



Basic Details

Organisation Chain	Indian institute of Technology - Dharwad Material Management Divison		
Tender Reference Number	IITDH/IPS/Phase-B/2025-26/039		
Tender ID	2025_IITDW_878817_1	Withdrawal Allowed	Yes
Tender Type	Open Tender	Form of contract	EOI
Tender Category	Services	No. of Covers	1
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Not Applicable	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Cover Details, No. Of Covers - 1

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical/Finance	.pdf	Bid Documents

Tender Fee Details, [Total Fee in ₹ * - 0.00]

Tender Fee in ₹	0.00		
Fee Payable To	Nil	Fee Payable At	Nil
Tender Fee Exemption Allowed	No		

EMD Fee Details

EMD Amount in ₹	0.00	EMD Exemption Allowed	No
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Nil	EMD Payable At	Nil

Work /Item(s)

Title	Expression of Interest from interested Domestic Architectural Consultants for Comprehensive Architectural Structural Mechanical Elevator design HVAC VRF Systems Electrical Plumbing IT Services Sports Facilities Landscaping BIM GRIHA Design Consultant				
Work Description	Expression of Interest from interested Domestic Architectural Consultants for Comprehensive Architectural Structural Mechanical Elevator design HVAC VRF Systems Electrical Plumbing IT Services Sports Facilities Landscaping BIM GRIHA Design Consultant				
Pre Qualification Details	As per bid document				
Independent External Monitor/Remarks	NA				
Tender Value in ₹	NA	Product Category	Consultancy	Sub category	NA
Contract Type	Empanelment	Bid Validity(Days)	120	Period Of Work(Days)	120
Location	IIT Dharwad	Pincode	580011	Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA	Bid Opening Place	IIT DHARWAD
Should Allow NDA Tender	No	Allow Preferential Bidder	No		

Critical Dates

Publish Date	24-Sep-2025 11:00 AM	Bid Opening Date	16-Oct-2025 05:00 PM
Document Download / Sale Start Date	24-Sep-2025 11:00 AM	Document Download / Sale End Date	15-Oct-2025 05:00 PM
Clarification Start Date	NA	Clarification End Date	NA
Bid Submission Start Date	24-Sep-2025 11:00 AM	Bid Submission End Date	15-Oct-2025 05:00 PM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)
	1	Tendernotice_1.pdf	EOI	1541.95



॥ सा विद्या या विमुक्तये ॥

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ಭಾ. ಪ್ರೌ. ಸಂ. ಧಾರವಾಡ
IIT DHARWAD

INDIAN INSTITUTE OF TECHNOLOGY DHARWAD
CHIKKAMALLIGAWAD, DHARWAD-580011.

Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

EOI no: IITDh/IPS/Phase-B/2025-26/039

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Expression of Interest (EoI)

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EoI FOR PHASE-B AT IIT DHARWAD

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Summary of the Process of Expression of Interest (EoI)-Stage-I:

The Expression of Interest (EoI) process is a preliminary step to gauge the interest and capabilities of potential consultants before inviting detailed proposals. The key steps typically include:

1. **Issuance of EoI Document:** The EoI notice outlines the project scope, objectives, eligibility criteria, submission requirements, and deadlines is released.
2. **Submission by Interested Parties:** Potential participants are hereby notified to submit their EoIs, providing information about their qualifications, experience, and preliminary approach to the project as per Section -II.
3. **Evaluation of EoIs:** The submissions are reviewed to assess the applicants' capabilities, technical expertise, and alignment with project needs as per marking matrix at Section -III.
4. **Shortlisting:** Based on the evaluation, a shortlist of suitable candidates is prepared for the next stage, which involves a Request for Proposal [RfP].
5. **Notification:** The shortlisted entities are notified and invited to participate in the subsequent procurement process and will be notified in Central Public Procurement Portal[CPPP].

Summary of the Process of Request for Proposal (RfP) Stage-II:

The Request for Proposal (RfP) process solicits detailed proposals from shortlisted Consultants. The key steps typically include:

1. **Issuance of RfP Document:** The RfP outlines the project scope, technical requirements, evaluation criteria, contract terms, and submission guidelines.
2. **Clarifications and Pre-proposal Meeting:** Interested parties may seek clarifications or attend a pre-proposal meeting to better understand the requirements.
3. **Presentation and Proposal Submission:** Consultants are requested to present the detailed Presentations on the proposal envisioned for the Phase-B development and submit detailed technical and financial proposals, demonstrating their approach, methodology, qualifications, and Financial Proposal [Separately].
4. **Evaluation of Proposals:** Proposals are evaluated based on predefined criteria as per marking table related to presentation such as technical merit, experience, financial offer, and compliance with RfP terms on QCBS System [80:20].
5. **Selection and Award:** Out of short-listed top five bidders in EoI Process, top three bidders based on presentation score financials will be opened, based on

highest score, best-qualified bidder is selected, and the contract is awarded after negotiations, if required.

6. **Contract Signing:** A formal agreement is executed between IIT Dharwad and the qualified bidder.

PART-A: EoI PROCESS

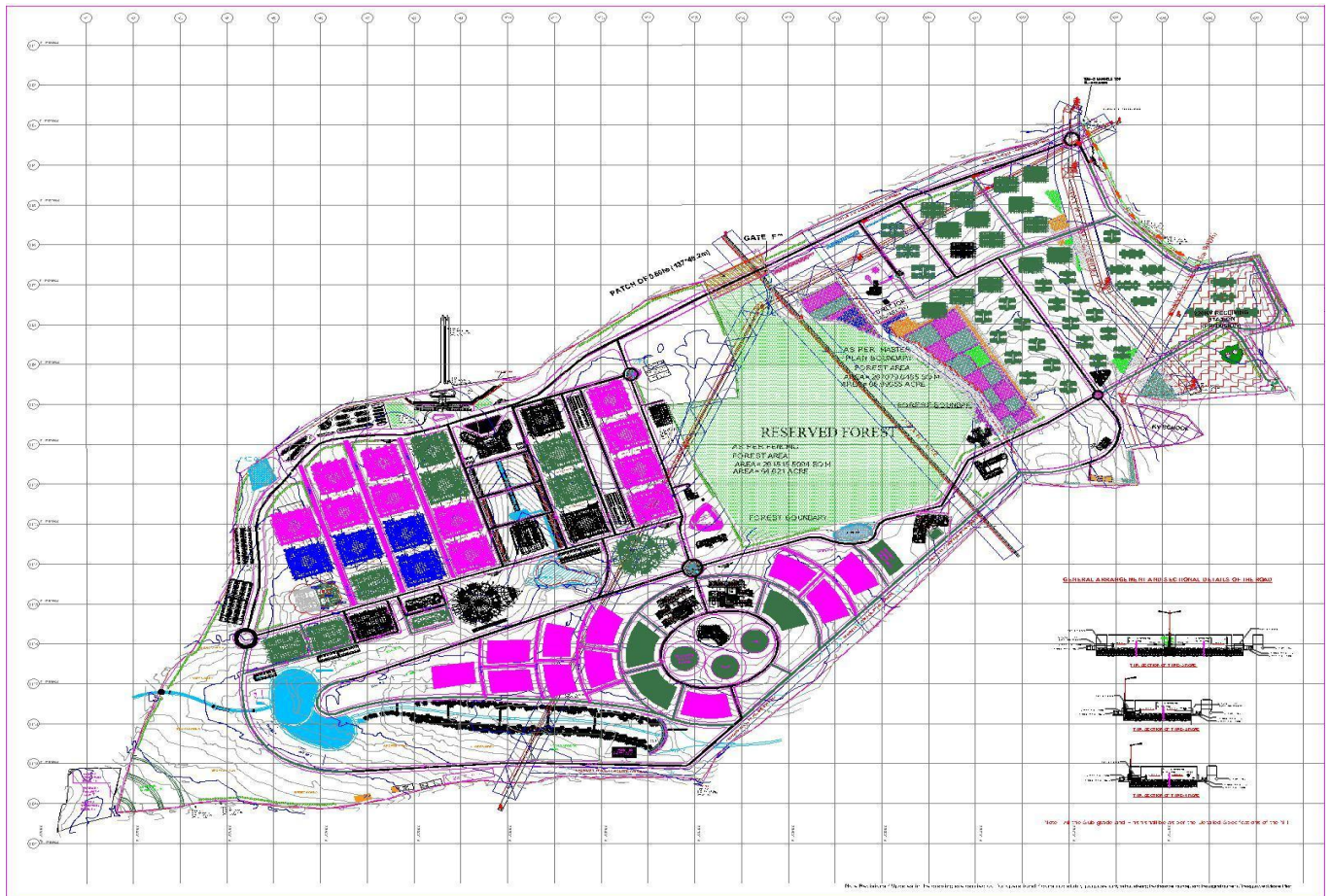
Section I: Expression of Interest (EoI):

Indian Institute of Technology Dharwad (IITDh) set up by an Act of Parliament, a institute of National importance was established in 2016, at Dharwad, Today the Institute is recognized as one of the Centres of academic excellence in the country. Over the years, there has been dynamic progress at IIT Dharwad in all academic and research activities. It is planned to have improvements to keep the Institute at par with the best institutions across the world.

The Director, IIT Dharwad is entrusted with the creation of additional infrastructure, in the IIT Dharwad Campus. The infrastructure includes the construction of new buildings in the academic area, hostels for students, Faculty and staff quarters of various types, buildings for general facilities, roads, gardens, and playgrounds, along with related utilities such as water and electricity supply for the whole campus.

General features and major components of the work:

The upcoming work generally consists of planning and designing of Academic Block-III which includes classrooms, Faculty offices, Research laboratories, Seminar halls. Hostel Blocks, with single and double occupancy rooms , Mess Block with Kitchen and Dining facilities, Housing Blocks of Approx Area of **1,23,000 Sq.m. of Built up Area** along with Sports facilities and external development including their service facilities such as water supply installations, Sewerage, Internal and external electric installations, HVAC, Firefighting, IT Services such as LAN, Wi-fi, EPBAX in the campus area of **467 Acres**, obtaining statutory approvals from concerned authorities etc. and any other components which may be necessary including Master planning for the IIT Dharwad premises (part or full) if found necessary by the Institute.



1.0 Invitation:

The Director, IIT Dharwad, invites Expression of Interest (hereinafter referred as the 'EoIs') from eligible and qualified Consultants for shortlisting for the delivery of Consultancy Services as described in '**Part II: Schedule of Requirements**' (hereinafter referred to as 'the Services'). Interested Consultants should provide sufficient and relevant information demonstrating that they meet the specified eligibility criteria and have the required qualifications to be shortlisted for providing the Services. This Request for Expression of Interest (EoI) document, reference number, **EOI IITDH/IPS/EE/PHASE-1B/2025-26/39**, details the process of such shortlisting. As part of this procurement process, a Request for Proposals (RfP) for selecting Consultants shall be subsequently issued only to such shortlisted Consultants [Joint ventures are not permitted].

2.0 Instructions:

Governing Language and Law:

1. The EoI submitted by the consultant and all subsequent correspondence and documents relating to the EoI exchanged between the consultant and the Procuring Entity should be written in the language specified in Section II: Appendix (or English, if nothing is specified - hereinafter referred to as the 'EoI Language'). However, the language of any printed literature furnished by a consultant in connection with its EOI may be written in any other language provided a certified translation accompanies the same in the EoI language. For interpretation of the EoI, translation in the language of the EoI shall prevail.
2. The EoI process shall be subject to the laws of the Union of India and the exclusive jurisdiction of courts relevant to the address of the Tender Inviting Authority.

2.1. Acronyms:

The following Acronyms have been used in this EoI document:

Acronym	Definition	Acronym	Definition
DPIIT	Department for Promotion of Industry and Internal Trade	EoI	Expression of Interest
RFP	Request for Proposals	JV/C	Joint Venture/ Consortium
TIA	Tender Inviting Authority	TOR	Terms of Reference
IITDh	Indian Institute of Technology Dharwad	Consultants	Architectural Consultants

2.2. The Contents of the EoI document:

This EoI document provides the relevant information and instructions to assist the prospective Consultants in preparing and submitting the EoI. It also includes the mode and procedure for receipt/ opening, evaluation of EoIs, and shortlisting of consultants. The EoI document consists of the following parts. If additional sections/ appendices are included in a specific EoI, these would be detailed in **Section II: Appendix**.

Part I: EoI process:

1. Section I: Request for Expression of Interest (EoI)
2. Section II: Appendix
3. Section III: Qualification Criteria Part II: Schedule of Requirements
4. Section IV: Terms of Reference Part III: EoI Submission Formats
 - i) **Form 1: EoI Form (Covering Letter)**
 - (a) Form 1.1: Consultant Information
 - (b) Form 1.2: Eligibility Declarations
 - ii) **Form 2: Qualification Criteria – Compliance**
 - (a) Form 2.1: Performance Capability Statement
 - (b) Form 2.2: Financial Capability Statements
 - (i) Form 2.2.1: Financial Statement
 - (ii) Form 2.2.2: Average Annual Turnover
 - iii) **Form 3: Checklist for Consultants**

2.2.1 Section II: Appendix:

Variable parameters and information related to this specific EoI process are summarised in the appendix.

2.2.2 Section III: Qualification Criteria:

This Section lays down the Qualifying Criteria for shortlisting consultants. The Consultants must have requisite experience with assignments similar in nature in general and specific sectors relevant to the subject assignment. Unless otherwise stated in Section II: Appendix, Consultants may associate with other firms to enhance their qualifications but should indicate clearly on the discipline of Sub-consultancy. In response to this section, Consultant must submit **Form 2: Qualification Criteria – Compliance and its Sub-forms 2.1, 2.2, 2.2.1 and 2.2.2.**

2.2.3 Section IV: Terms of Reference (ToR):

‘Section IV: Terms of Reference (ToR) describes the background, purpose/ objectives, description/ scope, deliverables/ outcomes, and timelines of Consultancy Services (hereinafter called the ‘Service’) required. The ‘Service’ may include incidental Goods, Works, and other Services, if so indicated therein. Any generic reference to the ‘Service’ shall be deemed to include such incidental Goods, Works, and other Services.

2.2.4 EoI Formats for submission (To be filled, digitally signed, and uploaded by consultants):

The consultant shall fill, digitally sign and upload the EoI in the Formats given in **Part III: ‘EoI Submission Formats’.**

2.3. Corrigenda/ Addenda to EoI document:

1. Before the deadline for submitting EoIs, the Procuring Entity may update, amend, modify, or supplement the information, assessment or assumptions contained in the EOI document by issuing corrigenda and addenda. The corrigenda and addenda shall be published in the same manner as the original EoI document. The consultants must check the website(s) for any

corrigenda/ addenda. Any corrigendum or addendum thus issued shall be considered a part of the EoI document.

2. If considered necessary, the Procuring Entity may suitably extend the EoI submission deadline to give reasonable time to the prospective Consultants to take such corrigendum/ addendum into account in preparing their EoI. After the Procuring Entity makes such modifications, any Consultant who has submitted his EoI shall have the opportunity to either withdraw his EoI or re- submit his EoI superseding the original EoI within the extended time of submission as per **Clause 7.1** below.
3. The Procuring Entity may extend the deadline for the EOI submission by issuing an amendment. In such a case, all rights and obligations of the Procuring Entity and the consultants previously subject to the original deadline shall then be subject to the new deadline for the EOI submission.

2.4 Procuring Entity - Right to Reject any or all EoIs:

The invitation of the EoI document does not imply that the Procuring Entity is bound to shortlist consultants. The Procuring entity reserves its right to accept or reject any or all EoIs, abandon/ bypass/ cancel the EoI process and issue another EoI for the same or similar services before or after shortlisting consultants with due justification and logical reasons with the approval of competent authority. It would have no liability to the affected consultant or consultants or any obligation to inform the affected consultant or consultants of the grounds for such action(s).

