marks 10	Marks Obtained	Supporting Documents
	Strength of Technical Manpower	Technical Manpower held			
(a)	(b)	(c)	(d)	(e)	
<b>Architect</b>					
<b>(a) Chief Architect/Team Leader (Max Marks under this head is 3), Architects approved by Council of Architects only eligible, proof to be attached</b>					
(i)	B. Arch 01 number with experience upto 10 years				
(ii)	B. Arch 01 number with experience more than 10 years and upto 15 years				
(iii)	B. Arch 01 number with experience more than 15 years				
<b>(b) Subordinate Architect (Max Marks under this head is 1), Architects approved by Council of Architects only eligible, proof to be attached</b>					
(i)	B. Arch minimum 08 years experience or Diploma in Arch with minimum 10 years of experience (01 Nos.)				
<b>Engineers</b>					
<b>(c) Civil Engineer (Max Marks under this head is 2)</b>					
(i)	Civil Engineer (Degree Holder) with minimum 08 years experience or Diploma in Civil with minimum 10 years of exp				



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

(a)	(b)	(c)	(d)	(e)
<b>(d) Structural Engineer (Max Marks under this head is 1)</b>				
(i)	Structural Engineer (M Tech in Structure) with minimum 05 years exp			
<b>MEP Design/GREEN BUILDING CONSULTANT &amp; GRIHA Expert (Max Marks under this head is 3)</b>				



**SUMMARY OF MARKS: SELF ASSESSMENT OF TECHNICAL EVALUATION**

S. No.	Name of Consultancy firm	Steps of Evaluation	Max Marks	Marks obtained in self assessment	Remark
(a)	(b)	(c)	(d)	(e)	(f)
1		Evaluation of Work Experience	20		
2		Evaluation of Financial strength	20		
3		Evaluation of Technical Persons	10		
<b>TOTAL</b>			<b>50</b>		

**TOTAL MARKS OBTAINED IN SELF ASSESSMENT OF TECHNICAL EVALUATION (LESS PRESENTATION)**



**SIGNATURE OF APPLICANT(S)**

**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC)  
SERVICES FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44 ACRE LAND,  
CONSTRUCTION OF TWO ACADEMIC BLOCKS  
IN THE EXISTING CAMPUS AND CONSTR OF  
PEDESTRIAN OVER BRIDGE AT ARMY  
INSTITUTE OF LAW (AIL), SECTOR 68, MOHALI,  
PUNJAB**

**SECTION VIII**

**INSTRUCTIONS TO BIDDERS (ITB)**



## **INSTRUCTIONS TO BIDDERS (ITB)**

**Introduction.** Army Institute of Law, Sector 68 Mohali (hereinafter referred to as AIL, Mohali) has decided to execute the project 'Detailed Engineering & Project Management Consultancy (DEPMC) Services for Construction of Multistorey Hostel Building and construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab.

### 1. **Bidding Document, Clarification and Addendum.**

(a) The tenderer to sign & stamp each page of tender document. If the tender is submitted on behalf of a partnership firm, it must be signed either by all partners or some partners holding a valid power of attorney from all partners constituting the firm and in case of company, it shall be signed by Managing Director / Director / Representative of the company who has been empowered to do so through resolution passed by board of directors of the company. The person signing the tender on behalf of another partner or on behalf of a firm or company shall attach with the tender a proper power of attorney duly executed in his favour by each other person or by the partners or in accordance with the constitution of the company in case of company, stating that he has authority to bind such other person of the firm or the company as the case may be in all matters pertaining to the contract including arbitration clause.

(b) Even in case of firm or company which have already granted power of attorney to an individual authorizing him to sign tender and in pursuance of which tenders are being signed by such persons as a routine, fresh power of attorney duly executed in his favour stating specifically that the person has authority to bind such partners of the firm, or the company as the case maybe to the conditions relating to arbitration clause, shall be submitted with the tender unless such authority has already been given to the concerned by the firm or the company.

(c) **Clarification/ Requests by Bidder.** Although the details presented in the Bidding Document consisting of Conditions of Contract, Scope of Work have been compiled with all reasonable care, it is the Bidder's responsibility to ensure that information provided are adequate, clearly understood and it includes all documents as per Index. Bidder shall examine the Bidding document thoroughly in all respect and if, any conflict, discrepancy, error or omission is observed, bidder may clarify during Pre-Bid meeting.

**Note:** - Guidelines for preparation of detailed project Report (DPR) are enclosed at Appendix 'D' for guidance and the same shall form part of tender documents.



(d) **Confidentiality of Document.** Bidder shall treat the Bidding Document and contents thereof as confidential.

## 2. **Preparation of Bid.**

(a) **Bid Validity.** Bid shall remain valid for acceptance for a period of **180 days** commencing from the next date subsequent to bid submission end date. The Bidder shall not be entitled during the said period to vary the bid.

(b) **Applicable Language.** The bid and all correspondences incidental to and concerning the bid shall be in the English language. For supporting documents and printed literature submitted in any other language, an equivalent English translation shall also be submitted. Responsibility for correctness in translation shall lie with the Bidder. In case of any conflict for the purpose of interpretation of the bid, the English translation shall govern.

(c) **Compliance to Bidding Document Requirement.** The administration/management of AIL Mohali expects Bidder's compliance to the requirement of Bidding Document without any deviation. In case bidder stipulate any deviation (s), the Principal AIL / BOO shall have the right to reject such bid at his absolute discretion and without giving any opportunity for such Bidders to make good such deficiencies.

(d) **Financial Proposal.** The bidder shall quote his rate in the financial proposal. The rate shall include all expenditure to be incurred towards mobilization and demobilization and inclusive of all taxes as applicable as per tender document.

4. **Bid Opening and Evaluation.** Technical bid (Cover- I) and Financial bid (Cover- II) will be opened by a BOO (Board of Officers) as brought out in Section – III. In brief the procedure to be followed is as under:-

(a) The tender is a **two stage** tender based on **Quality and Cost Based System (QCBS).**

(i) **Stage I.** This stage involves:-

(aa) **Step I. Minimum Eligibility Criteria.** A board will ascertain each bid with respect to meeting of minimum eligibility criteria. Bidders who qualify step I will only be eligible for step II. For minimum eligibility criteria, refer Section IV.

(ab) **Step II. Evaluation of Technical Bid.** A board will carry out evaluation of technical bid submitted by each bidder. Detailed procedure / system of evaluation is given in Section V. **Bidder scoring minimum 60 marks out of 100 will qualify for Stage - II.**



(ii) **Stage II. Financial Bid.** Financial bid will only be opened in respect of bidders who qualify Stage -I. Working out of lowest bidder will be as per procedure / method given in Section VI.

(b) The tenderers to submit tender documents in two separate Covers duly sealed i.e. one each for Stage – I (Technical Bid) and Stage – II (Financial Bid).

5. Final selection will be worked out as follows:-

(a) The final selection of bidder shall be based on QCBS (quality and cost-based system). Final score will be arrived at by adding Technical Score and Financial Score with weightages of 75% and 25%. respectively. Technical Score will be available from Step- II Stage-I. Exact formula for calculating the Final Score has been given at Section VI.

(b) **The bidder achieving the highest combined Technical and Final score (first rank) will be considered for acceptance of this consultancy work.**

6. **Right to Accept or Reject a Bid.** Principal AIL / BOO/ Chairman AIL, reserves the right to accept a bid other than the lowest and to accept or reject any bid in whole or part, to annul the bidding process or to reject all bids with or without any notice or reasons. Such decisions by the Principal AIL / BOO/ Chairman AIL shall bear no liability whatsoever consequent upon such decisions.

7. **Project Completion Schedule and Sequences Thereof.** The project shall be completed within the period as indicated below:-

- |     |                                                                  |                                        |
|-----|------------------------------------------------------------------|----------------------------------------|
| (a) | Go ahead for Prep of DPR ( <b>Date of acceptance of Tender</b> ) | - G                                    |
| (b) | Submission of draft DPR                                          | - By G+10 Weeks<br>(2 and half months) |
| (c) | Submission of final DPR after taking following action by         | - By G+24 weeks<br>(6 months)          |

(i) Presentation on DPR including walk through of area and giving out salient features of the project to College management/ board/ committee convened by the management

(ii) Incorporating changes/deficiencies in DPR

(iii) DPR approval from Client

(iv) Local Body Approval/Statutory Approvals incl NOC from fire Department Punjab and enhanced load from PSPCL.

**Note:-** The exact period required to complete the DPR and its approval from various agencies will be as per agreement signed between the owner and the

consultant which may differ at the discretion of owner but not beyond the milestone as stated above.

- (d) Go-Ahead for prep of contractual documents/  
NIT/tender drawings & specifications/BOQ - X  
**(After approval of DPR & submission  
of IIT/NIT/PEC vetted drawings)**
- (i) Preparation, Issue and receipt of main tender - X + 10 Weeks  
(2 & half months)
- (ii)(aa) Scrutiny of bids & Technical evaluation  
by the consultant  
(ab) Scrutiny of recommendations of  
consultant by the client  
(ac) Acceptance of bid - X + 26 Weeks  
(6 & half months )
- (iii) Issue of work order and signing  
of agreement - X + 28 Weeks  
(7 months)
- (iv) Mobilization by contractor - X +30 Weeks  
(7 & half months)
- (v) Completion of project - X + 184 Weeks  
(3 Years, 6 & half months)

Notes:-

(i) The broad scope of work and general layout of site and broad details of the project are as per **Appendix 'C'**.

(ii) The broad scope of consultancy given in Appendix 'C' should be read in conjunction with other guidelines given in this tender document. Guidelines for preparation of detailed project report DPR are as per **Appendix 'D'**.

8. The exact period for execution of the project will be as per contract(s) concluded with contractor(s) i.e. builder and it shall be noted by the consultant that in case of any delay in completion of the project for whatsoever reasons, the consultant shall continue to provide his services as per terms of DEPMC contract till the physical completion of the work including defect liability period. No claim what so ever on account of delay shall be admissible and shall not be entitled for any compensation other than what has been given in the payment conditions (Please refer notes of payment conditions mentioned in Section IX).

9. The action for advertising the works shall be taken by the Accepting Officer sufficiently in advance during DPR stage so that tenders could be issued at the earliest after approval of DPR. Therefore, draft advertisements for various works shall be submitted by the consultant well in advance of submission of DPR.



