



Government of India
Central Public Works Department
Notice Inviting Tender

NIT No.	: 10/EE(E)-II/Bangalore/2026-27
Name Of Work	: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.
Earnest Money	: Rs. 56,323/- (EMD Deposit Receipt as per Annexure-I)
Time Allowed	: 12 Months (2 Months for planning, approval and final submission, 1.5 month for tendering process and 8.5 months for execution of work)
Last Date of Submission of Bid	: 07/09/2026 up to 03:00 PM
Date of Opening of Technical Bid Part-I	: 07/09/2026 up to 03:30 PM

Office of Executive Engineer (E)-II
Kendriya Sadan, Koramangala, CPWD, Bnagalore-560034

Name of Work: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.

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Certified that this bid document contains pages 1 to 85 (One to Eighty Five Only).

The NIT approved for consultancy work as above with Earnest Money: Rs. 56,323/-

Assistant Engineer (E)(P)
O/o, EE(E)-II, CPWD, Bangalore

Executive Engineer (E)-II
CPWD, Bangalore

CENTRAL PUBLIC WORKS DEPARTMENT

Notice Inviting e-Tenders

The Executive Engineer(E)-II, CPWD, Bangalore, E-mail: (bng-eee2@cpwd.gov.in) on behalf of the President of India invites online Item Rate bids in Two bid system (i.e. Technical & Financial bids) from eligible CPWD empaneled Private Architects/ Consultants in eligible category as per list circulated vide DG/MAN/Misc./59 dated 07.03.2022 and other experienced Architects/ Consultants satisfying the prescribed eligibility criteria for Consultancy Services for the following work on Quality and Cost Based System (QCBS):

Name of work: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru.
SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.

NIT No.:	10/EE(E)-II/Bangalore/2026-27
Earnest Money:	Rs. 56,323/-
Period of completion	12 Months (2 Months for planning, approval and final submission, 1.5 month for tendering process and 8.5 months for execution of work)
Time & Date of Pre-Bid Conference:	31/08/2026 at 11:00 AM onwards
Last date and time of Online submission of Technical Bid: Part-1 (Initial Eligibility bid) & Financial bid, Original EMD, Scan Copy of Receipt for Deposition of Original EMD and other documents as specified in bid document :	07/09/2026 Up to 03:00 PM
Time & Date of opening of Initial Eligibility Bid (Technical Bid Part-I):	07/09/2026 at 03:30 PM
Time & Date of presentation of technical Bid:	Shall be intimated separately after scrutiny of Technical bid part-I
Place of opening of Technical Bid Part-I	Office of Executive Engineer (E)-II, CPWD, Bangalore

The date and time of the online opening of the financial bid, after the finalization of Technical bids, shall be informed to the bidders by the **Executive Engineer (E)-II, CPWD, Bangalore**

The Bid forms and other details can be obtained from the website <https://etender.cpwd.gov.in> and www.eprocure.gov.in. -

Executive Engineer (E)-II,
CPWD, Bangalore.

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF BID DOCUMENT

The Executive Engineer(E)-II, CPWD, Bangalore, E-mail: (bng-eee2@cpwd.gov.in) on behalf of the President of India invites online Item Rate bids in Two bid system (i.e. Technical & Financial bids) from eligible CPWD empaneled Private Architects/ Consultants in eligible category as per list circulated vide DG/MAN/Misc./59 dated 07.03.2022 and other experienced Architects/ Consultants satisfying the prescribed eligibility criteria for Consultancy Services for the following work on Quality and Cost Based System (QCBS):

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Time and date of Pre-Bid conference	31/08/2026 at 11:00AM onwards
Last date and time of submission of bid, copy of deposition of original EMD and other documents specified in the bid	07/09/2026 Up to 03:00 PM
Time and date of opening of Technical Bid Part-I	07/09/2026 at 03:30 PM
Time and date of submission and presentation of Technical bid Part-II	Shall be opened (who qualify in Technical bid Part-I) and shall be intimated later
Time and date of opening of Financial Bid	Shall be opened (who qualify in Technical bid Part-II) and shall be intimated later

1. CPWD empaneled consultants shall be eligible to apply and they are exempted from technical bid evaluation part-I, however, they should submit the experience of satisfactory completed consultancy services of similar work as defined in subsequent para to qualify for opening of Technical Bid Part-2.
2. The Consultant(s) should have satisfactorily completed the consultancy services as per the following eligibility criteria:

Experience of having successfully completed similar works during the last seven years ending last day of month previous to the one in which tenders are invited

(i) Three **similar works** each consist of one building of area at least **1112 sq.m.**

OR

(ii) Two **similar works** each consist of one building of area at least **1668 sq.m.**

OR

(iii) One **similar work** consists of one building of area at least **2224 sq.m.**

“Similar work” shall mean “Providing Consultancy Services for Planning and Interior Design of building including design of MEP services.”

“Satisfactorily Completed Consultancy services” shall means approval of design of consultancy by client and start of construction activities at ground. However, if consultant has been debarred/ blacklisted by the client w.r.t such work, such work shall not be considered for bidder's eligibility. The Certificate of approval of Design for execution and start of construction activity shall be issued by the Client Department.

The value of consultancy works (if required) shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to previous day of last date of submission of tenders.

3. The bidder should have an average annual Financial Turnover (Gross) on consultancy works of minimum **Rs. 8.45 Lacs** during three consecutive years ending 31st March 2026 duly audited by Chartered Accountant (Scanned copy of Certificate from CA with Unique Document Identification Number (UDIN) to be uploaded). Year in which no turnover is shown would also be considered for working out the average. At the time of submission of bid consultant/ firm must upload affidavit/ certificate from CA mentioning financial turnover of last 3 years. Further details including copies of balance sheets can be demanded later on after opening of technical bids, so the bidders should keep them ready. The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum.
4. The bidder should not have incurred loss (profit after tax should be positive) in more than two years during last five consecutive financial years ending 31st March 2026 duly certified by audited by CA.
5. The Bidder Should have a **Banker's Certificate** from a commercial Bank for **Rs. 11.26 Lakhs** or **Net Worth certificate** from CA with Unique Document Identification Number (UDIN) of minimum **Rs. 2.81 Lakhs** (Scanned copy of original to be uploaded).
6. The Consultant(s) should be an Indian consultancy firm and he should be registered with the council of Architecture or the consultant should have employed Architects registered with council of Architecture. The consultant(s) should have in-house architectural capabilities with minimum experience of 10 years or the consultant should have employed Architects with minimum experience of 10 years and on regular employment with the consultant for minimum 3 years. The bidders shall have to submit a list of these employees

- stating clearly how these would be involved in this work within 7 days of award of work.
7. Any other document as per requirement of this bid documents.
 8. Consultant who is debarred by CPWD, Ministry of HUA and/or Ministry of Finance are not allowed to participate till the debarment period is over and tender of such Consultant, if submitted will not be opened. An undertaking is to be uploaded by the intending bidders as per **Annexure-IV** given in this document to this effect.
 9. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
 10. This information and instructions for bidders posted on website shall form part of bid document.
 11. The bid document consisting of set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website **<https://etender.cpwd.gov.in>** or **www.cpwd.gov.in** free of cost.
 12. But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Banker's Cheque or Fixed Deposit Receipts or/ and Bank Guarantee including e- Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of **Executive Engineer (E), BCED-II, CPWD, Bangalore** as mentioned in NIT, receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/ AE), CPWD and other documents as specified.
 13. Those consultants who are not registered or have not updated their profile on the website mentioned above, are required to get registered/update their profile beforehand. The necessary training materials including the videos with step-to-step process are available on download section of **<https://etender.cpwd.gov.in>**
 14. The intending bidder must have valid class-III digital signature certificate with encryption key (combo type) to perform any operations/ transactions on the e-tendering portal/ website and the bidder should download and install the eMsigner on their system as per instruction available on download section of **<https://etender.cpwd.gov.in>**
 15. On opening date, the consultant can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
 16. Consultant can upload documents in the form of JPG format and PDF format.
 17. Certificate of Financial Turn Over: At the time of submission of bid consultant may upload Affidavit/Certificate from CA mentioning Financial Turnover of last 7 years or for the period as specified in the bid document and further details if required may be asked from the consultant after opening of eligibility bids. **There is no need to upload entire voluminous balance sheet.**
 18. Consultant must ensure to quote rate of each item. The column meant for quoting rate in figures appears in yellow colour and the moment rate is entered, it turns sky blue. In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is

quoted by the bidder, rate of such item shall be treated as "0" (ZERO).

However, if a consultant quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest consultant.

19. **The Technical Bid Part - 1 i.e. Initial Eligibility bid shall be opened first on due date and time as mentioned above. The Technical bid Part 2 shall be evaluated based on the presentation ad documents submitted by the eligible consultants who have qualified as per Technical Bid Part 1 and The time and date of opening of financial bid of the bidders qualifying the Technical bid Part 1 & 2, shall be communicated to them at a later date through notice on <https://etender.cpwd.gov.in> and email. Department hold no responsibility for failure of bidders to note the date and time for opening of financial bid.**
20. Pre-Bid conference shall be held in the chamber of **Executive Engineer (E)-II, CPWD, Bangalore on 31/08/2026 at 11:00AM** onwards to clear the doubt of intending bidders, if any.
21. The department reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified consultants to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.
22. **List of Documents to be scanned and uploaded within the period of bid submission:**

1.	Scanned copy of Banker's Cheque of a Commercial Bank, Account Payee Demand Draft of a Commercial Bank, Fixed Deposit Receipt (FDR) of a Commercial Bank, Insurance Surety Bonds & Bank Guarantee including e-Bank Guarantee (for balance amount as prescribed in NIT) from a Commercial Bank against EMD (For both CPWD empaneled & Non-CPWD Consultants)
2.	Scanned Copy of receipt of deposition of original EMD (Annexure-I) (For both CPWD empaneled & Non-CPWD Consultants)
3.	Scanned Copy of valid empanelment order of CPWD (For CPWD empaneled Consultants only)
4.	Self-attested copy of Registration certificate issued by the Council of Architecture (for non-CPWD empaneled Consultants only)
5.	Certificates of Work Experience (For both CPWD empaneled & Non-CPWD Consultants)
6.	Certificate of Average Annual Financial Turnover duly certified from CA (For Non-CPWD empaneled Consultants only)
7.	Banker's Certificate or Net Worth Certificate (For Non-CPWD empaneled Consultants only)

8.	Undertaking for Non-Blacklisting by any Government Department/Organization/ PSU on the last date of submission in the format appended as Annexure-V of this bid document (For both CPWD empaneled & Non-CPWD Consultants)
9.	Undertaking for non-execution of work on back-to-back basis in the format appended as Annexure-VI of this bid document (For Non-CPWD Consultants)
10.	All other Documents as specified in the NIT (For both CPWD empaneled & Non-CPWD Consultants)
11.	GST Registration Certificate if already obtained by the bidder. If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents. <i>"If work is awarded to me, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".</i> (Annexure-III)

CPWD-6 FOR E- TENDERING

1. The Executive Engineer(E)-II, CPWD, Bangalore, E-mail: (bng-eee2@cpwd.gov.in) on behalf of the President of India invites online **Item Rate** bids in Two bid system (i.e. Technical & Financial bids) from eligible CPWD empaneled Private Architects/ Consultants in eligible category as per list circulated vide DG/MAN/Misc./59 dated 07.03.2022 and other experienced Architects/ Consultants satisfying the prescribed eligibility criteria for Consultancy Services for the following work on Quality and Cost Based System (QCBS):

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Last date and time of submission of bid, copy of deposition of original EMD and other documents specified in the bid	07/09/2026 Up to 03:00 PM
Time and date of opening of Technical Bid Part-I	07/09/2026 at 03:30 PM
Time and date of submission and presentation of Technical bid Part-II	Shall be opened (who qualify in Technical bid Part-I) and shall be intimated later
Time and date of opening of Financial Bid	Shall be opened (who qualify in Technical bid Part-II) and shall be intimated later

2. In case the last date of submission of bid is extended, the enlistment of the consultant should be valid on the original date of submission of bids.
 - 2.1 The intending bidder is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified below:-
 - 2.2 CPWD empaneled Architect consultants & non-CPWD empaneled who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted.
 - 2.2.1 Should have satisfactorily completed the consultancy works as mentioned below during the last 7 years ending last day of the month previous to the one in which tenders are invited.

(i) Three **similar works** each consist of one building of area at least **1112 sq.m.**

OR

(ii) Two **similar works** each consist of one building of area at least **1668 sq.m.**

OR

(iii) One **similar work** consists of one building of area at least **2224 sq.m.**

“Similar work” shall mean “Providing Consultancy Services for Planning and Interior Design of building including design of MEP services.”

“Satisfactorily Completed Consultancy services” shall means approval of design of consultancy by client and start of construction activities at ground. However, if consultant has been debarred/ blacklisted by the client w.r.t such work, such work shall not be considered for bidder's eligibility. The Certificate of approval of Design for execution and start of construction activity shall be issued by the Client Department.

The value of consultancy works (if required) shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to previous day of last date of submission of tenders.

In case of works done for private clients other than central/ state government, central/state undertakings, the bidder shall submit a TDS certificate issued by competent person of private clients and proof of depositing GST.

To become eligible for issue of bid, the bidders shall have to furnish an affidavit as under:

I/We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee. (Scanned copy to be uploaded at the time of submission of bid)

3. For Non-CPWD empaneled the following is also required to make them eligible for this bid:

(i) The bidder should have an average annual Financial Turnover (Gross) on consultancy works of minimum **Rs. 8.45 Lacs** during 7 consecutive years ending 31st March 2026 duly audited by Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average. At the time of submission of bid consultant/ firm must upload affidavit/ certificate from CA mentioning financial turnover of last 3 years. Further details including copies of balance sheets can be demanded later on after opening of technical bids, so the bidders should keep them ready. The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum.

- (ii) The bidder should not have incurred loss (profit after tax should be positive) in more than two years during last five consecutive financial years ending 31st March 2026 duly certified by audited by CA.
 - (iii) Net worth Certificate of Rs 2.81 Lacs issued by Certified Chartered Accountant with UDIN or Banker certificate of Rs. 11.26 Lacs issued from commercial bank
4. The Consultant(s) should be an Indian consultancy firm and should be registered with the council of Architecture or the consultant should have employed Architects registered with council of Architecture. The consultant(s) should have in-house architectural capabilities with minimum experience of 10 years or the consultant should have employed Architects with minimum experience of 10 years and on regular employment with the consultant for minimum 3 years. The bidders shall have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award of work.
 5. Agreement shall be drawn with the successful bidders. Bidders shall quote his rates as per various terms and conditions of this bid document.
 6. The time allowed for carrying out the work will be as defined elsewhere in the bid document.
 7. The bid document consisting of a set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website <https://etender.cpwd.gov.in> or www.cpwd.gov.in free of cost.
 8. After submission of the bid the consultant can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
 9. While submitting the revised bid, the consultant can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before the last time and date of submission of bid as notified.
 10. Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee including e- Bank Guarantee (for balance amount as prescribed) from any of the Commercial Banks(drawn in favour of **Executive Engineer(E), BCED-II, CPWD, Bangalore**) shall be scanned and uploaded on the e-Tendering website within the period of bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE/AE) shall issue a receipt of deposition of earnest money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE in the NIT.
- A part of earnest money is acceptable in the form of bank guarantee also. In such case, minimum 50% of earnest money or Rs. 20 lakh, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee including e-Bank Guarantee of any Commercial bank having validity for a period of 90 days for single bid works and 180 days for two bid system or more from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

The earnest money given by all the consultants except the successful consultant shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier. However, in case of two/ three bid system, earnest money deposit of bidders unsuccessful during eligibility bid evaluation etc. should be returned within 30 days of declaration of result of eligibility bid evaluation.