3.0 Participation in EoI – Eligibility Criteria

3.1. Eligibility Criteria:

Subject to other provisions in the EoI document, participation in this shortlisting process is open to all Consultants who fulfil the ‘Eligibility’ and ‘qualification’ criteria. Consultants should meet the following eligibility criteria as of the date of their EoI submission and should continue to meet these until the subsequent RfP process and contract award. Consultants shall be required to demonstrate fulfilment of the Eligibility.

Criteria in **Form 1.2 (Eligibility Declarations)**. Consultant unless otherwise stipulated in **Section II: Appendix**:

1. must:

- a) an architectural firm a natural person (an individual Consultant), a private entity (a Consulting Company/ LLP /Partnership firm/ Society registered under an applicable Act in India), a public Entity (Government-owned enterprise or institution), or unless otherwise stipulated in **Section II: Appendix**.
- b) The applicant/bidder should have at least Twenty (20) years’ experience in the field of architectural planning and detailed design and providing consultancy services and necessary documents to be submitted in this regard.
- c) The experience should include all comprehensive consultancy services for buildings such as Architectural, structural, engineering and all internal and external services including electrical, AC, plumbing, water supply, firefighting, wet working, parking, sewage plant, recycling of wastewater etc.

- d) The Architect/ ACF/Consultancy firm should have earned profit and no loss in last 7 consecutive financial years duly supported by Audited Financial Statements etc i.e. 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25.
- e) Joint Ventures/ Consortium are not eligible to apply.
- f) Consultancy Services provider with valid registration regarding GSTIN, PAN, EPF, ESI, Labour, council of Architecture or equivalent registration certificate issued by the concerned authority/government as applicable to the subject Services.

2. must be:

- a) not be insolvent, in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any of aforesaid reasons.
- b) Including their affiliates, subsidiaries, or contractors/ sub-consultants for any part of the contract
 - i) Not stand declared ineligible/ blacklisted/ banned/ debarred by the Procuring Organisation or its Ministry/ Department from participation in its procurement processes and/ or
 - ii) Not be convicted (within three years preceding the last date of EoI submission) or stand declared ineligible/ suspended/ blacklisted/ banned/ debarred by appropriate agencies of the Government of India from participation in procurement processes of all its entities, for:
 - offences involving moral turpitude in business dealings under the Prevention of Corruption Act, 1988 or any other law and/or
 - offences under the Indian Penal Code or any other law for causing any loss of life/ limbs/ property or endangering Public Health during the execution of a public procurement contract and/ or
 - suspected to be or of doubtful loyalty to the Country or a National Security risk as determined by appropriate agencies of the Government of India.
 - iii) Not have changed its name or created a new “Allied Entity”, consequent to having declared ineligible/ suspended/ blacklisted/ banned/ debarred as above.
- c) Not have an association (as a consultant/ partner/ director/ employee in any capacity)
 - of any retired employee (of Gazetted Rank) or any retired Gazetted Officer of the Central or State Government or its Public Sector

Undertakings, if such a retired person has not completed the one- year cooling-off period (or any other period stipulated by their erstwhile Employer) after his retirement. However, this shall not apply if such employees/ officers have obtained a waiver of the cooling-off period from their former organisation.

- of the near relations of executives of Procuring Entity involved/ likely to be involved in this procurement process.

- d) Not have a conflict of interest (as defined in clause 3.3 below), which substantially affects fair competition. No attempt should be made to induce any other consultant to submit or not to submit an EoI to restrict competition.
- e) must fulfil any other additional eligibility condition, if any, as may be prescribed in the EoI document.
- f) must provide such evidence of their continued eligibility to the Procuring Entity if requested.

3.2. Sub-consultants/ Sub-contracting:

Consultants may propose to associate Sub-consultants for specialised parts of the services provided their names and details are clearly stated in the EoI. Such sub-consultants should not circumvent the eligibility condition laid down. **Nevertheless, the consultant shall solely remain responsible for sub-contracted portions of the services and payments, IIT Dharwad shall not resume any responsibility for the services or payments.** Key and non-key personnel, whether full-time employees or on contract, shall not be considered sub-consultants. Procurement of incidental goods, equipment hires, or labour engagement shall not be treated as sub-contracting.

3.3. Conflict of Interest:

1. Any consultant with a conflict of interest that substantially affects fair competition shall not be eligible to participate in this procurement process. EoIs found to have a conflict of interest shall be rejected as nonresponsive. Consultant shall be required to declare the absence of such conflict of interest in **Form 1.2 - Eligibility Declarations**. A consultant in this procurement process shall be considered to have a conflict of interest if the consultant:
 - a) directly or indirectly controls, is controlled by or is under common control with another Consultant or
 - b) receives or has received any direct or indirect subsidy/ financial stake from another consultant or
 - c) has the same correspondence address or same legal representative/ agent as another consultant for purposes of this EOI or
 - d) has a relationship with another consultant, directly or through common third parties, which puts it in a position to have access to information about or influence the EOI of another Consultant or
 - e) would be providing goods, works, or non-consulting services resulting from or directly related to consulting services that it provided (or were provided by any affiliate that directly or indirectly controls, is controlled by, or is under common control with that firm) for the procurement planning (inter-alia preparation of feasibility/ cost estimates/ Detailed Project Report (DPR), design/ technical specifications, terms of reference (TOR)/ Activity Schedule/ schedule of requirements or the EoI/ RfP document etc) of this procurement process or
 - f) has a close business or family relationship with a staff of the Procuring Organisation who:
 - i) are directly or indirectly involved in the preparation of the EoI document or Terms of Reference of the procurement process and/or the evaluation in EoI and/ or RfP process or
 - ii) would be involved in the implementation or supervision of the resulting contract

Any conflict stemming from such a relationship must be reported and resolved in a manner acceptable to the Procuring Entity throughout the EoI and RfP processes and execution of the contract.

A Specialized Consultant [refer to Section II Sub head 3.0] may participate as a sub-consultant in more than one bid but only in that capacity (i.e., without bidding in an individual capacity). Bids submitted in violation of this procedure will be rejected.

2. Participation of only One Entity from Affiliates: Only one entity from among a Consultant and its affiliates (that directly or indirectly control or are controlled by or are under common control with that firm) individually or as part of a joint venture or as a Sub-consultant shall be permitted to participate in EoI.
3. The consultant shall furnish information on commissions and gratuities, if any, paid or to be paid to agents or any other party relating to this EoI and RfP process.

4.0 Downloading the EoI document, Clarifications and Pre-EoI Conference

4.1. Availability and Downloading of the EoI Document:

The Request for Expression of Interest shall be published on the eProcurement Portal (the portal). It shall be available for download after the date and time of the start of availability till the deadline for availability as mentioned in **Section II: Appendix**. Unless otherwise stipulated in **Section II: Appendix**, the downloaded Request for Expression of Interest is free of cost. If the Procuring Entity happens to be closed on the deadline for submitting the EoIs as specified above, this deadline shall not be extended. Any query/ clarification regarding downloading Request for Expression of Interest and uploading EoIs on the portal may be addressed to their Help Desk (contact details given in **Section II: Appendix**).

4.2. Clarifications:

A Consultant may seek clarification of the EoI document through the e-mail before the date and time prescribed in **Section II: Appendix** (or, if not mentioned, before fourteen days of the deadline for the EoI submission). This deadline shall not be extended in case of any intervening holidays. No other means of submission of queries shall be entertained. All such queries shall relate to the EoI document alone, and queries related to a detailed analysis of Terms of Reference, payment terms and mode of selection shall only be entertained during the RFP Process. The Procuring Entity shall respond no later than seven days before the deadline for EoI submission. The query and clarification shall be shared with all prospective consultants on the portal without disclosing its source. If required, the Procuring Entity may modify the EoI document that may become necessary due to the clarification through an Addendum/ Corrigendum issued as per **clause 2.3** above.

5.0 Preparation of EoIs:

5.1. EoI Submission Formats:

Consultants must fill and submit the EoI in the Formats in **Part III - 'EoI Submission Formats'**. EoI by the Consultant shall include inter-alia duly signed or digitally signed scanned copies of the original documents in pdf format.

5.2. EoI Validity:

1. Unless specified to the contrary in **Section II: Appendix**, EOIs shall remain valid for a period not less than **120 [One hundred Twenty days]** from the deadline for the EoI submission stipulated in **Section II: Appendix**. An EoI valid for a shorter period shall be rejected as nonresponsive.
2. In case the day up to which the EOIs are to remain valid falls on/ subsequently declared a holiday or closed day for the Procuring Entity, the EoI validity shall automatically be deemed to be extended up to the next working day.
3. In exceptional circumstances, before the expiry of the original time limit, the Procuring Entity may request the consultants to extend the validity period for a specified additional period. The request and the consultants' responses shall be made in writing or electronically. A consultant may agree to or reject the request. A consultant who has agreed to the Procuring Entity's request for extension of EoI validity, however, in no case he shall be permitted to modify his EoI.

6.0 Signing and Uploading of EOIs

6.1. Relationship between Consultant and eProcurement portal:

The Procuring Entity is neither a party nor a principal in the relationship between the consultant and the organisation hosting the e-procurement portal (hereinafter called the portal). Consultants must comply with the rules, conditions, regulations, procedures, and implied conditions/ Contracts of the eProcurement portal, including registration, compatible Digital Signature Certificate (DSC) etc. Consultants shall settle clarifications and disputes, if any, regarding the portal directly with them. In case of conflict between provisions of the portal with the EOI document, provisions of the portal shall prevail. Consultants may study the resources provided by the Portal for Consultants.

6.2. Signing of EoI:

The individual signing/ digitally signing the EoI or any other connected documents should submit an authenticated copy of the document(s), which authorises the signatory to commit and submit EOIs on behalf of the Consultant along with **Form 1.1: Consultant Information**.

6.3. Submission/ uploading of EOIs.

6.3.1 Submission/ Uploading to the Portal:

1. EOIs must be uploaded on the eProcurement Portal mentioned in **Section II: Appendix** until the submission deadline. If the office happens to be closed on the deadline to submit the EOIs as specified above, this deadline shall not be extended. No manual EOIs shall neither be made available nor accepted for submission. EoI submitted through modalities other than those stipulated in **Section II: Appendix** shall be liable to be rejected as nonresponsive.
2. In the case of downloaded documents, Consultants must not make any changes to the contents of the documents while uploading, except for filling in the required information. Otherwise, the EoI shall be rejected as nonresponsive. Uploaded Pdf documents should not be password protected. Consultants should ensure the clarity/ legibility of the scanned documents uploaded by them.

3. The date and time of the e-Procurement server clock, which is also displayed on the dashboard of the consultants, shall be taken as the reference time for deciding the closing time of EoI submission. Consultants are advised to ensure they submit their EoI within the deadline of EoI submission, taking the server clock as a reference, failing which the portal shall not accept the EoIs. No request on the account that the server clock was not showing the correct time and that a particular consultant could not submit their EOI because of this shall be entertained. Failure or defects on the internet or heavy traffic at the server shall not be accepted as a reason for a complaint. The Procuring Entity shall not be responsible for any failure, malfunction or breakdown of the electronic system used during the e-Tender process.
4. Only one copy of the EoI can be uploaded, and the Consultant shall digitally sign all statements, documents, and certificates uploaded by him, owning sole and complete responsibility for their correctness/ authenticity as per the IT Act 2000 as amended from time to time.
5. All EoIs uploaded by consultants to the portal shall get automatically encrypted. The encrypted EoI can only be decrypted/ opened by the authorised persons on or after the due date and time. The consultant should ensure the correctness of the EoI before uploading and take a printout of the system-generated submission summary to confirm successful EoI upload.

6.3.2 Implied acceptance of procedures by consultants:

Submission of EoI in response to the EoI document is deemed to be acceptance of the procedures and conditions of the e-Procurement and EoI document. IIT Dharwad may make changes in the document in subsequent stage prior to presentations by the shortlisted Bidders, without altering the eligibility criteria, and these shall become part of this document.

6.3.3 Responsibility of the Consultant to declare all changes.

Consultants must advise the Procuring Entity immediately in writing of any material change to the information provided in their EoI submission, including any substantial change in their ownership, eligibility, or financial or performance capacity. For shortlisted Consultants, this requirement applies until a contract is awarded in the following RfP process. For the consultant successful in the RfP process, this requirement shall apply till the execution of the resultant contract.

7.0. Modification, Resubmission and Withdrawal of EoIs

7.1 Modification & Resubmission:

Once submitted in e-Procurement, Consultants cannot view or modify their EoI since it is locked by encryption. However, resubmission of the EoI by Consultants for any number of times superseding earlier EoI(s) is allowed up to the submission deadline by following procedures prescribed by the portal. Resubmission of an EoI shall require uploading all documents afresh. The system shall consider only the last EoI submitted.

7.2 Withdrawal:

The consultant may withdraw his EoI before the submission deadline by following procedures prescribed by the portal, and it shall be marked as withdrawn and shall not get opened during

the EoI opening. No EoI should be withdrawn after the submission deadline and before its validity period expires.

8.0 EoI Opening:

EoIs received shall be opened online on or after the specified date and time in **Section II: Appendix**. EoIs cannot be opened before the specified date & time, even by the Tender Inviting Authority, the Procurement Officer, or the Publisher. If the specified date of EoI opening falls on or is subsequently declared a holiday or closed day for the Procuring Entity, the EoIs shall be opened at the appointed time on the next working day.

9.0 Evaluation of EoIs and Shortlisting of Consultants

9.1. General norms:

9.1.1 Evaluation is based only on declared criteria:

1. The evaluation shall be based upon scrutinising and examining all relevant data and details submitted by consultants in its/ his EoI and other allied information deemed appropriate by Procuring Entity. Evaluation of EoIs shall be based only on the criteria/ conditions included in the EoI document.
2. Information relating to the evaluation of EoIs and shortlisting results shall not be disclosed to any participant or any other persons not officially concerned with such process until the notification of shortlisting is made in accordance with **clause 9.2.5 below**.
3. The determination shall not consider the qualifications of other firms, such as the consultant's subsidiaries, parent entities, affiliates, or any other firm(s) different from the consultant.

9.1.2 Clarification of EoIs and shortfall of supporting documents:

1. During the evaluation of EoIs, the Procuring entity may, at its discretion, but without any obligation to do so, ask Consultants to clarify its EoI by a specified date [or, if not specified, seven days from the date of receipt of such request]. Consultants should answer the clarification within that specified date. The clarification request and response shall be submitted in writing or electronically. No change in the substance of the EoI shall be sought, offered, or permitted that may grant any undue advantage to such a consultant. Any clarification submitted by a Consultant regarding its EoI that is not in response to a request by the Procuring entity shall not be considered.
2. The Procuring entity reserves its right to, but without any obligation to do so, seek any shortfall information/ documents. Provided such information/ documents are historical, which pre-existed at the time of the EoI opening and which have not undergone change since then and do not grant any undue advantage to any consultant. The Procuring Entity shall seek the shortfall documents from consultants only once after the EoI opening.
3. If the consultant fails to provide satisfactory clarification and/or missing information, its EoI shall be evaluated based on available information and documents.

9.1.3 Contacting Procuring Entity during the evaluation:

From EoI submission to shortlisting of Consultants, no Consultant shall contact the Procuring Entity on any matter relating to the submitted EoI. If a consultant needs to contact the Procuring Entity relating to this EoI, it should do so only in writing or electronically. Any effort by a Consultant to influence the Procuring entity during the EoI process shall be construed as a breach of the Code of Integrity, and EoI shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach as per the EoI document.

9.2. Evaluation of EoIs and Shortlisting:

In evaluating the EoI, conformity to the eligibility and qualification criteria to those in the EoI document is ascertained. Additional factors incorporated in the EoI document shall also be considered as indicated therein.