10. The tender shall be two stage, two cover system. **Cover I for Stage – I (Technical Bid) and Cover II for Stage – II (Financial Bid)**. Both the covers shall then be sealed in another envelope.

11. **Contract Document**. The successful bidder shall be required to execute a formal Agreement as per Form of Contract with the Chairman AIL (in ex officio capacity) within 15 days from the date of intimation with regard to acceptance of bid. In case the bidder fails to do so, his Earnest Money Deposit shall be forfeited.

### **Detailed Engineering & Project Management- Scope of Service**

12. **Preamble**. AIL, Mohali intends undertaking the project through a consultant responsible for detailed engineering and project management. Even though, certain guidelines for running the project has been laid down in these documents, these are not exhaustive and the consultant would be overall responsible for thorough planning, tendering, supervision of execution by contractor using sound engineering practices, accounting of stores, documentation, handing over of assets to users and monitoring of two years comprehensive maintenance (if approved and included in the building contract) and defect liability. The missing requirements those are not included in this contract but essential to complete the consultancy service are considered to be included in the DEPMC contract.

13. **Scope**. To plan, facilitate and be a consultant for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land within the stipulated time, cost and conditions. Scope of services of the consultant shall be spread over in three phases as under:-

- (a) **Pre-Construction Phase**
- (b) **Construction Phase**
- (c) **Post Construction Phase (Defect liability Period)**

**Note:** Tech staff and resources to be provided at project sites are given in **Appendix 'E'**.

### **Pre-Construction Phase**

14. **Preparation of Detailed Project Report (DPR)**. Take clients view point and requirement. As far as possible scope of building to be constructed will consist of Double Basement, Ground Floor (GF), First Floor (FF), Second floor(SF), Third floor (TF), Fourt floor, Fifth floor and Sixth floor/ seventh or more floors as permissible under the latest guidelines of the regulatory authority. Construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land.



While planning following to be taken into account and included in the DPR: -

(a) Urban Layout abiding local byelaws, applicable FAR, latest NBC, covering complete Land use / Green Areas / Arboriculture to be shown on drawings.

(b) Detailed report on soil investigations, its findings and recommendations. (Penalty of 5% of the quoted amount will be imposed, if soil investigation report differs from actual soil condition). Number of soil testing (bore holes/pits) to be carried out to be finalized in accordance with latest IS codes.

(c) Layout of buildings & roads with Ground Coordinates properly recorded. Setbacks such as Bearing & distance from surrounding permanent features will also be recorded to avoid any future dispute between planning and actual construction.

(d) **Architectural Drawings**. The consultant after taking into account site considerations, statutory bylaws, stipulations in NBC code, clients requirements shall conceive and prepare the architectural drawings for the structures and scheduled services considering latest state of art technology, green building concept, technical parameters, keeping in view the environmental safeguards including permissions / clearances from local authorities (the owner on production of official receipt obtained from the concerned regulatory authority by the consultant in this regard shall reimbursed to the consultant) to ensure the approval of proposed structures at the site. Following drawings to be prepared in detail:-

(i) Detailed Architectural drawings, Construction drawings, Structural drawings, Electric and Water supply, Sanitary and Sewage. All these drawing shall be detailed drawings, so that no detail is missing. Any extra expenditure to be paid to the contractor because of missing details 10% of DO amount shall be recovered from the consultant. Separate layout drawing to workshop drawings (akin to workshop drawings) for electrical, water supply, sewage pipelines shall be provided, so that no columns/ beams are chiseled later.

(ii) Preparation and development of drawings for all internal services like centralised air conditioning, electric (internal/external) supply, Wi-Fi network, water supply, fire fighting, smoke detection alarm system, CCTV in common areas, Sewage Treatment Plant (STP), LT sub stations etc.

(iii) The drawings developed (Architectural, structural, MEP) shall be submitted as a part of DPR along with two copies of CD for vetting and approval by the competent authority of the management.

(e) **Structural Drawings**. The structural design for all buildings/ structures



shall be carried out and drawings shall be prepared by the consultant taking into consideration all relevant BIS/ IS code. The scope of structural design and drawings to be submitted by the consultant are as under: -

(i) **Design Details Duly Certified By The Consultant.** These design details shall be got proof checked through any of the IITs/NIT/Punjab Engg College which will be included in the consultancy cost. Any change in design necessitated during currency of the work due to fault of consultant or as per site requirement shall also be got proof checked (based on the direction of accepting officer, which shall be final and binding), from the same agency through which original design was got proof checked. Entire expenditure towards proof checking on this account shall be borne by the consultant and the owner shall make no reimbursement. In the event of non compliance in a reasonable time frame (Accepting officer's decision will be final and binding), the accepting officer at his discretion may proceed for getting the design vetted directly and the amount would be deducted from the consultant's running bills along with 10 percent penalty on vetting amount.

However, if the change in design is necessitated due to user or any other reason beyond the control of the consultant, the expenditure will be reimbursed.

(ii) Preparation of foundation plan, design details for structural members including design of foundation either on open type or on piles as per Geo technical investigation report.

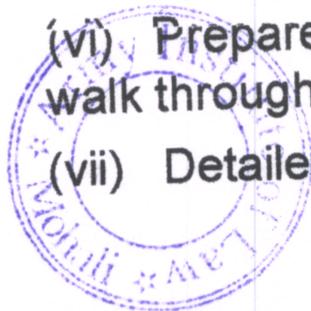
(iii) Structural design of various structures including all their components shall be carried out and drawings prepared. The design shall adhere to current norms for green field concept, and resistance to earthquake.

(iv) The consultant shall liaise with regulatory authorities like GMADA, PSPCL, Municipal corporation Mohali, Punjab Pollution control board, fire Department Punjab and any other agency to obtain early clearances and approvals. The quoted rates shall deemed to be included as the cost of liaison and obtaining approval from these regulatory authorities. Requisite fee for approval against official receipt of the concerned regulatory authority shall be paid by the Institute.

(v) Plan for Dismantling / Demolishing of existing building and utilization of salvaged material.

(vi) Prepare 3D model on basis of BIM of finally approved designs and walk through model to include all details.

(vii) Detailed specifications of structures service and finishes.



- (viii) Type of materials to be used in construction.
- (ix) The architectural features of buildings shall be planned in such a manner that it facilitates for the purpose of ease of maintenance.
- (x) **Type of scaffolding (only steel with proper design for structural stability)**
- (xi) Quality Assurance Setup giving details of equipments and tests to be carried out with their frequency keeping IS Code in view.
- (xii) Quality Assurance check lists (Job formats) for major activities.
- (xiii) Technique to be used for monitoring progress – CPM/PERT shall be constituted regularly on fortnightly basis with resource allocation.
- (xiv) **Format for Monitoring Progress During Construction Stage**. The format/ report shall cover bottlenecks including remedial measures, current position and three-month advance programme.
- (xv) Liquidity damages will be levied on the consultant, if the variation in Bills of Quantity in contract, in any trade section, except site clearance is beyond 10% unless the variation is necessitated due to either user requirement or Circumstances or beyond the control of consultant. If the variation is attributable to consultant, the DO amt would also not be considered towards remuneration of consultancy fees. The liquidity damages levied shall be as under: -

S. No	Variation in BOQ in a trade section	Liquidity damage
1.	More than 10% & up to 20%	5% of payable fee for the trade section
2.	More than 20% & up to 30%	10% of payable fee for the trade section
3.	More than 30%	20% of payable fee for the trade section

- (xvi) Yard stick for payment shall be supported by Bill of quantities.
- (xvii) Preparation of tender document (Lumpsum) entailing fixing of Criteria for pre qualification of contractors, proposal for earnest money and security deposits, milestone for payments, general conditions of contract specific to labour laws/statutory compliance, Liquidated damages, deviations/non scheduled items, site/labour insurance mobilisation advance, Arbitration etc
- (xviii) Any other details as deemed necessary and highlight the specific issues in DPR for information and attention of Owner.



(f) Financial Control covering the following:-

(i) Cash flow Chart as per the yardsticks shall be included in the DPR. Yardstick will be got approved from accepting officer (in writing) before incorporating in the tender.

(ii) Proposal for penalty on contractors for delay/non-performance.

(iii) Administrative Control Reports / Returns – their format for fortnightly and monthly reports.

(g) Any other details as spelt out by the accepting officer during currency of contract.

(h) Consultant shall provide a perspective view of the proposed building at site including site development in form of BIM for the approval of the owner.

(j) An axiomatic view of building showing the layout of furniture, built in furniture, cupboards, detailed drawing, costing etc shall be prepared.

(k) The external services, comprising of external water supply, HT/LT, storm water drainage & sewage disposal. Buildings plans will be approved by GMADA, Fire approval shall be approved by fire safety department Punjab. The enhanced load will have to be approved by PSPCL.

15. It is pre-informed that consultant will be required to prepare at least three draft plans, present each plan to committee established by the AIL/ HQ Western Command and develop the finally selected plan to be part of DPR. The process is likely to take number of visits and iterations.

16. **Submission of DPR.**

(a) Submit three hard copies and one soft copy initially for the purpose of evaluation and checking of DPRs. These DPRs will be clearly marked as "Initial DPR" for Evaluation purpose only.

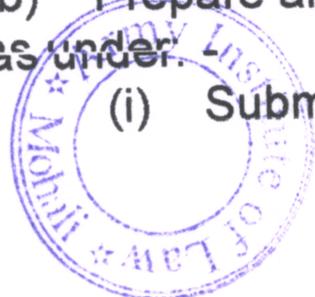
(b) Submit three hard copies and one soft copy after corrections (if any) duly signed by the consultant after scrutiny by IIT/NIT/Punjab Engg College. These DPRs would be marked "Final DPR" and shall have all statutory enclosures.

17. **Tenders.**

(a) Prepare draft advertisement for publication in leading daily News Paper for inviting tenders.

(b) Prepare and submit hard copies and soft copies of complete tender documents as under.

(i) Submit three hard copies and one soft copy initially for evaluation and



checking, clearly marked "Initial tender documents for Evaluation Purpose Only".

(ii) Submit ten hardcopies / as per requirement and soft copies after incorporating all changes/corrections and ensuring correction with respect to technical and financial aspect, duly marked "Final Tender Documents-Ready for Release".