Copy of Enlistment Order and certificate of work experience and other documents as specified in the notice inviting e- tender shall be scanned and uploaded on the e-Tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in e- tender notice shall have to be submitted by the lowest bidder within a week physically in the office of tender opening authority. Online bid documents submitted by intending bidders shall be opened only of those bidders, whose, original EMD deposited with any division of CPWD and other documents scanned and uploaded are found in order.

The bid submitted shall be opened at **03:30 PM on 07/09/2026**

11. The bid submitted shall become invalid and e-Tender processing fee (if applicable) shall not be refunded if:
 - I. The bidder is found ineligible.
 - II. The bidder does not deposit the original EMD with division office of any of the Executive Engineer of CPWD.
 - III. The bidder does not upload scanned copies of all the documents stipulated in the bid document.
 - IV. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.
 - V. If a consultant quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / subhead in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest consultant.
12. The consultant whose bid is accepted will be required to furnish a performance guarantee of 5 % (five percent) at specified percentage of the tendered amount within seven days of issue of letter of acceptance by the Engineer-in-charge. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance with the prescribed form. In case the consultant fails to deposit the said performance guarantee within the stated period the Earnest Money deposited by the consultant shall be forfeited automatically without any notice to the consultant. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. The consultant whose bid is accepted will also be required to furnish either copy of applicable licenses/ registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No. If applicable and also ensure the compliance of aforesaid provisions by the sub- consultants, if any engaged by the consultant for the said work within the period specified in Schedule F.
13. The description of the work is as follows:

“Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.”

14. Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidder shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.
15. The competent authority on behalf of the President of India does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidder shall be summarily rejected.
16. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the consultants who resort to canvassing will be liable for rejection.
17. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidder shall be bound to perform the same at the rate quoted.
18. The consultant shall not be permitted to bid for works in the CPWD Circle (Division in case of consultants of Horticulture/Nursery category) responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the Central Public Works Department or in the Ministry of Housing and Urban Affairs. Any breach of this condition by the consultant would render him liable to be removed from the approved list of consultants of this Department.
19. No Engineer of Gazetted Rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a consultant for a period of one year after his retirement from Government service, without the prior permission of the Government of India in writing. This contract is liable to be

cancelled if either the consultant or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the bid or engagement in the consultant's service.

20. This notice inviting Bid shall form a part of the contract document. The successful bidder/consultant, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of:-
 - (a) The Notice Inviting Bid, all the documents including additional terms and conditions forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.
21. If any information furnished by the consultant are found incorrect/false at a later date, he shall be liable to be debarred from the bidding and taking consultancy work in the CPWD.
22. The intending bidders are required to update their profile in CPWD e- tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile/ uploading tender can be resolved through the concerned Executive Engineer/ Assistant Engineer or ERP helpline no.18001803286 or e-mail id cpwd.support@techmahindra.com. The e- tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.
23. Standard **C.P.W.D. Form-7/ 8** shall be applicable for this work.
24. The bid for the consultancy works shall remain open for acceptance for a period of **75 (Seventy-Five) days** from the date of opening of technical bids. Further
 - (i) If any bidder withdraws his bid or makes modifications in the terms & conditions of the bid which is not acceptable to the department within 7 days after last date of submission bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - (ii) If any bidder withdraws his bid or makes modifications in the terms & conditions of the bid which is not acceptable to the department after expiry of 7 days after last date of submission bids, then the Government without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - (iii) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, bidders shall not be allowed to participate in the rebidding process of the same work.

Technical Bid

SECTION- I

BRIEF PARTICULARS OF THE PROJECT AND BROAD SCOPE OF CONSULTANCY JOB

1 SALIENT FEATURES OF THE WORK

- 1.1 **Name of Work:** Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.

1.2 Details of the Project:-

Project Brief:

Expansion and Renovation of office facilities at UIDAI, Technology Centre at Bengaluru.

Proposed office building part area to be renovated shall be having plinth area approximately **2780 sqm.**

UIDAI Technology Centre, Bengaluru comprises a G+5 floors structure. The vacant space currently available in UIDAI Technology Centre where-in the works shall be performed, are listed as follows:

Sl. No	Floor Particulars	Approx. area in Sqm.	Proposed Work
1	Ground Floor	1185	Installation of Workstations
2	First Floor (Locker room)	158	Installation of Workstations
3	Fourth Floor	787	Installation of Workstations and Multipurpose Hall (includes Cafeteria space)
4	Fifth Floor	53	VIP Lounge
5	Fifth Floor (Hall & Kitchen area)	177	Multipurpose Hall
6	Fifth Floor (Open terrace area)	420	Outdoor dining for events/functions
	Total Area (in Sq. Mtr)	2780	

1.3 Scope of Work:

1.3.1 Preliminary Architectural drawings and service drawings including interiors are to be made based on available plinth area, permissible FAR and conforming to the bye-laws meeting the requirements of client department and same shall be got approved from the client department and CPWD. The Consultant has to improve the preliminary architectural and interior drawings and services drawings in terms of aesthetics, functionality, orientation, space utilization etc. based on the suggestions given by CPWD/ Client department

any number of times without any cost revision. Based on the approved Preliminary drawings/ DPR, consultant shall prepare detailed Tender drawings, 3 D views and Walkthrough with tender specifications for all components of works to be used at site. The scope of works also includes:

3D Walkthrough Video, 3D Drawings & Visualizations:

- 3D Visualization: The agency shall develop high-definition 3D visualizations for interior work details, using software such as SketchUp, Lumion, or equivalent.
- 3D Walkthrough Video for at least 90 second: A detailed video showcasing all the interior views of renovation work, clearly depicting the architectural design and layout of all floors/spaces which are being renovated.
- 3D Drawings & Models: Detailed 3D models of all, covering cross-sections, Interior Design, elevations, terraces, and material finishes, aligned with the architectural vision and specifications, sufficient to achieve level of detailing of 400 level of all floors/spaces which are being renovated.
- Preparation of Architectural Drawings: Analyse the Existing floor plans, Extension and Modification as per Client requirement, Prepare detailed cross-sections, elevations, plans for architectural clarity any modification with detailed Architectural.
 - a) Natural Ventilation: Design enhancements for natural ventilation, optimizing the placement and size of doors, windows, and partitions.
 - b) Detailed Doors & Windows: Provide precise detailing for windows and doors, including dimensions, lintels, and sill specifications.
 - c) AHU Room/ Electrical Requirements Layout Adjustments: Modify AHU room layouts to align with corridor and operational configurations for optimal function.
 - d) Service Shaft Integration: Ensure proper integration and design of plumbing, electrical, fire, and rainwater shafts with safety standards.
 - e) Fire Safety Compliance: Design all Civil and Electrical Services and integrate fire doors in compliance with current fire safety norms.
 - f) Sanitation Facility Layout: Plan and design sanitation facilities, including toilets, sinks, and plumbing in accordance with Auditorium operation standards.
 - g) External Finishes: Prepare detailed specifications for external finishes, including structural glazing, and coverings using materials like GRC, WPC, Jali, or aluminium louvers.
 - h) Compliance with Standards: Ensure all drawings and modifications adhere to CPWD specifications and NBC 2016 standards, with periodic updates as per correction slips.

1.3.2 Design and drawings of all the services (as per requirement of the building) internal electrical installation, Fire alarm & firefighting system, PA System, Power supply & distribution system, Ventilation and air conditioning, VRF System, Street Lighting System, Lighting Automation i/c Occupancy Sensors, UPS, LAN System, IP Based EPBAX System, Access Control system, Audio Video Conference System, signage, etc. and all essential services required for its Operation and satisfactorily completion of project and getting necessary approvals from Department/Clients/local bodies/Proof consultants, wherever required. The

consultant shall integrate all the E&M services with existing services during the design. The scope of works also includes:

- Conduit & Wiring layout
- Light Fixture Layout
- Single Line Diagram with DB detailing
- Electrical Cable Routing layout with Size
- Firefighting & Fire alarm layout
- CAT6A Cabling Layout for all LV Services
- High Level Diagram of LV Services
- Design Calculation of Air Conditioning & Ventilation System
- Ducting and Piping layout of Air Conditioning & Ventilation System
- Layout plan of Fire Detection & Alarm System including Single Line Diagram
- Layout plan of Fire Fighting System including Single Line Diagram

1.3.3 This scope of work shall also include preparation & finalization of detailed project report, detailed tender drawings, including specifications of all items, bill of quantities for all items as per CPWD DSR and Market rates with detailed Analysis as applicable, submission of drawings for local body as applicable & necessary modifications as per the observation of local body authorities/ client department/CPWD & handing over final set of approve drawings in desired format and detailed working drawings. The scope of works also includes:

- Preparation of Detailed Cost Estimate/ Bill of Quantities (BOQ) of Civil and Electrical components based on approved drawings with Rate analysis and cost abstract for each item at least three preferred makes.
- Finishing Schedules & Material Specifications:
 - a) Prepare finishing schedules covering flooring types and specifications for each area/room of all floors.
 - b) False ceiling specifications (type, material, pattern) for each building and area.
 - c) Wall panelling details including acoustic wall panelling for workstation area and cabins etc.
 - d) Door types and specifications (flush doors, fire-rated doors, sensor sliding doors, FRP/PVC doors for wet areas, aluminium doors, etc.) for each area.
 - e) Window and glazing specifications including UPVC, aluminium, and double-glazed unit specifications.
 - f) Submit all finishing schedules to CPWD for client (UIDAI) confirmation and approval before incorporation in tender documents.

Note: All finishing schedules shall be prepared in coordination with CPWD & Client department and shall be consistent with the approved building plans/ drawings.

1.3.4 The consultant shall submit all architectural drawings; 4 sets of hard copies not less than A2 size drawings shall be submitted including the building plans and master plan. All drawings shall also be delivered in soft copy through pen drive or CD in DWG format or format desired by the department & including BIM model etc. and same may also be uploaded on ERP portal of department. All 3D outputs must be high resolution and delivered in video format for the walkthrough and high-quality image formats for the visualizations.

(Note: This is the broad scope of work and the requirement and amenities have to be finalized in consultation with CPWD, some of the amenities mentioned above may be added or deleted)

1.3.5 Deliverables:

The consultant shall submit the followings but not limited to:

1. 3D Visualizations: Comprehensive, high-definition 3D visualizations of buildings
2. 3D Walkthrough Video for at least 90 second:
3. 3D Drawings & Models
4. Architectural Drawings: Detailed plans, and with specifications.
5. Material Specifications: Clear specifications for all finishes and interior design
6. Preparation of Detailed cost estimate/ BOQ (Civil and Electrical): Based on approved drawings
Preparation of Detailed Estimate with Rate analysis and cost abstract for each item at least three preferred makes.
7. Delivery Format: All architectural drawings, 4 hard copies not less than A2 size drawings shall be submitted including the building plans and master plan. All drawings shall also be delivered in soft copy through pen drive or CD in DWG format or format desired by the department & including BIM model etc. and same may also be uploaded on ERP portal of department. All 3D outputs must be high resolution and delivered in video format for the walkthrough and high-quality image formats for the visualizations.
8. Consultant proposal shall be examined by client and CPWD. The consultant shall incorporate modification in his proposal as per their advice for final approval of the design proposal.
9. The building so designed should be adaptable to modifications and utilizable according to the needs of the long-term plan.
10. Preparation & submission of additional drawings/details for proper execution of work at site. The cost of the site visit shall have to be borne by the consultant and shall be deemed to be covered in tendered fee amount and nothing extra shall be payable on this account.

1.3.6 Right to use of drawings & design

The consultant shall submit all submittals both in hard copy as well as in soft copy (in PDF, DWG, RVT & NFC format) and will also hand over all the final drawings approved by client and local

body in hard (duly signed) and soft copy in desired format. The consultant shall submit at least one set of all drawings on tracing film and 4 sets of all drawings & designs duly bounded in good quality prints. The soft copy of all drawings and designs in Pen drive in AutoCAD & excel format as well as in PDF format and in any other format in which it can be edited & reused. The department will have full right to use these drawings for its intended purpose, modifications and alterations and developing further through other agency or any other Architect/ Consultant if required and to reuse at any other location by the department. The hard copies of drawings shall be of A2 size. The consultant shall upload all soft copies in a drive (cloud based) and update google sheet for all transmittals and date wise handing over of all such details.

2. Staff Deployment and other activities:

2.1 Mandatory deployment at Bengaluru:

- All key personnel listed in the eligibility criteria must be physically stationed at **Bengaluru**.
- This requirement applies until completion of Planning, Submission & Approval of the design and drawings, rather than until completion of the entire project.
- **Agencies that do not have a permanent office in Bengaluru shall immediately arrange to station all key personnels in Bengaluru from the date of start of the Work and shall remain in Bengaluru until the work is completed and accepted.** No request for remote working, outstation engagement, or deferred attendance shall be entertained during the work period. The remote working shall only be accepted with concurrence of Engineer in charge. All the expenses for boarding/ lodging and transportation etc. shall have to be borne by the consultant and nothing extra shall be paid on this account.

All planning and designing shall strictly confirmed to latest relevant codes, prescribed aviation standards, specifications, building by-laws and sound engineering practices.

- The Consultant shall have to perform in an efficient, orderly and professional manner and shall deploy necessary qualified and skilled persons according to the requirement of the service.
- The consultancy services shall be provided through a Team Leader supported by experienced professionals. The Consultant will deploy adequate number of professionals and other staff to deliver the requisite services as per time schedule. The Consultant shall have to submit an Organogram giving details of proposed team detailing the roles/work to be performed by each personnel, their tentative duration, inter-relationships of each personnel etc.
- The Consultant(s) shall perform all the Architectural, design of MEP services etc. as defined in the scope of work, by utilizing the most economical, effective and widely accepted engineering concepts/practices and shall at all times show a high degree of professionalism in his work.
- The Consultant will be fully responsible for the design of all the Civil, Elect. engineering works.

2.2 Weekly meetings are mandatory

- The key personnel must attend weekly coordination meetings with CPWD or as and when required during the Planning, Submission & Approval of the design and drawings.
- They must also attend presentations to UIDAI/CPWD whenever directed by the Engineer-in-Charge.

2.3 Penalty for non-attendance

- If the consultant fails to attend a weekly coordination meeting or any meeting scheduled as and when required during the Planning, Submission & Approval of the design and drawings, **₹20,000/- will be recovered as a penalty.**
- The recovery can be made from the Running Account (RA) Bill or Final Bill.