9.2.1 Determining Responsiveness:

Only substantively responsive EoIs shall be evaluated for shortlisting. A substantively responsive EoI is complete and conforms to the EoI document's essential terms and conditions. Unless otherwise stipulated in **Section II: Appendix**, the following are some of the crucial aspects for which an EoI shall be rejected as nonresponsive:

1. The EoI is not in the prescribed format or is not submitted as per the stipulations in the EoI document.
2. The consultant is not eligible to participate in the EoI as per laid down eligibility criteria.
3. The EoI validity is shorter than the required period.
4. The EoI departs from the essential requirements stipulated in the EoI document.
5. Non-submission or submission of illegible scanned copies of stipulated documents/ declarations, if any
6. The Consultant fails to provide and/ or comply with the required information, instructions etc., incorporated in the EoI document or gives evasive information/ reply against any such stipulations.
7. The Consultant furnishes wrong and/ or misleading data, statement(s) etc. In such a situation, besides rejecting the EoI as nonresponsive, it is liable to attract other punitive actions under relevant provisions of the EoI document for breach of the Code of Integrity.

9.2.2 Evaluation of eligibility:

Procuring entity shall determine, to its satisfaction, whether the Consultants are eligible as per **Clause 3** above to participate in the EoI process as per submission in '**Form 1.2: Eligibility Declarations**'. The eligibility evaluation shall be on a "pass" or "fail" basis. A Consultant must achieve a "pass" on all the criteria to proceed to the next step. Any Consultant not achieving a 'pass' in any of the eligibility criteria shall be rejected as nonresponsive.

9.2.3 Evaluation of Qualification Criteria:

1. Procuring entity shall determine whether the Consultants are qualified and capable in all respects to be shortlisted to provide the 'Services' as per **Section III: Qualification Criteria** and submission in Forms listed in **Part II: 'EoI Submission Formats'**. The determination shall not consider the qualifications of other firms, such as the consultant's subsidiaries, parent entities, affiliates, or any other entity different from the consultant. The Procuring Entity

reserves the right to waive minor deviations in the qualification criteria if they do not materially affect the capability of a Consultant to perform the contract.

2. Consultants planning to subcontract any of the Key Activities indicated in **Part III**, requirements to Sub-consultants in accordance with **clause 3.2** above, shall specify the activity(ies) or parts of the Services to be subcontracted in their EoI identifying the proposed Sub-consultants in their EoI. Experience (but not Financial Qualifications) of such proposed Sub-consultant(s) can be used to meet the experience requirements specified in **Section III, Qualification Criteria**.
3. Unless otherwise stipulated in **Section II: Appendix**, assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or sub-consultants in **Form 2.1: Performance Capability Statement**.

9.2.4 Verification of Original Documents at RFP Process:

The Procuring Entity reserves its right to call for verification, originals of all self-certified copies of uploaded documents from the Consultants during the following RfP Process. If the shortlisted consultant fails at that stage to provide such originals or, in case of substantive discrepancies in such documents, it shall be construed as a breach of the Code of Integrity (see **clause 10** below). Such RFP proposals shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach.

9.2.5 Declaration of Shortlisted Consultants:

1. EoIs of Consultants that succeed in the above evaluation shall be shortlisted. Provisionally shortlisted consultants will be informed of the condition(s) that must be met before submitting their Proposal in the RfP process. Such shortlisting shall remain valid for a period specified in **Section II: Appendix** (six months from the date of declaration, if not so specified).
2. Only shortlisted (including provisionally shortlisted) Consultants shall be invited to participate in the following RfP process. If stipulated in **Section II: Appendix**, if there are a larger number of consultants meeting the evaluation criteria, the shortlist shall be restricted to a specified number of consultants based on higher Average Turnover.
3. The name and address of the shortlisted consultant (s) shall be published in the portal and notice board/ bulletin/website of the Procuring Entity. All Consultants shall be advised about shortlisting of their EoIs or otherwise without disclosing the comparative position of their EoIs with that of others. Shortlisted Consultants must not advertise or publish the same in any form without the prior written consent of the Procuring Entity.
4. Shortlisting a consultant is an administrative process and does not confer any legal or contractual rights on him. Since original documents/ certificates are not being called for and examined at this stage, all shortlisted shall be conditional upon final verification of such documents/ certificates during the RfP Process.
5. Information relating to evaluation of tenders and recommendations concerning awards shall not be disclosed to the Bidders who submitted the tender or to other persons not officially concerned with the process, until the publication of the award of Contract. The undue use by any bidder of confidential information related to the process may result in

the rejection of its tender and may be debarred from participating in future tenders. Institute is not liable to give reasons for non-selection.

9.3. Publication of RFP following this EoI:

The Procuring Entity shall publish a Request for Proposal (RfP) addressed exclusively to shortlisted Consultants for the following procurement process through the eProcurement portal. Procuring Entity/ the Portal may issue notifications/ alerts to such Consultants but without any liability. Such Consultants shall be responsible for being on the lookout for the RfP on the portal. While publishing the RfP, the Procuring Entity reserves its right to elaborate further on the brief overview of the proposed procurement/scope of work, qualification Criteria and other terms & conditions without vitiating the shortlisting process. Shortlisted Consultants shall have no claim in this regard.

10 Code Penalties:

Integrity in Public Procurement, Misdemeanours and Code of Integrity and penalties for violating the Govt of India, Ministry of Finance, Department of Expenditure shall apply to this EoI process. Procuring authorities, consultants, suppliers, contractors, and consultants should observe the highest standard of integrity and not indulge in prohibited practices or other misdemeanours, either directly or indirectly, during the entire procurement Process (including this EoI) or the execution of resultant contracts.

Note: For further details, please refer to appended

Digitally Signed by Tender Inviting Authority (TIA)

[Insert Name, Designation, and contact details of Tender Inviting Authority].

Section -II: Appendix

Expression of Interest Document No. EoI- IITDH/IPS/EE/PHASE-B/2025-26/039

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

1.0 Basic EoI			
Tender Title:	Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.		
Name of Project:	Consultancy services for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP],IT Services, Sports Facilities, Landscaping, BIM, GRIHA- 5 Star Rating, Design consultants for the Development works under Phase-B of IIT Dharwad. Sub Head: Academic Blocks, Hostels, Mess, Housing, Research Park, Sports facility including external development and utilities for complete campus.		
Tender Reference Number:	IITDH/IPS/EE/ PHASE-B/2025-26/039	Tender ID:	2025_IITDW_878817
Tender Type:	Expression of interest	Tender Category:	Services
No. of Covers:	Single Cover	Product Category:	Consultancy
Domestic/ Global Procurement:	Domestic Procurement	Organization:	Indian Institute of Technology Dharwad
The Procuring Entity:	IIT Dharwad	Authority on whose behalf EOI is invited:	Director , IIT Dharwad
Through the:	The Registrar	Tender Inviting Authority (TIA):	Executive Engineer, IIT Dharwad
Address:	Indian Institute of Technology Dharwad, Survey No’s 678/3 to 740/3, Chikkamalligawad, Dharwad-580011.		
2.0 Critical Dates (Clause 6,7,8 and 9).			
Published Date	24-09-2025	EOI Validity (Days from the date of EOI Opening) – EOI	22-01-2026
Document Download Start Date & Time	24-09-2025 11:00 AM	Document Download End Date & Time	15-10-2025 05:00 PM

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EOI Submission Start Date & Time:	24-09-2025 11:00 AM	EOI Submission Closing Date & Time:	15-10-2025 05:00 PM
EOI Opening Date & Time:	16-10-2025 05:00 PM		
3.0 Eligibility and Qualification Criteria (Clauses 2.2.4,3.2, 4.2, 9.0 and Section III)			
Nature of Specialized Consultants eligible and association as sub-consultants:	Only consultancies such as MEP, Quantity Surveying, IT Services like Networking, Lan, Epbax, Wi-fi...etc, HVAC, SCADA, BIM, GRIHA, Sports, Lab Infrastructure and Horticulture consultants shall be considered for Sub-Consultants. [NO JOINT VENTURES ARE PERMITTED].		
Any additional Eligibility or responsiveness Criteria:	NIL		
4.0 Obtaining the EoI document and clarifications (Clauses 6 & 8)			
Entity’s Portal / Help Desk:	https://eprocure.gov.in/eprocure/app	[0120-4001 002; 0120-4001 005; 0120-4493395 or support-eproc@nic.in]	
Cost of EoI document (INR)	NIL		
Office/ Contact Person/ email for clarifications:	The Executive Engineer, Infrastructure, Planning and Support, Indian Institute of Technology Dharwad, Chikkamalligawad, Dharwad-580011. Email: ee.ips@iitdh.ac.in		
5.0 Preparation and Submission and Opening of EoIs (Clauses 5,6,7 and 8)			
EoIs to be Addressed to	The Dean IPS, Indian Institute of Technology Dharwad, Survey Nos 678 to 704/3, Chikkamalligawad, Dharwad-580011.		
Instructions for Online EoI Submission	https://etenders.gov.in/eprocure/app		
Language of Submission	English	EoI Validity	120 days from Bid opening date
EoI Opening Place	[On e-procurement portal(s) mentioned above]		

6.0 Evaluation of EoI and Qualification Criteria (clause 9 and Section III: Qualification Criteria)

Maximum number of consultants on the shortlist and criteria on which it would be based	Top Five Consultants based on scoring matrix and if case of Tie , the list will be based on highest average annual turnover.	Minimum qualifications to be met by Lead Member and Substantial members	Applicable as per key experts required as per key experts table at page number 27.
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7.0 About RFP that would follow – clause 9.3

RFP to be issued	Limited to shortlisted Consultants against this EoI	Form of Contract from RFP	Lumpsum and Percentage based should not exceed beyond a specified limit of 5 % of Bid value or completion cost whichever is less.
Selection Method	QCBS [80:20]	Bid Security Requirements	Rs 24,00,000/- [Rupees twenty-four lakh] shall be paid by the shortlisted Consultants in EoI before submission of RFP.
Performance Security	5 % of Contract Value by successful bidder		

Section III: Qualification Criteria:

(Ref EoI Clause 2.2.2)

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/039

Tender Title: Request for Expression of Interest [EoI] from Interested Comprehensive Architectural, Structural, Mechanical Electrical and Plumbing [MEP], Landscaping, BIM, GRIHA Design consultants for the Development works under Phase-B of IIT Dharwad.

Project broadly comprises of : Master planning, architectural design, structural Co-ordination-design, and site development , admeasuring 250 acres and above campus including academic blocks of more than **18,163 Sq.m.**, hostels of **23,005 Sqm**, Faculty and staff quarters of **66,818 Sq.m.** as per GPRA, research park of **15000 sq.m** in combination of area not less than **1,23,000 sq.m.** (Institute may decide to go for more Built up Area for additional facilities) including external development such as roads, power, water supply, drainage works, landscaping, WTP ,STP, BIM, IT services and Sports Facilities and utility buildings of 5 star rated Griha Complied buildings **including obtaining statutory approvals.**

Note for Consultants: Regarding this Section, Consultants shall submit the following forms:

Form 2: Qualification Criteria – Compliance.

Form 2.1: Performance Capability Statement.

Form 2.2: Financial Capability Statements.

Form 2.2.1: Financial Statement.

Form 2.2.2: Average Annual Turnover.

1. Relevant date when the specified period ends for different supporting reports shall be:
2. For all annual reports, the periods mentioned end with the financial year **[31st March-2025]**.
3. For other statements, the periods mentioned end on the month before the last date of EoI submission.

Similar Assignments for Qualification Criteria

The qualification criteria aim to shortlist Consultants who have been providing Consultancy services for at least the specified period and have completed the specified volume of assignments during the specified period. The Firm's Owner or One of the Partner or Director or MD.. etc should be Architect registered with Council of Architecture and the firm must be eligible to practise Architecture as per CoA Act 1972..

The consultant should demonstrate experience relevant to the subject assignment by way of the specified volume of assignments of similar nature and in General and Specific Sectors.

Similar Nature of Assignments	Master planning, architectural design, structural Co-ordination-design, and site development admeasuring 250 acres and above campus including academic blocks, hostels Faculty and staff quarters in combination of area including external development such as roads, drains CD works, landscaping, WTP, STP, IT services and Sports Facilities and utility buildings. Experience of having successfully completed similar work/ project not less than as stated below during last 07 years, of value / area built up as listed below:
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	The applicant should provide documentary evidence for having satisfactorily provided comprehensive architectural & engineering consultancy services in their own name (not as consortium or joint venture) for completed following similar works:
Previous experience & copy of Completion certificates	a) The Consultant should have completed during the past seven years one consultancy contract for similar works of 98,000 Sqm or more built-up area in combination/ Individually as mentioned above or of Project value ₹ 610 Crores in any IITs /IIMs/NITs /CFTIs /State/Central Govt. offices/ PSUs / Central Universities. "The value of executed works 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 the last date of submission of bid." (or) b) The bidder should have completed during the past seven years two consultancy contracts for similar works of 73,000 Sq.m. or more built-up area in combination/individually as mentioned above or of Project Value ₹458 Crores in any IITs /IIMs /NITs/ CFTIs/ State/ Central Govt. offices /PSUs/Central Universities. "The value of executed works 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 the last date of submission of bid." (or) c) The bidder should have completed during the past seven years three consultancy contracts for similar works of 49,000 Sq.m or more. built up area in combination/individually as mentioned above or of Project value ₹ 305 Crores in any IITs /IIMs/ NITs /CFTIs /State /Central Govt. offices/ PSUs/ Central Universities. "The value of executed works 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 the last date of submission of bid."

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	d) copies of successful completion certificate's to be submitted along with EoI.
General Sector	Institutional infrastructure/ residential Infrastructure including MEP services including large campus development of 250 acres and above.
Specific Sector	Large Campus development of institutional/ educational/ residential infrastructure including MEP services.

Criteria 1 General and Similar Experience:	Submission Form
➤ Consultants must have at least 20 [Twenty] years' experience in Consultancy Services. ➤ The Consultant/Firm should have Minimum staffing as per the details mentioned in below table. Note: In the EoI Process, assignment experience certificates may be called for to substantiate qualifications. Such certificates from the public sector or publicly listed companies/private companies/Trusts must be issued from their Head office by a person of the organization duly enclosing his authorization by the Management for giving such credentials/ not below the rank of Executive Engineer for Government organisation and General Manager for Public sector undertaking Organisations. A certificate from a private individual shall not be accepted. Certificates shall be acceptable only from publicly listed companies/private companies/Trusts with an annual turnover of Rs 500 crore and above with Notarized TDS certificate certified by Chartered Accountant shall be submitted.	Form 1.1: Consultant Information Form 2.1: Performance Capability Statement.
Criteria 2 - Financial Capability	Submission Form
Turnover: Minimum average annual turnover of at least Rs. 10 Crores, from Consultancy contracts, calculated as total certified payments received for contracts in progress or completed within the last 7 financial years [F.Y 2018-19 to 2024-25].	Form 2.2: Financial Capability Statements

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Note: During RFP Process Consultant shall be asked to furnish documentary evidence to demonstrate his current Financial Capability and demonstrate it as per Criteria 2.

Note to Consultant: During RFP Process, while original documents/ certificates are called for to authenticate the qualification claimed, the following may be kept in mind:

In case document is signed by an authorised representative of the consultant, he must sign the statement with authorization certificate specifically issued to this contract **[Legally Notarized]**.

This is not applicable in case document is signed by Proprietor or Partner or Director [required supporting documents should be enclosed]

The consultant shall submit the audited balance sheet and/or banking reference along with their RFP proposal. An authorised representative of the consultant must -sign the statement with authorization certificate specifically issued to this contract **[Legally Notarized]**.