(c) The tenders prepared on the basis of yardstick as stipulated above in para (xvii) shall be cleared from Accepting officer.

(d) Obtain necessary approval from local agencies required (fire department, PPCB, GMADA etc) for commencement of construction work.

(e) The Consultant shall evaluate the tender documents in all aspects including technical and financial evaluation and submit recommendations to AIL, Mohali for their approval.

(f) Any other details / works spelt out by AIL, Mohali during tender process till acceptance of contract.

(g) Prepare CTC of contract agreement and submit ten hard copies and 01 soft copy to Accepting Officer.

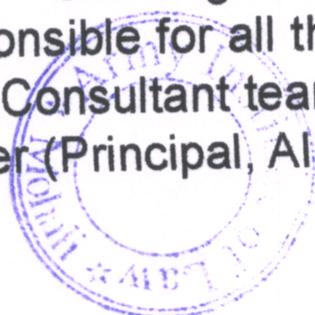
Note 1: Draft advertisement will be submitted by the consultant and owner shall finalise it in consultation with the consultant. However, these advertisements shall be published by the owner directly in the Newspaper etc and owner shall bear the cost thereof.

Note 2: In case re-tendering is to be done, Consultant shall review the DPR and the tender document as deemed required by the accepting officer. Prepare revised DPR along with tender document and submit duly marked "Revised Final DPR" and "Revised Tender Document" in ten hard copies and one soft copy having all statutory enclosures.

Note 3: College management may exclude any detail/ document from DPR while approving the DPR. However consultant will not be absolved of his responsibilities for submission of that document prior to release of payment for that stage.

### **Construction Phase**

1.8. Site engineer is the representative of accepting officer at site of work and is responsible for all the actions at site necessary for smooth functioning of project at the site. Consultant team deployed at site will render necessary advice to the accepting officer (Principal, AIL). The consultant shall be responsible for overall control of the site



(s) and works, project management, complete supervision on site, quality control of works, safety measures at the site, proper accounting of all materials especially including cement and steel for which advance has been paid and thus is a property of the owner. Preparation, custody and regular updating, maintenance of documents & registers, certification of contractors running account and final bills, contract closure and final certification of costs. Consultant will not undertake correspondence with the contractor directly. All the correspondence will be undertaken through accepting officer only. In the event of any difference in opinion between RE (Resident Engineer) and accepting officer on any particular issue, the consultant / accepting officer has all the right to refer the matter to Chairman, AIL.

19. The consultant shall execute services defined below from the start of construction up to commissioning and handing over of the project for operation. These will be provided by way of using the consultant's expertise and experience in project to implement the entire projects as per drawing and specifications. The consultant shall depute required personnel as per enclosed Appendix 'E' for full time day to day supervision checking of quality and quantity of work, finalization of running Account and final Bill and complete Project management headed by a qualified and experienced Resident Engineer (as indicated in NIT) along with his team, to look after the interest of owner and provide monthly reports & special reports (when required).

Notes: -

- (i) The consultant will employ competent and experienced staff. The requirement of the staff has been elaborated in various contract provisions and Appendix 'E'.
- (ii) The overall accountability will remain with the consultant till the final closure of the project. In case of any arbitration with the contractor or a department court of inquiry, the consultant or its representative would be required to depose if asked by the arbitrator/presiding officer of the inquiry. The consultant cannot shirk off its responsibility stating that the concerned RE/Engineer/Supervisory staff has left the job.
- (iii) Accepting officer reserves the right to terminate services of staff found wanting on the above-mentioned counts, or indulging in any practices not in the interest of the project as per his findings and opinion and / or on recommendation of consultant.
- (iv) No subletting of consultancy service is permitted.
- (v) Only land for site office will be provided to contractor. The erection of temporary office of suitable size will be the arrangement of building contractor.



20. **Responsibility of the Consultant Team will be as follows :-**

(a) **Supervision of Work.** ( a ) Supervision of works by the appointed team to ensure execution as per drawings, specifications and contract documents. Preparation of omission/ addition deviation orders against the measurable section/ items as per schedule prepared by the consultant and taking measurement, recording in MBs (3 copies of computerised MBs). The Accepting Officer will have the liberty to get the measurement verified from the external agency, if required. The consultant shall be required to extend all support to the external agency.

(b) Any deviations/ non-scheduled shall be brought to the notice of accepting officer. Prior approval of accepting Officer will be required before execution of such items.

**Note:-** Consultant rep shall not permit any poor workmanship and take immediate corrective actions to rectify the same. Photographic record shall be maintained of all events. In case contractor (builder) fails to take immediate corrective measures, the same shall be brought to the notice of Accepting Officer and Chairman, AIL in writing. Adequate contract provisions shall therefore be built in the tender documents of building contractor to ensure immediate rectification of the poor workmanship and failing which penalty for poor workmanship / devaluation of the work shall be catered for. In the event of poor workmanship and defective work noticed later, by the Accepting Officer/ project management committee convened by Chairman, AIL. **The consultant shall be charged liquidity damage for inadequate supervision which would be 10% of MP (Market Price) in the next RAR (Revenue Accounting and Reporting) bill of DEPMC. This penalty would be charged by the Accepting Officer after obtaining clearance from the Chairman, AIL. Similarly, in case of deviation order, because of incorrect specifications, wrong drafting of specification, the consultant shall be charged 10% of value of deviation as liquidated damages.** No extra charges for increase in cost of the project because of change of specifications due to contractor omission/ commissions will be given.

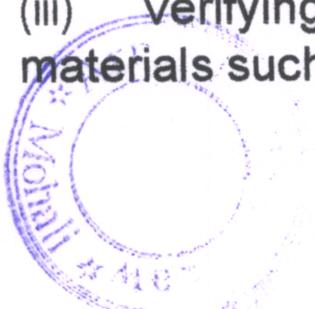
(b) To prepare and furnish drawing and sketches for any missing details during the course of construction and required to complete the work for which recovery at the rate of 10% of DO will be affected from the consultant's RAR.

(c) **Co-ordinate Testing and Inspections.**

(i) Develop and monitor a quality control system to ensure that the required standards of construction are met in consultation with the Accepting Officer / Chairman AIL or person detailed on his behalf.



- (ii) Develop a checking and testing procedure so that all systems are adequately tested and balanced prior to their acceptance in consultation with the Accepting Officer / Chairman AIL or person detailed on his behalf.
  - (iii) Co-ordinate all testing provided by other agencies as required.
  - (iv) Maintain proper records such as site order book, hinderance register cement register, material register including their safe custody and produce the same to Accepting Officer on daily basis and produce for inspection during visit of Accepting Offrs/ Offrs detailed by accepting officer.
  - (v) Monitor quality and quantity of items procured by the contactor for incorporation in the project. Ensure items are as per specification of the Contract Agreement and tested before incorporation.
- (d) Administration of contract including preparation of deviation orders and their valuation as approved by owner.
- (e) Administration of contract and assistance in resolving the differences and disputes, if any.
- (f) Final inspection, checking/execution of testing, commissioning and handing over of various parts of works and various systems.
- (g) Checking and certifying the amount payable in Running and Final bills of Contractors for their correctness.
- (h) Whenever, the owner exercises his authority to cancel the building contract, inventory of the following shall be made jointly by the consultant, Accepting Officer and the concerned contractor or their accredited representative and in case of failure of the concerned contractor or their accredited representative to join within the period notified to him, by the consultant and the Accepting Officer same shall be carried out in his absence:-
- (i) Completed and in-completed items of works, including their likely effectiveness/strength, on commencement of new contract for the balance work.
  - (ii) Materials brought by contractors and lying at site for incorporation in the work and their likely effectiveness/strength/utility on commencement of new contract for balance work contract. Any resources including labour required by the consultant for measuring the material lying at site will be hired by the consultant and no payment / reimbursement on this account.
  - (iii) Verifying effectiveness of tools, plants, other equipments including materials such as shuttering and scaffolding etc brought by contractor and



lying at site for impending work. In case any deficiency or lack of suitable equipment is observed, the consultant will ask the contractor to re-coup or provision the same for effective accomplished of work.

(k) The Institute may inject mechanism of third party quality assurance (TPQA) and the consultant will be required to assist in a manner to conduct the TPQA.

(l) The consultant shall be required to all the replies for the statutory audit conducted in respect said work, reply to any representations/queries to the entire satisfaction of accepting officer.

21. Site Documents to be prepared, maintained and held in the safe custody of RE during the construction period shall mainly be as given below:-

(a) Copy of contract documents duly incorporating the errata / amendments issued including drawings, between the Owner and the consultant and between the Owner and building contractor.

(b) **Drawing Folder**. Three Drawing folders (should be in coloured) will be maintained as mentioned here in before.

(c) **Site Order Book for Contractor**: - A separate site order book for consultant shall also be maintained by RE for taking orders and indicating compliance thereof.

(d) Following documents will be maintained: -

(i) Computerised bill formats.

(ii) Works Diary.

(iii) Material Testing Register.

(iv) Stage Passing Register.

(v) Measurement Books on computerized formats.

(vi) Deviation / variation orders register.

(vii) Cement consumption register.

(viii) Reinforcement register.

(ix) Progress bar chart/CPM/PERT.

(x) Updated Bank guarantees Bonds Register.

(xi) Work Hindrance Register

(xii) **Leakage / Seepage Testing Register**: - Complete record under the signature of RE & assigned. Representative of build shall be maintained for :-

(aa) Pressure test for all internal WS pipe.

(ab) Ponding test for roof slabs, sunken floor etc.

(ac) Smoke test for pipes.

(ad) Any other test for seepage / leakage as desired by PMC.

(xiii) Slope Test Register.



## **Post Construction Phase**

22. **Project Completion Report.** The consultant will formally submit project completion report to the Chairman AIL through Accepting Officer in writing. The Chairman AIL will depute a board to verify physical status of the project and bring to the notice of the consultant of any pending work, any deficiencies in work in or items, any defects noticed in writing. Project completion report will only be finalised after completion/ rectifications of items of defects/ deficiencies noticed. Following documents will be handed over by the consultant to the Accepting Officer:-

- (i) Three sets of approved drawings (coloured) as mentioned in Para 14 Section VIII.
- (ii) Three sets of all the tests carried out in chronological order.
- (iii) Three sets of periodic approvals taken from Regulatory bodies like GMADA, Municipal Corporation, PSPCL etc.

