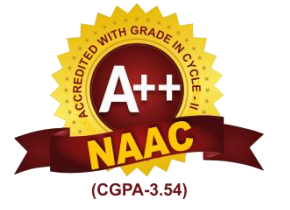




राजस्थान केन्द्रीय विश्वविद्यालय  
**Central University of Rajasthan**  
NH-8, Bandarsindri, Kishangarh-305817, Ajmer(Raj.)



**EOI No. : - CURaj/F.160 /2024/1824 Date: 30.08.2024**

## **Expression of Interest**

### **(EOI) For**

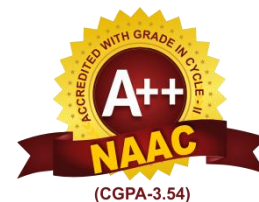
Appointment of Public Sector Undertaking/Government organization under purview of Rule 133(3) of the GFR 2017 as Project Management Consultant for (i) Construction of Central Library Building (G+5) and (ii) Construction of 600 Bedded Hostel (G+2) Building at Central University of Rajasthan.

From

Any Eligible Central/State Government Organization/ Public Sector undertaking set up by Central or State Government



राजस्थान केन्द्रीय विश्वविद्यालय  
Central University of Rajasthan  
NH-8, Bandarsindri, Kishangarh-305817, Ajmer(Raj.)



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1. Tender Notice for Expression of Interest (EoI):-

	<p>राजस्थान केन्द्रीय विश्वविद्यालय <b>Central University of Rajasthan</b> NH-8, Bandarsindri, Kishangarh-305817, Ajmer(Raj.)</p> <p>Website:- <a href="http://www.curaj.ac.in">www.curaj.ac.in</a> Email:- <a href="mailto:registrar@curaj.ac.in">registrar@curaj.ac.in</a></p>
<p><b>EoI No. CURAJ/R/F160/2024/1824</b> <b>Date: 30.08.2024</b></p>	
<p><b>Central University of Rajasthan invites expression of interest (EoI) for appointment of a public sector undertaking/Government organization as Project Management Consultant as per rule 133(3) of the GFR 2017 for (i) Construction of Central Library (G+5) Building, (ii) Construction of 600 Bedded Hostel (G+2) Building. The details of EoI can be downloaded from Central University of Rajasthan website <a href="http://www.curaj.ac.in">www.curaj.ac.in</a> and from <a href="http://www.eprocure.gov.in">www.eprocure.gov.in</a>. The last date of submission of EoI 23.09.2024 up to 2:00 PM. Date of Pre bid meeting: 10.09.2024 at 3:00PM.</b></p>	

**Expression of Interest**  
**FOR**  
**SELECTION OF PUBLIC SECTOR UNDERTAKING/GOVERNMENT**  
**ORGANIZATION AS PMC FOR (i) CONSTRUCTION OF CENTRAL**  
**LIBRARY (G+5) BUILDING, (ii) CONSTRUCTION OF 600 BEDDED HOSTEL**  
**(G+2) BUILDING.**

**1.0 Introduction**

Central University of Rajasthan, a University of National Importance is one of the 2<sup>nd</sup> generation CUs established by an Act of the Indian Parliament passed in 2009. Central University of Rajasthan is located at Village- Bandarsindri, Teh- Kishangarh, District: Ajmer, PIN 305817 (Lat 26.623945, Long 75.027045) which is 90 kms. from Jaipur and around 50 kms from Ajmer Bus stand. Nearest Railway station, Kishangarh is at 20 kms. Central University of Rajasthan has its campus spread over 518 acres of land. The campus is divided in three zones namely Academic zone, Hostel zone and Residential zone. Sports facilities are located near Hostels.

Central University of Rajasthan is functional from its own campus since 2011. The total built up area of the campus is around 2.50 lac sqm, which includes various Academic buildings, Hostel buildings, Residential quarters and other infrastructure. To cater the increased student capacity and upcoming new Academic Courses intends to construct Library and 600 Bedded Hostel (G+2) Building , in the campus.

Central University of Rajasthan invites Expression of Interest (EoI) for appointment of a public sector undertaking/govt. organization as Project Management Consultant for ( i) Construction of Central Library (G+5) Building, (ii) Construction of 600 bedded Hostel (G+2) Building from concept to commissioning. The details of EoI can be downloaded from Central University of Rajasthan website [www.curaj.ac.in](http://www.curaj.ac.in) and from [www.eprocure.gov.in](http://www.eprocure.gov.in). The last date of submission of EoI is upto 23.09.2024 at 2:00 PM.

## 2.0 Definitions

Unless context or consistency demands otherwise the following terms shall have the meaning assigned to them as under:

- 2.1 'Architect' shall mean the architectural firm which shall be appointed by the PMC (GOVERNMENT CONSTRUCTION AGENCY/PSU) appointed by CURAJ as defined at clause 2.6. However the responsibility of correctness of Design and Engineering lies with the GOVERNMENT CONSTRUCTION AGENCY/PSU.
- 2.2 'Authorized Representative' of GOVERNMENT CONSTRUCTION AGENCY/PSU, who is duly empowered or authorized.
- 2.3 'Completion' shall mean that the work on any project phase is complete and is suitable for its intended use except for minor items of incompleteness
- 2.4 'Contractor'/'contractors' shall mean the agencies appointed by the GOVERNMENT CONSTRUCTION AGENCY/PSU for Construction or any other support services. The contractor shall directly report to the GOVERNMENT CONSTRUCTION AGENCY/PSU in connection with execution of work under the contract.
- 2.5 'Projects' shall mean Construction as per Annexure-A.
- 2.6 GOVERNMENT CONSTRUCTION AGENCY/PSU engaged as Project Management Consultant shall mean the PMC (Project Management Consultant) engaged by the Central University of Rajasthan for execution of construction from concept to commissioning with complete role and responsibility as the PMC as per rule 133(3) of GFR-2017 and as per scope of work.
- 2.7 'Services' shall mean the all but not limited to Project Management Consultancy services including Survey/soil investigation/Architectural, structural services/Detailed project Report/BOQ/Tendering for execution/supervision/Billing/Handing over etc to be rendered by the PMC as per detailed scope of work.
- 2.8 'Similar Project' means the work of multistoried/institutional building/corporate/commercial/office/Hospital/Institutional building project executed as per qualifying criteria as GOVERNMENT CONSTRUCTION AGENCY/PSU, completed during **last 5 years ending March 2024.**
- 2.9 'Works Contracts' shall mean contracts between the University and the contractor/Contractors for all civil works, electrical works, firefighting, electrical and mechanical installations, horticulture, landscaping etc on behalf and after approval of Central University of Rajasthan.
- 2.10 CURAJ shall mean, Central University of Rajasthan.

### 3.0 Invitation

Central University of Rajasthan invites expression of interest (EOI) as per rule 133(3) of the GFR 2017 from Central Government Agency/State Government Agency/PSU engaged in construction and having adequate experience in the field of project/construction management/execution of work as PMC including Architectural/design engineering services as per the detailed scope of work for Construction of (i) Central Library(G+5) Building (ii) construction of 600 bedded Hostel (G+2) Building. The approximate cost of the project is Rs. 144.76 crores.

The details of the EoI can be downloaded from the University website [www.curaj.ac.in](http://www.curaj.ac.in) or from CPP portal [www.eprocure.gov.in](http://www.eprocure.gov.in).

EoI No.	CURAJ/R.F.160 /2024/1824	Date: 30.08.2024
Name of the work	Project Management Consultant (PMC) for (i) Construction of Central Library Building (G+5) and (ii) Construction of 600 Bedded Hostel (G+2) Building as per rule 133(3) of GFR 2017.	
Place of work	Central University of Rajasthan, Ajmer- 305817	
Tentative cost of the Project	Rs. 144.76 crore as per plinth area rate of CPWD.	
Earnest Money Deposit	Earnest money Deposit (EMD) of Rs.25,00,000/- (Twenty five lakh only)	
Online/offline	<p>The bidder shall be required to submit the Earnest Money Deposit (EMD) for an amount of Rs. 25.00 lakhs by way of demand draft/CURAJ Account only.</p> <p>The demand drafts shall be drawn in favour of “Central University of Rajasthan” payable at Bandarsindri/Kishangarh. The demand drafts for earnest money deposit must be enclosed in the envelope containing the technical bid. The EMD of the successful bidder may be a part of Performance Guarantee and for unsuccessful bidder(s), it would be returned (without interest) after award of the contract. Tenders received without EMD shall not be accepted.</p> <p>Details of University for deposition of EMD: Name: Central University of Rajasthan.</p> <p>Name of Bank: Bank of India Branch Name: Central University of Rajasthan.</p> <p>Account No. 666110210000003 IFSC: BKID0006667</p>	
Pre bid meeting	3.00 PM on 10.09.2024	
Last date of Submission of EoI	3.00 PM on 23.09.2024	
Contact Person for communication/clarification (if any)	<p><b>Registrar,</b>  <b>Central University of Rajasthan</b>  <b>Ph. No. – 01463257503 Mob:-8107742606</b>  <b>Email:- <a href="mailto:registrar@curaj.ac.in">registrar@curaj.ac.in</a></b></p>	

#### **4.0 Initial Eligibility Criteria:**

- 4.1 The applicant should have acted as PMC/ executed the works either on Deposit or on consultancy basis for construction of at least one campus of similar works having educational/ corporate/commercial/ office/hospital/Institutional buildings for Government, valuing Rs. 145.00 crores or more during the last five years ending March 2024.