Key Experts Required [Mandatory requirement shall be attached as Appendix-I with Form-4]:

S.No.	Personnel/ Expert	Min. Experience/age	Qualification	Yes/NO
1.	Principal Architect/ Lead Architect (Act as a Team Leader)	15 years, mandatory requirement	B. Arch. from recognized Universities and registered with COA	
2.	Sr. Architect	15 years	B. Arch. from recognized Universities and registered with COA	
3.	Architect	5 years	B. Arch. from recognized Universities	
4	Lab Expert	10 Years	B. Arch /B tech from Recognized universities	
5.	Landscape Architect	15 years	M.Arch. in Landscape Architecture and registered with COA	
6.	Civil Engineer	10 years	B.E./B.Tech (Civil Engg.)	
7.	Structural Engineer	12 years	M.E./ M. Tech. (Structure)	
8.	Electrical Engineer	12 years	B.E./ B. Tech. in relevant stream	
9.	Mechanical/ HVAC Engineer	12 years	B.E./ B. Tech. in relevant stream	

Note:

All the bidders are expected to have at least one Principal Architect/ Lead Architect who will be

responsible for the overall designing and development of the project. This Principal Architect/Partner Architect/Lead Architect should have minimum experience of 15 years and shall either be a Proprietor or a Partner or a Director of the Bidder/ Firm. The capability of the bidders will be judged by the availability of Team Leader as well as the team which would assist him/ her for which marks are given.

- i. Key persons at positions 1,2,3 are mandatory to be inhouse and working with the firm for not less than 5 years in case of '1' being a non-Proprietor/non-Partner and 3 years in case of '2' and '3'
- ii. The bidder shall have to submit the CV's of each of the above Technical/ Key Personnel. Each CV shall be signed in blue ink by the key personnel and countersigned by the bidder/ authorized officials of the Firm. Photocopy or unsigned CV's shall be rejected. The bidders shall also certify that the professional is a regular employee on their rolls and submit TDS/ Form-16 of each for each of such employees, for each such employee/ personnel CV's shall be submitted in **Form -4**.
- iii. Each CV shall contain the proof of age and qualifications. The key personnel should have been in the regular employment for at least 06 months before the last date of submission of bids (to be supported by TDS/ **Form-16 or 16A**) for the previous month & 06 months earlier.
- iv. Firm must have at least **08** Architects registered with CoA on full time rolls, Kindly Confirm **[YES/ NO]** in **Form-4**.
- v. Even though a Bidder may satisfy the above requirements, he would be liable for disqualification if he/ she has:
 - a. Made misleading or false submission / information or deliberately suppressed the information in the forms, statements and enclosures submitted as per requirement.
 - b. Record of poor performance such as abandoning project, not properly completing the assigned project or financial failures/ weaknesses etc.
- vi. The Technical bids of only those bidders will be evaluated in RFP who meet the Minimum Eligibility Criteria.

MARKING MATRIX

Marking Matrix for Eligibility Criteria				
	Sl.no.	Parameters	Minimum Marks	Additional Marks
		YEARS OF EXPERIENCE	MAX SCORE 14	
1	1A	Firm having Experience of 20 Years.	10	
	1B	Firm having Experience of 20 to 25 Years.		2
	1C	Firm Having Experience more than 25 Years.		2
	Note	The Company Establishment/ Registration Certificate [Notarized] shall be submitted for claim of marks.		
		SIMILAR PAST EXPERIENCE	MAX SCORE 14	
2	2A	One similar project $\geq 98,000$ sqm Built up area or Project cost $>$ Rs. 610 Cr,	10	
		Two similar projects each $\geq 73,000$ sqm Built up Area or Project cost $>$ Rs. 458 Cr,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $>$ Rs. 305 Cr,		
	2B	For double the area in any of the category mentioned at 2A		2
	2C	For more than the specified number of projects in specified category at 2A		2
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR MASTERPLANNING EXPERIENCE	MAX SCORE 12	
3	3A	One Educational or Residential Campus Master Plan of more than 250 acres	10	
	3B	For More than One Educational or Residential Campus Master Plan of more than 250 acres		2
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		

		SIMILAR GRIHA EXPERIENCE	MAX SCORE 2.5	
4	4A	One similar project $\geq 98,000$ sqm Built up area or Project cost $> \text{Rs.}610$ Cr with Griha 3- star rating and above,	0	1.5
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs.}458$ Cr with Griha 3 - star rating and above,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs. } 305$ Cr with Griha 3- Star Rating and above,		
	4B	For double the area in any of the category mentioned at 4A		0.5
	4C	For more than the specified number of projects in specified category at 4A.		0.5
	Note	Griha Certificate issued by Griha Council		
		SIMILAR EXPERIENCE	MAX SCORE 04	
5	5A	One similar project $\geq 98,000$ sqm built up area or Project cost $> \text{Rs. } 610$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,	0	2
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs.}458$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs. } 305$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,		
	5B	For double the area in any of the category mentioned at 5A		1
	5C	For more than the specified number of projects in specified category at 5A		1

	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR MEP SERVICES	MAX SCORE 23	
6	6A	One similar project $\geq 98,000$ sqm Built up area or Project cost $>Rs. 610$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services.	20	
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $>Rs. 458$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC / VRF, BMS, Scada, IT Services including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> Rs. 305$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,		
	6B	For double the area in any of the category mentioned at 6A		2
	6C	For more than the specified number of projects in specified category at 6A		1
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR EXTERNAL DEVELOPMENT & LANDSCAPE EXPERIENCE	MAX SCORE 12	

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7	7A	One similar project $\geq 98,000$ sqm Built up area or Project cost $> \text{Rs. } 610 \text{ Cr}$ with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.	10	
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs. } 458 \text{ Cr}$ with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs. } 305 \text{ Cr}$ with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces		
	7B	For double the area in any of the category mentioned at 7A		1
	7C	For more than the specified number of projects in specified category at 7A		1
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization. General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
8		LAB EXPERIENCE	MAX SCORE 6.5	
	8A	One Similar project having laboratory complex $\geq 8,000$ sqm built up area	5.0	
	8B	For double the number of such projects in any of the category mentioned at 8A		1.5
		FINANCIAL TURNOVER	MAX SCORE 12	
9	9A	Financial Turnover for meeting minimum criteria of Rs.10 Cr.	10	
	9B	For between Rs.10 to 15 Crore in specified category at 9A		1

	9C	For more than Rs.15 Crore in specified category at 9A		1
	Note	Chartered Accountant certificate along with ITR'S		
		Total	75	25

The above-mentioned table shall be filled by Consultant and shall be part of work completion certificate specifically issued for this project, and necessary supporting documents [certified by Authorized Clients] shall be enclosed justifying the claims.

- i. The applicant scoring minimum 75% or more total marks shall be considered eligible for pre-qualification by the Institute. Institute will restrict the shortlisting/pre-qualification up to **5 [Five] top Consulting firms**.
- ii. Even though an applicant 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 expression of interest document.
 - b. Record of poor performance such as abandoning work, not properly completing the contract, or financial failures/weaknesses etc.
 - c. Been debarred/blacklisted in any capacity/project whatsoever in the last 10 years.
 - d. Bidder shall be required to give an undertaking on INR 100 stamp paper to the effect that they have not been debarred/blacklisted in any capacity/project whatsoever in the last 3 years. Further, the Bidder shall indicate the history of debarment/blacklisting, if any even prior to 3 years in the same undertaking in Form 5.
 - e. Institute will take into account the poor performance wherein Bidder has been debarred/blacklisted in past.
- iii. Short listing of the consultants shall be subject to thorough verification of their credentials of similar works carried out /in progress by them, through a Technical Committee of assessors to be constituted by IIT Dharwad. IIT reserves the right to restrict the shortlisting upto **5 [Five] top Consulting firms**.

Section IV: Terms of Reference (TOR)

(Ref EoI Clause 2.2.3)

EOI document No. EOI IITDH/IPS/EE/PHASE-B/2025-26/039

Tender Title:

Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Terms of Reference

1) Recital and Objectives:

The Indian Institute of Technology Dharwad (IIT Dharwad), an Institute of National Importance under the Ministry of Education, Government of India, is undertaking the next phase of its campus development, referred to as Phase-B, to support its growing academic, research, and residential needs. Following the successful implementation of Phase-A, Phase-B aims to expand and augment the Institute's physical and functional infrastructure in line with its long-term vision and Master Plan.

To realize this vision, IIT Dharwad intends to engage experienced and qualified Comprehensive Design Consultants who will be responsible for providing integrated consultancy services encompassing Architectural, Structural, Mechanical, Electrical and Plumbing (MEP), Landscaping, Building Information Modelling (BIM), and GRIHA-compliant sustainable design solutions and to obtain required approvals from the respective departments/ agencies.

2) Objectives:

- a) **Integrated Design Development:** To prepare a comprehensive and cohesive design for academic, residential, administrative, and utility infrastructure that aligns with the Master Plan vision and supports academic excellence, innovation, and sustainability, Integration and Augmentation of Services with the existing Infrastructure related to Power (Supply Company and DG Sets), HVAC, Networking, BMS, Water resources with necessary plumbing, Fire detection and fighting, Access Control etc. as per the requirement.
- b) **Functionality and Aesthetics:** To develop architectural and engineering solutions that reflect modern aesthetics, efficient space utilization, and user-centric functionality while responding to the site's context, topography, and climate.
- c) **Sustainability and GRIHA Compliance:** To incorporate green building strategies from the conceptual stage onward, aiming for 5-star GRIHA rating, with emphasis on energy efficiency, water conservation, waste management, and low-carbon footprint.

- d) **Multidisciplinary Co-ordination:** To ensure seamless integration of Architectural, Structural, MEP, and Landscaping systems using BIM for design Co-ordination, clash detection, construction planning, and life-cycle management.
 - e) **Scalability and Future-readiness:** To design buildings and infrastructure with flexibility for phased construction, future expansion, and technological adaptability, ensuring long-term sustainability and relevance.
 - f) **Adherence to Norms and Standards:** To comply with the latest applicable codes, including the National Building Code (NBC), CPWD specifications, GRIHA guidelines, local development authority regulations, fire safety norms, and universal accessibility standards.
 - g) **Maintenance-Free and Durable Design:** To adopt robust design strategies and select materials, finishes, and systems that require minimal maintenance, vandal-resistant, weatherproof, and suitable for the climatic conditions of the region, thereby ensuring cost-effective and long-lasting performance.
 - h) **Time and Cost Efficiency:** To deliver detailed designs, Technical tender documentation, and working drawings that are optimized for timely execution, resource efficiency, and effective project management.
 - i) **Campus Identity and Architectural Language:** To evolve a cohesive architectural vocabulary that reinforces the identity of IIT Dharwad as a forward-looking, inclusive, and environmentally responsible institution.
- 3) **Background of Procuring Organisation and Services and impact on Procuring Organisation's performance/ objectives.**

The **Indian Institute of Technology Dharwad (IIT Dharwad)** is a Central Autonomous Premier technical institution established by the **Ministry of Education, Government of India**, under the Institutes of Technology Act, 1961. As an **Institute of National Importance**, IIT Dharwad is dedicated to excellence in teaching, research, innovation, and the development of future leaders in science, technology, and engineering. Since its inception in 2016, the Institute has been operating in Dharwad, Karnataka. The campus is being developed in a phased manner, with **Phase-A** already executed to accommodate immediate academic, residential, and infrastructural needs. The **Phase-B development** now aims to expand this foundation by creating a modern, sustainable, and fully integrated campus to support the Institute's long-term growth.

About the Services: To meet its institutional goals, IIT Dharwad proposes to engage **Comprehensive Design Consultants** for Phase-B campus development obtaining necessary approvals from the respective authorities. The consultancy services include:

- **Architectural design**
- **Structural engineering**
- **Mechanical, Electrical, and Plumbing (MEP) design**
- **Landscaping**
- **Building Information Modeling (BIM)**
- **Sustainable design in accordance with GRIHA guidelines**

These services are essential for translating the Master Plan vision into well-coordinated, functional, and maintainable built infrastructure.

- 4) **Impact on the Organization's Performance and Objectives:** The engagement of expert consultancy services is expected to have a significant impact on IIT Dharwad's institutional performance and the long-term strategic objectives as mentioned below :
 - a) **Support Academic Growth:** By delivering high-quality academic and research spaces, the development under Phase-B will facilitate the expansion of programs, intake of students, and recruitment of top-tier faculty.
 - b) **Enhance Campus Life and Functionality:** Well-designed residential, recreational, and support facilities will improve the quality of campus life, contributing to student well-being and staff satisfaction.
 - c) **Improve Operational Efficiency:** Integrated MEP and BIM-driven planning will result in more efficient building operations, reduced energy and water consumption, and streamlined maintenance processes.
 - d) **Demonstrate Sustainability Leadership:** Achieving GRIHA ratings and incorporating low-maintenance, durable design features will showcase IIT Dharwad's commitment to environmental stewardship and responsible development.
 - e) **Strengthen Institutional Identity:** Cohesive and context-sensitive architectural design will help establish a unique and enduring identity for the campus, reinforcing its reputation as a Centre of Excellence.
 - f) **Ensure Long-Term Value:** The focus on life-cycle cost efficiency, maintainability, and future-readiness will ensure that infrastructure investments deliver sustainable value for decades to come.

5) Purpose and Service Outcomes Statement

Purpose of the Services: The purpose of engaging Comprehensive Design Consultants for the Phase-B Development of IIT Dharwad is to deliver a fully integrated, future-ready, and sustainable built environment that supports the Institute's academic, research, residential, and administrative expansion. The services shall include Architectural, Structural, Mechanical, Electrical & Plumbing (MEP), Landscaping, Building Information Modelling (BIM), and GRIHA-compliant green building design, aligned with the campus Master Plan and institutional vision.

These services will ensure the development of an innovative, low-maintenance, environmentally responsible, and efficiently operable campus that meets the highest standards of quality, safety, and usability.

Service Outcomes:

- a) **Cohesive Campus Development:** A unified architectural language and efficient spatial planning that ensures ease of movement, logical zoning, and functional integration across the campus.
 - b) **GRIHA-Compliant Sustainable Infrastructure:** Achievement of a 5-star GRIHA rating for applicable buildings through sustainable site planning, passive design strategies, renewable energy integration, and water/energy efficiency measures.
 - c) **Low-Maintenance and Long-Life Design:** Selection of materials and systems with high durability, minimal maintenance, and lifecycle cost optimization, especially suited to local climatic conditions.
 - d) **Technology-Enabled Co-ordination:** Use of BIM for Co-ordination across disciplines, enabling real-time model-based design validation, clash detection, construction sequencing, and facility management integration.
 - e) **Timely and Quality-Assured Deliverables:** Preparation of high-quality, code-compliant design documentation including drawings, BoQs, specifications, and tender packages, delivered on time in a phased manner.
 - f) **Regulatory and Code Compliance:** All designs shall comply with National Building Code (NBC), CPWD norms, fire safety guidelines, local development authority regulations, and universal accessibility standards.
- 6) Upstream contract based on which this EOI is generated and/ or downstream work that would be required if any**
- a) **Upstream Contract / Context:** This Expression of Interest (EOI) is being issued as part of the internal project execution strategy adopted by Indian Institute of Technology Dharwad (IIT Dharwad) for the development of its Phase-B infrastructure. The upstream context includes the following:
 - b) **Master Plan Development:** IIT Dharwad has already prepared a comprehensive Campus Master Plan, under which Phase-B is the next major development stage. This EoI is a direct continuation of that vision.
 - c) **Completion of Phase-A:** The physical and functional requirements identified through the implementation of Phase-A-including academic, residential, utility, and infrastructure components have informed the programmatic brief for Phase-B such as Academic Blocks, Hostels, Housing including bulk services like water supply, sewage network, HVAC, Networking, Firefighting, The planning and design of Phase-B shall integrate the design of existing design and services for holistic control and monitoring.
 - d) **Budgetary Approval:** The Phase-B development is part of the capital works plan approved under the Ministry of Education's sanctioned infrastructure budget. This RFP aligns with the procurement norms and technical standards applicable to centrally funded institutes.

- e) **Internal Administrative Sanction:** The scope of consultancy work under this RfP is based on administrative and financial approval granted by the competent authority at IIT Dharwad, in line with CPWD Manual and GFR guidelines.