23. **Obtaining Approvals from Regulatory Bodies.** The bidder/contractor will obtain completion certificate from the GMADA after completion of work and the same to be include in the draft contract between the owner and the builder/contractor by the consultant.

24. **Defect Liability Period.** The defect liability period will be of **two years** from the date of completion of project. A supervisor will be detailed as on requirement basis during defect liability period to ensure that any defects arising during defect liability period, are rectified promptly and to evolve a defect rectification plan which is feasible and economical. Issuance of No Defects Certificate by user after the defects liability period is over.

## **Arbitration**

23. In case of any dispute arising during the course of the contract same will be referred to Principal AIL for resolution. In case of non-resolution of grievance case be referred to Chairman AIL for settlement. For legal remedies, jurisdiction of judicial court Mohali shall apply. The Arbitration shall be conducted as per the provisions Indian Arbitration and Reconciliation Act 2017

**Signature of Consultant/ Bidder** \_\_\_\_\_

**Dated** \_\_\_\_\_



**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC)  
SERVICES FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC  
BLOCKS IN THE EXISTING CAMPUS AND  
CONSTR OF PEDESTRIAN OVER BRIDGE AT  
ARMY INSTITUTE OF LAW (AIL), SECTOR 68,  
MOHALI, PUNJAB**

**SECTION IX**

**PAYMENT CONDITIONS OF CONSULTANCY**



### **PAYMENT CONDITIONS**

- Stage -1 (a) 15% (Fifteen percent) of Quoted Amount will be released on submission of DPR.
- (b) 15% (Fifteen percent) of the Quoted Amount will be released after approval of DPR.
- Stage -2 20% (Twenty percent) of the Quoted Amount after conclusion of contract with contractor.
- Stage -3 40% (Fourty percent) of the Quoted Amount will be released on prorata basis as per the progress of the work at site. The material lying at site for incorporation in the work or otherwise shall not be considered as part of the progress of the work for payment purpose to the consultant. The consultant may at intervals of not less than 30 days submit claims for payment.
- Stage -4 10% (Ten Percent) or final payment of the Quoted Amount after payment of the final bill to the contractor.

The Consultant's Quoted Amount shall be inclusive of costs toward all staff cost, Sub-consultant's Cost (if any), printing, communications, travel, accommodation and the like and all other costs including costs for carrying out topographical survey and soil investigations or any other testing not included here earlier in carrying out the services described in this contract.

Note 1. Quoted Amount, as mentioned above, shall be inclusive of statutory levies imposed by Government of India such as GST, Education cess etc, as applicable on the Consultant. However, if after the last date of submission of tenders, there occurs change in the rate of GST the same will be subject to adjustment i.e. if the GST is reduced than the consultant will give refund to the owner. Similarly if the rate of GST is increased from the rate prevalent on date of receipt of tender than the additional ability of GST shall be reimbursed to the consultant by the owner on production of proof of payments.

Owner shall deduct income tax at source as per the norms laid-down by the Government of India at the time of payment.

No escalation what so ever shall be payable to the consultant on any account.



**Note 2: Remuneration for New Contract for Balance Work.**

- (a) This would be @ 0.1% of Quoted Amount of balance work contract. This will be paid to the consultant for carrying out all tasks as listed below between termination of original contract and commencement of balance work contract:-
- (i) Measure exact work done by the contractor.
  - (ii) Measure quantity of steel and other material lying at site and its serviceability state.
  - (iii) Market cost calculation of material and valuation of T & P from approved Government valuer.
  - (iv) The consultant would be required to prepare exhaustive replies of the issues raised by the contractor in court and submit to Accepting Officer for processing with Govt counsel defending the case.
  - (v) Preparation of NIT for balance work contract and handing over to accepting officer for advertising in newspaper as per original contract with revised figure of cost for balance work.
  - (vi) Prepare balance work tender documents including drawings as required for uploading on the same on website.
  - (vii) Technical evolutionary and submission of recommendation for selection of contractor.
  - (viii) Market analysis and financial evaluation of tender and submission of recommendations for acceptance of tender or otherwise
  - (ix) Preparation of certified true copies of accepted tender including drawings.
  - (x) Handover the measured stores/materials to the new contractor on conclusion of balance work contract.

**Note 3.** The consultant's Quoted Amount shall be inclusive of costs towards all staff costs, printing, communications, travels, accommodation and the like, and all other costs including cost for carrying out topographical survey incurred by the consultant in carrying out the services described in the contract, statutory levies imposed by Government of India such as GST and labour cess etc. as applicable on the consultant.

However, if after the last date of receipt submission of tenders, there occurs a change in the rate of GST (goods & services tax), the same will be subject to adjustment, i.e, say if the GST (goods & services tax ) is reduced then the consultant will give refund to accepting officer. Similarly if the rate of GST



(goods & services tax) is increased from the rate prevalent on date of receipt of tender then the additional liability of GST (goods & services tax) shall be reimbursed to the consultant by accepting officer on production of proof of payments.

Note 4:

(a) In case of failure of the consultant, to prepare and submit the Final DPR within a specified period from the date of go ahead for preparation of DPR, **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum of 1.5% of Quoted Amount.**

(b) In case of failure of the consultant, to prepare and submit corrected tender documents within a specified period from the date of go ahead for preparation of contractual documents, **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum 30000/-.**

(c) In case of delay in evaluation and recommendations on quoted tender documents and recommendation within a period of ten days from the date of opening of price bid (Cover-II), **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum 30000/-.**

(d) If certain portion of the delay is not attributable to the consultant, no penalty will be charged for that period.

(e) Note 4 (b) & (c) holds good for balance work contracts also (Risk & cost tender).



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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**Note 6:** The following expenditure will be reimbursed to the consultant on production of official proof and payment receipts: -

- (a) Any statutory fees paid officially to state Govt/local bodies for obtaining sanction for construction of the project.
- (b) Vetting of drawings from IIT/NIT/Punjab Engineering College, Chandigarh (or Reputed Govt Engineering College after obtaining approval of accepting officer).

**Note 7:** BLANK

**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

Page 62

**DETAILED ENGINEERING AND PROJECT  
MANAGEMENT CONSULTANCY(DEPMC)  
SERVICES FOR CONSTRUCTION OF  
MULTISTOREY HOSTEL BUILDING &  
RECREATIONAL FACILITIES AT 1.44 ACRE  
LAND, CONSTRUCTION OF TWO ACADEMIC  
BLOCKS IN THE EXISTING CAMPUS AND  
CONSTR OF PEDESTRIAN OVER BRIDGE AT  
ARMY INSTITUTE OF LAW (AIL), SECTOR 68,  
MOHALI, PUNJAB**

**SECTION X**

**DRAFT LAYOUT OF CONTRACT FOR CONSULTANCY**



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

**DRAFT LAYOUT OF CONTRACT FOR CONSULTANCY**

This Contract is made on this \_\_\_\_\_ day of \_\_\_\_\_ of the year two thousand Twenty six.

**Between**

The Chairman, Army Institute of Law with its office at HQ Western Command Chandimandir (herein after referred to as "**OWNER**") of the one part,

**AND**

Name, Status and Address

.....(hereinafter referred to as **Consultant**), which expression shall unless repugnant to the context or meaning thereof be deemed to include its administrators, successors and permitted assigns of the other part; and

Whereas the OWNER intends to engage Consultant to render consultancy services as per detailed engineering and project management consultant (DEPMC) scope of service, at Mohali listed in notice of tender; and

Where in this connection consultant, being in the business of providing such services and having experience, expertise and knowledge in this regard, have agreed to engage themselves for getting the Services completed at the consultancy charges quoted in financial proposal and considering the willingness, readiness and ability projected by consultant; and

Where \_\_\_\_\_ alterations have been made in these documents and an evidence that these alterations made before the execution of this agreement they have been initialed by the consultant and,

\_\_\_\_\_ The said officer is here by authorized to sign and initial on my behalf the documents forming part of this contract.

The above tender accepted by me for financial proposal @ \_\_\_\_\_ % ( \_\_\_\_\_ percent) of project cost on \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Signature \_\_\_\_\_ dated \_\_\_\_\_ of 2026.

Whereas OWNER agrees to engage consultant for performing such Services. Now this contract witnessed and it is hereby mutually agreed by and between



the parties as follows:-

**ARTICLE 1:- DEFINITIONS**

For the purpose of this CONTRACT, unless otherwise specified or repugnant to or inconsistent with subject, context or meaning thereof, the following terms shall be deemed to have the following meanings:

1.1 "CONTRACT" shall mean this CONTRACT including all sections, annexure, and appendices hereto and all documents herein attached and amendments to be made to this CONTRACT, if any, which the PARTIES may hereafter mutually agree in writing.

1.2 "OWNER" shall mean Army Institute of Law

1.3 "Consultant" shall mean M/s

.....  
having its registered office at.....  
(Address)

.....  
.....and shall include all other known offices of M/s  
.....

1.4 "PARTIES" shall mean OWNER and consultant, one individually referred to as party.

1.5 "SERVICES" shall mean all the responsibilities to be discharged by consultant for fulfilling its obligations under this contract.

1.6 "AUTHORISED REPRESENTATIVE" shall mean the representatives of "OWNER" and/or "consultant" as the case may be, who are duly empowered and authorized by their respective organization to act for and on their behalf.

1.7 "DATE OF ACCEPTANCE" shall mean the date on which OWNER confirms written acceptance of consultants SERVICES.

1.8 "PROJECT" shall mean the building work and allied services for which consultant is to provide SERVICES under this CONTRACT be constructed, for AIL Mohali.

1.9 "PROJECT COST" shall mean summation of cost of contracts concluded at the time of signing this contract.

1.10 "CONSULTANCY CHARGES" shall mean the amount quoted by the consultant in financial bid.



1.11 BLANK

1.12 "DPR" shall mean Detailed Project Report.

## **ARTICLE 2 LANGUAGES**

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

## **ARTICLE 3 HEADINGS**

The headings shall not limit, alter or effect the meaning of this Contract.

## **ARTICLE 4 OWNERSHIP OF INFORMATION / DATA/DESIGNS / DRAWINGS/ DEVELOPED BY THE CONSULTANT UNDER THE CONTRACT.**

Ownership of all data, documents, drawing, designs developed by the Consultant at OWNER's cost under this contract shall rest with the OWNER. The consultant shall hand over all such materials to \_\_\_\_\_ before the payment of that material/ document is claimed. Authority for future use of these materials shall solely rest with the OWNER. Accordingly, a certificate to this effect that these documents will not be utilized by them for any other project without the permission of owner shall be rendered at the time of submission of tender.