The GOVERNMENT CONSTRUCTION AGENCY/PSU should submit experience certificate showing the successful completion of similar works of construction work value of Rs. 145.00 crore of Central government/State government/PSU from concept to commissioning as PMC including Design Engineering, Soil investigation, Survey, preparation/monitoring of Design Engineering/Drawings, BOQ, tendering and award of work to contractor for execution as per government norms, Day to Day Supervision, Quality Control, Cost Control, CPWD/PWD specification and norms. No consortium will be allowed.

Or

Consultancy provided for two similar works each costing not less than 100 cr. of estimated cost put to tender.

AND

- 4.2 Average annual financial turnover of the bidder during the last three years should not be less than 3 crore from consultancy services. Certificate of turnover should be issued by CA.

AND

- 4.3 Net worth of the bidder should not be less than 20 Crore in last financial year. Certificate of Net worth should be issued by CA.

The bidder should submit the successful completion certificate for the value stated above with scope of work as per eligibility Criteria while claiming the experience.

## **5.0 Bid Conditions**

- 5.1 EMD of Rs 25.00 lacs (Twenty Five Lacs) in the form of Demand draft in favor of Central University of Rajasthan payable at Bandarsindri/Kishangarh shall be submitted along with Technical Bid.
- 5.2 The Bidders shall provide their services as the PMC from the effective date of agreement to completion of work including defect liability period and settlement of all accounts of contractors, all CTE / Audit observations, and all arbitration cases, whichever is later. The stipulated time schedule is as below (if any)-
  - (i) Time for pre-construction activities 3 months
  - (ii) Time for construction activities 18 months
  - (iii) Defects liability period after Handing Over 18 months
- 5.3 The 'Technical Bids' shall be accepted and opened in an offline/online mode only. Therefore bidders are requested to submit their bids at Room No. 101, Administration Building Central University of Rajasthan.
- 5.4 The 'Technical Bids' received and opened shall then be evaluated by the Evaluation Committee of Central University of Rajasthan as per the initial Eligibility Criteria as mentioned under clause 4.0 of this document. Afterwards the Technical evaluation of initially qualified bidders shall be done as per technical evaluation criteria given at Annexure-J.
- 5.5 Please note that the costs of preparing the bid and of negotiating the contract, including site visit(s) to the sites/CURaj, are not reimbursable.
- 5.6 Central University of Rajasthan reserves to itself the authority to reject any or all of the bids received and change the scope of the work without assigning any reason. Central University of Rajasthan also reserves the right to itself to terminate the bidding process at any stage without assigning any reason.
- 5.7 Canvassing whether directly or indirectly, in connection with the bid is strictly prohibited and the bid submitted by the bidder who resorts to canvassing in any form would be liable to rejection.
- 5.8 The validity of bid shall remain for a period of 180 days from the date of opening of 'Bids'. If any bidder withdraws his offer before a period of 180 days from the date of opening of bids or any extension agreed by the bidders thereof or makes any modifications in the terms and conditions of the bid which are not acceptable to the Central University of Rajasthan, then the Central University of Rajasthan shall, without prejudice to any other right or remedy, be at liberty to forfeit earnest money as aforesaid.
- 5.9 Bidder must ensure before submitting the bid that each and every page of the bid documents is signed by the authorized officer of the organization. The bid document shall form a part of the contract agreement. The successful bidder on acceptance of his bid by the Accepting Authority, and issue of letter of intent/award shall, within 15 days, sign the contract agreement and submit performance bank guarantee of 5% as per the Annexure-K.
- 5.10 To obtain first hand information on the assignment and on the local conditions, bidder are advised to visit the site. Bidders are expected to be informed of local conditions and take these into account while preparing their bids.
- 5.11 Bidder selected by Central University of Rajasthan for the Project Management



Consultancy work as above, its sister concern, and any firm/ organization having any percentage of share of the Bidder so selected or sister concern will be debarred from participation in the execution of works for which Bidder is assigned the Project Management Consultancy services by the Central University of Rajasthan.

- 5.12 The bidder shall provide all requisite details along with the bid in the required formats in which the details have been asked for. The successful bidder shall also ensure minimum number, qualification & experience of key technical personnel for deployment as specified under **Annexure F**.
- 5.13 All certificates/ attachments should be signed by an Authorized officer of the organization. Power of Attorney of the authorized person should be enclosed.
- 5.14 The bidders may furnish any additional information, which they think is necessary to establish eligibility criteria to successfully complete the envisaged work. The, bidders are, however, advised not to furnish superfluous information. No information shall be entertained after submission of the bid document unless the Central University of Rajasthan calls for it.
- 5.15 Any information, furnished by the bidder, if found to be incorrect/false either immediately or at a later date, would render the bid liable to be summarily rejected.
- 5.16 Ensure that every page of this bid document, all forms, certificates and / attachments are signed by an Authorized officer of the organization along with the seal/stamp of the organization.
- 5.17 Application and other cost: The bidders shall be responsible for all costs associated with preparation of their bid, submission, presentation etc regardless of the outcome of bidding process.
- 5.18 Site Visit and verification of Information: The bidders are encouraged to submit their respective Bid after visiting the project site and ascertaining for themselves the site condition and prevalent development control guidelines, prevalent applicable laws and regulations, and any other matter relevant by them.

**Special Conditions:**

- a. The Project Monitoring Agency for the above works / projects shall carry out the entire planning and monitoring for the construction of above referred works/ projects at CURAJ for the intended use of the CURAJ including its project management, supervision and related services.
- b. The PMC shall prepare and submit the conceptual plan/preliminary architectural drawings of Buildings and Services, preliminary estimate in the line of sanction of Ministry of Education/other Funding Agency and as per the needs of university for CURAJ's approval within 21 days from the date of signing of MoU.
- c. The responsibility for correctness of the designs, drawings, and details prepared and its conformity to the relevant building bye laws and Bureau of Indian Standards (BIS) codes shall rest with PMC.
- d. After approval from CURAJ, the PMC will prepare final architectural drawings, structural drawings, BOQ, specifications, E&M services drawings, service plans and submit the requisite applications to the local bodies whose approvals are required before taking up the construction work.
- e. The PMC shall prepare the detailed tender documents comprising the technical specifications, bill of quantities, approved designs, drawings, general terms/conditions, special conditions if any, specifying the stages (such as plinth, R.C.C. frame work, brickwork, plates etc.) of the projects for the RA bills/payment purpose and submit to the CURAJ for the approval. Activity bar chart shall be prepared by the PMC and submitted to the CURAJ before commencement of the work.