7) Downstream Work:

The downstream work that may arise from this consultancy includes, but is not limited to, the following:

- a) **Construction Packages / Execution Contracts:** Based on the design deliverables produced under this consultancy, CPWD on behalf of IIT Dharwad will float downstream construction tenders (civil, MEP, landscaping, etc.). The quality and completeness of design outputs will directly influence the accuracy and efficiency of downstream procurement.
- b) **Construction Supervision and Support:** While this RFP focuses on design services, the selected consultant shall be required to provide construction-stage design support, including:
 - a. Clarification of design intent
 - b. Review and approval of shop drawings
 - c. Participation in technical meetings
 - d. Issuance of addenda or construction revisions as needed
- c) **As-Built Drawings and Handover Packages:** The consultant shall prepare the Architectural As Built Drawings and Provide Editable Auto Cad/Revit Files for the designed services for Preparation of as-built drawings by Contractor and shall verify for their accuracy and approve the same for acceptance of the IIT Dharwad, The Consultant shall prepare GRIHA compliance documentation, and project closure reports, which are essential for post-construction facility management and audits.
- d) **Optional Future Phases / Expansion Work (*if deemed appropriate by IIT Dharwad*):** Subject to performance, mutual contract, and administrative approval, the consultant may be considered for limited-scope design continuity or advisory roles in subsequent campus development phases.

- 8) **Form of BOQ/ Contract – Lump sum and Percentage based should not exceed beyond a specific limit of 5% of bid value or completion cost whichever is less.**

9) Description of Services

Short Description and Broad Scope of Services: The consultancy services are aimed at planning, designing, of IIT Dharwad's permanent campus infrastructure in alignment with national standards, institutional vision, and future academic needs. These services encompass architectural, engineering, and technical advisory functions to ensure timely, cost-effective, and high-quality infrastructure delivery.

Broad Scope of Services

1. Master Planning and Architectural Design

- a. Existing Campus master plan updation with relevant modifications and exclusive Master Plan for Phase-B integrating Phase-A.
- b. Land use zoning and spatial planning.
- c. Sustainable and GRIHA-compliant building designs.

2. Detailed Engineering and Design

- a. Civil, structural, electrical, and mechanical design
- b. IT and Smart campus integration (ICT, BMS, surveillance)
- c. Fire safety, HVAC, plumbing, and drainage system design
- d. Laboratory design and detailing including lab furniture detailed BOQ and rate analysis.

3. Regulatory Compliance and Liaison

- a. Adherence to NBC, MoE guidelines, and local bye laws
- b. Co-ordination for fire NOC, environmental clearances, and Pre NOC for occupancy certifications.

4. Stakeholder Engagement and Capacity Building

- a. Presentations to institutional Committees
- b. Feedback incorporation from faculty and users
- c. Support in tendering.

10) Scope of Consultancy at various stages of work:

The Scope defined in page [39 to 60] is indicative, for information of the applicants, However the Final Version will be Updated in the RFP Proposed to be published, which shall be final and binding.

To provide Comprehensive architectural consultancy service for the proposed campus works of Phase-B at IIT Dharwad

The institute would furnish the requirements and area schedule for various activities/ functions of the proposed building, and the Consultant shall, there upon, render the following services and deemed to be included in their quoted price unless mentioned otherwise.

In Phase B, it is expected that at least **123,000 sqm** of area shall be designed. The role of the consultant is to provide “Consultancy Services for comprehensive planning and designing of the **“Proposed Campus works of IIT Dharwad”** and shall be involved for the entire duration of the project till its final commissioning. Institute anticipates further works beyond Phase B. The consultant’s role & responsibilities will include:

i. Preliminary Stage

(a) Preliminary Concept Report

- i) To furnish a site evaluation and analysis report with basic approach.
- ii) The available survey drawing shall be provided to the Consultant. Consultant may

seek required information after studying same

- iii) To prepare Site Plan (showing contours, features and services and facilities available), general Layout Plans/ Space Plans of the building and services, preliminary sketches/ design with drawing, giving details of useful areas, services areas, circulation areas and total plinth area/ built-up area and preliminary estimate to provide information in respect of magnitude of work and its components and service and rough cost of all such items involved. The Consultant should submit the design and modify it if considered necessary by Institute. Site inspection for finalization of above details shall be conducted by the Consultant
- iv) To prepare Preliminary Estimate (PE) on the basis of Plinth Area Rates (PAR) as per CPWD norms. The Estimate shall also include any non-PAR items on prevailing market rate along with quotation/ specification etc.
- v) To obtain the approval of Institute of above and supply 6 [Six] copies of approved Plans/ drawings in A0 Size including Soft Copies in Auto Cad and PDF.
- vi) To prepare & submit 3D views for exterior & interior along with the walk-throughs of the entire scheme for detailed visualization as per the requirement of the Institute.

To prepare and give presentations on the schemes as and when required by Institute and shall incorporate the observations/ comments/ revisions desired by Institute without any extra cost at this stage.

(b) Preliminary Planning

- i) Preliminary planning of all internal and external utility services like Public Health Engineering (PHE services such as water supply, plumbing/ sewerage, storm water drainage, rain water harvesting etc.), Electrical (services including all the high side & low side such as power supply/ telephone/ networking points, UPS/ power back-up system, internal & external lighting, ESS, DG sets etc.), Firefighting system (including internal & external Fire Alarm & Fire-fighting appliances), landscaping (Development Plans showing compound walls, roads, paths, parks, paved areas, drains, culverts, plantation/ greenery/ vegetation, water bodies and lighting etc.), vertical accessibility (Lifts/ elevators, escalators etc.), developing universal accessibility & barrier-free environment, acoustical design, interior design, graphic design (including internal & external signage, monograms etc.), security system, telecommunication system etc. indicating scope, specifications and costs separately of each sub-head.
The scope of work shall be as defined above, however, Institute reserves the right to exclude any of the above services from the scope of the Consultancy services, if required.

- ii) To prepare the DPR covering the following:

- Detailed Architectural, structural and SLD/ flowchart drawings

It is mandatory to get the design proof checked by the reputed Institute of National Importance such as IISC Bangalore / IIT Madras / IIT Delhi / IIT Kharagpur / IIT Bombay / IIT Kanpur. Vetting fees for this shall be reimbursed on actuals by the Institute

- Detailed specifications for each & every work.
 - Bills of quantities (BOQ) duly priced along with take-off sheets. All estimates shall be prepared on the basis of applicable CPWD Delhi Schedule of Rates norms wherever applicable and on the basis of market rate analysis where Central/ State SORs are not applicable. These estimates should be comprehensive and should include all the items. Detailed Analysis of Rates (AOR) shall have to be submitted for the items not included in Central/ State SORs. The consultant shall supply four copies of the same with the preliminary drawings to Institute
- iii) To submit market rate analysis for Non-Schedule Items supported with Quotations.
- iv) Collection of all data regarding existing services in the area like Sewerage system, Power/ electrical lines, Water supply, transportation, OFC/ internet cables, telecommunication lines etc.
- v) To obtain the approval of Layout Plans & drawings from the competent authority/ statutory body, if necessary, according to the local development Acts, building bye laws/ regulations etc. and make any changes desired by such authorities. The approved/ modified Layout Plans and drawings are to be submitted to Institute. Necessary correspondence shall be done by the consultant required support shall be extended by Institute, IIT Dharwad shall reimburse the fees payable to the statutory bodies on actuals.
- vi) The Consultant will incorporate eco-friendly building materials like for example: fly ash bricks, low VOC paints, water/ energy efficient equipment's & fixtures etc. as per prevailing government rules.
- vii) To prepare & submit required set of Tender Documents, Tender Drawings, BOQ, Estimates, Specifications etc.
- viii) Design Calculations for all the components of the schemes
- ix) Detailed Structural Drawings/Design Calculations for all the components of the scheme.
- x) Detailed Electrical/Mechanical Drawings/ Design Calculations for all the components of the schemes
- xi) Detailed Technical specifications for all the non-scheduled items proposed in the schemes.
- xii) Any other drawings/ details typically required for execution of architectural consultancy work but not mentioned above.
- xiii) The Consultant shall discuss all the points/ shortcomings/ new requirements,

if any, with the Institute and assist in obtaining local body approval.

- xiv) To undertake site visits and to attend meetings to collect details/data/information required for planning purposes, holding necessary discussions with Institute, pertaining to local body approvals / local bodies and discussing requirements of the Project and attending meetings, for assisting with the approvals.

c. Working Drawing Stage

The preparation of detailed working drawings with details incorporating services and Schedule of Quantities (SOQ) which will include:

- i) Preparation of working and detailed Architectural and Structural drawings and Detailed Estimate as per the latest Delhi Schedule of Rates (DSR) of CPWD or any other Standard Schedule of Rates (SOR) for civil work, electrical works, plumbing & water supply works and CPWD specifications for civil works, General specifications for electrical / FF works such as Internal, External, Lifts Substation (ESS), Wet riser and sprinklers system, DG sets and other CPWD specifications for services like substation, Air conditioning etc. for all items of the above work, including internal and external utility services, along with details of quantities (Bill of Quantities), supporting calculations and details of structural design for whole of the work or in part of to facilitate call of tender by Institute or their PMC. For items not covered in the Schedule of Rates the Consultant provides detailed specifications, description of the item and market rates etc.
- ii) To provide Analysis of Rates (AoR) for Schedule and non-schedule items on current market rates.
- iii) Assist in obtaining approval of local authorities, if any, and make changes required by them.
- iv) Preparation & submission of the draft Tender Documents/ Tender Drawings comprising BOQ/ Estimates, particular specifications etc. for approval of the Institute
- v) To prepare & submit Good for Construction (GFC) drawings before tendering & during construction stage visit the site of work regularly (at least once a month) as per requirement of Institute to solve the problems of site & issue necessary clarifications/ details of the Project.
- vi) Preparation & submission of as many sets as required (upto 6 [six] sets) of Detailed Design calculations/ BOQ/ Good for Construction (GFC) drawings for all the components of the schemes as per requirement of Institute / Vetting authority/ Executing agency/ PMC including soft copies such as MS- Excel, Auto Cad / REVIT/ STAAD PRO/ETABS. The Structural Design shall have to be done on STAAD-Pro/Etab software (latest version). Additional sets shall be paid for by the Institute.
- vii) Preparation & submission of Detailed Engineering Drawings, Detailed

specifications & list of makes.

d. Construction Stage

- i) To supply six (6) copies of the detailed working drawings, specifications, BOQ and Detailed Estimates (DE) etc. to Institute free of charge for use during execution of work.
- ii) To supply such further drawings, specifications or details which may be required for proper execution of work to Institute.
- iii) To assist in approval from any statutory body/ local authority/ Govt. Body like Pollution Control Board, Environmental clearance etc. as applicable to the proposed project for execution of work or for designs/ drawings of the scheme.
- iv) To carry out all modifications/ deletions/ additions/ alterations/ in the designs/ drawings/ documents as required by Local Bodies/ Authorities / State or Central Govt. or any other authorities as applicable for proper execution of works at site till completion and handing over of the project to the client.
- v) To undertake site visits or to attend meetings during execution of the project to ensure adherence of execution as per detailed drawings and specifications, including sorting out problems and issue necessary clarifications at site including preparation & submission of additional drawings and details for proper execution of work at site which shall have to be borne by the Consultant and shall be covered within his quoted/ negotiated fees and nothing extra shall be payable on this account.
- vi) The Consultant shall have to deploy 01 [one] no. of Architect/ Engineer (having min. 03 [three] years of architectural experience and 1 [one] number electrical engineer with 3 [three] years of experience in design) during construction stage, on site for day-to-day coordination/ liaising with all the stake holders till the completion of the project.
- vii) The Consultant shall prepare the Gantt chart using MS Project/Primavera and provide required resource requirements/Material orders/ lead time mapping for Material orders and Monitor the Project Progress and alarm the delays.

e. Completion Stage:

- i) To assist in completion and occupancy certificates, wherever necessary from the local bodies/ authorities/ statutory bodies after completion of work. For this purpose, any assistance required from Institute, will be extended to the consultant. Any statutory fee payable to local bodies for issue of occupancy certificate shall be borne by Institute.
- ii) Assisting in obtaining of commissioning N.O.C.s by Contractor
- iii) To check completion drawings comprising all internal and external services as

completed submitted by Contractor and forward the set of completion drawings to Institute and also hand over the originals of the completion drawings to Institute.

iv) Checking & submission of completion reports

11) Payment of Remuneration:

11.1 Remuneration

The fee includes planning, designing, Griha certification, BIM [Building information modelling] and periodical supervision during construction of the project, travel expenses towards periodical supervision, for attending meetings with Institute / local authorities etc. by the Consultant and or by their technical personnel. The fees should also include cost of deploying 01 [one] no. of Architect/ Engineer (having min. 03 [three] years' experience 1 [one] number electrical engineer with 3 [three] years of experience in design) during construction stage on site for day-to-day coordination/ liasoning with all the stakeholders till the completion of the project. In case of non-deployment, recovery @ ₹50,000/- per month shall be made from the running bills of the Consultant. All payments shall be made in Indian currency (₹) only.

(i) The Consultancy Fee:

Institute agrees to pay the Consultant fees for the professional services to be rendered by them as described in “**Scope of Work**” of the RFP Document.

The payment of fee to the Consultant shall be on the project cost based on the final bill certified by PMC/CPWD. For the purpose of payment of fees, the project cost shall be the bid value or Project completion cost whichever is less on completion of the project.

The actual completion cost of the project shall not include the following:

- Cost of land
- Payment to statutory bodies/ local authorities/ vetting agency / State or Central Government.
- Vetting charges
- GRIHA registration & visit charges
- Executing agency/ PMC charges.
- Contingencies

(ii) The quoted fee is inclusive of all the fee payable by the consultant to any sub-Consultant/ Associate(s) and nothing extra shall be payable by Institute for this purpose.

(iii) The Architect/ Consultant shall submit all running/stage bills and final bill to Institute by hardcopy with supporting documents in justification of claims such as Transmittals/Soft Copies Submission/ relevant documents and obtain acknowledgement. Tax invoice etc. shall be provided for the bills by consultant

in hardcopy.

- (iv) Institute shall release the payment within 21 days of the receipt of the Bill in hardcopy with acknowledgement.
- (v) Institute shall pay the statutory charges, Griha registration, vetting/proof checking charges, etc

11.2 Time Schedule and Mode of Payment

The construction operations shall be carried out, by the construction contractors after award of contracts following planning, designing & preparation of drawings & details, Bills of Quantities (BOQ), Specifications, and Tender Documents by the Consultant keeping in view the Project Objectives, prioritized scheduled programmes of implementation which shall need special attention and careful planning by the Consultant engaged on this Contract fulfilling the Objectives as envisaged thus.