3. STAGES OF WORK

A. Preliminary Stage

- 3.1.1 The consultant shall prepare Design Methodology, conduct any other survey or data collection of the same is not available with the department, Site plan, showing boundaries, general layout of all proposed services. He would also give details of useful areas, services areas, circulation areas, plinth areas, FSI potential & FSI consumed etc.
- 3.1.2 Submit Layout Plan in suitable scale showing layout of buildings and services as per the requirements of the client department.
- 3.1.3 Preparation of Preliminary Conceptual Plans, Elevations and Architectural Designs with drawings giving details of useful areas, total plinth area of the buildings, specifications for various components along with 3D view of elevations, perspectives, to provide information in respect of magnitude of work and its components and services to prepare preliminary estimate.
- 3.1.4 The Consultant shall also be required to prepare the coordinated Architectural / service drawings based on the details provided / approved by the department, including any subsequent changes, even if they have not provided consultancy for such service.
- 3.1.5 The Consultant shall take prior approval of the Engineer-in-Charge for the names of his sub-consultants if engaged by him for various services, and shall be fully responsible for the accuracy of their designs. The Engineer-in-Charge reserves the right to reject any sub consultant proposed to be engaged by the consultant without assigning any reason.
- 3.1.6 Weekly visit to site as and when required by the Engineer-in-Charge.
- 3.1.7 Consultants shall obtain the necessary approvals/ revalidation of approvals of all competent authorities/ statutory bodies, according to the local acts, laws, regulations etc. if applicable, and make changes, if any, as required by such authorities. However, all statutory payments required to be paid by the owner to local body shall be made by the Engineer-in-Charge.

B. WORKING DRAWING STAGE

- 3.1.8** Prepare a Design Basis Report (DBR) for all components including services that are part of this agreement. The consultant shall identify necessary existing conditions and usage requirement in considerations while formulation the design basis report
- 3.1.9** The Consultant shall provide Detailed Technical Specification of each work as a part of the Design Report which will act as a reference for the Contractor(s) to carry out activities.
- 3.1.10** Preparation of detailed Architectural, Services drawings including drawings showing details of all utilities and internal & external services, specifications, incorporating all revisions and obtaining approval of the Engineer-in-Charge.
- 3.1.11** Obtaining approval of local and other authorities for the modifications, if required and make necessary changes as required by them.
- 3.1.12** Coordinating the Architectural and services design & drawings and prepare complete working details, schedules, and specifications to describe the whole project adequately for the purpose of taking approval of the Engineer-in-Charge and various local bodies (if applicable) and for placing the main and other subsidiary contracts by the Engineer-in-Charge. While making the above said drawings the Consultants shall co-ordinate with experts in other connected fields of Electrical, Air conditioning, Lift, fire safety, interiors and other services. It shall be the responsibility of the consultant to produce coordinated working drawings for execution taking into considerations the requirement of other fields / services. The Consultant shall also be required to incorporate any other additional services not included above and prepare the coordinated Architectural / service drawings based on the details provided / approved by the department, including any subsequent changes, even if they have not provided consultancy for such service.
- 3.1.13** Preparing and supplying bill of quantities, along with details of measurements of all items, specifications of special items including brands of materials, rate analysis, value analysis with supporting documents like quotations, price list etc., of items which are not included in the latest Schedule of Rates of CPWD etc., to enable the Engineer-in-Charge to invite tenders.
- 3.1.14** Prepare & submit required set of Tender Documents to call tender for appointment of Contractor with detailed site plan, detailed drawings including floor plans, elevations, door & window schedules, tender drawings, BOQ, estimates, specifications, design basis report, finishing schedules, fitting schedules, color schemes, flooring patterns, reflected ceiling plans, joinery, installation details, wall profiles, Staircases, ramp and lift details, details of important building parts/areas, detailed design drawing of all E&M services etc. As far as possible standards of quality performance requirement and descriptive names shall be used rather than specific products or brand names.
- 3.1.15** The Architect/ Consultant will have to prepare/ modify drawings as per requirements of Client, Local Bodies, and any other department as required, in consultation with department. It shall be the responsibility of the Architect/consultant to get the local body approval, if required. All the administrative and other documentary help shall be provided by the CPWD and client as per requirement. Based on the approved drawings/ DPR, consultant shall prepare Tender drawings and

tender specifications. Nothing extra shall be payable to the consultant beyond their quoted fee for obtaining aforesaid approvals/ clearances. However, all statutory payments required to be paid by the owner to local body shall be made by the Architect/ Consultant and reimbursed by CPWD.

- 3.1.16** The development control rules are to be addressed and then taken into consideration while designing the building in the initial stage. The required internal & external services with minimum cost, minimum maintenance and lowest consumption of energy, water & electricity should be envisaged for the building.
- 3.1.17** The building proposed to be developed should be amenable to latest systems of construction technologies for enabling repeatability and fast track Construction whilst keeping in mind green material usage and lower energy consumption in the proposed building.
- 3.1.18** Designing of all MEP (Mechanical, Electrical and Plumbing) Services, HVAC, Fire Fighting, Access Control, PA System, AV system and detailed MEP drawings.
- 3.1.19** Rendering images, visual effects & walkthrough through 3D video for minimum 90 seconds time and visualization shall be made by agency.
- 3.1.20** Physical 3D Model for approved design shall be made by the agency.
- 3.1.21** Preparation of physical 3D model of building
- 3.1.22** All necessary drawings for execution of project.
- 3.1.23** Electrical & Mechanical Services: The Consultancy services to be provided by consultant shall also include: -
- 3.1.24** Preparation of Preliminary & Detailed Estimates, Inventory, Design and GFC Drawings, technical submittals of following: -
 - (i) Electrical installations including all internal EI, fittings. sub mains MCD DB/fixtures, Lightning protection and Earthing system, Cable TV/dish antenna system, Power Supply Distribution system with main panel, subpanels, rising mains including emergency and backup supply etc.
 - (ii) Design of Firefighting system, Addressable fire alarm system, PA system, UPS, EPBAX, LAN, Access Control System, AV System etc. as per requirement.
 - (iii) HVAC System, Smoke Ventilation System, Pressurization System, / Energy Management system controlling all essential services, Electrical Signages.

C. CONSTRUCTION STAGE

- 3.1.25** Preparing an integrated plan of all services being laid in false ceiling.
- 3.1.26** Check and approve shop drawings if any submitted by the contractors. However, if contractor fails to submit the shop drawings the same will be issued by the consultant well in time, which is included in their scope of work, even if the same is written specifically elsewhere in this document.
- 3.1.27** Provide all technical assistance, further clarifications, details, designs and drawings required by the contractor(s) during the construction stage and address any queries raised by the department/ contractor(s) for all components & services/utilities. A methodology and execution plan shall also be prepared and shared by the consultant for all major & specialized activities.

- 3.1.28** Periodical visit to site as and when required by the Engineer-in-Charge.
- 3.1.29** Advise Engineer-in-Charge on changes, if necessary, for technical reasons. The rates quoted by the consultant/firm shall be inclusive of TA/DA of all visits of firm's representatives Consultants etc.

D. COMPLETION STAGE

- 3.1.30** The consultant shall also be responsible for obtaining any other such approval, statutory or otherwise, which may be necessary for the completion of the project, and various services of the building in all respect. The consultant shall also submit as built drawing to Engineer-in charge in A1 size including soft copy in AutoCAD & PDF and duly amended BIM model in REVIT or equivalent model with complete right of use by the department.
- 3.1.31** The scope of work described above gives in general the work content but is not exhaustive. There may be several incidental works, which are not mentioned herein but will be necessary to complete the work in all respects. All such incidental works/ costs thereof which are not mentioned herein but are necessary to complete the work shall be deemed to have been included in the rate quoted by the consultant. Nothing extra shall be payable beyond the rate quoted by the consultant.
- 3.1.32** Ensure the preparation and submission of **4 sets of AS-BUILT drawings** and record all approved deviations and changes in drawings.

Technical Bid

Section II

Initial Criteria for Eligibility

SECTION-II
Initial Criteria for Eligibility

1 General:

- 1.1 Letter of transmittal and forms for deciding eligibility are given in this Section- III.
- 1.2 All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a “nil” or “no such case” entry should be made in that column. If any particulars/query is not applicable in case of the Bidder, it should be stated as “not applicable”. The Bidders 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 may result in the Bid being summarily disqualified. Bids made by telegram or telex and those received late will not be entertained.
- 1.3 The Bid should be filled and submitted online. The Bid is considered to be signed on each page by the bidder as the same is available online and tender is submitted by the bidder online.
- 1.4 References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the Bidder should be signed by an officer not below the rank of Executive Engineer or Director of Firm or his authorized signatory or equivalent.
- 1.5 The Bidder may 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 eligibility criteria document unless it is called for by the Employer.
- 1.6 The department reserves the right to verify the credential submitted in respect of initial eligibility criteria before opening of Technical Bid.
- 1.7 Any information furnished by the Bidder found to be incorrect either immediately or at a later date, then the present bids would be cancelled & amount due to bidder/ PG/ SD shall be forfeited & this false information would render him liable to be debarred from Bidding/ taking up of work in CPWD.

2 Definitions:

In this document the following words and expressions have the meaning hereby assigned to them

- 2.1 **“Year”** means **“Financial Year”** unless stated otherwise.
- 2.2 **“Employer”** means **“the President of India”**, acting through the Executive Engineer(E)-II, CPWD, Bangalore.
- 2.3 **“Bidder”** means the individual, proprietary firm, firm in partnership, limited company private or

public or corporation.

- 2.4 UIDAI means 'Unique Identification Authority of India
- 2.5 Department means Central Public Works Department acting thorough Executive Engineer(E)-II, CPWD, Bangalore.
- 2.6 Client Department means UIDAI (Unique Identification Authority of India)
- 2.7 Consultant means the selected consultant to whom the work will be assigned.
- 2.8 Contractor means the contractor who will be selected after proper process for execution of work.

3 Final decision-making authority.

The employer reserves the right to accept or reject any Bid and to annul the process and reject all Bids at any time, without assigning any reason or incurring any liability to the Bidder.

4 Particulars provisional

The particulars of the work given in **Section-I** are provisional. They are liable to change and must be considered only as advance information to assist the Bidder/Consultant.

5 Site visit

The Bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment including bye- laws and formalities required for getting various NOCs and approvals at various stages of work.

6 Initial Criteria for Eligibility:

- 6.1 CPWD empaneled Architect consultants & non-CPWD empaneled consultants who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted.

Should have **satisfactorily completed the consultancy works** as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited.

- (i) Three **similar works** each consist of one building of area at least **1112 sq.m.**
OR
- (ii) Two similar works each consist of one building of area at least **1668 sq.m.**
OR
- (iii) One similar work consists of one building of area at least **2224 sq.m.**

“Similar work” shall mean “Providing Consultancy Services for Planning and Interior Design of building including design of MEP services.”

“Satisfactorily Completed Consultancy services” shall means approval of design of consultancy by client and start of construction activities at ground. However, if consultant has been debarred/ blacklisted by the client w.r.t such work, such work shall not be considered for bidder's eligibility. The Certificate of approval of Design for execution and start of construction activity shall be issued by the Client Department.

The value of consultancy works (if required) shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to previous day of last date of submission of tenders.

In case of works done for private clients other than central/ state government, central/state undertakings, the bidder shall submit a TDS certificate issued by competent person of private clients and proof of depositing GST.

- 6.2 For Non-CPWD empaneled the following are also required to make them eligible for this bid:
- (i) The bidder should have an average annual Financial Turnover (Gross) on consultancy works of minimum **Rs. 8.45 Lacs** during three consecutive years ending 31st March 2026 duly audited by Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average. At the time of submission of bid consultant/ firm must upload affidavit/ certificate from CA mentioning financial turnover of last 3 years. Further details including copies of balance sheets can be demanded later on after opening of technical bids, so the bidders should keep them ready. The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum.
 - (ii) The bidder should not have incurred loss (profit after tax should be positive) in more than two years during last five consecutive financial years ending 31st March 2026 dully certified by audited by CA.
 - (iii) Net worth Certificate of **Rs 2.81 Lacs** issued by Certified Chartered Accountant with UDIN or Banker certificate of Rs. **11.26 Lacs** issued from commercial bank.
 - (iv) The Consultant(s) should be an Indian consultancy firm and he should be registered with the council of Architecture or the consultant should have employed Architects registered with council of Architecture. The consultant(s) should have in-house architectural capabilities with minimum experience of 10 years or the consultant should have employed Architects with minimum experience of 10 years and on regular employment with the consultant for minimum 3 years. The bidders shall have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award of work.

7 Financial information

Bidder should furnish the Annual financial statement for the last five consecutive years ending on 31.03.2026 in (Form “A”) and Net worth Certificate (Form “B-1”) or Banker Certificate (Form ‘B’)

8 Experience in works highlighting experience in similar works.

List of all works of similar nature successfully completed during the last seven years in (Form “C”).

Particulars of completed works and performance of the Bidder duly authenticated/ certified by an officer not below the rank of Executive Engineer/ Director of Firm or his authorized signatory or equivalent of the clients should be furnished separately for each similar work completed in Form “C”.

For Authenticity of certificate in Form "C" issued by the private owners, TDS certificate must be submitted. Performance certificate must be from client only with whom consultant had contract agreement.

The department reserves the right to inspect & verify the details.

9 Organization information

Bidder is required to submit the information in respect of his organization in Forms D.

10 Letter of transmittal

The Bidder should submit the letter of transmittal for submission of Technical Bid, as per the format given in this bid document.

11 EVALUATION CRITERIA FOR FIRST STAGE PRE-QUALIFICATION

- 11.1 The details submitted by the bidder will be evaluated in the following manner:
- 11.2 The Initial Criteria for Eligibility prescribed above will first be scrutinized and bidder’s initial eligibility for the consultancy work will be determined. The CPWD empaneled consultants, who will meet the criteria of Similar work only shall become eligible for presentation and evaluation of Technical Bid Part-2.
- 11.3 For the other Bidders (Non-CPWD empaneled consultants) to qualify the initial minimum criteria as set out above will be evaluated for following attributes by scoring method on the basis of details furnished by them.

**CRITERIA FOR EVALUATION OF THE PERFORMANCE OF CONSULTANTS FOR
PRE-ELIGIBILITY:**

Attribute			Evaluation				
(a)	Financial strength	(30 marks)					
	Average annual turnover	24 marks	60% marks for minimum eligibility criteria				
	Banker's Certificate	6 marks	100% marks for twice the minimum eligibility criteria or more				
			In between (i) & (ii) - on pro-rata basis				
(b)	Experience in similar class of works	(30 marks)	(i) 60% marks for minimum eligibility criteria				
			(ii) 100% marks for twice the minimum eligibility criteria or more				
			(iii) In between (i) & (ii) - on pro-rata basis				
(c)	Performance on works	(40 marks)					
	(Time over run)						
	Parameter.	Calculation For points	Score				Maximum Marks
	If TOR =		1.00	2.00	3.00	>3.50	40
	(i) Without levy of compensation	40	40	30	20	20	
	(ii) With levy of compensation	40	40	10	0	-10	
	(iii) Levy of compensation not decided	40	40	20	0	0	
	TOR=AT/ST ,where AT=Actual Time; ST=Stipulated Time in the Agreement plus(+) justified period of Extension of Time						
	Note: Marks for value in between the stages indicated above is to be determined by straight line variation basis.						

11.4 To pre-qualify, the Bidder must secure at least **Fifty percent marks (50%) in each of the above criteria i.e. (A), (B) & (C) and Sixty percent (60%) Marks in aggregate. The department, however, reserves the right to restrict the list of such qualified firms to any number deemed suitable by it.**

11.5 Even though any Bidder may satisfy the above requirements, he would be liable to disqualification if he has:

(a) Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the eligibility criteria document.

(b) Record of poor performance such as abandoning work, not properly completing the contract, or financial failures / weaknesses etc.

Note: The average value of performance of works for time over run and quality shall be taken on the basis of performance report and eligible similar works.