- f. The tender will be scrutinized and vetted by the CURAJ and will prepare notice inviting tender. CURAJ will be free for any modifications and alterations in conditions of NIT /tender documents if required. PMC will assist CURAJ in tendering process.
- g. PMC shall appoint qualified and experienced Project manager for the projects mentioned in the MoU and site Engineers to supervise day to day work.
- h. CURAJ will designate suitably empowered nodal officer(s) for coordinating with the PMC for the projects. All communications by the designated nodal officer of CURAJ will be made with the designated officer of PMC. The designated nodal officer shall be responsible and authorized to communicate decisions and assist the PMC in completion of the project.
- i. CURAJ may also appoint Site Engineer/s to monitor and supervise the work.
- j. PMC shall ensure execution of the work as per approved design, drawings, specifications, BIS and get the work completed from the contractor within the timelines as mentioned in the tender document and agreement with the contractor.
- k. No deviation in the work and specifications are allowed without permission of CURAJ.
- l. PMC should exercise proper and adequate quality assurance and quality control conforming to the relevant codes of practice and standards. CURAJ is free to take any steps independently to ensure quality of the works.
- m. The PMC will prepare list of mandatory tests (e.g. Plate load test, concrete cube tests, etc.) at site to be carried out by the contractor as per specified norms and will submit all test reports to the University after reviewing. On the basis of test reports, PMC may advise CURAJ for any changes in structural design, specifications or technical details, etc., if required.
- n. The PMC will ensure that all the mandatory tests as per CPWD works manual are carried out at site in the presence of TPQA appointed for the work, if any. PMC shall share all incoming materials details with TPQA. The QC observations and non-conformities furnished by TPQA shall be addressed by PMC and a compliance report will be furnished to TPQA against each QC observation report.
- o. Work must be carried out as per approved drawings and specifications. No deviations from approved drawings/specifications will be permitted, save those got approved by university duly citing valid reasons along with their financial impact.
- p. PMC shall ensure that contractor binds itself to complete the work within the tendered cost. Before incurring the excess expenditure over and above, prior approval of the CURAJ is to be taken for the same, well in advance. The CURAJ is not bound to make the payment over and above the tendered value as the CURAJ would make payments as per the amount received from funding agencies of Govt. of India, in case of no approval from CURAJ.
- q. The PMC shall ensure that the Extension of time (EOT) cases with delay analysis and justification will be placed before university for approval and only with approval the same will be conveyed to executing agency. PMCs prime objective is to ensure completion of project without time and cost over runs.

2.

- a. The contractor will raise the bills as per the pre-decided stages (as per tender document) of completion of work. PMC and CURAJ engineering team (Estate Department) shall verify the bills and recommend for stage wise payment. It will be responsibility of the CURAJ to pay each bill approved by PMC and CURAJ Engineering team in scheduled time to the contractor.
- b. PMC shall ensure and guide CURAJ for payments/deductions of requisite taxes/levies, GST/Labour welfare cases, Income tax and any applicable laws before payments to the contractor.
- c. Funds for making payment of all amounts which may be decreed by a Court of Law, Tribunal or by award of an Arbitrator in relation to the work will be made available by the CURAJ promptly irrespective of it not being a party before the Court, Tribunal or

Arbitrator. Such payments will be in addition to the payments made to the contractors for execution of work.

- d. Whenever the expenditure is anticipated to exceed the tendered value, a revised preliminary estimate shall be submitted to CURAJ by the PMC well in advance during the execution of work. CURAJ shall take up the matter of revised sanction with the Competent Authority.
- e. The PMC has no funds of its own for investing in the work. The projects are funded through the concerned Ministries of the Govt. of India/ HEFA, as such the CURAJ also has no funds of its own. The CURAJ will ensure that adequate funds are released to contractor on receipt of verified bills.
- f. Extra/ substituted items/ deviations in agreement quantities/ Extension of time/ bills of payments and all other work related matters shall be settled by PMC in consultation with CURAJ as per relevant provisions of the contract between PMC / CURAJ and the contractor(s).

## 6.0 **Submission of Bid (Instruction to Tenderer):-**

The tender should be submitted in two parts i.e. Technical Bid and Financial Bid. Both the bids shall be placed in two separate envelopes with due mentioning the name of work and bid type. Both Sealed Envelopes should be kept in a main/ bigger envelope with due mentioning the name of work, date & time of opening of bids. This is to be submitted in the Tender Box placed in 'Dispatch & Receipt Section, Room No 101, Ground Floor, Administration Building, Central University of Rajasthan' within the last date of submission as mentioned above. The University will not be responsible for any postal or other delay whatsoever. The offers submitted through Telegram/Fax/E-Mail shall not be considered and no correspondence will be made in this regard.

6.2 **Technical Bid:** - The following signed documents should be submitted:-

### **Checklist:**

- a. Experience certificate as per initial eligibility criteria.
- b. Financial document in support of turnover, net worth etc.
- c. Certificate of incorporation along with memorandum.
- d. Documents in support of technical evaluation parameters.
- e. Copy of duly signed annexures of EoI.
- f. Complete bid document duly signed as a token of acceptance of Terms & Conditions & scope of services etc. (Bid document).
- g. Details of Key technical Persons likely to be located at work site.(As given in **Annexure- F**)
- h. Details of Persons available with the organization ( as per formant given in **Annexure-G**)
- i. Power of attorney of Authorized person signing the Bid.
- j. Proposed quality assurance plan for the project.
- k. Proposed planning for the project.
- l. Any other documents required for bid evaluation as per **Annexure-J**

## 6.3 **Commercial Bid/ Financial Bid:-**

The consultancy/PMC charges all-inclusive but excluding GST for Providing Project Management Consultancy Services with architectural services (Fee of Government agency for taking up the work as per rule 133(3) of GFR-2017 as per scope of work and shall be quoted by the bidder in percentage both in figure & in words duly signed by the Authorized Signatory of GOVERNMENT CONSTRUCTION AGENCY/PMC. The percentage quoted includes Architectural Services/Structural services, others etc as per scope of work. GST as applicable shall be paid extra.

**IMPORTANT: Please note that the percentage consultancy charges quoted above shall remain fixed till completion of the work as per scope. Agency charges will not be paid on account of escalation or increase in cost due to any other reason.**

## **7.0 Evaluation Criteria**

The selection of PMC will be on the basis of lowest quoted amount after opening of Financial Bid of the technically qualified bidders. The evaluation of Financial Proposal would be taken up only after the contents of the Technical Proposal are found to meet the requirement of this EOI and if the bidder obtains more than space of 50 percent marks in aggregate in the evaluation of Technical proposal. Detail of marking system for technical qualifications is attached in Annexure J.

### **7.1 Financial Evaluation:**

Financial bid of technically qualified bidders shall be opened and lowest bidder in terms of percentage consultancy charges shall be the successful bidder.

## **8.0 Details of the Services**

### **8.1 Responsibility of Central University of Rajasthan**

The services to be provided by the CURAJ shall inter alia include the following activities:

- Handing over the hindrance free plot of land to the PMC/Contractor for execution purpose along with access to the site & labour hutment area after fulfilment of norms of security of CURAJ.
- Provide documents/ requirement available/Interaction with other government office/Authority for approval if any as per the recommendation of PMC.
- Make all required and legitimate/permitted payments to the PMC.
- Make all payments to the contractor after certification and recommendation of PMC.

**The PMC will be responsible for Planning/Monitoring/Implementation of the work with good quality as per specification/cost control as per Government /PSU manual as detailed in scope of work/ approved time line/approved design drawing/approved quality plan.** The Central University of Rajasthan reserves the right to inspect the works i.e. Activities in pre-construction phase, construction phase, post construction phase etc. being supervised by the PMC and to check the records/documentation/reports/deployment of manpower etc. pertaining to the site at any time. However, deployment of Central University of Rajasthan's own supervisory staff shall not absolve the PMC of any of its responsibilities as defined in this document. Central University of Rajasthan may involve any third party for quality check at any stage of work or CURAJ may also check some of the major activities/item as per quality assurance plan (QAP).

### **8.2 Scope of the Services of Project Management Consultant**

The services required to be provided by the PMC shall be as detailed in para 8.6 hereafter. The work shall be executed on the basis of Project Management Consultancy from concept of commissioning. The PMC shall act as 'Engineer – in Charge' for the Project in terms of the Conditions of Works Contract. The PMC shall be responsible for entire project including execution /implementation of work in coordination with their consultant and contractor, handing over of the completed works to the Central University of Rajasthan or their authorized representative and getting approval of Central University of Rajasthan as per QAP.

The PMC shall be responsible for all design, drawings, estimate, BOQ, Survey, Soil Investigation, Structural design, architectural drawings as per NBC 2016, AICTE requirement, internal and external services, sanitary, plumbing, drainage, water supply, sewerage, roads, electrification, water harvesting, firefighting, detailed cost estimate, Award of work to the contractor through open tender as per CVC guidelines, execution, day to day supervision for quality control, Cost control as per government norms.