Time schedule and milestone Payment schedule for various activities is as under:

11.2.1 Payment schedule

The Consultant shall be paid consultancy fee as a percentage of the estimated amount put to tender in the following manner as per the definition in RFP [Request for Proposal] including Lumpsum items with scheduled stages of payment:

No.	Activity/ Deliverable	Elapsed time	Fees Payable
	Milestones for Architectural and Allied services		
1	After ascertaining / taking note of Client requirements, preparation and submission of conceptual scheme of the building, master Plan and approval of drawings from Competent Authority in both hard and soft copies.	30 Days from date of signing of the Agreement	10% of the Fee
2	On submitting the final preliminary drawings/ designs in both hard and soft copies such as Auto CAD/Revit/STAAD Pro/BIM Model including all external and internal services drawings and model along with preliminary cost estimates of the project and submission to the Institute and approval of drawings from Competent Authority.	45 days from the date of approval of Milestone-1	20% of the Fee (Less payment already made)
3	On approval of drawings from Local Bodies. [such as HDMC/ Fire/ PCB/ KIADB/ Forest/ AAI etc...]	30 days from the date of approval of Milestone-2	30% of the Fee (Less payment already made)

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4	Preparation & Submission of Detailed design, calculations, proof checking report, tender drawings, specification, detailed estimates, B.O.Q, draft Tender Document etc. for approval by Competent Authority of the Institute.	45 days from the Date of approval of Milestone-3 (excluding vetting time)	45% of the Fee (Less payment already made)
5	On submission of GFC working drawings for the building, internal and external services with all the details required for execution of the works and their approval by the Institute	75 days from the Date of approval of Milestone-4 (excluding vetting time)	75% of the Fee (Less payment already made)

B	Time schedule for Construction & Execution		
5	Time Schedule for Periodic Supervision and issue of working drawings as per site requirements. Deputing 1 [one] no. Architect/ Engineer at site and 1 [one] num of Electrical Engineer for day-to-day clarifications, coordinating checking and approval of shop drawings submitted by contractors for specialized works, providing clarifications on drawings during execution of works:		
	(a) On execution of work worth 20% of the project cost	During the execution of work	80.0% of the Fee (Less payment already made)
	(b) On execution of work worth 40% of its project cost		85% of the Fee (Less payment already made)
	(c) On execution of work worth 60% of the project cost		90% of the Fee (Less payment already made)
	(d) On execution of work worth 80% of the project cost		95% of the Fee (Less payment already made)
	(e) On virtual completion of Construction Work		97.5% of the Fee (Less payment already made)
6	On checking and forwarding Completion reports& as built drawings (submitted by Contractor), assisting in obtaining of commissioning N.O.C.s by Contractor and receipt of completion/ occupancy certificate from Statutory authorities wherever required	After the completion of construction	100% of the Fee (Less payment already made)
			Total 100 %

Stage-II [RFP] – Presentation by the shortlisted Bidders at the RFP Stage.

Stage II – Presentation by the shortlisted Bidders

12 Presentation and its Evaluation:

12.1 The bidders qualifying in EoI, shall be invited for presentation. The date of presentation shall be notified in RFP. The date of presentation shall be 21 days after publication of RFP. **Institute is not likely to entertain request for extension of date of presentation.**

12.2 The committee shall evaluate the technical bid based on the following criteria:

Sl.No.	Parameters	Max. Marks
1	Approach and methodology	
a)	Understanding of the scope, detailed approach and methodology	10
b)	Proposed Concept Design and Interventions	30
c)	Innovative aspects of proposal presented by Bidder	20
d)	Lab Experience	10
e)	Detailed Implementation Plan based on past experience	5
2	Presentation of the technical Proposal (different views, floor plans, 3D visualization, typical timeline of events, and other important technical parameters as necessary)	25
Total		100 Marks

12.3 The bidder/bidders securing up to top 3 [three] positions based on the marks in the Presentation will qualify for opening of financial bid.

12.4 The proposals submitted to Institute shall remain with the institute

12.5 Financial Evaluation:

12.5.1 The financial bid of the qualified bidders shall be opened after the evaluation of presentation.

12.5.2 The evaluation will be based on **quality-cum-cost base selection (QCBS)**. The technical bid will have a weightage of 80% and commercial bid will have a weightage of 20% to arrive at composite scores. The bidder with the highest composite score shall be declared as successful bidder.

12.5.3 The overall grading of the bidder shall be calculated as under:

For Technical Scores (Ts) =

$$\frac{0.80 \times (\text{Marks obtained in Technical Evaluation} + \text{Presentation evaluation})}{\text{Mark obtained in (Technical Evaluation} + \text{Presentation evaluation})} \times 100$$

Financial Scores (Fs) =

$$\frac{0.20 \times \% \text{age quoted by the Lowest Bidder}}{\% \text{age quoted by the Bidder}} \times 100$$

Composite Score = Technical Scores (Ts) + Financial Scores (Fs)

12.6 Worked Example [Illustration]

In this worked example, Bidder 'A' with highest Composite Score stands **Successful Bidder** and gets the project.

Bidder	Technical+ Presentation marks	Technical score	Weighted Technical score (80% of Technical score)	Financial quote of the bidder (in %age)	Financial score	Weighted Financial score (20% of Financial score)	Composite score
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8) = (4)+(7)
A	90	$90/90 \times 100 = 100$	$0.80 \times 100 = 80$	3.75	$3/3.75 \times 100 = 80$	16	96.00
B	80	$80/90 \times 100 = 88.88$	$0.80 \times 88.88 = 71.10$	3.5	$3/3.5 \times 100 = 85.71$	17.14	88.24
C	60	$60/90 \times 100 = 66.66$	$0.80 \times 66.66 = 53.32$	3.0	$3/3 \times 100 = 100$	20	73.32

12.7 Approval Criteria

The bidder with the highest composite score shall be declared as ‘**Successful Bidder**’.

12.7.1 Even though any applicant may satisfy the above requirements, he/she would be liable to disqualification if he/she 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.

12.7.2 The employer reserves the right, without being liable for any damages or obligation to inform the applicant to:

- (a) Amend the scope and value of contract.
- (b) Reject any or all the applications without assigning any reason.
- (c) Negotiate the fees with any bidder as required in interest of the Institute.

12.7.3 Any effort on the part of the applicant or his agent to exercise influence or to pressurize the employer would result in rejection of his application to qualify. Canvassing of any kind is prohibited.

12.7.4 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 / queries are not applicable in case of the applicant, it should be stated as “not applicable”. The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the pre-qualification application being summarily disqualified. Application made by telegram or telex and those received late will not be entertained.

12.7.5 The application should be typewritten. The applicant should sign each page of the application.

12.7.6 Overwriting should be avoided. Correction, if any, should be made by neatly crossing out, initiating, dating and rewriting. Pages of the eligibility criteria document are numbered. Additional sheets, if any added by the bidder, should also be numbered by him. They should be submitted as a package with signed letter of transmittal.

12.7.7 References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the applicant should be signed by an officer not below the rank of Executive Engineer or equivalent.

12.7.8 The applicant may furnish any additional information, which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He/ she 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.

12.7.9 Any information furnished by the applicant & found to be incorrect either immediately or at a later date, would render him liable to be debarred from tendering / taking up of work in Institute.

12.7.10 Institute reserves the right to accept or reject any Offer or extend the date of submission of the Offers or cancel any or all the EoI(s) or this whole EoI process without assigning any reason whatsoever.

12.8 Additions, Alterations and Variation:

- i) Institute shall have the right to request in writing for additions, alterations, modifications or deletions in the design and drawing of any part of the work and to request in writing for additional work in connection therewith and the Consultants shall comply with such requests without any extra cost. No extra payment shall be made to the Consultant by Institute on account of such additions & alterations as enumerated above.
- ii) The Consultant shall not make any material deviation, alteration, addition to or omission from the work except without first obtaining the written consent of Institute.
- iii) Variations: The overall positive variations in actual cost of project w.r.t the approved estimated cost by more than 10% [ten percent], Consultant shall be levied penalty maximum up to 1% [one percent] of the consultancy fees and shall be deducted from their final bill, in case same is not due to changes asked by Institute. The decision of the Engineer-in-charge in this regard shall be final and binding on the Consultant.

12.8.1 If the work in full or part is withdrawn from the scope of the Consultant by Institute, the proportionate consultancy fee shall be paid only up to the stage for which the consultancy work has been completed and the Consultant shall have no further claim whatsoever on this account on Institute.

12.8.2 If any additional works are to be undertaken, and if Institute desires,

the Consultant shall carry out additional work. However, this will be considered subject to the satisfactory performance of the Consultant, and the consultancy fee shall be calculated as per quoted fees, and the consultant shall have no further claim whatsoever on this account of Institute.

12.9 Taxes and duties:

12.9.1 The Consultant shall ensure payment of appropriate tax on the supplies made under the contract. The Consultant shall take registration under the applicable enactment levying tax on supply of goods or services under the contract and issue invoice having all the particulars prescribed under the applicable provisions of the law, including description of goods/ services, rate and amount of tax paid or payable on the supplies made under the contract. The Consultant shall comply with all applicable provision of Goods and Service Tax (GST) levied by Union Government and State Governments (CGST, UTGST, SGST and IGST). The Consultant shall get himself registered and discharge his obligations for payment of taxes, filing of returns etc. under the appropriate provisions of law in respect of all the tax, duties, levies, cess, etc. Institute would have right to seek necessary evidence that the Consultant is registered under the law and duly discharging its obligations under the tax law.

12.9.2 Stamp duty and registration charges, if any, payable on the executed contract document, shall be borne by the Consultant.

12.9.3 Tax deduction at source, if any, shall be made by Institute as per law applicable from time to time from the amount payable to the Consultant.

12.9.4 The consultant must be registered for GST under GST Act as per applicable law and submit the details.

13 Performance Security/ Guarantee:

13.1 For the due performance of the contract in accordance with the terms and conditions specified, the Consultant shall on the day or before signing the contract which shall not be later than 21 (Twenty one days) of the issue of the Letter of Award/ Letter of Intent, furnish performance security / Guarantee from a Nationalized/ Scheduled Bank to the extent of **5% [Five percent]** of the value of total consultancy fees of the Consultant (at this stage it shall be worked out considering the estimated project cost). The Bank Guarantee shall remain valid till stipulated time for completion of project plus 60 days. The Bid security/ EMD paid (if any) by the Consultant shall be returned to the Consultant after receipt of Performance Guarantee.

13.2 The Bank Guarantee shall be in favour of Institute, payable to the Registrar IIT Dharwad, payable at Dharwad. The Bank Guarantee should be issued from any

Nationalized Bank/ Scheduled Bank (as per prescribed proforma).

- 13.3** It is expressly understood and agreed that the performance security is intended to secure the performance of entire contract. It is also expressly understood and agreed that the performance security is not to be construed to cover any damages detailed/ stipulated in various clauses in the Contract document.
- 13.4** The performance security will be discharged by Institute and returned to the Consultant after successful physical completion of the project at site and submission of completion drawings and documents to Institute and statutory bodies plus two months.
- 13.5** Institute reserve the right of forfeiture of the performance guarantee in additions to other claims and penalties in the event of the Consultant's failure to fulfil any of the contractual obligations or in the event of termination of contract as per terms and conditions of contract.
- 13.6** If the stipulated time for completion of work, for whatever reason gets extended, the Consultant, shall at his/ her own cost, get the validity period of Bank Guarantee in respect of performance security furnished by him/ her extended and shall furnish the extended/ revised Bank Guarantee to Institute before the expiry date of the Bank Guarantee originally furnished.

14 Completion period:

- a. The overall completion period for the execution of this project from the date of commencement of work shall be mentioned in RFP [Request for Proposal].
- b. If at any stage, the Project has been delayed by the acts of Institute / funding authorities or by the deployed Contractor for the work, suitable no cost extension of time for completion of work shall be granted accordingly.

15 Commencement of Work:

The commencement of work will be considered from 15th day of issuance of LOA. The Consultant has to submit detailed program of the work as per the below mentioned guidelines within 10 days from the date of commencement of the work. The time schedule submitted by the Consultant shall include time for obtaining required approvals, completion certificate etc. from local bodies. However, if delay is caused by reasons beyond reasonable control of the Consultant, the department may consider such delays favorably.

16 Compensation for Delay:

- i. The time allowed for carrying out the work as specified shall be strictly observed by the Consultant and shall be deemed to be the essence of the contract on the part of the Consultants. The work shall throughout, the stipulated period of the contract, be processed with all diligence.
- ii. The Consultant will be required to complete the entire job within stipulated time for the said phase. No extension of time for completing the same shall be given other than owing to any variations made in the works by the orders of Institute. In case the Consultant fails to complete the work within the Contract period or extended period as above owing to reasons solely attributable to Consultant, liquidated damages @ 0.5% [point five percent] per week of the total fees subject to a maximum of 10% [ten percent] of the total fees payable shall be levied on the Consultant. Institute shall be entitled to deduct such damages from the dues of the Consultant. If the work is held-up at site due to non-availability of Drawings/ Specifications/ Other Details as per mutually agreed schedule penalty, proportionate to the value of the work which is held-up, shall be imposed on the Consultant.

17 Abandonment of Work:

- i. That if the Consultant abandon the work for any reason whatsoever or become incapacitated from acting as Consultant as aforesaid, Institute may make full use of all or any of the drawings prepared by the Consultant(s) and that the Consultant shall be liable to refund any excess fees paid to them up to that date plus such damages as may be assessed by Institute.
- ii. If at any time after start of work, the client decides to abandon or reduce the scope of work for any reason whatsoever and hence not required the whole or any part of the works to be carried out, Institute shall give notice in writing to this effect to the Consultant and the Consultant shall have no claim for any payment of compensation, or otherwise whatsoever, on account of any profit or advance which he/ she might have derived from the execution of works in full but which he/ she did not derive in consequences of the foreclosure of the whole or part of the work.

18 Termination:

Institute without any prejudice to its right against the Consultant in respect of any delay or otherwise or to any claims or damages in respect of any breaches of the contract and without prejudice to any right or remedies under any of the

provisions of this contract may terminate the contract by giving one month's notice in writing to the Consultants and in the event of such termination, the Consultant shall be liable to refund the excess payment, if any, made to him/her over and above what is due in terms of this agreement on the date of termination. Institute may make full use of all or any of the drawings prepared by the Consultant(s).

In case due to any circumstances, Institute decides to curtail the scope of work or totally abandon the work, the payment to the Consultant would be made based on above and approved preliminary estimate or estimated cost or awarded cost whichever is less up to the stage of work executed by him immediately before taking such decision.

19 Copyright etc.:

For the selected firm, the Copyright conditions shall be as per the prevailing law and Council of Architecture norms 2014. (Clause 12 of Comprehensive Architectural Services).

20 Determination or Rescission of Agreement:

Institute without any prejudice to its rights against the Consultant in respect of any delay by notice in writing absolutely may determine the contract in any of the following cases:

- i.) 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 the creditor shall be appointed or if circumstances shall arise which entitle the court or creditor to appoint a receiver or a manager which entitles the court to make up a winding order.
- ii.) If the Consultant commit breach of any of the terms of agreement. When the consultant has made himself/ herself liable for action under any of the clauses aforesaid, Institute shall have powers to determine or rescind the agreement.

21 Responsibilities for Accuracy of Project Proposals:

- a) The Consultant shall be responsible for the accuracy of the technical / financial data collected and the designs, drawings, quantities and estimates prepared by him/ her as a part of the project. He/ she shall indemnify Institute against any inaccuracy in the work, which might surface out at the time of ground implementation of the project. In such an eventuality, the Consultant will be

responsible to correct the drawings as required without any extra cost implication on Institute.

22 Force Majeure Clause:

The Consultant shall be granted extension of the completion date without any financial repercussion to cover the delay caused by the circumstances viz. incidence of war, invasion, revolution, sabotage, work shutdown imposed by Govt. agencies or legislature or other authorities, act of God, epidemics, fires, earth quakes, floods explosions, accidents, sea navigation blockages or any other acts or events whatsoever which are beyond the control of Institute and which shall directly or indirectly prevent completion of the works within the time specified in the agreement. This Force Majeure Clause shall be applicable only if extension of the completion date is granted to the Consultant by Institute.

23 Jurisdiction:

The agreement shall be governed by the Indian Laws for the time being in force and the Courts of Dharwad, Karnataka alone will have jurisdiction to deal with matter arising there from.

24 Foreclosure of contract by Institute:

If at any time after the commencement of the work, Institute shall for any reason whatsoever if required to foreclose the work or is not require the whole work thereof as specified in the tender to be carried out, the Engineer-in-Charge shall give notice in writing of the fact to the Consultant, who shall be paid upto the work done but have no claim to any payment of compensation whatsoever on account of any profit or advantage which he/ she might have derived from the work in full, but which he did not derive in consequence of the foreclosure of the whole or part of the works.

25 Suspension of Works:

- a. The Consultant shall, on receipt of the order in writing of the Engineer-in-charge, suspend the progress of the works or any part thereof for such time and in such manner as the Engineer-in-charge may consider necessary for any of the following reasons:
 - i. On account of any default on part of the consultant, or
 - ii. For proper execution of the works or part thereof for reason other than the default of the Consultant, or
 - iii. If the work is partly or fully abandoned/ suspended by Institute for any reasons. The consultant shall, during such suspension, properly protect and secure the works to the extent necessary and carry out the instructions given in that behalf

by the Engineer-in-charge.