11.6 At any time before the submission of bids, the Department may, for any reason, whether at its own initiative or in response to queries raised by prospective bidders during Pre-bid meeting, modify

the Bid Documents by suitable amendment(s). The amendment shall be uploaded on the website <https://etender.cpwd.gov.in>. The Department may send the amendments by E-mail to all the firms invited to submit proposal. The Amendments to Bid documents shall be binding on them. The Department may at its discretion extend the deadline for the submission of bids. Such amendments shall form part of the agreement and the applicants shall sign each page of such amendments and submit to the Employer along with their bids for the work on the due date and time of submission for bids.

**INFORMATION REGARDING ELIGIBILITY
LETTER OF TRANSMITTAL**

From:

To

Executive Engineer (E)-II,
CPWD, Bangalore.

Subject: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.

Sir,

Having examined the details given in the bid document for the above work, I/we hereby submit the relevant information.

1. I/we hereby certify that all the statement made and information supplied in the enclosed forms A to E and accompanying statement are true and correct.
2. I/we have furnished all information and details necessary for eligibility and have no further pertinent information to supply.
3. I/we submit the requisite certified solvency certificate and authorize the Executive Engineer (E)-II, CPWD, Banaglore, to approach the Bank issuing the Banker's certificate to confirm the correctness thereof. I/we also authorize the sated Executive Engineer to approach individuals, employers, firms and corporation to verify our competence and general reputation.
4. I/we submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following eligible similar works:

Name of work	Certificate from

Certificate: It is certified that the information given in the enclosed eligibility bid are correct. It is also certified that I / We shall be liable to be debarred, disqualified / cancellation of enlistment in case any information furnished by me / us is found to be incorrect.

Enclosures: Seal of bidder Date
of submission:

Signature(s) of Bidder(s).

FINANCIAL INFORMATION (FORM 'A')

- I. Financial Analysis - Details to be furnished duly supported by figures in balance sheet/ profit & loss account for the last five financial years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached).

	2021-22	2022-23	2023-24	2024-25	2025-26
Financial years					
Profit/ Loss (standalone financial statement)					

- (i) Gross Annual Turn Over on construction works.
(ii) Profit/Loss (standalone financial statement).

- II. Financial arrangements for carrying out the proposed work.

Signature of Chartered Accountant with Seal
and Unique Document Identification Number (UDIN)

FORM "B"

BANKER'S CERTIFICATE FROM A COMMERCIAL BANK

This is to certify that to the best of our knowledge and information that M/s./ Sh.
..... having marginally noted address,as a Customer of our bank are/ is
respectable and can be treated as good for any engagement upto a limit of Rs. (Rupees...
.....)

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Signature) For the Bank

NOTE

1. Banker's Certificates should be on letter head of the Bank, addressed to tendering authority.
2. In case of Partnership firm, certificate should include names of all partners as recorded with the Bank.

FORM "B-1"

FORM FOR CERTIFICATE OF NET WORTH FROM CHARTERED ACCOUNTANT

"It is to certify that as per the audited balance sheet and profit & loss account during the financial year
..... , the Net Worth of M/s.....(Name & Registered Address of
individual/firm/ company), as on (the relevant date) is
Rs..... after considering all liabilities. It is further certified that the Net Worth of the company
has not eroded by more than 30 % in the last three years ending on (the relevant date)." Unique Document
Identification Number (UDIN)

Signature of Chartered Accountant

Name of Chartered Accountant

Membership No. of ICAI

Date and Seal

FORM 'C'

DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING PREVIOUS DAY OF LAST DAY OF SUBMISSION OF TENDERS

S. No.	Name of work/ project and location	Owner or sponsoring organization	Plinth Area#	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration cases pending/ in progress with details*	Name and address/ telephone number of officer to whom reference may be made
1	2	3	4	5	6	7	8	9

- # Plinth Area of only Business Buildings in the project is to be given
The copy of supporting documents like approved plan showing area, use of building shall be attached for ready reference and verification.
- * Indicate gross amount claimed and amount awarded by the Arbitrator.

FORM C1
PERFORMANCE REPORT OF CONSULTANCY SERVICES RENDERED BY THE
CONSULTANT REFERRED
For Comprehensive Design Consultancy

1. Name of Consultant with Address:
2. Name of Work/ Project & location.
3. Agreement no. & Name of Contracting Organization:
4. Whether the Project consists of Interior design of Buildings: Yes/ No
5. If yes, Plinth Area as per approved Architectural plans
Of Buildings only: in Sqm
6. Whether the Approval of Design has been accorded: Yes/ No
7. Whether the Construction activities started at the Ground: Yes/ No
8. Consultancy Services Fee Paid:
9. Brief Detail of Scope of Consultancy Work Done:
10. Project consists of design of MEP Services Yes/ No
11. Stipulated Date of start of Consultancy work:
12. Stipulated Date of completion of Consultancy work:
13. Actual date of Completion of Consultancy work
14. Amount of compensation levied for delayed completion, if any:
 - a. Whether case of levy of compensation for delay has been decided or not
 - b. If decided, amount of compensation levied for delayed completion, if any
15. Brief Details of Project:
16. Performance Report of Consultant Work**:
 - (i) Quality of Consultancy Services : Outstanding/ Very Good/ Good/ Poor
 - (ii) Technical Proficiency : Outstanding/ Very Good/ Good/ Poor
 - (iii) General Behavior : Outstanding/ Very Good/ Good/ Poor

**** The work with minimum “Very Good” performance report only be considered for evaluation.**

Dated:

Executive Engineer or equivalent/
Authorized Signatory of Client

Note: Performance report in any other format with client signature and Seal / Letter Head giving above details shall also be considered, provided the desired information is available.

FORM D
STRUCTURE & ORGANISATION

1. Name & address of the bidder
2. Year of establishment of firm.
3. Telephone number and e-mail ID
4. Legal status of the bidder (Scan & upload copies of original document defining the legal status)
 - (a) An Individual
 - (b) A proprietary firm
 - (c) A firm in partnership
 - (d) A limited Company or Corporation
5. Particulars of registration with various Government Bodies (Scan & upload attested photocopy)

Organization/ Place of registration	Registration No.
1.	
2.	
3.	

6. Names and titles of Directors & Officers with designation to be concerned with this work.
7. Designation of individuals authorized to act for the organization
8. Has the bidder, or any constituent partner in case of partnership firm, limited company / Joint Venture, ever been convicted by the court of Law? If so, give details
9. In which field of Civil Engineering construction/Architecture the bidder has specialization and interest?
10. Registration number and year of registration of the inhouse architects with council of architecture. Scan copy of stated registration certificate shall be submitted with the bid.
11. Any other information considered necessary but not included above.

FORM E

DETAILS OF TECHNICAL PERSONNEL TO BE DEPLOYED FOR THIS PROJECT (Team for this Project)

(Details should conform to requirements given in bid document)

S. No	Name of Personnel	Number of Years of Experience in relevant field	Position Held (at Present)	Field of Specialization (Out of Sub-domains mentioned)	Educational Qualification		Remarks
					Post Graduate or higher	Graduate	
1							
2							
3							

(Signature of bidder with seal)

Note:

1. Details of all In-house personnel shall be furnished here i.e., Architects (Graduate or Post Graduate), Civil Engineer, Electrical or Mechanical Engineer, etc.
2. Bidder is required to upload relevant documents in support of his information given above. Any false information provided by the bidder which came to the notice of the department, even at a later date, may cause debarment of the consultant from all future tenders including the termination of the present work.
3. After award of contract by CPWD, all of the proposed key personnel shall be available during implementation of the project. However, any proposed substitution of key personnel by the Consultant has to be approved by the Engineer-in-Charge. All substitution of Key Personnel by the consultant shall be done by Personnel with qualification and experience equal or more than that of those mentioned in the bid.

3.0

Method of Evaluation

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

The bidders qualifying the Technical Bid Part-I, will be evaluated for following criteria of Technical Bid Part-II by scoring method given in Proforma-I on the basis of details furnished by them:-

(a)	Past experience		Maximum 20 Marks
(b)	Manpower credentials		Maximum 20 Marks
(c)	Bidder's Uniqueness and Innovation		Maximum 10 Marks
(d)	Approach and Methodology		Maximum 50 Marks
	Total		Maximum 100 Marks

NOTE:-

1. The technical bids for the bidders satisfying the laid down eligibility criteria shall be evaluated as per technical evaluation criteria given herein after.
2. Technical Bid is divided into two parts, Technical Bid Part-I (experience in similar completed works and financial strength of the firm) is only qualifying and Technical Bid Part-2 (Conceptual Plan and a presentation before Jury and deployment of Key personnel on the project). Those bidders who qualify the initial eligibility criteria given in Technical bid Part-1, shall only be called for presentation and considered for evaluation of their Part-2 of technical bid.
3. The time and date for the presentation shall be intimated through notice on the e-tender portal. The technical bid part 2 shall comprise submission of detailed Technical Proposal and making a power point presentation, thereof by the bidders and also based on Manpower credentials and bidder's uniqueness and innovation.
4. The bidder has to arrange himself the stay and transport for presentation at **UIDAI/ CPWD in Bangalore and nothing extra shall be paid on this account**
5. The bidder shall demonstrate Methodology proposed for performing the assignment, composition of the team with emphasis on Team leader and his standing in the field knowledge and understanding of requirements of the project. **The bidder shall prepare the presentation of the proposal of Ground & Fourth Floor floors of the building. The floor plans of Ground & Fourth floors are attached as tender drawings.** The bidder shall make presentation of their concept, detailing, overall scheme involving details in **3D walk through/ rendering** with the help of adequate and specific details before the Evaluation Committee of the **UIDAI/ CPWD at Bangalore.**

6. The floor wise of the building shall be provided with the following requirements:

S.No.	Description	Nos.	Approx. Area (LxB) in mm
GROUND FLOOR			
1	DDG Cabin	1	4400x5245
2	Director Cabin	5	4500x4500
3	2 Pax Meeting Rooms	1	
4	4 Pax Meeting Rooms	1	
5	6 Pax Meeting Rooms	1	
6	Technical Officer/ Asst Technical Officer/ Asst. Director	16	2700x2700
7	RECEPTION	1	9235x3555
8	WORKSTATIONS	Remaining Areas	
FOURTH FLOOR			
1	Director Cabin	2	4700x3000 & 4500x3000
2	Technical Officer/ Asst Technical Officer/ Asst. Director/Accountant	13	2700x2700
3	8 Pax Meeting Rooms	1	
4	CAFETERIA	1	16590x8560
5	WORKSTATIONS	Remaining Areas	

7. The bidder should cover all the parameters in the presentation which is listed for marking in Jury's evaluation sheet.
8. The bidder will also submit one soft copy and three hard copies (in colour printout) of all presentations and concept drawings for his presentation before the jury. These soft and hard copy presentation material shall be property of the department and shall not be returned to the bidder. The bids are liable to be rejected if information is not provided in the desired formats. The department has right to accept or reject any or all bids without assigning any reason.
9. Evaluation of Technical Bids shall be carried out by the Evaluation Jury formed by the competent

authority of the **CPWD, Bangalore**. The Technical Bids shall be evaluated by the jury based on parameters and marking scheme detailed in the table given below. However, Jury shall reserve right to modify parameters or marks for different parameters during evaluation of Technical Bids.

10. Decision of Jury shall be final and binding and no claim whatsoever shall be entertained.
11. Evaluation committee shall evaluate the bids as per the Technical Evaluation Criteria as given her after-

PROFORMA - I

Technical Evaluation criterion

	Criteria	Grading Criteria	Sub Marks	Max Marks
1	Past experience of the Consultant (track record)			20
1.1	Number of years' relevant Experience of the company	a) Min 10 years ending previous day of submission of bids. b) Beyond 10 years: 1 Mark for every additional year or part thereof subject to a maximum of 4 Marks.	6 4	10
1.2	Past experience of consultancy of Similar nature	a) Sum of project area: 2780 sqm b) Beyond 2780 sqm, 1 Mark for Every additional project area of 500 sqm. subject to a maximum of 4 marks.	6 4	10
2	General profile of qualification, experience and number of key staff on the role of firm			20
2.1	Team leader/ Chief Architect	a) Graduate in Architecture (B. Arch), Experience: 10 years from registration in Council of Architecture, Ministry of Education, Govt. of India (employed with the Bidder for a minimum period of 03 years) (Minimum 01 nos) b) Beyond 1 no., 1 mark for additional 1 no., subject to max 4 marks	6 4	10

2.2	Architect	a) Employed with the Bidder for a minimum period of 01 years, Graduate in Architecture (B. Arch) and experience of 05 years from date of registration in Council of Architecture, Ministry of Education, Govt. of India. (Minimum 01 nos) b) Beyond 1 nos., 1 marks for each additional, subject to maximum of 2 marks.	4 2	6
2.4	Civil Engineers	a) Graduate in civil engineering, Minimum experience of 05 years (Minimum 01 nos) b) Beyond 1 nos., 1 mark for each additional, subject to maximum of 1 marks	1 1	2
2.5	MEP Engineers	c) Graduate in Electrical/ Mechanical engineering, Minimum experience of 05 years (Minimum 01 nos) d) Beyond 1 nos., 1 mark for each additional, subject to maximum of 1 marks	1 1	2
3	Bidder's Unique and Innovative Idea			10
3.1	Bidder's Unique and Innovative Idea	A Detailed Report (bound in A-4		10

		pages, along with a soft copy) containing Consultant visualization of the project, design proposal including features relevant to design scheme with sketches/ 3-D rendering to explain concepts and innovations, diagram of designed general functional arrangements showing inter-linkage/ distribution of activities at different levels, summary schedule of usable and gross areas expressed in metric system.		
4	Approach and Methodology			50
4.1	The Bidder shall submit an approach Paper in brief on the issues/ points Mentioned in next column. Bidders shall be called for making Presentation before a committee. Bidders are supposed to come with the prospective technical manpower, they intent to put on the job.	A) Drawing Panel and Architectural 3D Model(s) a) Architectural Design should be explained in the form of drawings with plans, sections at suitable scale, views, photographs and sketches along with Architectural Model(s) to show Architectural Character of building type/layout. The submission shall be restricted to A2 size with maximum 10 single side print pages. b) Drawings and Models etc. as given below and all the drawings will have a maximum A2 size: List of Drawings : 1. Concept Sheet/s 2. All Floor Plans 1:200 3. Perspective / 3D Views 4. Any other details B) Brief Report (3 Copies) :- A report containing details that help to explain the design will accompany the drawing panels. The report may be limited to A3 size with maximum 30 single side print pages. The report should explain the concepts and		50

		should include necessary drawings and data supporting the proposal. A total of ten copies of reports will be required for submission. C) Power Point Presentation :- After the submission of Detail Architectural Design, Employer will call the Applicants to make a presentation. Maximum time allotted for the power-point presentation will be 15 minutes. The presentation should include: · The design proposal in detail supported with 3D visual renderings / walkthrough. · A brief introduction about the firm, project experience, competence and capacity in project delivery.		
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B. FINAL COMPOSITE SCORE

3. To qualify for opening of financial bid and evaluation then after, the bidder must secure at least fifty percent (50%) mark in each attribute and sixty percent marks (60%) aggregate in technical bid Part-II. Total technical evaluation score 'Y' of Technical bid Part-II shall be called technical score (TS) hereafter
4. Financial bids of only those bidders, who qualify as stated above will be opened. Final selection of the Consultant will be based on the combined total of their Technical and Financial Scores (FS), with 65% weightage given to technical score and 35% weightage given to financial score.
5. The formula to calculate the Final Composite Score (FCS) is "FCS = (STx0.65)+(FSx0.35), (to be calculated upto two decimal places).