## **ARTICLE 5 INDEMNITY**

5.1 The consultant shall hold harmless and indemnify the OWNER, against any claims or liability because of personal injury including death of any employees of consultant arising out of or in consequence of the performance of this CONTRACT.

5.2 OWNER shall not be responsible for any loss or damage to property of any kind belonging to consultant or his employees, servants or agents during execution of the contract.

## **ARTICLE 6 ASSIGNABILITY**

The contract and benefits and obligations thereof shall be strictly personal to the parties.

## **ARTICLE 7 GOVERNMENT LEVIES**

The Consultant remuneration shall be **inclusive** of all statutory levies imposed by Government of India, such as GST (goods & services tax) and labour cess etc as applicable on the Consultant from time to time. Any change in such levies after the date of opening of Priced bid shall be adjustable.



## ARTICLE 8 PERFORMANCE SECURITY

The consultant shall furnish performance Security at the time of signing of agreement through a Bank Guarantee from any nationalized bank on the prescribed format (given at Appendix 'B') for an amount equivalent to **5% (Five percent)** of the total consultancy fee to be received by him towards performance Security valid for a period till payment of final bill or completion of defect liability period of the project whichever is later. Any amount as and when due against consultant on account of liquidated damages, unsatisfactory performance and failure of buildings /schemes or any part of non-provision of requisite supervisory staff buildings/schemes be recovered from his dues and by encashing the bank guarantee.

## ARTICLE 9 NOTICES

Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing. Any such notice, request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram or facsimile to such Party at the address specified below:-

Client :- \_\_\_\_\_, \_\_\_\_\_ :-

.....

.....

## ARTICLE 10 EFFECTIVENESS OF CONTRACT

This Contract shall come into force and effect on the date (the "Effective Date") of Acceptance.

## ARTICLE 11 COMMENCEMENT OF SERVICES

The Consultants shall begin carrying out the Services by the end of Maximum 07 days after the date of acceptance.

## ARTICLE 12 SUSPENSION

The OWNER may, by written notice of suspension to the Consultant, suspend all payments to the Consultant hereunder if the Consultant fails to perform any of their obligations under this Contract, including carrying out of the Services provided that such notice of suspension.

- (a) Shall specify the nature of the failure.
- (b) Shall request the Consultants to remedy such failure within the period not exceeding thirty(30) days after receipt by the Consultants of such notice of suspension.

## ARTICLE 13 TERMINATION



If at any time in spite of reasonable notices, the OWNER considers that the consultant is making default or is not progressing diligently or that the quality of services rendered by the consultant is not satisfactory, or that the consultant is not effectively cooperative in achieving the targets of the scheme in one way or other or that the consultant is lacking in professional ethics or misconducts himself /herself, then may at his own discretion terminate this contract in whole or in part as he deems fit without assigning any reason, In the event of such termination, the consultant shall be entitled to be paid only for those stages of work/services which have been fully completed by the consultant. No compensation whatsoever for payment shall be due to the consultant for any incomplete stage or on any other account. Any drawings, design etc received by the OWNER for incomplete stage however becomes the property of the OWNER.

Whenever the OWNER exercises his authority to terminate the contract as a whole or in part due to above said reason (s), he may complete the consultancy services by any means independently without new contract for balance work of the original consultant and shall forfeit his performance security in full to the department. The original consultant shall be debarred from participating in the tender for the balance consultancy service and may be blacklisted for an unspecified period.

#### **ARTICLE 14 SETTLEMENTS OF DISPUTES**

All disputes, between the parties to the contract (other than those for which the decision of the \_\_\_\_\_ or any other person is by the contract expressed to be final and binding) shall, after written notice by either party to the Contract to the other party, be referred to the Arbitrator to be appointed by \_\_\_\_\_

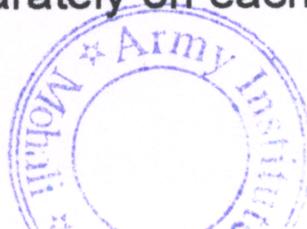
Unless both parties agree in writing, such reference shall not take place until after the completion or alleged completion of the Works or termination or determination of the Contract under conditions of this contract.

Provided that in the event of abandonment of the works or cancellation of the Contract under conditions of this contract, such reference shall not take place until alternative arrangements have been finalized by the OWNER to get the works completed by or through any other consultant or consultants or agency or agencies.

Provided always that commencement or continuance of any arbitration proceeding hereunder or otherwise shall not in any manner militate against the Owner's right of recovery from the consultant as provided in conditions of this contract.

If the Arbitrator so appointed resigns his appointment or vacates his office or is unable or unwilling to act due to any reason whatsoever, the authority appointing him may appoint a new Arbitrator to act in his place.

The Arbitrator may proceed with the arbitration, ex-parte, if either party, in spite of notice from the Arbitrator, fails to take part in the proceedings. The Arbitrator shall give his reasoned award in writing on all matters referred to him and shall indicate his findings, along with sums awarded, separately on each individual item



of dispute.

The venue of arbitration shall be such place or places as may be fixed by the Arbitrator in his discretion.

The language of the arbitration proceedings and that of all documents any communications between the parties shall be "English".

The award of the Arbitrator shall be final and binding on both the parties to the contract. Notwithstanding the other facts, only the courts at SAS Nagar, Mohali shall have the jurisdiction.

## **ARTICLE 15 LIABILITY OF THE CONSULTANT**

Subject to additional provisions, if any, set forth in the contract, the Consultant's liability under this Contract shall be as provided by the Applicable Law.

## **ARTICLE 16 FORCE MAJEURE**

### **16.1 Definition**

For the purpose of this contract, "Force Majeure" means an event which is beyond the reasonable control of a party, and which makes a Party's performance of its obligations under this contract impossible or so impractical as reasonably to be considered impossible in the circumstances, and includes but not limited to pandemics, war, riots, civil disorder, earthquake, fire explosion, storm, flood, strikes, lockouts, or other industrial action (except where such strikes, lockouts or other industrial action are within the power of the Party invoking Force Majeure to prevent), confiscation or any other action by government agencies.

Force Majeure shall not include:-

- (a) Any event which is caused by the negligence or intentional action of a Party nor;
- (b) Any event, which a diligent Party could reasonably have been expected to both;
  - (i) Take into account at the time of conclusion of this contract and;
  - (ii) Avoid or overcome in the carrying out of its obligations under this contract.

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



## 16.2 Measures to be Taken

- (a) A Party affected by an event of Force Majeure shall take all reasonable measures to remove such Party's inability to fulfill its obligations under this contract with minimum of delay.
- (b) A Party affected by an event of Force Majeure shall notify the other Party of such events as soon as possible, and in any event not later than fourteen (14) days following the occurrence of such an event, providing evidence of the nature and cause of such event, and shall similarly give notice of the restoration of normal conditions as soon as possible.
- (c) The Parties shall take all reasonable measures to minimize the consequences of any event of Force Majeure.

## 16.3 Extension of Time.

The Consultant shall keep a record of the circumstances referred to above information, which are responsible for causing delays in the execution of the project and shall intimate to AIL Mohali within seven days of the happening causing delay requesting for extension of time for entire completion of his services. Such extension of time shall be granted by Chairman AIL after due consideration of circumstances intimated by the consultant.

## **ARTICLE 17 PATENTS**

The consultant shall indemnify and hold OWNER harmless from all costs, damages, and expenses arising out of any claim, action or suit brought against OWNER by third parties in respect of any infringement of any patent or registered design or similar rights resulting from the use of any technical information, data or process or design belonging to the Consultant and furnished to OWNER.

## **ARTICLE 18 PROJECT COMPLETION SCHEDULE**

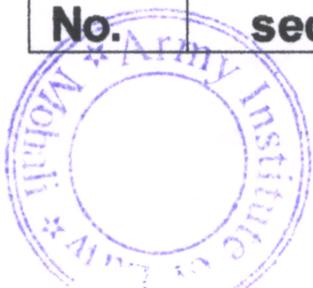
(a) The exact time for execution of the project will be as per contract concluded with contractor i.e. Builder and it shall be noted by the consultant that in case of any delay in completion of the project for whatsoever reasons, the consultant shall not be absolved of his responsibilities after the period given against execution of project and shall not be entitled for any compensation / extra charges other than what is given in payment condition and notes thereof. The rates quoted in financial proposal shall be final and nothing extra on this account shall be payable to the consultant.

(b) The action for advertising the works in public shall be taken by ALL Mohali sufficiently in advance during DPR stage so that tenders could be issued at the earliest after Approval of DPR. Therefore, draft advertisements for various works shall be submitted by the consultant well in advance of submission of DPR.



- (c) The remuneration for the consultancy services shall also include Re-bidding, Re-evaluation of contract documents, preparation of tender with revised / changed drawings and specifications during re-tendering stage. No additional payment on account of the same shall be admissible.
- (d) The payment for the manpower de-hired will be deducted from the monthly payment due to the consultant. This amount to be calculated as under:-
- |      |                          |   |             |
|------|--------------------------|---|-------------|
| (i)  | CE                       | - | Rs 0.45 lac |
| (ii) | Civil Engineer/Elect Eng | - | Rs 0.30 lac |
- (e) DEPMC or its nominated rep to attend any legal proceedings wherein the judge, arbitrator or a presiding offr of a court of Inquiry directs so, In writing to attend depose before it. No cost will be reimbursed by the department on this account.
- (f) In the event of *part sites being active and other sites inactive or likely to remain* so for long, the DEPMC on written instructions from Principal Army Institute of Law will de-hire its manpower (Engineers & Supervisors) from those sites. Full manpower for those sites /part sites will be resumed within 15 days from the recommencement of work or as instructed by the Principal AIL in writing.
- (g) In case of failure of the consultant, to prepare and submit the Final DPR within specified period from the date of go ahead for preparation of DPR, **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum of 1.5% of quoted amount.**
- (h) In case of failure of the consultant, to prepare and submit corrected tender documents within a specified period from the date of go ahead for preparation of contractual documents, **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum 30000/-.**
- (j) In case of delay in evaluation and recommendations on quoted tender documents and recommendation within specified period from the date of opening of price bid (Cover-2), **liquidated damage @ Rs 3000/- per day of delay shall be recovered from the consultant subject to maximum 30000/-.**
- (k) Liquidity damages will be levied on the consultant, if the variation in Bills of Quantity in contract, in any trade section, except site clearance is beyond 10% unless the variation is necessitated due to either user requirement or circumstances beyond the control of the consultant. If the variation is attributable to consultant, the due amount would also not be considered towards remuneration of consultancy fees. The liquidity damages levied shall be as under:-

S. No.	Variation in BOQ in a trade section	Liquidity damage
--------	-------------------------------------	------------------



1.	More than 10% & up to 20%	5% of payable fee for the trade section
2.	More than 20% & up to 30%	10% of payable fee for the trade section
3.	More than 30%	20% of payable fee for the trade section

**ARTICLE 19 REMOVALS AND REPLACEMENT OF PERSONNEL**

If the owner;

- (a) Finds that any of the Personnel of the consultant has committed serious misconduct or has been charged with having committed a criminal action or
- (b) Has reasonable cause to be dissatisfied with the performance of any of the personnel, then the Consultant shall at the Owner's / Accepting Officer's written request specifying the grounds there for, forthwith provide as a replacement a Person with qualifications and experience acceptable to the Owner's / Accepting Officer's.