Central University of Rajasthan will award the work to the Contractor for timely execution/completion of the projects based on functional requirement and as per CVC guidelines. In addition to this the PMC shall also administer the Works Contract and ensure that the contract clauses whether related to quality or quantities of work are

executed and the works are executed in accordance with its provisions. The PMC will supervise construction work to ensure adherence to the drawings, prescribed high standards of quality and timely completion of the project and verify and certify the contractor's bills and monitor the progress of the work. The PMC will also provide regular inputs to Central University of Rajasthan nominated engineer regarding progress of the project. The PMC will make all engineering decisions including necessary correspondence with contractors required for the successful and timely implementation of Project. The PMC will ensure adherence to relevant CPWD specifications, BIS codes, CVC guidelines , environment and other regulatory requirements and will also ensure observance of all formalities/ documents/ day to day activities as defined in CPWD Works Manual/PSU own works Manual for execution of 'Works Contract' and as directed by Central University of Rajasthan from time to time. The PMC will perform the function as 'Engineer- in-charge' as enumerated in the Works Contract except for the following for which the PMC will seek prior approval of the Central University of Rajasthan.

- a) Issuing/approving variation orders which have financial implications, except in emergency situation as reasonably determined by the Project Management Consultant;
  - b) Approving the extension of time of completion of the works stipulated in the construction contracts in consultation with the Central University of Rajasthan, if any.
  - c) Approving and pre tender documents.
  - d) Approving quality assurance plan and all architectural and service drawings.
- 8.3 The Central University of Rajasthan may at its discretion, hire the services of an independent agency or may engage its own engineer from Institute for quality checking and ensuring the quality of construction to which the PMC will render due assistance in discharge of their duties. However, the PMC shall be responsible for quality of construction and any checking/quality assurance by Central University of Rajasthan /third party shall be over and above the quality check of PMC.
- 8.4 The construction work is open to technical/quality audit by any authorized representative of Central University of Rajasthan or any other Agency/team deputed by the Central University of Rajasthan to which the PMC will render assistance in discharge of their duties without absolving their responsibility as PMC.
- 8.5 The project shall be headed by a sufficiently senior and competent person having relevant experience and of impeccable integrity. The PMC shall submit the tentative organization chart for managing the project so that appropriate decisions are taken quickly.

**However, the actual number of technical personnel to be deployed and deployment schedule shall be prepared by the PMC and it should be mutually agreed upon after award of work (As detailed in EOI). This schedule shall be prepared in such a manner that all the functions required to be performed by the PMC as per the scope of their work given here are performed completely and efficiently. The deployment schedule shall be reviewed from time to time and necessary revisions / adjustments shall be made in the schedule as may be found necessary based on joint assessment of the site requirements by the Central University of Rajasthan and the PMC. The Project Head and other officials assisting Project Head shall not be changed during the implementation of the project except with concurrence of Central University of Rajasthan. The decision of**

the Central University of Rajasthan, however, shall be final and binding in this regard.

8.6 The PMC shall be responsible for all architectural services, complete management and construction supervision of all the activities of the projects as detailed below:

**(a) Pre-construction Phase:-**

- I Discussions with Central University of Rajasthan and finalization of project brief including illustrating the Central University of Rajasthan requirements. Appointing Architect/Consultant at their own risk and cost and alternatively the PMC may use in house Architect.
- II Making detailed survey and soil Investigation for Structural and architectural requirement.
- III The PMC shall be responsible for preparation of comprehensive architectural & engineering consultancy for the entire work but not limited to-
  - (i) Preparation of concept, preliminary, detail design and construction drawings for all discipline required for the project & approval of drawings from all local/statutory authorities.
  - (ii) Bill of quantities & specifications. Rate Analysis.
  - (iii) Architectural Design and site planning/development
  - (iv) Structural engineering design
  - (v) Sanitary, plumbing, fire fighting and related systems design
  - (vi) Electrical engineering design
  - (vii) Lightning Conductor
  - (viii) Lighting design
  - (ix) Landscape design
  - (x) Site development detail.
  - (xi) Responsible for soundness of structural design and any design check shall be done by the PMC on their own cost.
  - (xii) Checking and certifying the Architectural drawings, technical specifications, services and all other drawings to ensure their completeness/correctness.
  - (xiii) Checking and certifying the bill of the quantities prepared & submitted by the Architect of the PMC and prepare cost estimate.
  - (xiv) Based on detailed estimate as per approved architectural drawings/design by Central University of Rajasthan, The PMC will prepare tender



documents and float a tender for obtaining the competitive rates as per DSR/ CVC guidelines.

- (xv) Processing of bids and selection of contractor and award of the work as per CVC guidelines issued from time to time after approval of the Central University of Rajasthan.
- (xvi) The work will be carried out in line with standard latest CPWD specifications and the latest BIS specifications and code of practices or manufacturer specifications for the items not covered under CPWD or BIS specifications.
- (xvii) The PMC will also be responsible along with Architect in obtaining approvals of drawings for commencement of work and any other issuance of occupancy certificate from all local/ statutory authorities.
- (xviii) BOQ/Cost estimate will be based on Current Schedule of Rate and in case the items are not available in Schedule (DSR) then proper market rate analysis should be done.

- IV Getting approval of all drawings and Design as per requirement. Prepare drawings necessary for submission to statutory bodies for sanction and approvals.
- V Preparation of Tender documents BOQ etc, Floating of Tender and award of work after approval from CURAJ as per CVC Guidelines /CPWD Manual.
- VI Prepare and submit complete construction drawings and details to commence work at the site and for the proper execution of work during construction.
- VII Analysis for the various project related activities with reference to time frame, resource allocation & scheduling using latest techniques and software as approved by the Central University of Rajasthan.
- VIII Preparation of detailed quality assurance plan and getting it approved from Central University of Rajasthan.

Note:-

1. Central University of Rajasthan intends to hire the PMC for (i) Construction of Central Library Building (G+5) and (ii) Construction of 600 Bedded Hostel (G+2) Building.  
After finalization of conceptual drawings with detailed specification, EPC tender needs to be floated if the PMC finds it deemed fit. However the responsibility of Architectural services shall be of PMC in any case.
2. The vetting of structural drawings from any IIT/NITs and approval of detailed Architectural and service drawings by Central University of Rajasthan over and above the approval of PMC shall be mandatory.

**(b) Construction Phase:-**

The PMC shall ensure execution of the project in a time bound manner and hand over the building/ other works complete in all respect as certified by Central University of Rajasthan within the time limit of 18 months in adherence with the Project Planning on latest software such as MS project starting from the 10 day of issue award letter. The PMC shall ensure that no time and cost overrun occurs.

The PMC shall provide Project Management Services from the start of construction up to commissioning and handing over of the project to the Central University of Rajasthan for use. It shall also be the responsibility of the PMC to liaise and coordinate with various agencies for smooth execution of the project. Responsibilities of Project Management Consultant for construction stage shall, inter-alia, be as under:

- (i) Assemble multi-disciplinary construction management team as approved by Central University of Rajasthan and have preliminary interaction with the contractor's Project Team on behalf of the Central University of Rajasthan to initiate all preliminary actions and mobilization.  
Check and finalize contractor's detailed program of activities commensurate with the Tender provisions.
- (ii) Check and approve all contractors, sub-contractors and agencies for carrying out the works.
- (iii) Responsibility of awarding the work as per CVC Guidelines/CPWD Manuals.
- (iv) Help in signing of Contract with Contractors.
- (v) Keep a check on conformity of the work with the specified functional requirements of Central University of Rajasthan, monitor the progress of the work, and bring to the notice of CURAJ any lapses/ deviations in the progress/ quality of work.
- (vi) Provide full time supervision of the construction work at site to the best intents of Drawings, Specifications and contract documents by deploying suitable mutually agreed personnel as per agreed schedule.
- (vii) Checking fabrication drawings, bar-bending schedules and all other Architectural/Structural details during construction.
- (viii) Provide effective coordination between various agencies working at the site and the Architects to ensure timely availability of the inputs required for un-interrupted construction at site all in accordance with agreed program of the activities.
- (ix) Maintain constant monitoring the progress of construction on the basis of Quality, Time and Cost parameters using latest techniques and software and take timely action to correct deviations if any.
- (x) Rendering timely advice for implementing special measures for effecting cost/quality/time benefit for the project.