The normalized Technical Score shall be calculated as: $ST = 100 \times (TS / TS \text{ high})$.

Where, TS = Technical score of individual bidder,
TS high = Highest Technical score among all qualifying bidders,
ST= Normalised Technical Score

The financial score (FS) of other financial bids given by Bidders will be computed as per the following formula

$$FS = 100 \times FM / FO$$

Where

FM= Lowest Financial Bid among all qualifying bidders,

FO= Financial Bids of other Bidders,

FS= Normalised Financial Score

6. The Bidder who obtains highest FCS shall be considered for award of work.
7. Even though any bidder may satisfy the above requirements, he would be liable to disqualification if he has:
 - (a) Made **misleading or false representation or deliberately suppressed the information** in the forms, statements and enclosures required in the eligibility criteria document,
 - (b) Record of poor performance such as abandoning work, not properly completing the contract, or financial failures /weaknesses etc.

C. Opening of Financial Bid

1. Along with online submission of eligibility bid, the bidders will submit financial bid quoting fees for the consultancy services without making any condition. The conditional bid shall not be accepted and shall be rejected summarily.
2. The financial Bids of all the qualified Bidders shall be opened at the notified time, date and place in presence of the qualified Bidders or their representatives who may choose to be present then.
3. **FINAL EVALUATION AND SELECTION OF BIDDER AFTER OPENING OF FINANCIAL BID**
 - 3.1 In Final evaluation, 65% weightage will be given to the score secured in evaluation of the technical bid and 35% weightage will be given to the financial bid of the technically qualified bidders.
 - 3.2 The financial bids of bidders who score more than 60% marks in technical score (TS) shall only be opened.

The normalized Technical Score shall be calculated as: $ST = 100 \times (TS / TS \text{ high})$

Where,

TS = Technical score of individual bidder,

TS high = Highest Technical score among all qualifying bidders,

ST= Normalised Technical Score

- 3.3 **The lowest Financial Bid (FM) will be given a Financial Score (FS) of 100 points. The financial score (FS) of other financial bids given by Bidders will be computed as per the following formula**

Where,

$$FS = 100 \times FM / FO$$

FM= Lowest Financial Bid among all qualifying bidders,

FO= Financial Bids of other Bidders,

FS= Normalized Financial Score.

The following example clarifies the procedure.

Suppose 3 proposals are opened for Financial Bid and financial proposals are as under-

Proposal	Quoted Cost
A	Rs 120
B	Rs 100
C	Rs 110

Financial Scores of all the qualified Bidders eligible will be calculated in the following manner:

$$A: 100 \times 100 / 120 = 83$$

$$B: 100 \times 100 / 100 = 100$$

$$C: 100 \times 100 / 110 = 91$$

The Financial Bid will have 35% weightage in the overall evaluation

Final score shall be worked out as per following formula.

$$\text{Total score (S)} = [ST \times 0.65] + [(FS) \times 0.35]$$

- 3.4 On the basis of the combined weighted score for Technical Bid and Financial Bid, the qualified Bidder shall be ranked in terms of the total score (S) obtained. The proposal obtaining the highest total score (S) in evaluation of Technical Bid and Financial Bid will be ranked as H-1 followed by the proposals securing lesser marks as H-2, H-3 etc. The proposal ranked H-1 will be declared winner (successful bidder), and shall be recommended for award of contract. Marks calculated shall be rounded off to two decimal places in accordance with rule for rounding off numerical values given in IS 2-1960
- 3.5 In case more than 1 (One) Bidder has identical highest marks in the overall evaluation then such bidders will be asked to submit sealed revised financial offer in the form of letter mentioning revised rate but the revised amount of bid quoted should not be higher than the amount quoted at the time of initial submission of bid. The revised marks will be worked out (as per procedure given hereabove) on the basis of revised financial offer given by the Bidders.
- 3.6 The CPWD is not bound to accept any or all the proposals submitted and reserve the right to reject all the proposals without any liability to the bidder(s).

D. Award of Work

1. The work will be awarded to the bidder, ranked H-1. The successful bidder shall be informed by the Engineer-in-Charge through a letter of acceptance of his offer.
2. The consultant shall communicate to the Engineer-in-Charge on priority after the award of work, the names of all the sub-consultants to be associated with. The sub-consultants shall be got approved by the Engineer-in-charge.
3. **The consultant shall** enter into a formal agreement with sub-consultants bringing out all the relevant terms of their association vis-à-vis consultant i.e., main Architect/ consultant.
4. **The consultant shall** submit to the Engineer-in-Charge for the record, all the formal letters of confirmation from the sub-consultants to work with the main architect/consultant. The selected applicant is expected to commence the Assignment within 10 (ten) days of issue of the letter of award.
5. Remuneration received as per this contract will be subject to tax deductions at source at the rate as applicable at that point of time.
6. Formal agreement will be drawn by the Executive Engineer (E)-II, CPWD, Bangalore.
7. Department reserves the right to accept any Bid or reject any or all the Bids without assigning any reasons and any liability whatsoever including financial liability. Department also reserves the right to close or cancel the entire process of appointment at any point without assigning any reasons whatsoever and without any liability whatsoever.

4.0

Conditions of Contract

<u>CONDITION OF CONTRACT</u>		
Definitions	1.	The Contract means the documents forming the Bid and acceptance thereof and the formal agreement executed between the competent authority on behalf of the President of India and the Consulting firm, together with the documents referred to therein including these conditions, the specifications, designs, drawings and instructions issued from time to time by the Engineer-in-Charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
	2.	In the contract, the following expressions shall, unless the context otherwise requires, have the meanings, hereby respectively assigned to them: -
	(i)	The expression works or work shall, unless there be something either in the subject or context repugnant to such construction, be construed and taken to mean the works by or by virtue of the contract contracted to be executed whether temporary or permanent, and whether original, altered, substituted or additional.
	(ii)	The Site shall mean the land/ or other places on, into or through which work is to be executed under the contract or any adjacent land, path or street through which work is to be executed under the contract or any adjacent land, path or street which may be allotted or used for the purpose of carrying out the contract.
	(iii)	The Bidder/ Consulting firm shall mean the individual, firm or company, whether incorporated or not, undertaking the works and shall include the legal personal representative of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company.
	(iv)	The President means the President of India and his successors.
	(v)	The Engineer-in-charge means the Engineer Officer from CPWD who shall supervise and be in charge of the work and who shall sign the contract on behalf of the President of India.
	(vi)	Government or Government of India shall mean the President of India.
	(vii)	The terms Director General include Special / Additional Director General/Chief Engineer/Superintending Engineer
	(viii)	Accepting Authority shall mean the EE.

	(ix)	Excepted Risks are risks due to riots (other than those on account of Consulting firm's employees), war (whether declared or not) invasion, the act of foreign enemies, hostilities, civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government, damages from aircraft, acts of God, such as earthquake, lightning and unprecedented floods, and other causes over which the consulting firms has no control and accepted as such by the Accepting Authority or causes solely due to use or occupation by Government of the part of the works in respect of which a certificate of completion has been issued.
	(x)	Market Rate shall be the rate as decided by the Engineer-in-Charge on the basis of the cost of materials and manpower involved in the work to be executed plus 15 (fifteen) percent towards all overheads and profits.
	(xi)	Department/ Employer means CPWD which invites Bids on behalf of the President of India.
	(xii)	Bid value means the Amount of Contract agreement as stipulated in the letter of award.
	(xiii)	Date of commencement of work: The date of commencement of work shall be 10 th day from the date of issue of letter of acceptance.
	(xiv)	Client – Client means UIDAI or their representative.
	(xv)	Contractor/s- The agency appointed by CPWD for execution of construction works.
	Note	All Designations/ Positions as defined above and elsewhere in this bid document may be changed, in the future, by orders of Govt. of India which shall be applicable to this contract also.
Scope and Performance	3.	Where the context so requires, words importing the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.
Works to be carried out	4.	The work to be carried out under the Contract shall, except as otherwise provided in these conditions, include all technical expertise manpower, materials, tools, plants, equipment and transport which may be required in preparation of and for and in the full and entire execution and completion of the assigned works. The descriptions given in the professional fees shall, unless otherwise stated, be held to include wastage on materials, carriage and cartage, carrying and return of design calculation, discussions, visits and all other man powers necessary in and for the full and entire execution and completion of the work as aforesaid in

		accordance with good engineering practice and recognized principles as per the direction of Engineer-in-charge.
Sufficiency of Bid	6.	The Consulting firms shall be deemed to have satisfied himself before Biding as to the correctness and sufficiency of his Bid for the works and of the rate quoted in the Schedule of Professional fees, which rates and prices shall, except as otherwise provided, cover all his obligations under the Contract and all matters and things necessary for the proper completion and maintenance of the works.
Discrepancies Adjustment of Errors	7.	The several documents forming the Contract are to be taken as mutually explanatory of one another, detailed drawings being followed in preference to small scale drawing and figured dimensions in preference to scale and special conditions in preference to General Conditions.
	7.1	In the case of discrepancy between Specifications, Design Codes, Drawings, and Manufacture Specifications, the following order of preference shall be observed: -
	(i)	Description of Scope of Work in contract document.
	(ii)	Particular Specification and Special Conditions, if any, in the contract document.
	(iii)	CPWD Specifications and CDO Guidelines
	(iv)	Design Codes (Order of preference - BIS, IRC, ASTM, EV Codes, DIN Codes etc.)
	(v)	Manufacturers Specifications
	(vi)	As per direction of Engineer-in-charge.
	7.2	If there are varying or conflicting provisions made in any one document forming part of the contract, the Accepting Authority shall be the deciding authority with regard to the intention of the document and his decision shall be final and binding on the consulting firms.
	7.3	Any error in description or any omission there from shall not vitiate the Contract or release the Consulting firms from the execution of the whole or any part of the works comprised therein according to codes, specifications, and drawings or from any of his obligations under the contract.
Signing of Contract	8.	The successful Bidder, on acceptance of his Bid by the Accepting Authority, shall, within 15 days from the stipulated date of start of the work, sign the contract consisting of:-

	(i)	The notice inviting Bid, all the documents including drawings, if any, forming the Bid as issued at the time of invitation of Bid and acceptance thereof together with any correspondence leading thereto.
	(ii)	Contract Form.
	(iii)	No payment for the work done will be made unless contract is signed by the consulting firms.
	9	In case the maximum marks obtained as per this bid document by two or more Bidder are same, such Bidders will be asked to submit sealed revised financial offer in the form of letter mentioning amount of Bid including all sub sections/sub heads as the case may be, but the revised amount of bid quoted should not be higher than the amount quoted at the time of submission of Bid. The revised marks will be worked out on the basis of revised financial offers quoted by the bidders. In case any of such Bidders refuses to submit revised financial offer, then it shall be treated as withdrawal of his Bid before acceptance and 50% of earnest money shall be forfeited. If the revised maximum marks of two more Bidders received after revised financial offer is again work out to be equal, the successful bidder, among such Bidders, shall be decided by draw of lots in the presence of EE(E)-II, CPWD, Bangalore & Bidders who have obtained equal marks of their Bids. In case all the Bidders who have obtained same marks refuse to submit revised offers, then Bids are to be recalled after forfeiting 50% of EMD of each Bidder. Bidder(s), whose earnest money is forfeited because of non-submission of revised offer, shall not be allowed to participate in the re-Bidding process of the work.
	10	The Bidder shall give a list of both gazetted and non-gazetted C.P.W.D. employees related to him.

5.0

Clauses of Contract

CLAUSES OF CONTRACT

1. Performance Guarantee

The Bidder shall submit an irrevocable **Performance Guarantee of 5%** (Five percent) of the Bid amount in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within **7 days** from the date of issue of letter of acceptance. This period can be further extended by the Engineer-in-Charge up to a maximum period of **3 days** on written request of the Bidder stating the reason for delays in procuring the Performance Guarantee, to the satisfaction of the Engineer-in-Charge on demand furnish additional security to the Government to make good the deficit. **This guarantee shall be in the form of insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance with the prescribed form.** In case the Consultant fails to deposit the said performance guarantee within the period as indicated in indicated above, including the extended period if any. The Earnest Money deposited by the Consultant shall be forfeited automatically without any notice to the Consultant. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. The Performance Guarantee shall be initially valid for at least two months beyond the completion date. In case the time for completion of work gets enlarged, the Bidder shall get the validity of Performance Guarantee extended to cover such enlarged time for completion of work. After the recording of the completion certificate for the work by the competent authority, the performance guarantee shall be returned to the Bidder, without any interest.

The Engineer-in-Charge shall not make a claim under the performance guarantee except for amounts to which the President of India is entitled under the contract (notwithstanding and/or without prejudice to any other provisions in the contract agreement) in the event of:

- (a) Failure by the Bidder to extend the validity of the Performance Guarantee as described hereinabove, in which event the Engineer-in-Charge may claim the full amount of the Performance Guarantee.
- (b) Failure by the Bidder to pay the President of India any amount due, either as agreed by the Bidder or determined under any of the Clauses/Conditions of the agreement, within 30 days of the service of notice to this effect by Engineer-in-Charge.
- (c) Failure to execute any subcomponent of the contract work.

In the event of the contract being determined or rescinded under the provision of any of the Clause/Condition of the agreement, the performance guarantee shall stand forfeited in full and shall be absolutely at the disposal of the President of India.

Release of Performance Guarantee

The performance guarantee shall be released without any interest after completion of the project and submission of the building use certificate from the local authorities.

2. Recovery of Security Deposit

The person/persons whose Bid(s) may be accepted (hereinafter called the Bidder) shall permit Government at the time of making any payment to him for work done under the contract to deduct

a sum at the rate of 2.50% of the gross amount of each running and final bill till the sum deducted, will amount to security deposit of 2.50% of the Bided value of the work. Such deductions will be made and held by the Government by way of Security Deposit unless he/they has/have deposited the amount of Security at the rate mentioned above in cash or in the form of Government Securities or fixed deposit receipts. In case a fixed deposit receipt of any Bank is furnished by the Bidder to the Government as part of the security deposit and the Bank is unable to make payment against the said fixed deposit receipt, the loss caused thereby shall fall on the Bidder and the Bidder shall forthwith on demand furnish additional security to the Government to make good the deficit.

All compensations or the other sums of money payable by the Bidder under the terms of this contract may be deducted from, or paid by the sale of a sufficient part of his security deposit or from the interest arising there from, or from any sums which may be due to or may become due to the Bidder by Government on any account whatsoever and in the event of his Security Deposit being reduced by reason of any such deductions or sale as aforesaid, the Bidder shall within 10 days make good in cash or fixed deposit receipt Bided by the State Bank of India or by Scheduled Banks or Government Securities (if deposited for more than 12 months) endorsed in favour of the Engineer-in-Charge, any sum or sums which may have been deducted from, or raised by sale of his security deposit or any part thereof.

The security deposit shall be collected from the running bills of the Bidder at the rates mentioned above.

The security deposit as deducted above can be released against bank guarantee issued by a scheduled bank, on its accumulations to a minimum of Rs. 5.00 lac subject to the condition that amount of such bank guarantee, except last one, shall not be less than Rs. 5.00 lac. Provided further that the validity of bank guarantee including the one given against the earnest money shall be in conformity with provisions contained in various classes and which shall be extended from time to time depending upon extension of contract granted under provisions of clauses of the contract.