**ARTICLE 20 LIABILITY OF CONSULTANT TO THE OWNER**

The consultant's liability to the owner will be governed by the scope of provisions as mentioned in the contract document.

Signature of consultant

Signature of Owner

**WITNESS: -**

1. .... 2. ....  
(Signature) (Signature)

.....  
.....  
(Name & Address) (Name & Address)

**Signature of Consultant/ Bidder**

**Dated:** \_\_\_\_\_



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

**Appendix 'B'**

**FORMAT FOR BANK GUARANTEE FOR PERFORMANCE SECURITY**

Ref:..... Bank

Guarantee:.....

Date:.....

To  
.....  
.....  
.....  
.....

Dear Sir,

In consideration of \_\_\_\_\_,  
\_\_\_\_\_ (hereinafter referred as the "OWNER")

having awarded to .....  
(Name of Consultant (hereinafter referred to as the "Consultant" which expression shall unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), an agreement for

.....  
.....  
..... (name of the work )

(hereinafter called the scope of work) and in terms of clause .....of Form of Contract,

The Consultant is required to submit a Bank Guarantee amounting to Rs.....

(Rupees.....only) as a Performance Security for performance for the agreement to be furnished by the Consultant.

We, the .....(Name of the Bank & address) (hereinafter referred to as the Bank,) which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns ) do hereby guarantee to the Owner, performance of the terms and conditions of said contract



and undertake upon default absolutely and unconditionally to pay the Owner immediately on demand any or all money payable by the consultant to the extent of Rs.

.....(  
Rupees.....  
.....only) as aforesaid at  
any time upto

moment from the date of agreement without any demur, reservation, contest, recourse or protest and / or without any reference to the consultant. Any such demand made by the owner on the Bank shall be conclusive and binding notwithstanding any difference between the Owner and the Consultant or any dispute pending before any Court, Tribunal, Arbitrator or any other authority. We agree that the Guarantee herein contained shall be irrevocable and shall continue to be enforceable till the owner discharges this guarantee.

The Owner shall have the fullest liberty without affecting in any way, the liability of the Bank under this Guarantee, from time to time to extend the time for performance of the Contract by the Consultant. The Owner shall have the fullest liberty without affecting this guarantee, to postpone from time to time the exercise of any powers vested in them or of any right which they might have against the Consultant to exercise the same at any time in any manner and either to enforce or to enforce any covenants, contained or implied, in the Contract between the Owner and the Consultant any other course or remedy or security available to the Owner. The bank shall not be relieved of its obligations under these presents by any exercise by the Owner of its liberty with reference to the matters aforesaid or any of reason or any other act or forbearance or other acts of omission or commission on the part or the Owner or any other indulgences shown by the Owner or by any other matter or thing whatsoever which under law would but for this provision have the effect of relieving the Bank.

The Bank also agrees that the Owner at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor, in the first instance without proceeding against the Consultant and notwithstanding any security or other guarantee that the Owner may have in relation to the Consultant's liabilities.

Notwithstanding anything contained here in above our liability under this guarantee is limited to Rs...../-  
(Rupees.....only)and it shall remain in force up to and including.....and shall be extended from time to time for such period as may be desired by the Owner acting through on whose behalf this guarantee has been given.



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

Dated this.....

Signature of Authorised signatory of Bank

**WITNESS:-**

1. .... 2. ....  
..... (Signature)  
..... (Signature)

.....  
.....  
.....  
.....  
.....  
.....  
..... (Name & Address) (Name & Address)

Signature of Consultant/ Bidder

Dated:-

\_\_\_\_\_



**BROAD SCOPE OF WORK FOR CONSTRUCTION OF MULTISTOREY HOSTEL BUILDING & RECREATIONAL FACILITIES AT 1.44 ACRE LAND**

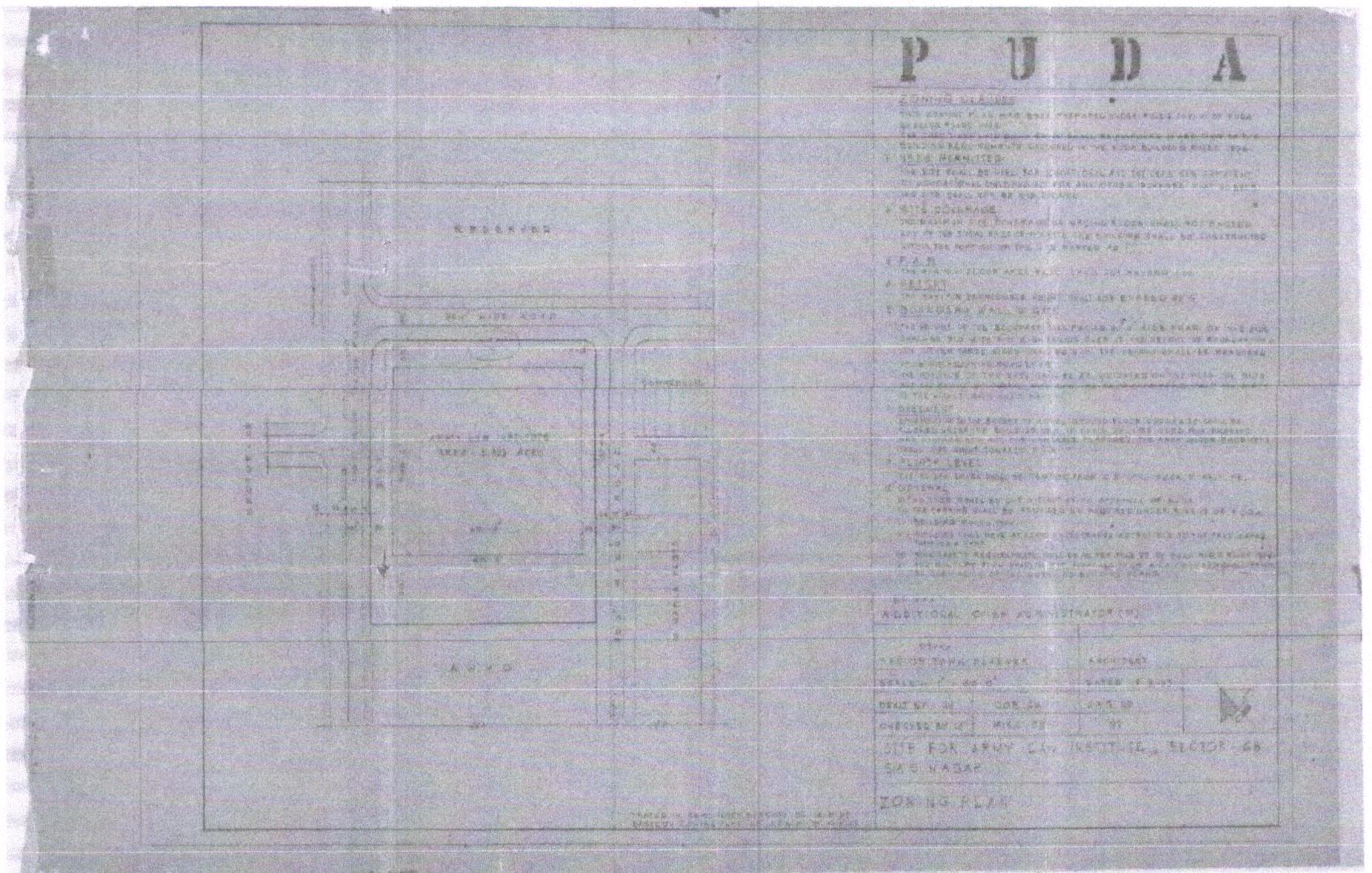
1. Project shall comprise of construction of Multi-Storey building as Hostel accommodation and sports grounds for various games as feasible within the guidelines laid down by the regulatory body (GMADA). Broad scope of work is as follows: -
- (a) Clearance of existing building from site, if required.
  - (b) Construction of Multi-Storey hostel building Double basement+G+6+1 or more as permissible as per GMADA rules in given locality.
  - (c) Hostel Accommodation for maximum number of students but not less than 500 as permissible under GMADA rules.
  - (d) Hostel accommodation could be planned on twin sharing basis or 3 students per room depending upon most optimal use of available space.
  - (e) Accommodation should preferably be planned for attached washrooms. Common washrooms to be considered if giving substantial advantage.
  - (f) Utility rooms to be considered at each floor.
  - (g) Accommodation for three wardens based on one BHK concept to be catered.
  - (h) Separate hostel to be considered for boys students and girls students.
  - (j) 70% of the constructable rooms to be made part of girls hostel and 30% to be made part of boys hostel.
  - (k) Each hostel to have reception at the entrance and space for accommodating guard.
  - (l) Provision of Common room in each hostel.
  - (m) Student mess to be considered at scale of 200 student per mess (minimum strength 100 per mess, to be used in two shifts for 200 students. Mess to have hand washing area.
  - (n) Two cook houses to be planned.
  - (o) Four rooms with kitchenette facility and attached /common washrooms to be planned for Adm staff.
  - (p) Provision of BCS/MRV AC system.
  - (q) Guard cum fire control room to be planned at entrance gate and provision for at least four posts along the peripheral area.
  - (r) Provision of Double Basement for Parking and stores.