- (xi) Obtain approved “issued for construction” drawings from Architect as per agreed schedule and issue to contractor.
- (xii) Liaise with Architect and CURAJ and provide all necessary clarification and additional drawings and sketches to the Contractor(s) after obtaining those from the Architect.
- (xiii) Check and inspect testing of materials and work as required. If so required, testing and checking of manufactured items must be carried out at the manufacturer’s factory as per provision in the Contract.
- (xiv) Drawing up and putting in place a Quality Assurance Plan as well as a Safety Assurance Plan along with an appropriate and efficient mechanism to ensure their effective implementation at site.
- (xv) Checking and Certification of contractors running and final bills of the works executed for the purpose of payment to be released to the construction agencies by the CURAJ.
- (xvi) Review & recommend rates for new items of work or for existing items of work which deviate in quantities beyond the limits defined in the contract for the approval of the Central University of Rajasthan.
- (xvii) Provide contract administration services of all Contract Agreements and devising a suitable dispute –resolution mechanism to facilitate a quick and amicable settlement of disputes, if any.
- (xviii) To reply and settle the observations/objections/ paras (if any) of the Chief Technical Examiner, Audit or any other checking /investigating agency of the Govt.
- (xix) Final inspection, snagging, supervision of testing and commissioning of various systems and assisting the Central University of Rajasthan in taking over of various parts of works and of various systems.
- (xx) Generate and submit to the Central University of Rajasthan time-to-time progress reports in the agreed formats and at the agreed frequency. For this all the necessary data relevant to the execution of work including materials brought and consumed at site, hindrances if any, records of daily labour deployed etc. shall be maintained.
- (xxi) The PMC shall get all connections for services like power, water and sewage from local authorities etc required for occupancy of the building.
- (xxii) PMC shall ensure to get the site of work barricaded with of height 10’ all-round the building periphery to seclude construction site from campus users.
- (xxiii) Institute being planned as green campus, PMC shall ensure all green building rating measures like wheel wash plants, construction materials storage areas etc duly submitting the Site

management plan (SMP) for approval from CURaj.

(xxiv) No construction waste will be permitted to be dumped inside the campus. It is the responsibility of respective construction agency to dispose of C&D waste outside the campus in a safe disposal manner approved by civic bodies. PMC shall ensure the same.

(xxv) The PMC shall also apprise the CURAJ of the progress and/or activities of the project on weekly/fortnightly/ monthly basis as found deemed fit by CURAJ by preparing and submitting monitoring reports. The report shall inter-alia include the following:

- (a) Name of Project, Central University of Rajasthan. Project Management Consultant, Architect and Contractor.
- (b) Scope of Works of Contractor Date of Commencement/ Date of Completion: Schedule & Actual.
- (d) Major Issues and Decisions Pending including Drawings Constraints (if any), Site Constraints (if any), Equipment Constraints (if any).
- (e) Status of Progress of Work: Cash Flow Chart, L.O.B. Chart & Bar Chart
- (f) Areas of Concern
- (g) List of Registers Maintained by the PMC
- (h) Labour Deployment Chart
- (i) List of Equipment Mobilized at Site
- (j) Materials/Personnel at Site
- (k) Status of Payment to Contractor
- (l) Quality of Material / Tests
- (m) Cost Split Up of the Package
- (n) Photographs of the Site
- (o) Site Order Book
- (p) Visitor's Site Inspection

**C: Post Construction phase**

During this phase, the activities are likely to be as under:

- (i) Settlement of all accounts of the contractors.
- (ii) Reconciliation of materials supplied to the contractors, if any

- (iii) Ensuring rectification of defects by the respective contractors during their defect liability periods.
- (iv) Preparation of defect Completion Report along with all as built drawings, mandatory certificates which shall contain all technical and financial information of the project.
- (v) Settling the Audit /CTE's Observations and Arbitration cases etc, if any.
- (vi) Provide all documents / reports / statements of facts / counter statements of facts for settling Audit / CTE's observations and arbitration cases etc. including attending the hearings as and when required by the CURAJ and providing necessary support as may be required by the CURAJ from time to time.

Any consultancy activity not specifically mentioned here but required to complete the project is deemed to be included in the scope of work. **Issues of Completion Certificate, Handing over of Buildings and services to Central University of Rajasthan up to satisfaction of end users/Central University of Rajasthan are included in the Scope of work of the PMC.**

## **9.0 Execution of Assignment by the PMC**

- 9.1 To ensure proper performance of all activities regarding construction of the projects, the PMC shall have his office at or near the Projects site in addition to the office and shall have the required dedicated personnel stationed there after the approval of Central University of Rajasthan so that they are available for interaction all the time.
- 9.2 The PMC shall review strategic planning and time management of the project from time to time. This will consist of continuous appraisal and revision of the framework of the project and the project process as and when required so as achieving the desired objective in most efficient and economical manner.
- 9.3 The PMC shall exercise all reasonable skill, care and diligence in the discharge of his responsibilities and shall exercise such superintendence and inspection to ensure that the works are carried out in conformity with the contract provisions.
- 9.4 The PMC shall ensure that the works are completed in all manners as per the quality, standard and within the budgeted cost & time. Failure to adhere to the completion date of works at any of the site of work shall entail imposition of Penalty on the PMC as contained in the General Conditions of Agreement.

## **10.0 General Conditions of Agreement**

### **10.1 Force-Majeure**

- i) In the event of either party being rendered unable by force majeure to perform any obligation required to be performed by them under this agreement, the relative obligation of the party affected by such force majeure shall be treated as suspended for the period during which such force majeure clause lasts.
- ii) For the purpose of this agreement, force majeure shall only include, wars, insurrections, riots, earthquakes, storms, floods (excluding due to monsoon), explosion or fires not caused by negligence, lightening, acts of God, epidemics or the public enemy which is of such nature as to delay, curtail or prevent timely action by either party.
- iii) Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable, as aforesaid, thereby shall notify the other party in writing by registered notice within 72 (seventy two) hours of the alleged beginning and ending thereof. The Notice shall be followed by a Certificate from local Chamber of Commerce or the Statutory Authority as satisfactory evidence in support of the claim within 15 days of occurrence and cessation of such Force Majeure conditions.
- iv) Time for performance of the relative obligation suspended by the force majeure shall stand extended by the period for which such causes lasts.

### **10.2 Liquidated Damages**

- a) In case, completion of the project is delayed due to reasons attributable to the contractors/agencies/suppliers engaged for the project by the PMC, the PMC shall impose liquidated damages @ 0.5% (zero point five percent) of the awarded contract value for each week of delay subject to a maximum of 10% (ten percent) of the awarded contract value which shall be credited to the Central University of Rajasthan.
- b) In case, completion of work is delayed due to the reasons attributable to the PMC (or to the agency engaged by the PMC), CURAJ shall impose liquidated damages @ 0.5% (zero point five percent) on consultancy fee for each week of delay subject to a maximum of 10% (ten percent) of the total Consultancy fee.

### **10.3 Security Deposit or Retention Money:**

**The PMC** shall ensure deduction of an amount equal to 5% of value of the each running bill of the contractor towards security deposit or retention money in addition to the Initial Performance Security as per rule. The same has to be transferred to Central University of Rajasthan after verification. Subject to fulfilling all obligations the security money or retention money without interest shall be refunded after completion of the defect liability period of the work to the contractor upon recommendation of the PMC.

## 10.5 Termination

10.5.1 Subject to other provisions contained in this clause, the Central University of Rajasthan may, without prejudice to its any other rights or remedy against the PMC in respect of any delay, abandonment, inferior quality or work, any claims for damages and/or any other provisions of this contract or otherwise, and whether the date of completion has or has not elapsed, by notice in writing absolutely determine the contract in any of the following cases:

- (i) If the PMC, having been given by the Central University of Rajasthan a notice in writing that the work is being performed inefficiently or quality checks are not being made or otherwise in improper or un-workmanlike manner, shall omit to comply with the requirement of such notice within a period of seven days thereafter.
- (ii) If the PMC persistently neglects his obligations under the contract and/or commits default in complying with any of the terms and conditions of the contract and does not remedy it or take effective steps to remedy it within 7 days after a notice in writing is given to him in that behalf by the Central University of Rajasthan.
- (iii) When the PMC has made himself liable for action under any of the cases aforesaid, the CURAJ shall have powers:
  - (a) To determine or rescind the contract as aforesaid (of which termination or rescission notice in writing to the PMC under the hand of the CURAJ shall be conclusive evidence). Upon such determination or rescission, the full security deposit/ performance bank guarantee recoverable under the contract shall be liable to be absolutely at the disposal of the CURAJ.
  - (b) To appoint another PMC to complete the project/projects in which case any expenses which may be incurred in excess of the sum which would have been paid to the original PMC if the whole work had been executed by him (of the amount for which the certificate in writing of the CURAJ shall be final and conclusive) shall be borne and paid by the original PMC and may be taken from any money due to him by the CURAJ under the present contract or any other account whatsoever or from his security deposit or performance bank guarantee or the proceeds of sales thereof or a sufficient part thereof as the case may be. If the expenses incurred by the CURAJ are less than the amount payable to the PMC at his agreement rates, the difference shall not be paid to the original PMC.
  - (c) In the event of anyone or more of the above courses being adopted by the CURAJ, the PMC shall have no claim to compensation or any loss sustained by him by reasons of his having spent money or entered into agreement or made any advances on account of or with a view to execution of the work or the performance of the contract. And in case action is taken under any of the provisions aforesaid, the PMC shall not be entitled to recover or be paid any sum for any work thereof or actually performed under this contract unless and



until the CURAJ has certified in writing the performance of such work and the value payable in respect thereof and he shall only be entitled to be paid the value so certified.