Note-1: Government papers Bided as security will be taken at 5% (five per cent) below its market price or at its face value, whichever is less. The market price of Government paper would be ascertained by the Engineer - in - Charge / Divisional Officer at the time of collection of interest and the amount of interest to the extent of deficiency in value of the Government paper will be withheld if necessary.

Note-2: Government Securities will include all forms of Securities mentioned in Rule No. 274 of the G.F. Rules except fidelity bond. This will be subject to the observance of the condition mentioned under the rule against each form of security.

Note-3: Note 1 & 2 above shall be applicable for Performance Guarantee and Recovery of security Deposit

Release of Security Deposit

The corresponding security deposit amount shall be released 6 months (Six months) after recording of completion certificate for stage-I and stage-II of this contract respectively

3. When Contract can be Determined

Subject to other provisions contained in this clause, the Engineer-in-Charge may, without prejudice to his any other rights or remedy against the consultant in respect of any delay, inferior

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 consultant having been given by the Engineer-in-Charge a notice in writing or that the work is being performed in an inefficient or otherwise improper or unworkmanlike manner shall omit to comply with the requirement of such notice for a period of seven days thereafter.
- ii. If the consultant has, without reasonable cause, suspended the progress of the work or has failed to proceed with the work with due diligence and continues to do so after a notice in writing of seven days from the Engineer-in-Charge.
- iii. If the consultant fails to complete the work or section of work with individual date of completion on or before the stipulated or justified extended date, on or before such date completion; and the Engineer in Charge without any prejudice to any other right or remedy under any other provision in the contract has given further reasonable time in a notice given in writing in that behalf as either mutually agreed or in absence of such mutual agreement by his own assessment making such time essence of contract and in the opinion of Engineer-in-Charge the Consultant will be unable to complete the same or does not complete the same within the period specified.
- iv. If the consultant persistently neglects to carry out 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 Engineer-in-Charge.
- v. If the consultant shall offer or give or agree to give to any person in Government service or to any other person on his behalf any gift or consideration of any kind as an inducement or reward for doing or forbearing to do or for having done or forborne to do any act in relation to the obtaining or execution of this or any other contract for Government.
- vi. If the consultant shall enter into a contract with Government in connection with which commission has been paid or agreed to be paid by him or to his knowledge, unless the particulars of any such commission and the terms of payment thereof have been previously disclosed in writing to the Engineer-in-Charge.
- vii. If the consultant had secured a contract with Government as a result of wrong Bidding or other non-bonafide methods of competitive Bidding or commits breach of integrity agreement.
- viii. If the consultant being an individual, or if a firm, any partner thereof shall at any time be adjudged insolvent or have a receiving order or order for administration of his estate made against him or shall take any proceedings for liquidation or composition (other than a voluntary liquidation for the purpose of amalgamation or reconstruction) under

any Insolvency Act for the time being in force or make any conveyance or assignment of his effects or composition or arrangement for the benefit of his creditors or purport so to do, or if any application be made under any Insolvency Act for the time being in force for the sequestration of his estate or if a trust deed be executed by him for benefit of his creditors.

- ix. If the consultant being a company shall pass a resolution or the court shall make an order that the company shall be wound up or if a receiver or a manager on behalf of a creditor shall be appointed or if circumstances shall arise which entitle the court or the creditor to appoint a receiver or a manager or which entitle the court to make a winding up order.
- x. If the consultant assigns, (excluding part(s) of work assigned to other agency(s) by the Consultant as per terms of contract) transfers, sublets (engagement of labour on a piece-work basis or of labour with materials not to be incorporated in the work, shall not be deemed to be subletting) or otherwise parts with or attempts to assign, transfer, sublet or otherwise parts with the entire works or any portion thereof without the prior written approval of the Engineer -in- Charge. When the consultant has made himself liable for action under any of the cases aforesaid, the Engineer-in-Charge on behalf of the President of India shall have powers:
 - (a) To determine the contract as aforesaid so far as performance of work by the Consultant is concerned (of which determination notice in writing to the consultant under the hand of the Engineer-in-Charge shall be conclusive evidence). Upon such determination, the earnest money deposit, Security Deposit already recovered and Performance Guarantee under the contract shall be liable to be forfeited and shall be absolutely at the disposal of the Government.
 - (b) After giving notice to the consultant to measure up the work of the consultant and to take such whole, or the balance or part thereof, as shall be un- executed out of his hands and to give it to another consultant to complete the work. The consultant, whose contract is determined as above, shall not be allowed to participate in the Bidding process for the balance work.

In the event of above courses being adopted by the Engineer-in-Charge, the consultant shall have no claim to compensation for any loss sustained by him by reasons of his having purchased or procured any materials or entered into any engagements or made any advances on account or with a view to the execution of the work or the performance of the contract. And in case action is taken under any of the provision aforesaid, the consultant 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 Engineer-in-Charge 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.

In case, the work cannot be started due to reasons not within the control of the consultant within 1/8th of the stipulated time for completion of work or one month whichever is higher, either party may close the contract by giving notice to the other party stating the reasons.

In such eventuality, the Performance Guarantee of the consultant shall be refunded within following time limit.

- | | | |
|-------|--|----------|
| (i) | If the Tendered value of work is up to Rs.45 Lac : | 15 days. |
| (ii) | If the Tendered value of work is more than 45 lac
and up to Rs.2.5 Crore: | 21 days. |
| (iii) | If the Tendered value of work exceeds Rs.2.5 Crore : | 30 days. |

Neither party shall claim any compensation for such eventuality. This clause is not applicable for any breach of the contract by either party.

4. Time and Extension for Delay: -

The time allowed for execution of the Works as specified in NIT or the extended time in accordance with these conditions shall be the essence of the Contract. The execution of the works shall commence from date of start as specified in bid document. If the consultant commits default in commencing the execution of the work as aforesaid, the performance guarantee shall be forfeited by the Engineer in Charge and shall be absolutely at the disposal of the Government without prejudice to any other right or remedy available in law.

If the work(s) be delayed by: -

- a. force majeure, or
- b. Serious loss or damage by fire, or
- c. Civil commotion, local commotion of workmen, strike or lockout, affecting any of the trades employed on the work, or
- d. delay on the part of other agencies engaged by Engineer-in-Charge in executing work not forming part of the Contract, or
- e. any other cause like above which, in the reasoned opinion of the Engineer- in- Charge is beyond the Bidder's control.

then upon the happening of any event causing delay, the Consultant shall immediately give notice thereof in writing to the Engineer-in-Charge for entry in the hindrance register (physical or web – based) but shall nevertheless use constantly his best endeavor to prevent or make good the delay and shall do all that may be reasonably required to the satisfaction of the Engineer-in-Charge to proceed with the works. The consultant shall have no claim of damages for extension of time granted or rescheduling of time schedule of Consultancy work for event listed in this sub clause.

Request for extension of time, to be eligible for consideration, shall be made by the consultant in writing within fourteen days of the happening of the event causing delay on the prescribed form to the Executive Engineer (E)-II, CPWD, Bangalore, The consultant may also, if practicable, indicate in such a request the period for which extension is desired.

In any such case the authority i.e. Executive Engineer (E)-II, CPWD, Bangalore, may give a fair and reasonable extension of time and reschedule the “time schedule for consultancy works” for completion of work. Such extension or re-scheduling of “time schedule for consultancy works” shall be communicated to the consultant by the authority in writing, within 4 weeks of the date of receipt of such request. In event of non application by the bidder for extension of time Engineer in Charge after affording opportunity to the

Consultant, may give, supported with a programme, a fair and reasonable extension with a reasonable period of occurrence of the event.

5. Compensation for Delay

If the consultant fails to maintain the required progress to complete in terms of time schedule for consultancy work or justified extended date of completion, he shall, without prejudice to any other right or remedy available under the law to the Government on account of such breach, pay as compensation the amount calculated @ 0.75 % of accepted tendered value per month of delay to be computed on per day basis as decided by the competent authority, on the amount of Bided value of the work for every completed day/month (as determined) that the progress remains below that specified in the table of Time Schedule for consultancy work or that the work remains incomplete. **This will also apply to items or group of items for which separate period of completion is specified in the Time Schedule for consultancy work.**

Provided always that the total amount of compensation for delay to be paid under this Condition shall not exceed 5% of the Bid amount of work or of the Bid amount of the item or group of items of work for which a separate period of completion is originally given. The amount of compensation may be adjusted or set-off against any sum payable to the consultant under this or any other contract with the Government.

6. Time Schedule For Consultancy Work

Time schedule and mile stone of the work been given in chapter 7 shall be followed

The date of commencement of work will be considered on 10th day after the issue of Letter of Acceptance to the consultant. Please note that all the details required drawings and details as per the scope of work shall be provided by the consultant as specified in the tender document. However, the above milestones may be revised by the competent authority, considering requirement of works and hindrances, if any, in achieving the above milestones.

7. Foreclosure of Agreement:

If at any time after acceptance of the bid or during the progress of work, the purpose or object for which the work is being done change due to any supervening cause and as a result of which the work has to be abandoned or reduce in scope, the Engineer-in Charge shall give notice in writing to that effect to the consultant stating the decision as well as the cause for such decision and the Consultant shall act accordingly in the matter. The Consultant shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the works in full but did not drive in consequence of the foreclosure of the whole or part of the works. In such circumstances the consultant shall be paid at contract rates, full amount for works carried out by him. The quantum of work executed till date shall be derived by the Engineer-in-Charge on the basis of submission made by the consultant and it shall be binding on the consultant. The security deposit and the performance guarantee of the consultant shall be refunded, but no payment on account of interest, loss of profit or damages etc. shall be payable at all and the Engineer - In-

Charge shall be at liberty to make full use of all or any of the drawings, designs or other documents prepared by the Consultant.

8. Force Majeure

In the event, that either party is prevented, wholly or a part by any force majeure cause, as defined hereinafter from performing or accepting performance by the other party under the agreement, its agreed that either party shall have the right to terminate the agreement immediately upon giving notice and full particulars of such act of force major in writing to the other party as soon as possible after the cause relied on and in such an event the consultant shall be entitled to the amounts due to it as on the date, under this agreement. Force Major is herein defined as:

Any cause which is beyond the reasonable control of the consultant or department. Natural phenomenon including but not limited to weather conditions (excluding monsoon), fire explosion, floods, drought, earthquakes and epidemics.

Acts of any government authority, domestic or foreign, including but not limited to war declared or undeclared, priorities, guarantees, embargoes, licensing controls or production or distribution restrictions.

Strikes lockout and shortages. Sabotage, riots, civil commotion, invasion and insurrection.

9. Settlement of Disputes & Arbitration

Except where otherwise provided in the contract, all questions and disputes relating to the meaning of the specifications, design, drawings and instructions here-in before mentioned and as to the quality of workmanship or materials used on the work or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs, drawings, specifications, estimates, instructions, orders or these conditions or otherwise concerning the works or the execution or failure to execute the same whether arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned hereinafter:

- (i) **Conciliation:** If the Consultant considers any work demanded of him to be outside the requirements of the contract, or disputes any drawing, record or decision given in writing by the Engineer-in-Charge; or if the Engineer-in-Charge considers any act or decision of the Consultant on any matter in connection with or arising out of the contract or carrying out of the work to be unacceptable and disputed; such party may promptly refer such disputes and amount claimed for each dispute to the Conciliator (Special Director General or the Additional Director General concerned with the work, as applicable) in the proforma prescribed in this document, under intimation to the other party. The Conciliator may then request each party to submit to him a brief written statement describing the disputes and the points at issue. Each party shall send a copy of such statement to the other party. At any stage of the conciliation proceedings, the Conciliator may request a party to submit to him such additional information as he deems appropriate. When it appears to the Conciliator that there exist elements of a settlement which may

be acceptable to the parties, he shall formulate the terms of a possible settlement and submit them to the parties for their observations. After receiving the observations of the parties, he may re-formulate the terms of a possible settlement in the light of such observations. If the parties reach agreement on a settlement of the disputes, they may draw up and sign a written settlement agreement on non-judicial stamp paper as per Stamp Act. The Conciliator shall authenticate the settlement agreement and furnish a copy thereof to each

party. The termination of conciliation proceedings shall be in accordance with Section 76 of The Arbitration and Conciliation Act, 1996. No party shall be represented before the said Conciliator by an advocate or legal counsel. The conciliation proceedings shall be completed within 45 days from the receipt of reference. This time may be enlarged by 15 days by the Conciliator. The conciliation proceedings shall be deemed to have been terminated at the end of 60 days from the receipt of reference.

(ii) **Arbitration:** If the aforesaid conciliation proceedings fail or the Conciliator fails to give proposal for settlement within the aforesaid period, either party may promptly give notice in the proforma prescribed in Appendix XVIII, under intimation to the other party, to the Chief Engineer or the Superintending Engineer concerned with the work (as applicable), hereinafter referred to as the Arbitrator Appointing Authority as indicated in Schedule F, for appointment of Arbitrator. However, a party may seek appointment of Arbitrator without taking recourse to the process of conciliation mentioned in sub-clause 25.1 above. In the event of either party giving a notice to the Arbitrator Appointing Authority for appointment of Arbitrator, the said Authority shall appoint Arbitrator as per the procedure given below and refer such disputes to arbitration.

a) **Number of Arbitrators:** If the contract amount is less than Rs.100 crore, the disputes may be referred for adjudication by a sole Arbitrator. If the contract amount is Rs.100 crore or more, the disputes may be referred to an Arbitral Tribunal of three Arbitrators.

b) **Qualification of Arbitrators:** It is a term of this contract that each member of the Arbitral Tribunal shall be Graduate Engineer with experience in execution of public works engineering contracts, and he should have worked earlier at a level not lower than the Chief Engineer (equivalent to level of Joint Secretary to the Government of India).

The aforesaid educational qualification and work experience shall be mandatory for appointment as Arbitrator.

The age of Arbitrator at the time of appointment shall not exceed 75 years. An Arbitrator may be appointed notwithstanding the total number of active arbitration cases with him.

c) **Parties to select Arbitrator:** Based on the criteria specified above, a list of empaneled Arbitrators has been prepared in CPWD, and the parties shall have option to select an Arbitrator from the list sent to them.

(iii) **Appointment of Sole Arbitrator:** The parties may opt for appointment of the Arbitrator of the Ministry of Housing and Urban Affairs. In such cases, the party seeking arbitration has to submit an express agreement in writing as per Appendix XIX towards waiver of Section 12(5) of the Arbitration and Conciliation Act, 1996 along with the notice for appointment of Arbitrator in the proforma prescribed in in this document, under intimation to the other party. The Arbitrator Appointing Authority shall, within 30 days of receipt of the said notice, appoint Arbitrator of the Ministry of Housing and Urban Affairs as Arbitrator in the matter, provided the other party also submits waiver of Section 12(5), ibid in Appendix XIX within 7 days of the receipt of the said notice.

Where any one of the parties does not opt for the Arbitrator of the Ministry of Housing and Urban Affairs, or does not submit the waiver agreement, the Arbitrator Appointing Authority shall propose five Arbitrators from the list of CPWD Empaneled Arbitrators to the party seeking arbitration under intimation to the other party within 15 days of receiving the notice.

The party seeking arbitration shall give his choice for one of them within 15 days of receiving the list, and the Arbitrator Appointing Authority shall appoint the chosen person as the Sole Arbitrator within 15 days of the receipt of choice.

It is a term of this arbitration agreement that if the parties fail to select, within the period prescribed above, an Arbitrator of their choice from the list of CPWD Empaneled Arbitrators forwarded to them, the Arbitrator Appointing Authority shall himself select and appoint Arbitrator from the said list.