- b. If the suspension is ordered for reasons (ii) and (iii) in sub-para (a) above:
 - i. The Consultant shall be entitled to an extension of the time equal to the period of every such suspension plus 25%.
 - ii. In the event of the Consultant treating the suspension as an abandonment of the Contract by Institute, he/ she shall have no claim to payment of any compensation on account of any profit or advantage which he/ she may have derived from the work in full or part.

Key Activities and Dependencies:

Service Module 1: Master Planning and Concept Development.

Key Activities:

- Site analysis and surveys (topography, soil, utilities)
- Zoning and land use planning
- Development of Master Plan and Design Brief
- Integration of sustainability (GRIHA/Green norms)

Dependencies on Procuring Entity:

- Provision of site boundary details, encumbrance-free land.
- Institutional vision and academic space projections.
- Co-ordination with Statutory Authorities.

Third Parties:

- Survey agencies (for topography and soil data)
- Local Development Authority (zoning regulations)

Service Module 2: Architectural and Engineering Design

Key Activities:

- Preparation of Conceptual, Schematic, and Detailed Designs
- Floor plans, elevations, structural, electrical, plumbing drawings
- Preparation of Detailed Project Reports (DPRs), BOQs, cost estimates
- Fire safety, accessibility, and smart campus features.

Dependencies on Procuring Entity:

- User department requirements and approvals
- Feedback from academic and administrative stakeholders

Third Parties:

- Design code references (NBC, MoE, GRIHA, etc.)
- Liaison with Fire and Environmental Authorities

Service Module 3: Project Management and Construction Monitoring

Key Activities:

- Tender support: specifications, technical vetting,
- Work schedule preparation (Gantt charts, resource mapping/ Material Order tracking/Delay/Finishing date projections),
- Regular site visits and technical supervision,

Dependencies on Procuring Entity:

- Appointment of contractors through CPWD.
- Timely release of work orders and payments
- Site access and utility connections

Third Parties:

- Contractors, vendors, CPWD as PMC.

Service Module 4: Statutory Compliance and Approvals

Key Activities:

- Prepare documentation for Fire NOC, EC, Occupancy Certificate
- Assist in technical presentations to Statutory Authorities
- Address comments/observations raised during approvals

Dependencies on Procuring Entity:

Authorization letters and application forms

Third Parties:

Fire Dept., Pollution Control Board, Local Municipal Authorities

Service Module 5: Handover, Commissioning, and Documentation

Key Activities:

Final inspections and snag-listing
As-built drawings, O&M manuals, and commissioning support
Project Closure Report and Knowledge Transfer

Dependencies on Procuring Entity

Availability of maintenance and operations team
Acceptance committee for final inspection

Deliverables/ Outcomes and Timelines (frequency) thereof:

Deliverable Milestones:

Sl.no.	Stage	Key Deliverables	Tentative Timeline
A	Inception/Reconnaissance Stage	Site assessment report, data collection, user requirement brief	Within 2 weeks of kick-off from contract issued date
B	Concept Design Stage	Master layout, architectural concept, massing, zoning, preliminary GRIHA approach	Within 4 weeks of approval of Item A
C	Schematic Design Stage	Schematic floor plans, MEP layouts, landscape concepts, GRIHA compliance checklist	Within 6 weeks of concept approval at Item B
D	Detailed Design Stage	Final architectural, structural, MEP & landscape drawings, BIM Co-ordination model	Within 8–10 weeks of schematic approval at Item C.
E	Tender Documentation	Tender drawings, BoQs, technical specs, GFC drawings, GRIHA documentation	Within 4 weeks of DD approval at Item D
F	Construction Support	Design clarifications, site Co-ordination, shop drawing review, and as-built updates Ongoing till construction ends	Ongoing till construction Completes [Co - terminus with the project].

Note: The mentioned timelines are Indicative will be finalised during negotiation.

Institutional and organisational arrangement for Services

1. Key Institutional Roles

Entity	Role / Responsibility
IIT Dharwad Organization	Procuring Entity and funding agency approves all key decisions, milestones, and payments.

Consultant	Provides technical expertise, design, documentation, advisory.
Project Monitoring Committee (PMC)	Reviews progress and deliverables periodically, advises IIT Dharwad on approvals.
Third-Party Reviewer (if any)	Provides independent checks on technical quality and compliance.
Government/Statutory Bodies	Issue permissions/approvals (e.g., fire NOC, environmental clearance, etc.).

2. Consultant's Internal Organization

Position	Responsibility	Frequency of Engagement
Team Leader / Project Manager	Overall Co-ordination, IIT Dharwad interface, milestone delivery	Full-time.
Lead Architect.	Designs, technical documentation	Full-time
Subject Matter Experts	Specialized inputs (e.g., structural, HVAC, fire safety...etc)	Intermittent
Site Supervision / Coordinator	Visits site, monitors execution alignment	Weekly / Biweekly
Support Staff / Draftsmen	Prepare drawings, BOQs, and documentation	70 % Full-time and 30% on need basis.

3. Communication & Reporting Channels

Communication Type	Between	Medium	Frequency
Kick-off Meeting	IIT Dharwad – Consultant	In-person	Once at project commences.
Review Meetings	Consultant – PMC / IIT Dharwad	In-person	Monthly / As needed
Progress Reports	Consultant → IIT Dharwad	Email+ Hard copy	weekly
Approvals / Clarifications	IIT Dharwad ↔ Consultant	Written communication	Ongoing
Site Supervision Reports	Consultant → IIT Dharwad / PMC	Email + Hard copy	After each site visit

4. Escalation Matrix

Issue Level	Escalation Contact	Timeline to Resolve
Technical queries	Lead Architect	2 working days
Design approvals	Lead Architect	5 working days
Budget/time overruns	IIT Dharwad's Project Director	7 working days
Dispute resolution	Contract Management Committee	14 working days

Statutory and contractual obligations to be complied with by the consultant:

1. Statutory Compliance

- 1.1 The Consultant shall, at all times during the term of this Contract, comply with all applicable laws, rules, regulations, notifications, and orders of Central, State, and local authorities having jurisdiction over the performance of services under this Contract.
- 1.2 The Consultant shall ensure compliance with all applicable labour laws, including but not limited to:
 - i. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
 - ii. The Contract Labour (Regulation and Abolition) Act, 1970.
 - iii. The Minimum Wages Act, 1948.
 - iv. The Employees' Provident Fund and Miscellaneous Provisions Act, 1952.
 - v. The Employees' State Insurance Act, 1948.
 - vi. Any other law relating to employment, welfare, safety, and health of workers and professionals deployed under this Contract.
- 1.3 The Consultant shall ensure timely compliance with applicable taxation laws including the Income Tax Act, 1961 and Goods and Services Tax Act, 2017. The Consultant shall furnish evidence of PAN, GST registration, and other applicable tax registrations and shall be solely responsible for all tax liabilities arising out of the payments received under this Contract.
- 1.4 The Consultant shall obtain and maintain valid licenses, permits, and registrations with professional regulatory bodies (e.g., Council of Architecture, Institution of Engineers, or other relevant statutory authorities) as required for lawful execution of the consultancy services.
- 1.5 The Consultant shall adhere to applicable provisions of the National Building Code (NBC), relevant Indian Standards (IS codes), environmental and fire safety regulations, and local development authority or municipal by-laws while preparing the design and deliverables.

2. Contractual Obligations

- 2.1 The Consultant shall perform the services with due diligence, efficiency, and economy, in accordance with sound professional engineering and architectural practices, and shall observe the highest standards of ethics and professional conduct.

- 2.2 The Consultant shall deliver all drawings, designs, reports, estimates, specifications, and other outputs as per the timelines and formats specified in the Contract. All such deliverables shall conform to the quality standards and statutory requirements mentioned herein.
- 2.3 All drawings, designs, documents, reports, and other outputs prepared by the Consultant shall become the sole and absolute property of the IIT Dharwad. The Consultant shall not use or reproduce such materials for any purpose unrelated to the project without the prior written approval of the IIT Dharwad.
- 2.4 The Consultant shall maintain strict confidentiality of all information, data, and documents received or generated in connection with the services. Disclosure of such information to any third party without written consent from the IIT Dharwad shall constitute a material breach of this Contract.
- 2.5 The Consultant shall coordinate with the IIT Dharwad, its representatives, contractors, and statutory authorities as required for execution of services and shall attend all meetings and site visits as directed by the IIT Dharwad.
- 2.6 The Consultant shall be fully responsible for the correctness and completeness of the design, drawings, specifications, and estimates provided by them. Any deficiency, error, or omission attributable to the Consultant shall be rectified at their own cost, and the Consultant shall be liable for any loss or damage arising therefrom.
- 2.7 The Consultant shall not assign, transfer, or Sub-contract any portion of the services without the prior written consent of the IIT Dharwad. Any such unauthorized action shall constitute a breach of contract.
- 2.8 The Consultant shall maintain complete and accurate records of all activities under this Contract and shall make such records available for inspection or audit by the IIT Dharwad or its authorized representatives at any time during the term of the Contract and up to two years thereafter.
- 2.9 The Consultant shall be liable to indemnify and hold harmless the IIT Dharwad from and against all claims, damages, losses, or expenses (including legal fees) arising out of or resulting from acts, omissions, or negligence of the Consultant or its personnel in the performance of the services.
- 2.10 In the event of non-compliance with the provisions of this Clause, the IIT Dharwad shall have the right to terminate this Contract in accordance with the termination clause and recover any loss or damage caused by such non-compliance.
- 2.11 All the documents shall be verified in RFP stage before the Presentation.

Part III: EoI Submission Formats

(Ref EoI Clause 5.1)

Form 1: EoI Form (Covering Letter)

(To be submitted with supporting documents, if any) **(On Consultant's Letterhead)**
(Strike out alternative phrases not relevant to you)

Consultant's Name _____

[Address and Contact Details]

Consultant's Reference No. _____ Date.....

To,

The Executive Engineer,

Indian Institute of Technology, Dharwad

Chikkamalligawad,

Dharwad-580 011.

Ref: Your EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Sir/ Madam

Having examined the above-mentioned EoI document, we, the undersigned, hereby submit/upload our Expression of Interest (EoI) for being shortlisted for Phase-B Consultancy Services.

(Please tick appropriate boxes or strike out sentences/ phrases not applicable to you)

About us:

I/We, M/s ___, hereby certify that We are a firm are of proven, established, and reputed Consultant having the required Experience, Past performance, Personnel, and financial capability, with offices at __.

Our Eligibility and Qualifications to participate:

We comply with all the eligibility criteria stipulated in this EoI document, and the relevant declarations are made along with documents in Form 1.2 of this EoI-Form.

We fully meet the qualification criteria stipulated in this EoI document, and the relevant details are submitted along with documents in Form 2: 'Qualification Criteria Compliance' and its supplementary forms.

We undertake to provide originals of all self-certified copies of uploaded documents during the RFP Process. We have understood the ramifications of failure to do so as detailed in clauses 9.2.4 and 9.2.5 of Section I: EoI.

We have / don't have any conflict of interest with any other Consultant as per clause 3.3 of Section I: EoI.

No commissions and gratuities have been paid or are to be paid to agents or any other party by us relating to this EoI and RfP processes.

The following commissions and gratuities have been paid are to be paid to agents or any other party by us relating to this procurement process:

Affirmation of terms and conditions of the EoI document:

We have understood the complete terms and conditions of the EoI document. We accept and comply with these terms and conditions without reservations, although we are not signing and submitting some of the sections of the EoI document.

Abiding by the EoI Validity:

We agree to keep our EoI valid for acceptance for a period up to, as required in the EoI document, or for a subsequently extended period, if any, agreed to by us.

Non-tampering of Downloaded EoI documents and Uploaded Scanned Copies

We confirm that we have not changed/ edited the contents of the downloaded EoI Formats. We realise that any such change noticed at any stage, including after the contract award, shall be liable to punitive action in this regard stipulated in the EoI document.

We also confirm that scanned copies of documents/ affidavits/ undertakings uploaded along with our EoI are valid, true, and correct to the best of our knowledge and belief. We shall be responsible if any dispute arises regarding the validity and truthfulness of such documents/ affidavits/ undertakings. Upon our successful shortlisting, we undertake to submit for scrutiny, on-demand by the Procuring Entity, originals and self-certified copies of all such certificates, documents, and affidavits/ undertakings.

Signatories:

We confirm that we are duly authorized to submit this EoI and make commitments on behalf of the consultant. Supporting documents are submitted in Form 1.1, annexed herewith. We acknowledge that our digital/digitized signature is valid and legally binding.

Rights of the Procuring Entity to Reject EOI(s):

We understand that you are not bound to accept the lowest or any EoI you may receive against your above-referred EoI document.

..... (Signature with date)

..... (Name and designation)

Duly authorized to sign EoI for and on behalf of name, address, and seal of the Consultant].

EoI FOR PHASE-B AT IIT DHARWAD

Form 1.1: Consultant Information:

(Ref EoI Clause 2.2.4)

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

(On Consultant's Letterhead)

(Along with supporting documents, if any)

Consultant's Name [Address and Contact Details]

Consultant's Reference No. _____

Date.....

TENDER TITLE: Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Note: Consultant shall fill in this Form following the instructions indicated below. Consultant shall enclose certified copies of the documentary proof/ evidence to substantiate the corresponding statement wherever necessary and applicable. Consultant's wrong or misleading information shall be treated as a breach of the Code of Integrity. Such EOIs shall be liable to be rejected as nonresponsive, in addition to other punitive actions provided for such a breach in the EOI document.

(Please tick appropriate boxes or strike out sentences/ phrases not applicable to you) Consultant/ Contractor particulars:

a) Name of the Consultant's Organization:	
b) Corporate Identity No. (CIN):	
c) Registration, if any, with The Procuring Entity:	
d) Date of incorporation/ start of business:	
e) Place of Registration /Principal Place of business":	
f) Number of Years in Business:	
g) Number of Years in providing Consultancy Services:	
h) Consultant's Website URL:	
i) Complete Postal Address:	
j) Pin code/ ZIP code:	
k) Telephone nos. (with country/ area codes):	
l) Mobile Nos.: (with country/ area codes):	
m) Contact persons/ Designation:	
n) Email IDs:	
o) PAN Number:	
p) GSTIN No:	

EoI FOR PHASE-B AT IIT DHARWAD

Consultant Organisation Structure: *Submit the overall organisation structure of the firm as Appendix-I.*

Consultant Overall profile: *Submit the overall profile of the firm, highlighting technical and managerial capabilities as Appendix -II, The Appendix -II shall be in line to the requirements/ sub heads mentioned in Marking matrix restricted up to 20 slides/pages.*

Disclosure of Arbitration cases in the last 5 Years: [with complete Client details and current status].

Authorization of Person(s) signing the EOI on behalf of the consultant

Full name: __

Designation: _____

Signing as:

Kindly Indicate the category of the Firm such as Sole Proprietorship/Partnership firm/company.	
☐	A sole proprietorship firm. The person signing the EOI is the sole proprietor/ constituted attorney of the sole proprietor,
☐	A partnership firm. The person signing the EOI is duly authorised being a partner to do so under the partnership Contract or the general power of attorney,
☐	A company. The person signing the EOI is the constituted attorney by a resolution passed by the Board of Directors or in pursuance of the authority conferred by the Memorandum of Association/ Articles of Association.
Kindly Tick the appropriate category.	

Documents to be submitted: Registration Certificate/ Memorandum of Association/ Partnership Contract/ Power of Attorney/ Board Resolution.

Consultant's Authorized Representative Information

Name:

Address:

Telephone/ Mobile numbers:

Email Address: (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of name, address, and seal of the Consultant].

Form 1.2: Eligibility Declarations.