**10.6 Guarantee and Liabilities**

10.6.1 The PMC guarantees that the services as specified/described under the scope of the PMC in this agreement, and technical documents to be developed by the PMC shall be in accordance with the sound and established engineering practices, using Indian Codes and Regulations and wherever applicable, International Standards, for the purpose(s) specified, free from defects and suitable for respective uses intended. For This a suitable Indemnity Bond shall be furnished.

**10.7 Defect Liability Period**

Any defects notices/observed within a period of 18 months from the date of actual date of completion of all works up to the satisfaction of end users, shall be got rectified by the PMC through contractor or by other contractor at its own risk and cost for which no compensation will be paid.

**10.8 Insurance**

During the performance of services hereunder, Contractor, at his own cost, shall take out, carry and maintain insurance as applicable from the list below:

10.8.1 Workman's compensation insurance, covering all employees of contractor for statutory benefits as set out and required by local law in the area of operation or area in which Contractor may become legally obliged to pay benefits for bodily injury or death.

10.8.2 Insurance against fire, theft, damages and loss of all property owned by Contractor at the construction site. Contractors all risk Policy (CAR) Policy.

10.8.3 Any other insurance cover which may be required to be taken under the law or on any other account.

**10.9 Additional Services**

The PMC shall make available, on the CURAJ written request, such additional services in addition to those described in this agreement and on such terms and conditions as may be mutually agreed upon between the CURAJ and the PMC.

**10.10 Changes and Additions**

The CURAJ shall have the right to request the PMC in writing to make any changes, modification, and/or additions within the design and broad scope to the PMC's scope of services. The PMC shall on such written requests carry out the consequential work on account of such changes/modifications or addendum etc without any additional payment from the CURAJ.

**10.11 Assignment**

The assignment shall not be transferred or assigned in whole or part by the PMC without prior written approval of the CURAJ to any person / company.

**10.12 Effective Date of Agreement**

This agreement shall be deemed to have become effective from the 10th day of issue

of award letter.

#### **10.13 Co-operation between Parties**

The CURAJ shall nominate an officer to represent it for the purpose of this agreement, and the name, designation, and address of the officer so nominated shall be intimated to the PMC. Similarly, the PMC will nominate and intimate in writing particulars of an officer to represent it. It is, however, understood and agreed to by and between the parties hereto that the parties shall work in close co-operation with each other at all times in order to ensure timely completion of the project.

#### **10.14 Amicable Settlement**

In the event of any dispute arises between the parties relating to the services, meaning or effect of this Contract or any other clause or in respect of the rights and liabilities of the parties or other matters specified therein or with reference to anything arising out of or accidental to this contract or otherwise in relation to the terms, whether during the continuance of this Contract or thereafter, such disputes or differences shall be endeavored to be solved by mutual negotiations.

If however such negotiations are in-fructuous, the dispute or difference shall be referred to the Arbitrator appointed by the parties under provisions of the Arbitration and Conciliation Act, 1996.

Any reference to arbitration shall not relieve either party from the due performance of its obligations under this Contract. However, if the nature of disputed matter under arbitration so necessitates, either party may suspend further performance till the arbitration award is declared. The period of non-performance under these circumstances will be added to the already agreed period of completion, without payment of compensation for such delay.

The Arbitration proceedings shall be held at Jaipur/Ajmer.

Any court case arises by any dispute shall be subject to the Ajmer/Jaipur Court jurisdiction.

#### **10.15 Clearance of site after Completion of work**

On completion of the work, the PMC shall ensure that all constructional plants, surplus materials, rubbish, and temporary work of every kind will be cleared away/ removed from the site and leave the entire site and works clean and in a workman like condition to the satisfaction of the CURAJ and with no additional cost to CURAJ.

## **11.0 Payment**

### **11.1 Consultancy Charges**

The CURAJ shall in consideration of the services performed, pay to the PMC, the Consultancy charges as agreed between the parties which shall also cover all staff cost, associate consultants/sub consultants cost(if any), printing, communication, travel, accommodation and any other cost incurred by the PMC in carrying out the services as per schedule - L. The estimate for execution of work will not have any contingency/quality control/consultant fee/survey/geo technical fee/office establishment of PMC/vehicle head. All these heads are included in the Agency Charge of the PMC.

### **11.2 Construction payment & GST**

CURAJ shall release the bill/amount towards construction cost of the building on certification & recommendation from the PMC as per Government rule. **Advance/any other payment as permissible may also be released on certification/recommendation of the PMC.** On production of proof, CURAJ will reimburse the GST as applicable both for consultancy and construction.

11.3 CURAJ shall reimburse to the PMC all the actual payments made on behalf of CURAJ against proof as made to local statutory authorities/ state/central Government for approvals and also deposits made for power, water and sewage connections and any other charges that may fall outside the defined scope of work.

11.4 If the project is not completed as per schedule of the period of contract due to any reason, the services of PMC shall be deemed extended till completion of the projects on same terms & conditions, without prejudice to any other rights of the CURAJ and without any additional amount or change in the consultancy charges.

**Scope of work:-** (i) Construction of Central Library Building (G+5) at Central University of Rajasthan.

**Building Work**

This P.E. is based on following:

1. Library (G + 5) Building of built up area – 15958.74 Sqm.
2. Ground Coverage area – 2660 Sqm.
3. Barrier free building.
4. Substation building of area 250 Sqm.

**Design & Scope:**

This estimate covers the following detail provisions:-

**Civil Work**

1. RCC framed structure. The floor to floor height is taken 4.50 m.
2. All finishing, fixtures & provisions shall be of CPWD – DPAR 2021.
3. Internal and external water supply & sanitary installations etc.
4. Internal Roads & Paths.
5. Footpath with PCC base, Paver blocks and Kerbstone,
6. External Sewerages.
7. Storm water drains.
8. RCC Overhead water tank without independent staging.
9. Third Party quality assurance.

10. Provision of Modular furniture i.e. racks for books, study table & chairs, office & faculty room furniture, conference room furniture etc.

**Electrical Work**

1. Provision of internal electrical installation, fans, fittings shall be as per CPWD – DPAR – 2021.
2. The estimate is based on CPWD PAR – 01.04.2021.
3. Provision of wet riser, sprinkler system, & automatic fire alarm system.
4. Provision of 16 passenger lift (G+5).
5. Provision of 2x1200 KVA or 11/0.433 kv substation equipments.
6. Provision of 1000 KVA DG Sets.
7. Provision of 600 HP capacity VRV/VRF AC system.
8. Provision of audio video system.
9. Provision of load enhancement.

Estimated Cost : Rs. 95,52,77,000/- including 3% contingencies and considering GST enhancement 18% instead of 12%.

Method : Construction by calls of Tenders (on EPC mode).

**Scope of work: - (ii) Construction of 600 bedded Hostel (G+2) Building (2 Blocks) at Central Rajasthan.**

**Building Work**

This P.E. is based on following:

1. 600 Bedded (G + 2) Hostel Building of built up area – 11575 Sqm.
2. Barrier free building.

**Design & Scope:**

This estimate covers the following detail provisions:-

**Civil Work**

1. RCC framed structure. The floor to floor height is taken 3.2 m.
2. All finishing, fixtures & provisions shall be of CPWD – DPAR 2021.
3. Internal and External water supply & sanitary installations etc.
4. Internal Roads & Paths.
5. Footpath with PCC base, Paver blocks and Kerbstone,
6. External Sewerages.
7. Storm water drains.
8. Overhead water tank without independent staging.
9. Third Party quality assurance.
10. Provision of furniture i.e. study table, chairs & bed for 600 students.
11. Furniture in dining /Mess.

**Electrical Work**

1. Provision of internal electrical installation, fans, fittings shall be as per CPWD – DPAR – 2021.
2. Provision of downcomer system & manual Fire alarm system.
3. Provision of 16 Passenger Lift.
4. Provision of 2x500KVA,11/0.433KV Substation Equipments.
5. Provision of 250KVA DG Set.
6. Providing Solar PV Power Generation System.
7. Providing CCTV & LAN System.
8. Providing Kitchen Equipments.