- (iv) **Appointment of Arbitral Tribunal of three Arbitrators:** The Arbitrator Appointing Authority shall prepare two separate lists of five Arbitrators each from the list of CPWD empaneled Arbitrators, and send one to the party seeking arbitration and other to the responding party, within 15 days of the receipt of notice. The parties will then choose any one Arbitrator from the list provided to them within 15 days of receipt of the list. The Arbitrator Appointing Authority shall then appoint those chosen by the respective parties as Arbitrators and also a third Arbitrator from the list of CPWD Empaneled Arbitrators to act as presiding Arbitrator, within 15 days of receipt of choice from the parties.

It is a term of this arbitration agreement that if the parties fail to select, within the period prescribed above, an Arbitrator of their choice from the list of CPWD Empaneled Arbitrators forwarded to them, the Arbitrator Appointing Authority shall himself select and appoint Arbitrator from the said list.

- (v) **Applicable Law:** The provisions of the Arbitration and Conciliation Act, 1996 (Act 26 of 1996) and any further statutory modification or re-enactment thereof shall be applicable. Further, the fast-track procedure for arbitration contained in Section 29B of the said Act shall apply.
- (vi) **Fee payable to Arbitrator(s):** The fee payable to the arbitral tribunal shall be as per CPWD OM No.2/2006/SE(TLC)/CSQ/137 dated 19.11.2019 (or latest amendment), and shall be shared equally by the parties.
- (vii) **Place of Arbitration:** The venue of the arbitration shall be such place as may be fixed by the Arbitral Tribunal in consultation with the parties. Failing any such agreement, then the Arbitral tribunal shall decide the venue.
- (viii) **Terms of reference:** The Arbitral Tribunal shall adjudicate on only such disputes as are referred to it by the Arbitrator Appointing Authority and give separate award against each dispute referred to him and shall give reasons for the award in all cases where the total amount of the claim by any party exceeds Rs.1,00,000.
- (ix) **Interest on Arbitration award:** It is also a term of this arbitration agreement that where the Arbitral award against any dispute is for the payment of money, no pre-suit and pendent elite interest shall be payable on any part of the Arbitral award.

10 Bidder to indemnify Govt. against Patent Rights: -

The Bidder shall fully indemnify and keep indemnified the President of India against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay any royalties which may be payable in respect of any article or part thereof included in the contract. In the event of any claims made under or action brought against Government in respect of any such matters as aforesaid, the Bidder shall be immediately notified thereof and the Bidder shall be at liberty, at his own expense, to settle any dispute or

to conduct any litigation that may arise there from, provided that the Bidder shall not be liable to indemnify the President of India if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by the Engineer- in-Charge in this behalf.

11 Levy/taxes payable by Consultant:-

- (i) GST, Income tax, Building and other Construction Workers Welfare Cess or any other tax or Cess in respect of inputs for or output by this contract shall be payable by the consultant and Government shall not entertain any claim whatsoever in this respect. GST shall not be reimbursed to the consultant.
- (ii) If pursuant to or under any law, notification or order any royalty, cess or the like becomes payable by the Government of India and does not any time become payable by the Bidder to the State Government, Local authorities in respect of any material used by the consultant in the works, then in such a case, it shall be lawful to the Government of India and it will have the right and be entitled to recover the amount paid in the circumstances as aforesaid from dues of the consultant.
- (iii) All tendered rates shall be inclusive of any tax, levy or cess applicable on last stipulated date of receipt of tender including extension if any. No adjustment i.e. increase or decrease shall be made for any variation in the rate of GST or any tax, levy or cess applicable on inputs.

However, effect of variation in rates of GST or imposition or repeal of any other tax, levy or cess applicable on output of contract shall be adjusted on either side, increase or decrease.

Provided further that for any tax (other than GST), levy or cess varied or imposed after the last date of receipt of tender including extension if any, any increase shall be reimbursed to the contractor only if the contractor necessarily and properly pays such increased amount of taxes/levies/cess.

Provided further that such increase including GST shall not be made in the extended period of contract for which the contractor alone is responsible for delay as determined by authority for extension of time

4. Number of documents and copy right

Copies of all the documents /drawings, designs, reports and any other details envisaged under this agreement shall be supplied (as per Scope of Work). **Copies** of all the final drawings shall be submitted to the Engineer-in-Charge along with a soft copy in CD/Pen drive for reproducing it in A-3 or large size. If there is any revision in any drawing/document for any reason, copies of drawing/document shall be re-issued along with soft copy in CD/pen drive without **any extra charges**. All these drawings will become the property of the Engineer-in-Charge. The Engineer- in-Charge may use these drawings in part or full in any other work without any notice to the consultant and without any financial claim of the consultant.

12.2. Issue of detailed working drawing/Modifications: - The consultant will submit detailed working drawings as described in Scope of work.

These drawings should be on suitable duly marked good for construction and signed by the architect

for taking up the work during execution. Any discrepancy pointed out by the Engineer-in-Charge with regard to mismatch between architectural drawings and structural and or other drawings shall be set right by the consultant and fresh drawings or Part of drawings shall be issued by the consultant incorporating such correction/modifications and nothing extra shall be paid on this account.

- 12.3 The drawings cannot be issued to any other person, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except the Engineer-in-Charge and / or his authorized representative.

5. Responsibility of accuracy of project proposal

The consultant shall be responsible for accuracy of the data collected and the designs, drawings and construction drawings, specification prepared by him as a part of the project. He shall indemnify the department through a performance guarantee against any action arising out of such inaccuracies in the work, which might surface at any time at a later date of implementation of the project.

6. Variation Clause

Department shall have the right to request Consultant, in writing, to make any changes modifications, and/or additions to Consultant's Scope of Work as defined in the document. Consultant shall on such written requests carry out the consequential work on account of such changes/modifications or addendums etc. without any additional payment from Department. **However, in case any additional facilities are required to be created beyond the Fitness of Purpose of the facilities and scope of the work as defined in this document, then additional fee shall be paid to the Consultant.** The work shall be awarded on item rate basis. Any variation to attain fitness for purpose within the scope of works shall be met by the Consultant without any extra cost.

7. Jurisdiction & Applicable Law

Notwithstanding any other Court or Courts having jurisdiction to decide the question(s) forming the subject matter of the reference, any/all actions and proceeding arising out of or relative to the Agreement (including any arbitration in terms thereof) shall lie only in the Court Competent Civil Jurisdiction in this behalf in UT of Ladakh and only the said Court(s) shall have jurisdiction to entertain and try any such action(s) and/or proceeding(s) to the exclusion of all other courts. This Agreement shall be governed by the laws of India for the time being in force.

8. Consultants' Personnel

a. General

The Consultant shall employ and provide such qualified and experienced person as are required to carry out the services.

b. Description of Personnel

The titles, job descriptions, minimum qualification, and estimated periods of engagement in carrying out of the services of each of the consultant's Key personnel as described in Technical proposal. If any of the key personnel has already been approved by the Engineer- in-Charge, his/her name is listed as well.

If the additional work is required beyond the scope of the services specified in Terms of reference, the estimated periods of engagement of key personnel set forth in Technical proposal may be increased by

agreement in writing between the Engineer-in-Charge and the consultant. The decision as to whether the scope of work is increased or not, shall be taken by the Executive Engineer (E)-II, CPWD, Bangalore, and such decision shall be final and binding on the consultant.

c. Approval of personnel

The key personnel and sub-Consultant listed by title as well as by name in Technical Proposal and accepted by the Engineer-in-Charge shall be deemed to be approved by the Engineer-in-Charge. In respect of other Key Personnel that the Consultant propose to use in carrying out of the service, the Consultant shall submit to the Engineer-in-Charge for review and approval a copy of their biographical data. If the Engineer-in-Charge does not object in writing (stating the reasons for the objection) within twenty-one (21) calendar days from the date of receipt of such biographical data and (if applicable) such certificate, such key personnel shall be deemed to have been approved by the Engineer-in-Charge.

d. Removal and/ or Replacement of Personnel

Except as Department may otherwise agree, no changes shall be made in the Key Resource Personnel as mentioned in this document. If, for any reason beyond the reasonable control of the Consultant, it becomes necessary to replace any of the Key Resource Personnel as mentioned in this document, the Consultant shall provide as a replacement a person of equivalent or better qualifications and experience with approval of Department.

If Department finds that any of the Personnel have (i) committed serious misconduct or have been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Personnel, then the consultant shall, at Department's written request specifying the grounds provide replacement a person with qualifications and experience as acceptable to the department. The Consultant shall have no claim for additional costs arising out of or incidental to any removal and/ or replacement of Personnel.

9. SECRECY

9.1 The contractor shall take all steps necessary that all persons employed on any work in connection with the contract have noticed that the Indian Official Secrets Act 1923 applies to them & will continue so to apply even after the execution of such works under the contract.

9.2 The contract is confidential and must be strictly confined to the contractor's own use (except so far as confidential disclosure to sub-contractors or suppliers as necessary) and to the purpose of the contract.

9.3 All documents, copies thereof & extracts there from furnished to the contractor shall be returned to the Engineer-in-Charge on the completion of the work / works or the earlier determination of the contract.

9.4 The contractor is prohibited to use any details of this work for his publicity in any form including but not limited to company websites, social media platforms, etc. The information related to this work cannot be shared to any external agency except for the intended official use as per this agreement.

6.0

Fee For Consultancy Service And Time Schedule & Mile Stone

The Engineer-in-charge shall pay to the consultant for the services rendered by him for the said work. The consultant shall be paid fees as per schedule of payment and the agreement rates. The fee shall be inclusive of all taxes

- 1.0 The Engineer-in-charge shall, however, have the liberty to omit, postpone or not to execute any item in the scope of work but the consultant shall not have liberty to omit, postpone or not execute any item in the scope of work of this bid document. The consultant shall not be entitled to any compensation or damages for such omission, postponement or non-execution of the item or items of work, except the fees which have become payable to him for the service actually rendered by him.
- 2.0 The consultancy fees/ rates tendered by the bidder are inclusive of fees payable by him to any other sub-consultant and associates, engaged by him. Nothing extra shall be payable on this account.
- 3.0 The fees payable to the consultant shall be towards full discharge of functions to be performed by the consultant defined in the agreement and no claim whatsoever against the employer in respect of any proprietary right or copy right by the consultant or any other party will be entertained. The consultant shall indemnify and keep indemnified the employer against any such claims and against all cost and expenses paid by the employer in defending against such claims.
- 4.0 No claim whatsoever against the department in respect of any proprietary right or copy right by the consultant or any other party will be entertained. The consultant shall indemnify the department against any such claims.
- 5.0 If the consultant fails to execute any sub-component within specified time/extended time (as approved by Engineer-in-Charge) or the same is not to the satisfaction of Engineer- in-Charge, then the Engineer-in-Charge may get the same component executed at the risk & cost of consultant. The whole expenditure thus incurred for satisfactory execution of sub-component shall be recoverable from the consultant. The decision of Engineer-in-Charge in this matter will be final & binding.
- 6.0 If Project work is terminated at any stage or scope of work is reduced, for any reasons, not owing to fault of consultant, the amount of fee payable to the consultant for the work already done by him shall be as per payment stages defined in this bid document, for work done by him upto that stage. Consultant shall not be paid any other payment, loss of profit, interest etc. in such a case and decision of Engineer- in-Charge shall be final and binding on the Consultant.
- 7.0 Bidder shall quote rate of consultancy fee as per tentative plinth area of Administrative building of UIDAI and scope of consultancy work defined in this document. Tentative plinth area of the building is approximately 2780 Sqm. The increase/decrease in the plinth area over and above mentioned plinth area shall be paid at rate of consultancy fee quoted by the consultant. The rate of consultancy fee shall remain same up to 100% deviation limit beyond proposed plinth area of Admin. Building.

This clause of payment for an increase or decrease in the plinth area is applicable for all activities.

9.0 PAYMENT SCHEDULE:

S. No	Description	Fee Payable % of total fee		Time Schedule	
		For each stage	Cumulative	For each stage	Cumulative
A	PRELIMINARY DESIGN STAGE				
1	On Submission of Conceptual note, drawings, layout site plans, building plans, 3D visualizations, 3D Walkthrough Video, 3D-model, Preliminary project report for approval of the Client.	30	30	1.5 Month	1.0 Month
2	Approval of the preliminary conceptual drawings for the proposed building by Client, preparation of Detailed project report, submission of BOQ etc.	20	50	0.5 Month	2.0 Month
B	TENDERING STAGE FOR MAIN WORK				
3	Submission of the revised drawings, documents etc. required as and when for the tender of main work	10	60	1.5 Month	3.5 Month
B	CONSTRUCTION STAGE				
4	On completion of 25% of main work.	10	70	8.5 Month	12.0 Month
5	On completion of 50% of main work.	10	80		
6	On completion of 75% of main work.	10	90		
7	On completion of 100% of main work.	10	100		

Note:

1. Payment of fee as per the various stages of the above Payment Schedule shall be considered as due only when the entire work up to that stage is completed in all respects in the building. Intermediate payment on pro-rata basis shall be entirely at the discretion of Engineer in Charge.
2. For running payments, the consultants shall submit necessary bill in duplicate. The payment due to the consultant will be made within one month of submission of bills of the corresponding stage after satisfactory performance.
3. The submissions shall be considered valid only when these are done with all relevant documents and details in entire requirements to make the submission technically viable and feasible. If there are any discrepancies pointed out by CPWD, the proposals shall have to be resubmitted and they shall not be considered for payment, unless they are accepted and approved.

10.0 Time Schedule & Milestone

S. NO.	Activities	Cumulative Time in months from date of start of consultancy work	Withheld Amount for non- achieving of Milestone
A	PRELIMINARY STAGE		2.0% of Tender Amount
A.1	On Submission of Conceptual note, drawings, layout site plans, building plans, 3D visualizations, 3D Walkthrough Video, 3D-model, Preliminary project report for approval of the Client.	1.5	
A.2	Approval of the preliminary conceptual drawings for the proposed building by Client, preparation of Detailed project report, submission of BOQ etc.	2.0	
B	TENDERING STAGE FOR MAIN WORK		2% of Tender Amount
B.1	Submission of the revised drawings, documents etc. required as and when for the tender of main work	2.5	
C	CONSTRUCTION STAGE		1% of Tender Amount
C.1	On completion of 100% of main work.	12	

Above stated mile stone may be rescheduled by the Engineer in Charge considering requirement of work and hindrances if any in achieving the mile stone.

12 Data Sheet

S.No.	Description	Detail
1.	Name of work:	Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.
2.	Engineer-in-Charge	Executive Engineer(E)-II, CPWD, Bangalore
3.	Department	Central Public Works Department
4.	Estimated Plinth Area	2780 Sqm

5.	Earnest money	Rs. 56,323/- which shall be refunded after submission of Performance Guarantee.
7.	Performance Guarantee	5% of accepted Bid amount
8.	Security Deposit	2.5% of accepted Bid Amount
9.	Schedule of payment	Attached in this bid document.
10.	Time Allowed and mile stone	As defined in time schedule and milestone in this chapter, and till completion of the construction work including obtaining completion and building use certificate.
11.	General Rules & Directions	As detailed in this bid document.
12.	Accepting Authority	Executive Engineer(E)-II, CPWD, Bangalore.
13a	Performance Guarantee i) Time allowed for submission of Performance Guarantee from the date of issue of letter of acceptance	7 days
13b	ii) Maximum allowable extension with late fee @ 0.1% per day of performance guarantee amount beyond the period as provided in (i) above.	3 days
14.	Authority for fixing Compensation for Delay in Completion of Work	Chief Engineer, CPWD, Bangalore or successor thereof
15.	Number of days from the date of issue of letter of acceptance for reckoning date of start.	10 days
16.	Authority to give fair and reasonable Extension of time for completion of work	Executive Engineer(E)-II, CPWD, Bangalore,
17.	Tax liability	Consultant shall quote the rate of consultancy fee including all prevailing taxes, levies and Goods & Service Tax (GST). Nothing extra shall be paid on this account
18.	Bid Validity period	75 days from the date of opening of Technical Bid Part-I.