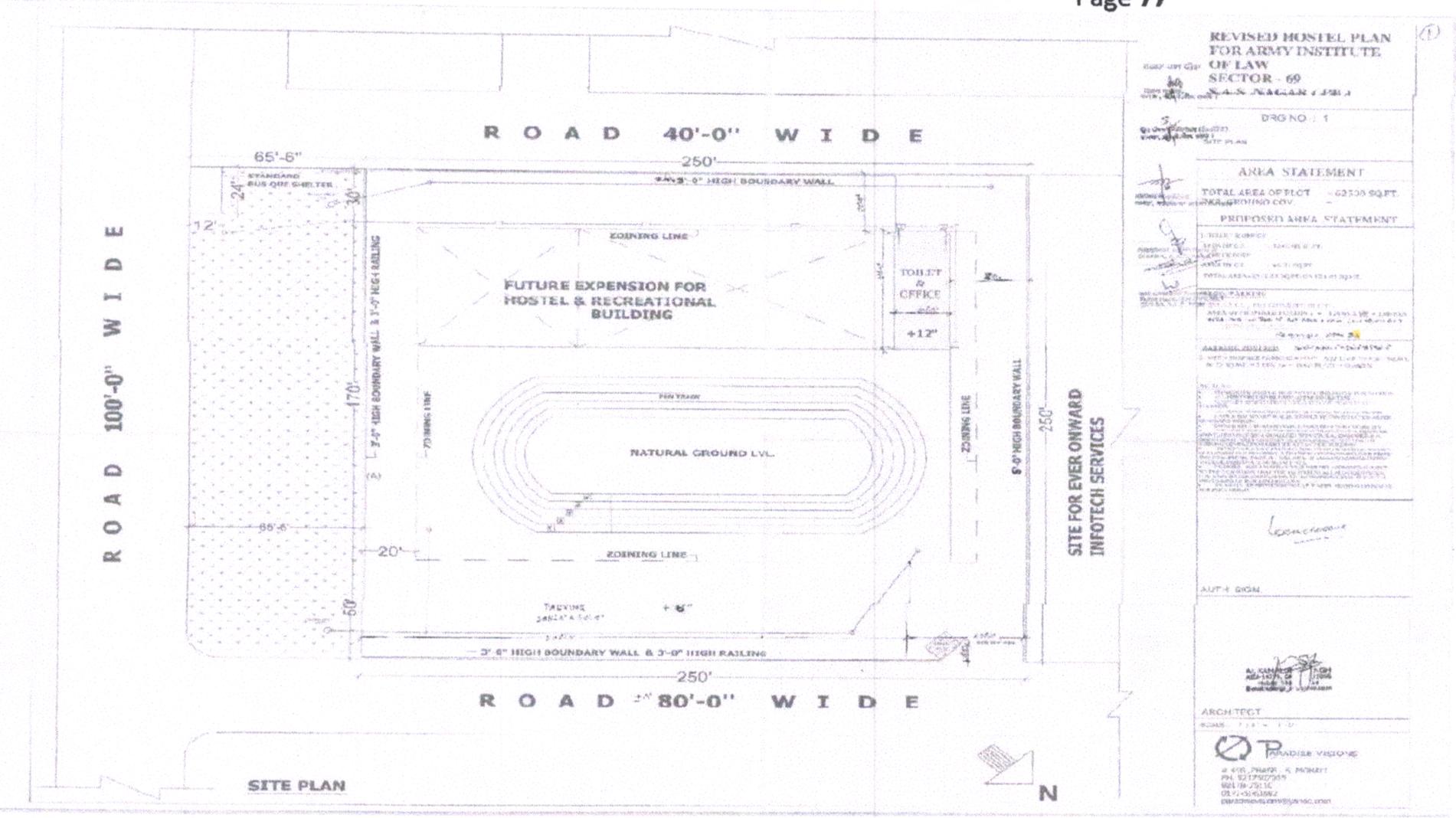
- (s) Provision of lift & stairs
- (t) Recreational facilities like Badminton Court, Volley Ball Court, Basketball Court, Lawn Tennis Court, Cricket practice pitch, Futsal be planned.
- (u) Arboriculture and automatic watering system to be planned.
- (v) Server Room and CCTV monitoring room.
- (w) Rest rooms for visitors, maintenance staff and security staff (Separately for ladies and gents).
- (x) Rain water harvesting
- (y) Provision of Solar Power plant on roof top.

**Note:** Scope of work given above is only a guideline and is subject to change while making a detailed final plan and expertise of consultant

2. General layout of the site is as follows: -



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab



<b>REVISED HOSTEL PLAN FOR ARMY INSTITUTE OF LAW SECTOR - 68</b> DRAWING NO. 1 DRG NO. 1	
<b>AREA STATEMENT</b> TOTAL AREA OF PLOT = 62500 SQ. FT. PROPOSED AREA STATEMENT 1. TOTAL SCOPE: 10000 SQ. FT. 2. TOTAL SCOPE: 10000 SQ. FT. 3. TOTAL SCOPE: 10000 SQ. FT. 4. TOTAL SCOPE: 10000 SQ. FT. 5. TOTAL SCOPE: 10000 SQ. FT. 6. TOTAL SCOPE: 10000 SQ. FT. 7. TOTAL SCOPE: 10000 SQ. FT. 8. TOTAL SCOPE: 10000 SQ. FT. 9. TOTAL SCOPE: 10000 SQ. FT. 10. TOTAL SCOPE: 10000 SQ. FT.	
ARCHITECT PARADISE VISIONS 401, PHASE 4, MOHALI PH: 9217827309 98178-73111 DE: 9217827309 PARADISEVISIONS@GMAIL.COM	

**Note:-** The existing structure to be demolished.



**BROAD SCOPE OF WORK FOR CONSTRUCTION OF TWO ACADEMIC BLOCKS IN THE EXISTING CAMPUS**

1. Project shall comprise of construction of two similar looking academic towers of G+5 configuration with basement on either side of the academic block. These academic blocks will be constructed by demolishing the existing car parks on either side of the academic block.
2. The two towers are planned to be constructed simultaneously. Planned configuration of these towers is as under: -

Description	Academic Tower I (Phase-1)	Academic Tower II (Phase-2)
Size	83ft x 47ft (3901 sq ft)	83ft x 47ft (3901) sq ft
No of Stories	Double Basement+G+5	Double Basement+G+5
G. Floor	2x CI Rooms (Min capacity 60 each)	MI Room with Parking
1st Floor	2x CI Rooms (Min capacity 60 each)	Library (Min capacity 120-180 students)
2 <sup>nd</sup> Floor	2x CI Rooms (Min capacity 60 each)	Student Research Cell
3 <sup>rd</sup> Floor	Moot Court Room (Min capacity 120 or more students)	Café'
4 <sup>th</sup> Floor	Seminar Hall (Approx 120-180 students)	Music Room
5 <sup>th</sup> Floor	Boys Common Room (Min capacity 120)	Girls Common Room (Min capacity 120)
Double Basement	Stores	Stores

**Note:-**

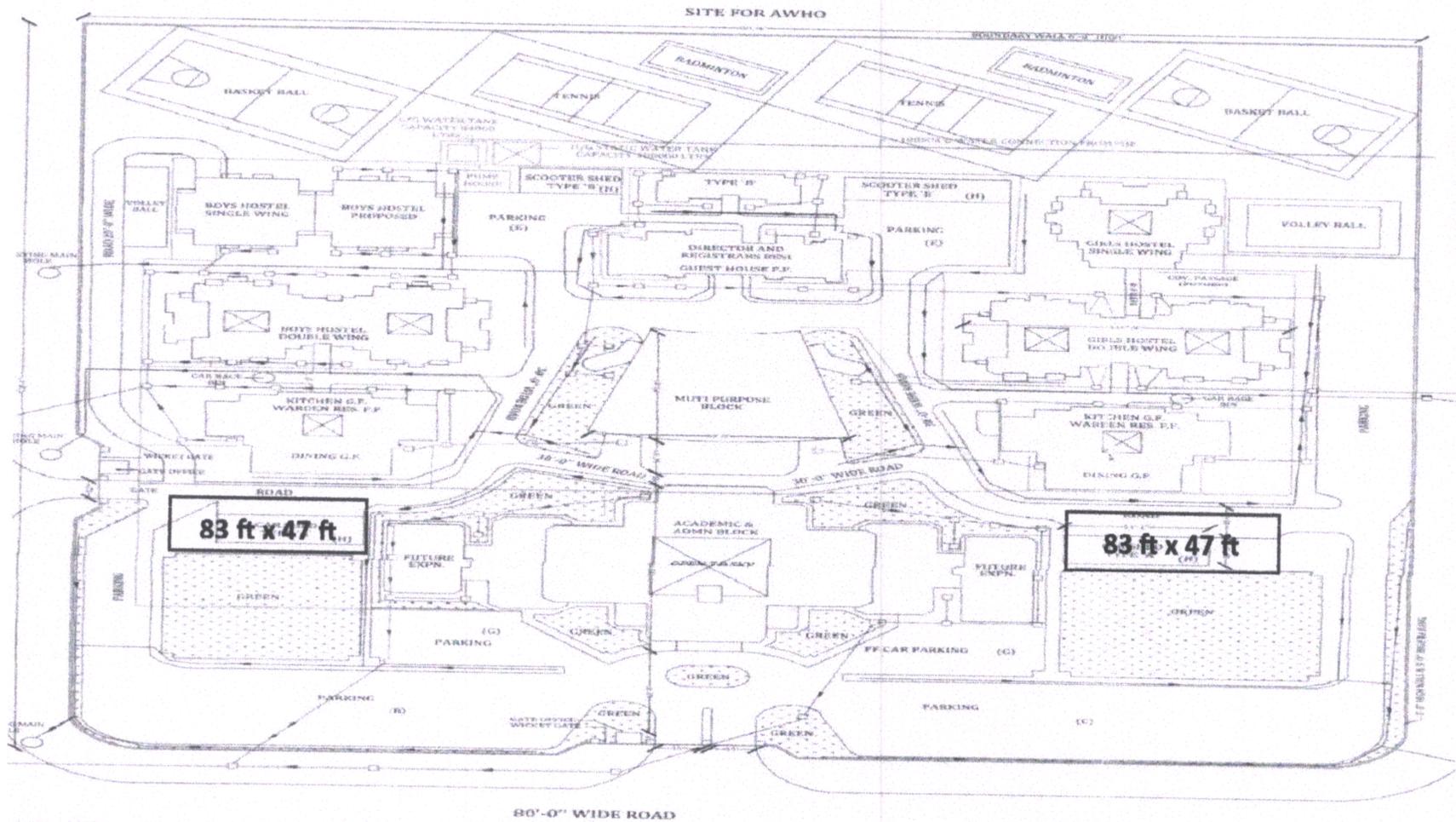
1. The actual size of the Tower may increase (within limits of FAR) based on design proposed by the consulting agency.
2. Construction of Academic Tower I & II be taken up simultaneously.