Estimated Cost : Rs. 49,22,60,500/- including 3% contingencies and considering GST enhancement 18% instead of 12%.

Method: Construction by calls of Tenders (on EPC mode).

**LETTER OF TRANSMITTAL**

From:

To,  
The Registrar  
Central University of Rajasthan,  
Bandarsindri, Teh. – Kishangarh, Dist-  
Ajmer, Raj. 305817

Sub: Submission of Bid for Project Management Consultancy Work for (i) Construction of Central Library Building (G+5) and (ii) Construction of 600 Bedded Hostel (G+2) Building at Central University of Rajasthan.

Sir,

Having examined the details given in bid document for the above work, I / We have submitted the technical & commercial 'Bid' and undertake the followings-

1. I/We hereby certify that all the statements made and information supplied by me is true and correct.
2. I/We hereby agree with the terms & conditions mentioned in the bid document.
3. I/We have furnished all information and details necessary for this Bidding and have no further pertinent information to supply.
4. I/We authorize Central University of Rajasthan or their authorized representatives to approach the Individuals, Employees, Firms, Bank etc to verify our Competence / credentials etc.

(Signature, name and Designation of authorize person with  
Complete address of Consultancy Agency/ Organization)  
(Please affix seal)

**UNDERTAKING**

I/We have read and examined the bid documents for selection of the PMC to take up the work as per Bid Conditions, Scope of Work, General Conditions of Agreement, Submission of Bid, Evaluation Criteria and all other contents appended in the Bid Documents and full cognizance taken thereof for arriving at rate tendered, contained herein my/our bid and also declare that the statements made and the information provided in the duly completed two bid offers are true and correct in every detail.

I/We agree to keep the bid open for one hundred eighty (180) days from the date of opening of technical bid and not to make any modifications in its terms and conditions and rates quoted etc.

We understand the responsibility of abiding all Government rules and regulations for carrying out the work as per GFR/ work manual and are responsible for all Technical and Financial Audit of Govt. of India.

I/We hereby declare that I/We shall treat the bid documents, drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the Central University of Rajasthan.

(Signature, name and Designation of authorize person with  
Complete address of consultancy agency/Organization)  
(Please affix seal)

Date

Signature of Witness: : \_\_\_\_\_

Name: : \_\_\_\_\_

Occupation : \_\_\_\_\_

Address : \_\_\_\_\_

**DETAILS OF SIMILAR PROJECTS COMPLETED**  
**DURING LAST 5 YEARS (To Be Considered of Experience Certificate)**

<b>Actual Completed cost of the project</b>	Rs ..... crore
<b>Name of the project &amp; location</b>	
<b>Name of the Client</b>	
<b>Description of work</b>	
<b>Schedule Period of completion in months</b>	
<b>Start Date</b>	
<b>Actual Completion Date</b>	
<b>Remarks on quality by client like excellent/good/satisfactory/poor</b>	
<b>Project Cost as per award</b>	

- Please attach the completion certificate issued by the Client for each of the qualifying project. The project without completion certificate/performance certificate/work execution certificate will not be considered for evaluation.

(Signature, name and Designation of authorize person  
with complete address of Consultancy Agency/Organization)  
(Please affix seal)



**TURNOVER DURING LAST THREE YEARS**

<b>Sr.No.</b>	<b>F.Y.</b>	<b>Turnover</b>
<b>1</b>	<b>2021-22</b>	
<b>2</b>	<b>2022-23</b>	
<b>3</b>	<b>2023-24</b>	

(Signature, name and Designation of (Chartered Accountant) authorize person with complete address of Consultancy Agency/Organization)  
(Please affix seal)

**MINIMUM NUMBER OF KEY TECHNICAL PERSONNEL LIKELY TO BE  
LOCATED AT WORK SITE FOR MONITORING/SUPERVISION EXECUTING  
THE WORK**

S. No	Man power	No of key technical personnel likely to be deployed for executing the work building (Regular Employees only)			
		Graduate Engineer		Diploma Engineers	
		No.	Experience in years	No.	Experience in years
1	Team Leader				
2	Planning Engineer cum QA/QC/Architect				
3	Construction Engineer  a) Civil Engineer	1		1	
		2		2	
		3		3	
	b) Electrical/Mechanical Engineer	1		1	
		2		2	
		3		3	
4	Others Engineers & support staff as per requirement of the project & PMC	1		1	
		2		2	
		3		3	
	<b>Total</b>				

(Signature, name and Designation of authorize person  
with complete address of Consultancy Agency/Organization)  
(Please affix seal)

**DETAILS OF PERSONNEL AVAILABLE WITH THE ORGANIZATION**

<b>S. No</b>	<b>Man power strength in the area</b>	<b>No of personnel available with the organization</b>
1	Architect/Associate consultant	
2	Designer	
3	Planning Engineer	
4	Tendering Expert	
5	Construction Manager/Engineer	
6	Quality control / Assurance	
7	Finance /Accounts	
	<b>Total</b>	

**Note:**

- **Number of Graduate Engineers & Diploma holder Engineers may be given separately**

(Signature, name and Designation of authorize person  
with complete address of Consultancy Agency/Organization)  
(Please affix seal)

**COMMERCIAL BID SUBMISSION FORM**

Date:

From:

To,  
The Registrar  
Central University of Rajasthan,  
Bandarsindri, Teh. – Kishangarh, Dist-  
Ajmer, Raj. 305817

**Sub: Taking up the (i) Construction of Central Library Building (G+5) and (ii) Construction of 600 Bedded Hostel (G+2) Building at Central University of Rajasthan as the PMC.**

Dear Sir,

In response to bid document for the above work, we hereby quote our Consultancy Charges as under:

Description	Unit	Fee for taking up the work on concept to commissioning basis as the PMC with architectural services (all inclusive) but excluding GST.	
		In Figures	In Words
I) Consultancy fee with architectural services all-inclusive but excluding GST for Providing Project Management Consulting Services as per Scope of work.	Percentage		

**(NB:** Rate should be quoted as percentage for (i) Construction of Central Library Building (G+5), (ii) Construction of 600 bedded Hostel (G+2) Building for an estimated cost of 144.76 cr. as per preliminary estimate with scope of work of the PMC mentioned in the bid document.

***IMPORTANT: Please note that the consultancy charges will be limited to the quoted price only and no additional fee will be paid on account of escalation or increase in cost and time due to any other reason except change of scope i.e.. (Addition of any new building/increase in area beyond 10%).***

(Signature, name and Designation of authorize person  
with complete address of Consultancy agency/Organization)  
(Please affix seal)

**BANK GURANTEE (EARNEST MONEY)**

This deed of Guarantee made this \_\_\_\_\_ day of \_\_\_\_\_ 24 by \_\_\_\_\_ (*Name of the Bank*) having one office branch at \_\_\_\_\_ acting through its Manager (hereinafter called the “Bank”) which expression shall wherever the context so requires includes its successors and permitted assigns in favor of Registrar, Central University of Rajasthan which expression shall include its successors and assigns. WHEREAS Registrar, Central University of Rajasthan has invited tender vide their Tender Notice No. \_\_\_\_\_ Dated \_\_\_\_\_ to be opened on AND WHEREAS M/s \_\_\_\_\_ (*Name of Tenderer*) having its office at \_\_\_\_\_ (hereinafter called the “Tenderer”), has/have in response to aforesaid tender notice offered to supply/ do the job \_\_\_\_\_ as contained in the tender. AND WHEREAS the Tenderer is required to furnish to Registrar, Central University of Rajasthan, a Bank Guarantee for a sum of Rs. (Rupees \_\_\_\_\_ Only) as Earnest Money for participation in the Tender aforesaid.

AND WHEREAS, we \_\_\_\_\_ (*Name of the Bank*) have at the request of the tenderer agree to give Registrar, Central University of Rajasthan this as hereinafter contained.

NOW, THEREFORE, in consideration of the promises we, the undersigned, hereby covenant that, the aforesaid Tender shall remain open for acceptance by CURAJ during the period of validity as mentioned in the Tender or any extension thereof as CURAJ and the Tenderer may subsequently agree and if the Tenderer for any reason back out, whether expressly or impliedly, from his said Tender during the period of its validity or any extension thereof as aforesaid or fail to furnish Bank Guarantee for performance (If any) as per terms of the aforesaid Tender, we hereby undertake to pay CURAJ, on demand without demur to the extent of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only).