(Ref EoI Clause 3.1)

(On Consultant's Letterhead)

(Along with supporting document)

EoI document No.: **EoI IITDH/IPS/EE/PHASE-B/2025-26/39**

Tender Title: Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name

[Address and Contact Details]

Consultant's Reference No.

Date.....

[Note: The list below is indicative only. You may attach more documents as required to confirm your eligibility criteria.]

Eligibility Declarations:

(Please tick appropriate boxes or cross out any declaration not applicable to the consultant)

We hereby confirm that we comply with all the stipulations of EoI Clause 3.1 of the EOI document and declare as under and shall provide evidence of our continued eligibility to the Procuring Entity as and when it may be requested:

1. Legal Entity of Consultant: We are:

- a) relevant documents enclosed)
- b) We are a Consultancy Services provider with valid registration regarding GSTIN, PAN, EPF, ESI, Labour, or equivalent registration certificate as applicable to the subject Services.

2. Eligibility: We solemnly declare that we (including our affiliates or subsidiaries, or constituents):

- i. are not insolvent, in receivership, bankrupt or being wound up, not have our affairs administered by a court or a judicial officer, not have our business activities suspended and are not the subject of legal proceedings for any of these reasons,
- ii. (including our affiliates or subsidiaries, or constituents for any part of the assignment):
 - a. Do not stand declared ineligible/ blacklisted/ banned/ debarred by the Procuring Organisation or its Ministry/ Department from participation in its procurement processes; and/ or

- b. Are not convicted (within three years preceding the last date of EOI submission) or stand declared ineligible/ suspended/ blacklisted/ banned/ debarred by appropriate agencies of the Government of India from participation in procurement processes of all its entities for offences mentioned in EOI document in this regard.
- c. We have neither changed our name nor created a new "Allied Entity", consequent to the above disqualifications.
- iii. Do not have any association (as consultant/ partner/ Director/ employee in any capacity) with such retired public official or near relations of such officials of Procuring Entity, as counter-indicated, in the EOI document.
- iv. We have no conflict of interest, which substantially affects fair competition. The quoted prices are competitive without adopting unfair/ unethical/ anti-competitive means. No attempt has been made or shall be made by us to induce any other consultant to submit or not to submit an EOI to restrict competition.
- v. We certify that we fulfil other additional eligibility conditions if prescribed in the EOI document.

Penalties for false or misleading declarations:

We hereby confirm that the particulars given above are factually correct and nothing is concealed and undertake to advise any future changes to the above details. We understand that any wrong or misleading self-declaration would violate the Code of Integrity and attract penalties.

.....
(Signature with date) (Name and designation)
Duly authorised to sign EOI for and on behalf of
.....
Name, address, and seal of the Consultant]

DA: As in Sr 1 to 5 above, as applicable

EoI FOR PHASE-B AT IIT DHARWAD

Form 2: Qualification Criteria – Compliance

(Ref EOI Clause 9.2.3, Section III: Qualification Criteria)
(Along with supporting documents, if any)
(On Consultant's Letterhead)

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name _____

[Address and Contact Details]

Consultant's Reference No. _____

Date.....

Note to Consultant: The Procuring Entity reserves its right to call for verification originals of all self-certified copies of stipulated documents supporting the fulfilment of qualifying criteria during the following RFP Process. If the shortlisted consultant fails at that stage to provide such originals or, in case of substantive discrepancies in such documents, it shall be construed as a breach of the Code of Integrity (see clause 12 below). Such RFP proposals shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach.

Summary of Response to Qualification Criteria

Marking Matrix for Eligibility Criteria				
	Sl.no	Parameters	Claim Category	Document Reference
		YEARS OF EXPERIENCE		
1	1A	Firm having Experience of 20 Years.		
	1B	Firm having Experience of 20 to 25 Years.		
	1C	Firm Having Experience more than 25 Years.		
	Note	The Company Establishment/ Registration Certificate [Notarized] shall be submitted for claim of marks.		
		SIMILAR PAST EXPERIENCE		
2	2A	One similar project $\geq$ 98,000 sqm Built up area or Project cost $>$ Rs.610 Cr,		
		Two similar projects each $\geq$ 73,000 sqm Built up Area or Project cost $>$ Rs.458 Cr,		
		Three similar projects each $\geq$ 49,000 sqm Built up area or Project cost $>$ Rs.305 Cr,		

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	2B	For double the area in any of the category mentioned at 2A		
	2C	For more than the specified number of projects in specified category at 2A		
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization /General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR MASTERPLANNING EXPERIENCE		
3	3A	One Educational or Residential Campus Master Plan of more than 250 acres		
	3B	For More than One Educational or Residential Campus Master Plan of more than 250 acres		
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization /General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR GRIHA EXPERIENCE		
4	4A	One similar project $\geq 98,000$ sqm Built up area or Project cost $> \text{Rs.}610$ Cr with Griha 3- star rating and above,		
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs.}458$ Cr with Griha 3 - star rating and above,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs.}305$ Cr with Griha 3- Star Rating and above,		
	4B	For double the area in any of the category mentioned at 4A		
	4C	For more than the specified number of projects in specified category at 4A.		
	Note	Griha Certificate issued by Griha Council		
		SIMILAR EXPERIENCE		

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5	5A	One similar project $\geq 98,000$ sqm built up area or Project cost $> \text{Rs.}610$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,		
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs.}458$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs.}305$ Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 400,		
	5B	For double the area in any of the category mentioned at 5A		
	5C	For more than the specified number of projects in specified category at 5A		
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization /General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR MEP SERVICES		
6	6A	One similar project $\geq 98,000$ sqm Built up area or Project cost $> \text{Rs.}610$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services.		
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs.}458$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC / VRF, BMS, Scada, IT Services including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,		

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		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $>$ Rs. 305 Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,		
	6B	For double the area in any of the category mentioned at 6A		
	6C	For more than the specified number of projects in specified category at 6A		
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization /General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		SIMILAR EXTERNAL DEVELOPMENT & LANDSCAPE EXPERIENCE		
7	7A	One similar project $\geq 98,000$ sqm Built up area or Project cost $>$ Rs.610 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.		
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $>$ Rs.458 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.		
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $>$ Rs.305 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces		
	7B	For double the area in any of the category mentioned at 7A		

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	7C	For more than the specified number of projects in specified category at 7A		
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization /General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience		
		LAB EXPERIENCE		
8	8A	One Similar project having laboratory complex $\geq$ 8,000 sqm built up area		
	8B	For double the number of such projects in any of the category mentioned at 8A		
		FINANCIAL TURNOVER		
	9A	Financial Turnover for meeting minimum criteria of Rs.10 Cr.		
9	9B	For between Rs. 10 to 15 Crore in specified category at 9A		
	9C	For more than Rs. 15 Crore in specified category at 9A		
	Note	Chartered Accountant certificate along with ITR'S		

Note: Consultants shall provide evidence of their continued qualification to perform the Services satisfactorily to the Procuring Entity, as the Procuring Entity may request at any stage during the RFP process that would follow this EOI.

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of

... Name, address, and seal of the Consultant]

DA: As above, if any

EOI FOR PHASE-B AT IIT DHARWAD

Form 2.1: Performance Capability Statement Statement of Performance of Consultancy Services (Ref EOI Clause 9.2.3, Section III: Qualification Criteria) (On Consultant's Letter-head)

EOI document No: EOI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name____

[Address and Contact Details]

Consultant's Reference No.____

Date.....

Note to Consultant:

Consultant must fill in this Form to prove conformance to Criteria 1 –General and Similar Experience. Mention contracts in which a Consultant is or has been a party, whether as a Consultant, affiliate, associate, subsidiary, Sub-consultant, or any other role. The list below is indicative only. You may attach more documents as required to highlight your past performance. Add additional details not covered elsewhere in your EOI in this regard. Statements and Documents may be mentioned/ attached here.

List only those assignments for which the Consultant was legally contracted as a company. Assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or sub-consultants but can be claimed by the Experts themselves in their CVs. Assignments of Sub-consultant(s) can be used to meet the Experience requirements specified in Section III, Qualification Criteria. The Consultant should be prepared to substantiate the claimed experience by presenting copies of relevant documents and references if the IIT Dharwad requests.

The number of years of experience in Consultancy Services: Provide evidence for the required length of experience in Consultancy Services and cross-reference the list of assignments below.

In the specified period, list of Consultancy Services assignments completed or substantially completed in a tabular form (Period specified in Section III – Qualification Criteria Note: List only the most important and relevant ones. List the largest value and most relevant projects to this assignment first). country, IIT Dharwad, (source of funding), project title, project reference number, project value, project period, brief description of the consultant's role in the project # of international staff months, # of national staff months deployed by you on the project

Is it a Similar Experience as per Section III: Qualification Criteria (Yes or No)

Is it in General Sector as per Section III: Qualification Criteria (Yes or No)

Is it in Specific Sector as per Section III: Qualification Criteria (Yes or No)

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of
Name, address, and seal of the Consultant] DA: Performance records/ contracts

Form 2.2 Financial Capability Statements

(Ref: EOI Clause 9.2.3, Section III: Qualification Criteria)

(On Chartered Accountant Letterhead with verifiable UDIN number)

EoI document No: EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name_____

[Address and Contact Details]

Consultant's Reference No.____

Date.....

Note to Consultants: Fill out this Form for the consultant or other association that is a party to the consultant to highlight conformance to Criteria 2: Financial Capability. The list below is indicative only. You may attach more documents as required. Add additional details not covered elsewhere in your EOI in this regard.

Form 2.2.1: Financial Statements

Note: Each Consultant making up a Consultant must fill in this Form.

Financial Data for Previous 7 [Seven] Years				
	Year 1: [2018-19]	Year 2: [2019-20]	Year 3: [2020-21]	Year 4: [2021-22]
Information from the Balance Sheet				
Total Assets				
Total Liabilities				
Net Worth				
Current Assets				
Current Liabilities				
Working Capital				
Information from Income Statement				
Total Revenues				
Profits Before Taxes				
Profits After Taxes				
	Year 5: [2022-23]	Year 6: [2023-24]	Year 7: [2024-25]	
Information from the Balance Sheet				
Total Assets				
Total Liabilities				

EoI FOR PHASE-B AT IIT DHARWAD

Net Worth			
Current Assets			
Current Liabilities			
Working Capital			
Information from Income Statement			
Total Revenues			
Profits Before Taxes			
Profits After Taxes			

Attached are copies of financial statements (either audited financial statements supported by audit report or certified financial statements supported by Income tax returns), complying with the following conditions.

All such documents reflect the financial situation of the Consultant.

A Chartered accountant must audit historical financial statements.

Historical financial statements must be complete, including all notes to the financial statements.

Historical financial statements must correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

.....
(Signature with date)

..... (Name and designation)

Duly authorized by Chartered accountant with UDIN number for and on behalf of

.....
... Name, address, and seal of the Consultant]

EoI FOR PHASE-B AT IIT DHARWAD

Form 2.2.2: Average Annual Turnover:

(Ref EOI Clause 9.2.3, Section III: Qualification Criteria)
(On Chartered Accountant Letter-head with verifiable UDIN Number)

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name

[Address and Contact Details]

Consultant's Reference No. _____

Date.....

Note: Each Consultant must fill in these forms.

Annual Turnover Data (Rs Crores) for the Last 7 [Seven] Financial Years			
Year	Total Turnover Amount	Turnover Enhanced by 7 % [Seven percent] per annum till F.Y. 2024-25 to take care of Inflation	Turnover from Consultancy Services (supported by a certificate from the Chartered Accountants)
2018-19			
2019-20			
2020-21			
2021-22			
2022-23			
2023-24			
2024-25			
Average Annual Turnover			

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of

.....

... Name, address, and seal of the Consultant

Form 3: Checklist for Consultants

(On Consultant's Letterhead)

Consultant's Name___ [Address and Contact Details]

Consultant's Reference No.

Date.....

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

Note to Consultants: This checklist is merely to help the consultants to prepare their EOIs. It does not override or modify the requirement of the EoI. Consultants must do their due diligence also.

Sr	Documents submitted, duly filled, signed	Yes/ No/ NA
1.	Form 1: EoI Form (to serve as covering letter and declarations)	
2.	Form 1.1: Consultant Information and Power of Attorney and Registration Certificates etc.	
3.	Form 1.2: Eligibility Declarations, along with supporting documents	
4.	Form 2: Qualification Criteria - Compliance	
4.a	Form 2.1, 2.2 (and its sub-forms) to support Form 2 along with supporting documents	
5.	Form 3: This Checklist	
6.	Form 4 : For submission of Cv's of Architects and Other Members of the firm or Organisation.	
7.	Form 5: Non-Blacklisting certificate	
8.	Format -I Authorization to attend the Pre-Bid Conference	
9.	Signed Copy of EoI Document on all pages	
10.	Any other requirements, if stipulated in Section II: Appendix; or if considered relevant by the consultant	

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of..... Name, address, and seal of the Consultant]

Form -4: For submission of Cv's of Architects and Other Members of the firm or Organisation.

(Ref EOI Clause 9.2.3 and section -III Qualification criteria Key Experts required Section)
(On Consultant's Letterhead)

Consultant's Name___ [Address and Contact Details]

Consultant's Reference No.____

Date.....

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2025-26/39

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP],IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

S.No.	Personnel/ Expert	Min. Experience/age	Qualification	Cv's attached [Yes/no]
1.	Principal Architect/ Lead Architect (Act as a Team Leader)	15years, mandatory requirement	B. Arch. from recognized Universities and registered with COA	
2.	Sr. Architect	15 years	B. Arch. from recognized Universities and registered with COA	
3.	Architect	5 years	B. Arch. from recognized Universities	
4.	Landscape Architect	15 years	M.Arch. in Landscape Architecture and registered with COA	
5.	Civil Engineer	10 years	B.E./B.Tech (Civil Engg.)	
6.	Structural Engineer	12 years	M.E./ M. Tech. (Structure)	
7.	Electrical Engineer	12 years	B.E./ B. Tech. in relevant stream	
8.	Mechanical/ HVAC Engineer	12 years	B.E./ B. Tech. in relevant stream	
9.	Firm should have 5 Architects registered with CoA on full time roles kindly attach List and Cv's	As per criteria mentioned in Sl.no 1,2 and 3	As per criteria mentioned in Sl.no 1,2 and 3	[Yes/NO]

EoI FOR PHASE-B AT IIT DHARWAD

10.	Lab Expert	10 years and should not be more than 65 years of age.	B. Arch/ B. Tech from recognized Universities	
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..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of

... Name, address, and seal of the Consultant]

Form -5: Non-Blacklisting declaration
(Ref EoI Clause 9.2.3 and section -III Qualification criteria)

(On Consultant's Letterhead)

Consultant's Name___ [Address and Contact Details]
Consultant's Reference No.____

Date.....

EoI document No. IITDH/IPS/EE/PHASE-B/2025-26/39.

Tender Title: Expression of Interest [EOI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA, Design consultants for the Development works under Phase-B of IIT Dharwad.

To,

Sub: Declaration for non-blacklisting

Bid Reference No: _____

Name of Work: -

I,S/o Sh. aged years,
working as Proprietor/Managing Partner /Director of M/s
having its registered office at do hereby solemnly affirm and
declare on oath as under :

1. That I am competent to swear this affidavit being proprietor /one of the partners /Director of M/s
.....
2. That my firm M/s is a proprietorship /partnership firm /company is
participating in tender for supply of items at
.....
3. That I hereby confirm and declare that my/our firm /company M/s And
my/our firm/ /company have not been blacklisted /delisted or banned /debarred by any Institutional
agencies /Govt. Dept. /Public Sector Undertaking, in the last THREE years.
4. That I further undertake that in case any of the facts contained above and in our application is found
otherwise or incorrect or false at any stage, my/our firm/company, companies shall stand debarred from
the present and future tenders of the IIT DHARWAD for THREE years.

(Signature of Proprietor /Managing Partner /Director with official Seal.