ACCEPTANCE OF BID

The above Bid (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of the President of India for a sum of Rs..... (Rupee .).

The letters referred to below shall form part of this contract agreement:

- (a)
- (b)
- (c)

Dated:

(For & on behalf of President of India)

Signature.....

Designation.....

8.0

Financial Bid

Financial BID (To be filled online in the format uploaded by CPWD)

Dated:

To,
The Executive Engineer(E)-II,
CPWD, Bangalore.

Name of Work: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru.
SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.

Dear Sir,

With reference to your NIT no.10/EE(E)-II/Bangalore/2026-27, I/we, having examined the Bidding Documents and understood their contents, hereby submit my/our BID for the aforesaid Project. The BID is unconditional and unqualified.

- 1 I/ We acknowledge that the Department will be relying on the information provided in the BID and the documents accompanying the BID for selection of the Consultant for the aforesaid Project, and we certify that all information provided in the Bid are true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the BID are true copies of their respective originals.
- 2 The rate of consultancy fee (including all prevailing taxes, levies & GST) has been quoted by me/us after taking into consideration all the terms and conditions stated in the bid document, draft Agreement, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the project cost and implementation of the project.
- 3 I/We have inspected the proposed site and am/are aware of site conditions and constraints.
- 4 In case the work is delayed beyond the specified period, I/We shall agree to provide consultancy services till completion of work.
- 5 I/ We acknowledge the right of the Department to reject our BID without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
- 6 In the event of my/ our being declared as the Selected Bidder, I/we agree to enter into an Agreement in accordance with the draft that has been provided to me/us prior to the BID Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
- 7 I/ We shall keep this offer valid for **75 (seventy-five) days** from the date of opening of eligibility cum technical bid (Part-1)
- 8 **The item shall be measured room-wise. The quantity for payment against each room shall be the carpet area of that room in square metres, computed from the approved interior Good for Construction drawings to an accuracy of two decimal places, and the payable quantity for the item shall be the sum of the carpet areas of all rooms for which the interior design has been approved by the Engineer-in-Charge and executed.**

Carpet area shall be the net usable floor area of the room measured within the internal faces of its enclosing walls, excluding the area occupied by walls, columns and shafts.

No room shall be measured unless the interior design for that room has been approved and the final renders for that room, reflecting the approved material and finish selections, have been accepted. Where interior design is approved for part of a room only, the carpet area of that part alone shall be measured. Rooms in which no interior design work is undertaken shall not be measured under this item.

ItemNo	Description of consultancy work	Total Area (Sqm)	Unit	Rate of Consultancy Fee in Rs. (Per Sqm)	Amount of Consultancy Fee (in Rs.)
1	2	4			
1	Providing Comprehensive Consultancy services for preparation of Architectural drawings, Working/shop Drawings, E & M Services design and drawings, 3D visualisation drawings, 3D walkthrough video of at least 90 sec, including preparation of Detailed Estimate and BOQ (Civil, Electrical & Mechanical), finishing schedule, material specifications and for the renovation of office facilities at UIDAI, Technology Centre at Bengaluru - all complete as per direction of Engineer-in-Charge.	2780	Sqm		

Note: The rate of consultancy fee shall be inclusive of all prevailing taxes and levies including GST for the work covered under the scope and mentioned elsewhere also in this bid document.

Yours faithfully

Date:

Place:

**(Signature of the consultant)
Name & seal of Bidder/Lead**

Annexures

Performa for Earnest Money Deposit Receipt

Receipt of Deposition of Original EMD (Receipt No./ date)
Name of Work: Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough NIT No. : 10/EE(E)-II/Bangalore/2026-27 1. Amount of Earnest Money Deposit: Rs.56,323/- 2. Last date of submission of online Bid: 07.09.2026 upto 03:00 PM (* To be filled by NIT approving authority/EE at the time of issue of NIT and uploaded along with NIT)
1. Name of Contractor:#..... 2. Form of EMD#..... 3. Amount of Earnest Money Deposit#..... 4. Date of submission of EMD# Signature, Name and Designation of EMD receiving officer (EE/AE(P)/AE/AAO) along with Officer stamp (# to be filled by EMD receiving EE or NIT issuing EE/AE as the case may be)

- (i) The Executive Engineer of all divisions including NIT issuing division/ Sub division of CPWD should receive the original EMD for tender of other divisions.
- (ii) The NIT approving authority /EE at the time of issue of NIT shall also fill and upload the above mentioned prescribed format of receipt of deposition of original EMD along with NIT.
- (iii) The Executive Engineer receiving EMD in original form shall examine the EMD deposited by the bidder and shall issue a receipt of deposition of earnest money to the agency in a given format uploaded by tender inviting EE. The receipt may be issued by the AE(P)/AE/AAO.

- (iv) The Executive Engineer receiving original EMD shall also intimate tender inviting Executive Engineer about deposition of EMD by the agency by email/fax/telephonically.
- (v) The original EMD receiving Executive Engineer shall release the EMD after verification from the e-tendering portal website (<https://etender.cpwd.gov.in>) that the particular contractor is not L-1 tenderer and work is awarded.
- (vi) The tender inviting Executive Engineer will call for original EMD of the successful tenderer from EMD receiving Executive Engineer immediately.

Executive Engineer (E)-II
CPWD, Bangalore

Guarantee offered by Bank to CPWD in connection with the execution of contracts
**Form of Bank Guarantee for Earnest Money Deposit /Performance Guarantee/ Security Deposit/ Mobilization
Advance/ Refund of milestone withheld amount**

(On Non-Judicial Stamp Paper of Minimum Rs. 100)

1. Whereas the Executive Engineer(E)-II, CPWD, Bangalore, on behalf of the President of India (here in after called “The Government”) has invited bids under **10/EE(E)-II/Bangalore/2026-27 for Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.** The Government has further agreed to accept irrevocable Bank Guarantee for Rs. (Rupees only) valid upto (date)*..... as Earnest Money Deposit from (name and address of contractor)(herein after called “the contractor”) for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR**

Whereas the Whereas the Executive Engineer(E)-II, CPWD, Bangalore, on behalf of the President of India (here in after called “The Government”) has entered into an agreement bearing number..... with(name and address of the contractor) (hereinafter called “the Contractor”) for execution of work (name of work)..... The Government has further agreed to accept an irrevocable Bank Guarantee for Rs. (Rupees only) valid upto (date).....as Performance Guarantee/Security Deposit/Mobilization Advance/Refund of mile stone withheld amount from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.

2. We, (indicate the name of the bank) (herein after referred to as “the Bank”), here by undertake to pay to the Government an amount not exceeding Rs. (Rupees.....only) on demand by the Government within 10 days of the demand.
3. We,(indicate the name of the Bank), do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said Contractor. 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 Rs.(Rupeesonly)
4. We, (indicate the name of the Bank), further undertake to pay the Government any money so demanded not withstanding any dispute or disputes raised by the contractor in any suit

or proceeding pending On non-judicial stamp paper of minimum Rs. 100 before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the Contractor shall have no claim against us for making such payment.

- 5. We, (indicate the name of the Bank), further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear 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 Contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said Contractor or by any such matter or thing what so ever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
- 6. We, (indicate the name of the Bank), further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the Contractor and notwithstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.
- 7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
- 8. We, (indicate the name of the Bank), undertake not to revoke this guarantee except with the consent of the Government in writing.
- 9. This Bank Guarantee shall be valid up to unless extended on demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date

Witnesses:

1. Signature.....

Name and address

Authorized signatory

Name

Designation

Staff code no.

2. Signature

Name and address

Bank seal

*Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.

**In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for earnest money or for performance guarantee/security deposit/mobilization advance/Refund of mile stone withheld amount, as the case may be.

AFFIDAVIT

(On Non-Judicial Stamp Paper of Rs. 100)

I/we undertake and confirm that our firm/partnership firm has not been blacklisted and/or debarred by CPWD, MoUHA or Ministry of Finance. Further that, if such information comes to the notice of the department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such information comes to the notice of department on any day before date of start of work, the Engineer-in-Charge shall be free to cancel the agreement and to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee (Scanned copy of this notarized affidavit to be uploaded at the time of submission of bid)

**Signature of Bidder(s) or an
Authorized Officer of the
firm with stamp**

UNDERTAKING
(For Associate firm/individual)

I/We have read and examined the **Technical Bid and Financial Bid** documents.

Name of work: **Expansion and Upgradation of Office Facilities at UIDAI Technology Centre, Bengaluru. SH: - Consultancy for interior design, Architectural planning, services design and integration with existing services, detailed specifications, BOQ and Analysis of Rates, 3D rendered views and Walkthrough.**

I/We undertake and confirm that eligible Consultancy works(s) has/have not been got executing through another Consultant on back-to-back basis. Further that, if such a violation comes to the notice of CPWD, then I/we shall be debarred for tendering in CPWD in future forever. Also, if such a violation comes to the notice of CPWD before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Performance Guarantee.

I/We undertake and confirm that our firm has not been debarred/ restrained/ blacklisted by any Central Govt. / State Govt. agency/Autonomous body of the Central or State Govt./ PSU etc. in the past from providing consultancy services to participate in the bidding process for selection of consultant.

Dated

Address:

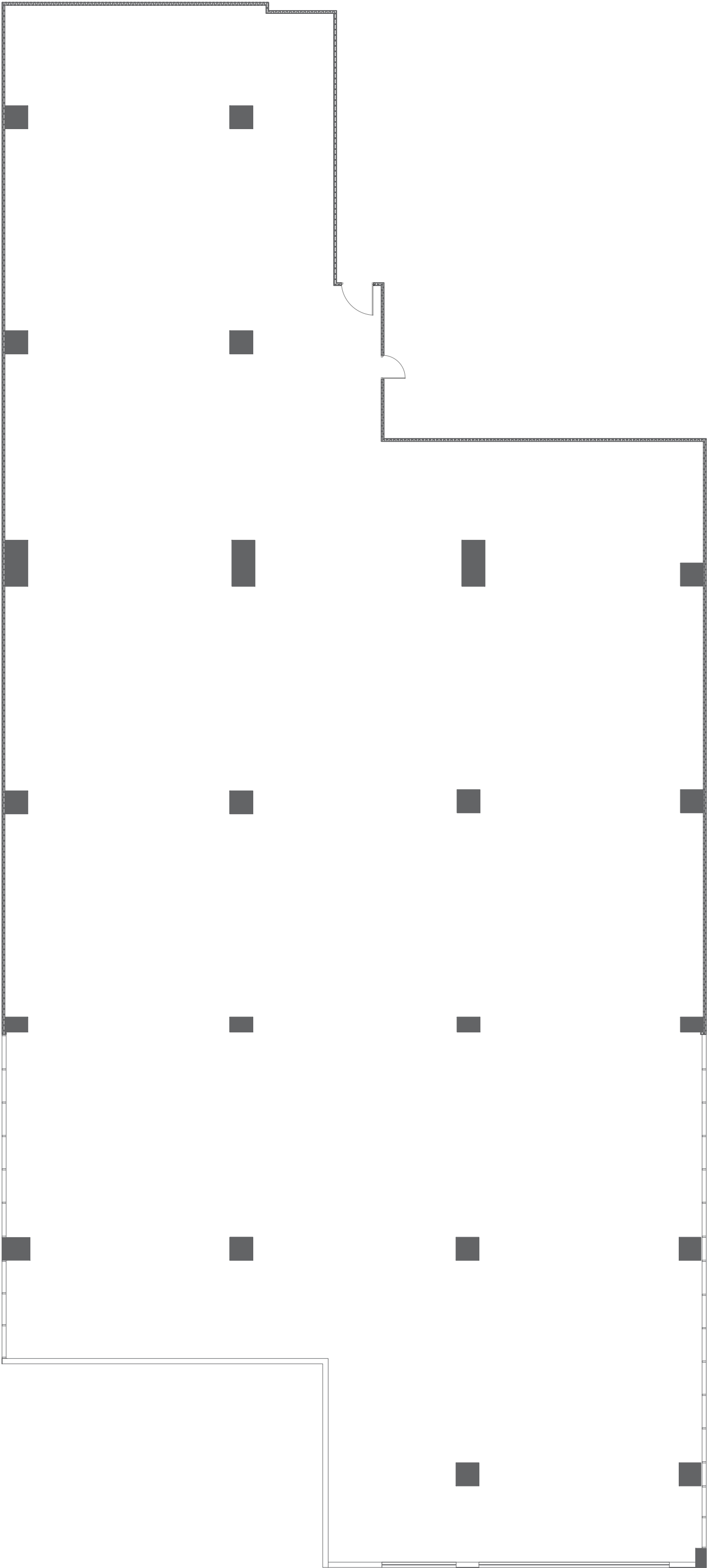
Occupation:

**Signature of Main Consultants or Bidder Postal Address Signature of
Associate Firm Postal Address**

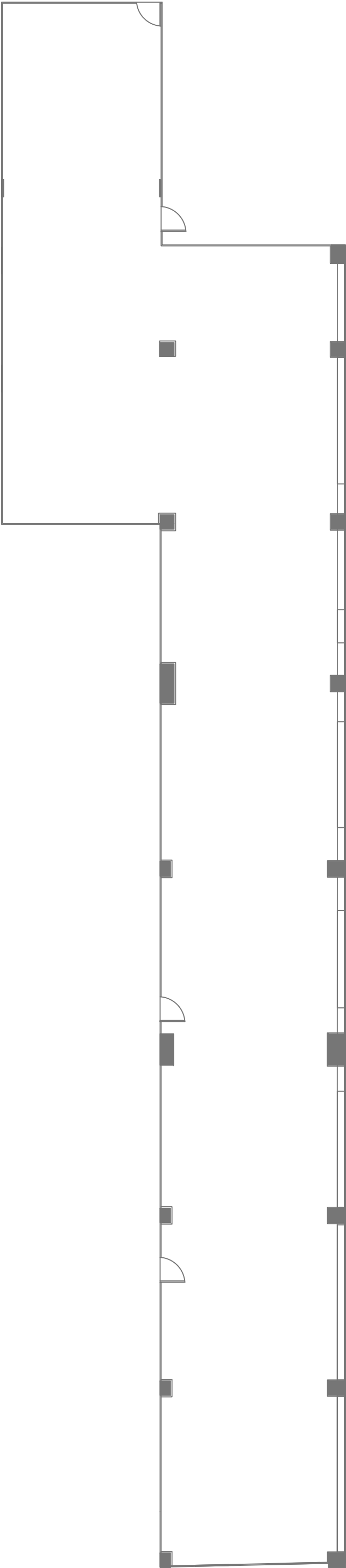
Tender Drawings

The tender drawings in AutoCAD format are also available in the link given below:

<https://drive.google.com/drive/folders/1M7W2rN5G-xFFKK06w1OfGMQF3SfKp880>



GROUND FLOOR LAYOUT



4TH FLOOR LAYOUT