We further agree as follows:-

01. That Central University of Rajasthan may without affecting this guarantee extend the period of validity of the said Tender or grant other indulgence to or negotiate further with the Tenderer in regard to the conditions contained in the said tender or thereby modify these conditions or add thereto any further conditions as may be mutually agreed to in between CURAJ and the Tenderer AND the said Bank shall not be released from its liability under these presents by an exercise by CURAJ of its liberty with reference to the matters aforesaid or by reason of time being given to the Tenderer or any other forbearance, act or omission on the part of the CURAJ or any indulgence by CURAJ to the said Tenderer or any other matter or thing whatsoever.

02. The Bank hereby waive all rights at any time in consistent with the terms of this Guarantee and the obligations of the Bank in terms thereof shall not be otherwise affected or suspended by reason of any dispute or dispute having been raised by the Tenderer (whether or not pending before any arbitrator, tribunal or court) or any denial of liability by the Tenderer stopping or preventing or purporting to stop or prevent any payment by the Bank to CURAJ in terms thereof.
03. We the said Bank, lastly undertake not to revoke this Guarantee during its currency except with the previous consent of CURAJ in writing and agree that any change in the constitution, winding up, dissolution or insolvency of the Tenderer, the said Bank shall not be discharged from their liability.

NOTWITHSTANDING anything contained above, the liability of the Bank in respect of this Guarantee is restricted to the said sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) and this Guarantee shall remain in force till \_\_\_\_\_ unless a claim under this guarantee is filed with the bank within 30 (thirty) days from this date or the extended date, as the case may be i.e. upto \_\_\_\_\_ all rights under this Guarantee shall lapse and the Bank be discharged from all liabilities hereunder.

In witness whereof the Bank has subscribed and set its name and seal hereunder.

## Marking System

Technical Evaluation Parameters are as given under:

STA GE	SN	Parameter	Evaluation Criteria				Maximum Score
	1	Average Annual Turnover of the consultancy service provided for three financial years 2021- 22,2022-23 & 2023-24	> beyond Rs. 400 Cr		10		10
			>Rs. 399 Cr & upto Rs. 300 Cr		9		
			>Rs. 145 Cr & upto Rs. 299Cr		7		
			>Rs.100 Cr. & upto Rs. 145 Cr		5		
	2	Valid ISO 9001:2015 Certification & Schedule 'A' Mini-Ratna or above	5 marks for each criteria otherwise zero mark.				10
	3	Employee strength in Organization (Year ending December 2023)					
		Minimum Qualification: ➤ Bachelor's Degree in Engineering ➤ The Engineers and Architects required/mentioned should be Regular Employees on Permanent Pay roll of the bidder	a) Civil Engineers (Max 05 Marks)	Upto 15 Nos 16-20 Nos 21-25Nos > 25 Nos.	0 Mark 01 Mark 03 Marks 05 Marks	10	
			b) Electrical Engineers (Max 02 Marks)	Upto 10 Nos 11-15 Nos. > 15 Nos.	0 Mark 01 Mark 02 Marks		
			c) Architects (Max 02 Marks)	Upto 02 Nos 03-05Nos. > 05 Nos.	0 Mark 01 Mark 02 Marks		
			d) Instru./ Automation/Electronics/Comp Engineer (Max 01 Mark)	Above 01 Other wise 0 Mark	01 Mark		
	4	Experience of the firm					
	4.1	Cumulative value of Similar Projects Executed/completed (each project not less than Rs. 145 Crores) during last 05 years (ending 31-03-2024) (Max. marks is 20)	i) > Rs. 145Cr.upto Rs. 250 cr. ii) > Rs. 250 Cr. Upto Rs 350 cr. iii) > Rs. 350 Cr. Upto Rs. 450 cr. iv) > Rs. 450 Cr. upto Rs. 550 Cr. v) > Rs. 550 Cr. Upto Rs. 650 Cr. vi) > Rs. 650 Cr. Upto Rs. 750 Cr.		10 Marks 12 Marks 14 Marks 16 Marks 18 Marks 20 Marks	20	
	4.2	Performance of works (Time overrun) pf work mentioned in minimum experience certificate.					
			ToR	Upto 1	>1 and upto 2	>2 and upto 3	> 3
		1. Without levy of compensation	Marks	20	15	10	10
		2. With levy of compensation		20	5	0	(-5)
		3. Levy of compensation not decided		20	10	0	0
		ToR = $\frac{\text{Actual Time}}{\text{Stipulated Time}}$					
	4.3	Performance on works (Quality of Project work mentioned in eligibility criteria					
		1. Very Good & above					20
		2. Good					15
		3. Fair/ Satisfactory					10
		4. Poor					0
	4.4	Proposed QAP for approval (Quality Assurance Plan) 5 marks for its submission otherwise zero mark.					5
	4.5	Proposed Planning of the Project 5 marks for its submission otherwise zero mark					5

The bidders having more than 50% marks shall be eligible for Price bid opening..

**PERFORMANCE GUARANTEE**

1.

**BANK GUARANTEE BOND**

In consideration of the Registrar, Central University of Rajasthan having agreed under the terms and conditions of agreement No. \_\_\_\_\_ dated \_\_\_\_\_ made between \_\_\_\_\_ and \_\_\_\_\_ (hereinafter called "the Project Management Consultant (PMC)") for the service \_\_\_\_\_ (hereinafter called "the said agreement") having agreed to production of a irrevocable Bank Guarantee for ` \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as a security/guarantee from the PMC for compliance of his obligations in accordance with the terms and conditions in the said agreement, we \_\_\_\_\_ (hereinafter referred to as "the Bank") hereby undertake to pay to the \_\_\_\_\_

(Indicate the name of the Bank)

Central University of Rajasthan an amount not exceeding ` \_\_\_\_\_ ( \_\_\_\_\_ only) on demand by the Central University of Rajasthan.

2. We \_\_\_\_\_ do hereby undertake to pay the amounts due and payable \_\_\_\_\_

(Indicate the name of the Bank)

under this Guarantee without any demure, merely on a demand from the Registrar, Central University of Rajasthan stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding ` \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

3. We, the said bank further undertake to pay to the Registrar, Central University of Rajasthan any money so demanded notwithstanding any dispute or disputes raised by the PMC in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal.

The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the PMC shall have no claim against us for making such payment.

4. We \_\_\_\_\_ further agree that the guarantee herein contained shall \_\_\_\_\_

(Indicate the name of the Bank)

remain in full force and effect during the period that would be taken for performance of the said agreement and that it shall continue to be enforceable till all the dues of the Central University of Rajasthan under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-in-charge on behalf of the Central University of Rajasthan certified that the terms and conditions of the said agreement have been fully and properly carried out by the said PMC and accordingly discharges this guarantee.



5. We \_\_\_\_\_ further agree with the Registrar, Central University of Rajasthan that \_\_\_\_\_ the Central University of Rajasthan (Indicate the name of the Bank) shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said PMC from time to time or to postpone for any time or from time to time any of the powers exercisable by the Central University of Rajasthan against the said PMC and to forebear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said PMC or for any forbearance, act of omission on the part of the government or any indulgence by the Registrar, Central University of Rajasthan to the said PMC or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. This guarantee will not be discharged due to the change in the constitution of the Bank or the PMC.

7. We \_\_\_\_\_ lastly undertake not to revoke this guarantee \_\_\_\_\_ except with \_\_\_\_\_ (Indicate the name of the Bank) the previous consent of the Registrar, Central University of Rajasthan in writing.

8. This guarantee shall be valid up to \_\_\_\_\_, unless extended on demand by Registrar, Central University of Rajasthan. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to ` \_\_\_\_\_ ( \_\_\_\_\_ only).

for \_\_\_\_\_ Dated \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_  
(Indicate the name of the Bank)

## Annexure –L

### Payment Schedule for PMC

Job:- (i) Construction of Central Library Building (G+5), (ii) Construction of 600 bedded Hostel (G+2) Building at Central University of Rajasthan.

Sl. No.	Work Stage	Percentage OF PMC Fee	Remark
1	On approval of Architectural concept Plan of the Buildings and Preliminary Cost estimate by Central University of Rajasthan.	10% of PMC Fees	
2	On preparation and submission of tender documents and detail estimates.	5% of PMC Fees	
3	On award of works to contractor and start of onsite office with Manpower	5% of PMC Fees	
4	On preparation and submission of Working Drawings	10% of PMC Fees	
5	Installments during execution of the Project (Prorate basis).	60% of PMC Fees	
6	On completion of defect liability, submission of as built drawings, project closing report	10% of PMC Fees	

No separate security deposit shall be deducted beyond above.