**Scope of work given above is only a guideline and is subject to change while making a detailed final plan and expertise of consultant**



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

3. General layout of the site is as follows:-



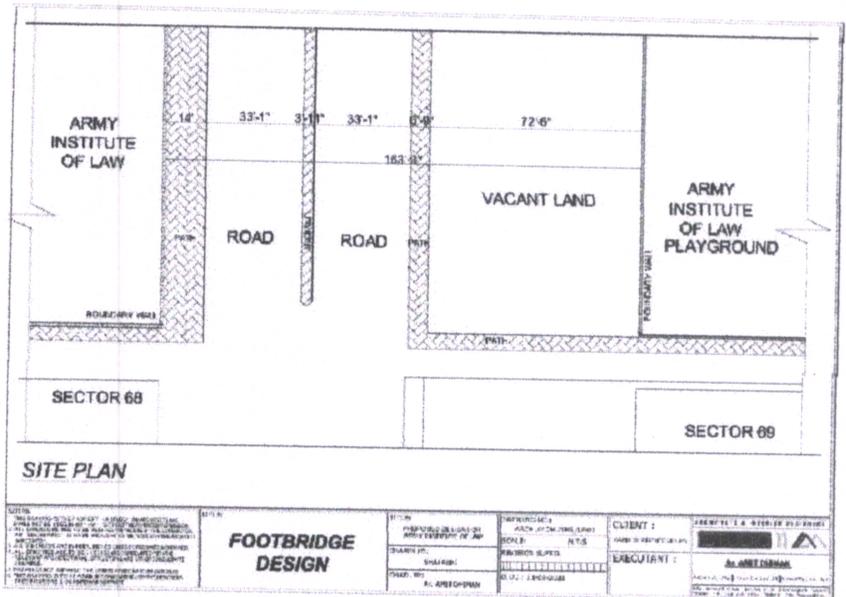
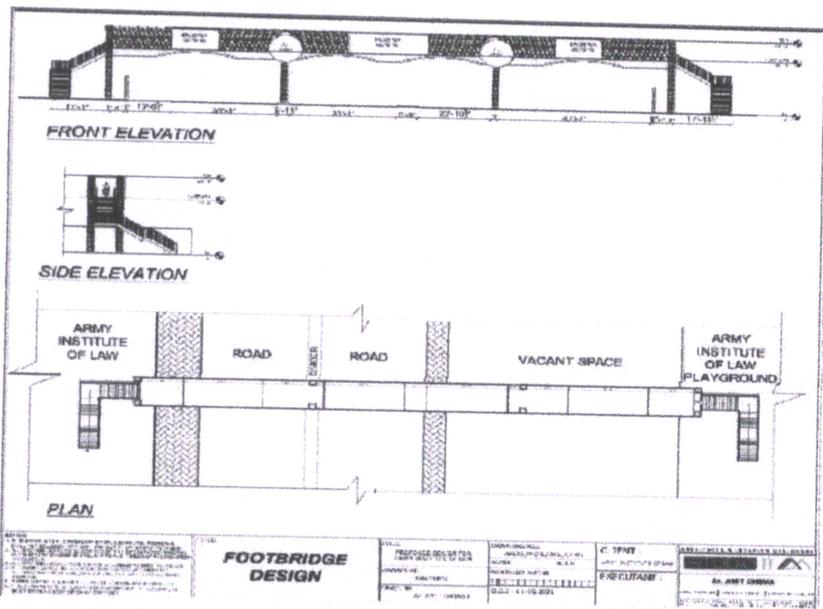
**Note:-** The existing structure to be demolished.



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

## BROAD SCOPE OF WORK FOR CONSTR OF PEDESTRIAN OVER BRIDGE

Construction of a pedestrian foot over bridge to connect existing campus in Sec 68 with 1.44 acre land in Sector 69 which are separated by four lane road. Guide Map/design is as under:-



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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**Appendix 'D'**

(Refer to note of para 2(c) of instruction to bidders of tender document dt\_\_\_\_)

# **GUIDELINES ON DPR**



## CONTENTS OF DPR

### DPR Part I (Building)

1. Introduction
2. Topographical details & Soil investigation
3. Land and site plan details
4. Site clearance and area development
5. Architectural drawings and details including Front Facade of each Building.
6. Structural and execution drawings including services such as electricity supply, plumbing, sewage etc.
7. The DPR should also take into consideration construction of overhead pedestrian bridge connecting 1.44 acre land and existing campus.
8. Details of fittings and fixtures.
9. **Details of Resources:** -
  - (a) Tools & Plants.
  - (b) Equipment for testing of all materials incorporated in work i.e site lab/out sourcing.
  - (c) Formwork and Shuttering
  - (d) Human Resources
10. Quality control measures including check lists (Job formats) for major activities.
11. Detailed specification and finishes
12. Technique for Monitoring of work
13. Financial checks
14. Pre-qualification criteria for selection of contractors.
15. Site documents.
16. **Services.**
  - (a) Road, path, culverts and area drainage.
  - (b) Drainage- In buildings.
  - (c) Sewage- Internal.
  - (d) Fencing & Security wall, Gate & pillars.
  - (e) Electrification- Internal and street lighting
  - (f) Power Back up Plan.
  - (g) Water Supply and Plumbing- Internal with drawings
  - (h) Lighting Protection & Earthing Plan
  - (j) Landscaping and Arboriculture incl Drip irrigation, automatic sprinkler system



(k) **Others.**

- (i) BCS/VRV Air Conditioning.
  - (ii) Environmental clearance.
  - (iii) Fire Fighting.
  - (iv) Lifts.
  - (v) Stair cases and ramps.
  - (vi) Roof top Solar Farm and parking shed for Solar Farm.
  - (vii) Solar water heating system.
  - (viii) Integrated Fire Safety and Security System.
  - (ix) Wi-fi Network plan.
  - (x) CCTV lay out plan.
  - (xi) Server Room and CCTV monitoring room
  - (xii) Rest rooms for visitors, maintenance staff and security staff (Separately for ladies and gents).
  - (xiii) Energy Saving Appliances
  - (xiv) Rain water harvesting
  - (xv) Disaster management plan
16. Estimates and bill of quantities.
  17. Defect liability period.
  18. Miscellaneous information.
  19. List of appendices.

**DPR Part II (External Services)**

20. External Electrification & plumbing including development of sources.
21. External water supply including development of sources.
22. External sewage disposal.
23. Site clearance and area development for external services (DPR part II)
24. Statutory sanction/clearances from local/ state bodies.
25. Assist in getting completion certificate of the building from GMADA, Fire Safety certificate, Electrical Clearance from PSPCL etc.

**DPR Part III**

26. Interior design of each floor and rooms.
27. Detailed design of Doors, Windows, Ventilators, grills, Furniture incl Beds, study tables, chairs & Almirah etc all type of fixtures like washrooms etc including size, shape and quality.
28. Rough indication of cost of the project.

**Note:** The above to be read in conjunction with Appx 'C'.



**PROJECT MANAGER TEAM OF CONSULTANT FOR PROJECT MANAGEMENT AT WORK SITE**

1. The Consultant fee shall include the following minimum personnel to be provided by the consultant at the site for project management:-

S. No	Place	Requirement of Supervisory Staff at Project Site		
		Civil Engineer (CE)	Site Engineer (SE)	Elect Engineers (EE)
01	SAS Nagar Mohali	1	1	1

(a) Employment of CE. CE to be employed from the date of acceptance of the building contract to the date of finalization of the last final bill of the contract

(b) Employment of Electrical Engineers. To be employed as and when electrical work commences.

2. The qualification and experience of the above engineers / Personal shall be as under:-

S. No.	Designation	Minimum Qualification	Minimum Experience	Remarks
(a)	Project Engineer (Civil)	Degree/Diploma in Civil Engineering from government recognized Institute	10 Year in the field of building construction age below 65 years	
(b)	Site Engineer		5 Year in the field of building construction age below 65 years	
(c)	Electrical Engineer	Degree/Diploma in Electrical Engineering from government recognized Institute.	10 Year experience in the field of external and internal electrification experience	

**Signature of contractor**

**Dated: \_\_\_\_\_**



Detailed Engineering and Project Management Consultancy (DEPMC) Services for construction of multistorey hostel building & recreational facilities at 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab

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**SPECIMEN FORMAT B.O.Q**

**Tender Inviting Authority :** Principal Army Institute of Law, Sector 68 Mohali

**Name of Work**

: Consultancy Services for Detailed Engineering & Project Management for Construction of Multi-Storey Hostel Building and Recreational Facilities at 1.44 Acre land, construction of two academic blocks in the existing campus and construction of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab all as specified in tender documents.

S. No	Item Description	Qty	Units	Estimated Rate in Rs	Amount Quoted by the Bidder To be entered in figures inclusive of all taxes as applicable as per tender document
(a)	(b)	(c)	(d)	(e)	(f)
1	Detailed Engineering & Project Management Consultancy Services for Construction of Multistorey Hostel Building 1.44 acre land, construction of two academic blocks in the existing campus and constr of pedestrian over bridge to connect existing campus to 1.44 acre land at Army Institute of Law (AIL), Sector 68, Mohali, Punjab all as specified in tender documents.  Approximate Project Cost (as estimated by the bidder) - ..... Cr  <b>Note :</b> Contractor is required to quote the rate after going through all the Terms and Clauses of Tender documents.	1	Each JOB	1.95Cr	

**Total Amount in words:-**

**Signature of Bidder** \_\_\_\_\_

