

Indian Institute of Science Education and Research Thiruvananthapuram, Kerala
(Established under Ministry of Education, Government of India)



Documents related to Public Sector Undertaking (PSU) hiring





Indian Institute of Science Education and Research
Thiruvananthapuram (IISER TVM), Maruthamala PO, Vithura,
Thiruvananthapuram – 695551, Kerala, India

EOI No.: - IISER-T/EoI/2082/9/2026-27

Date: 15/05/2026

Expression of Interest

(EOI) For

Selection of Public Sector Undertaking/Government organization under purview of Rule 133(3) of the GFR 2025 as Project Management Consultant for **Construction of Deluxe Hostel at Indian Institute of Science Education and Research Thiruvananthapuram, Kerala.**

From

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

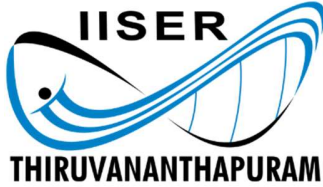


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1.0 Tender Notice for Expression of Interest (EoI)



Indian Institute of Science Education and Research
Thiruvananthapuram (IISER TVM), Maruthamala PO, Vithura,
Thiruvananthapuram – 695551, Kerala, India

EoI No. IISER-T/EoI/2082/9/2026-27

Date: 15.05.2026

Indian Institute of Science Education and Research Thiruvananthapuram, Kerala invites expression of interest (EoI) for appointment of a Public Sector Undertaking/Government organization as Project Management Consultant as per rule 133(3) of the GFR 2025 for “Construction of Deluxe Hostel, The details of EoI can be downloaded from Indian Institute of Science Education and Research Thiruvananthapuram, Kerala”

For Details; please visit website www.iisertvm.ac.in and from www.eprocure.gov.in

Date of Pre bid meeting: 29.05.2026 at 02:00PM, at IISER TVM.

The last date of submission of EoI is 04.06.2026 up to 4:00 PM.

EoI for selection of a Public Sector Undertaking/Government organization as Project Management Consultant as per rule 133(3) of the GFR 2025.

EXPRESSION OF INTEREST
FOR
SELECTION OF PUBLIC SECTOR UNDERTAKING/GOVERNMENT
ORGANIZATION AS PROJECT MANAGEMENT CONSULTANT FOR
CONSTRUCTION OF DELUXE HOSTEL

1.0 Introduction

The Indian Institute of Science Education and Research Thiruvananthapuram (IISER TVM) is dedicated to scientific research and science education of international standards. Traditionally, teaching has been segregated from research in undergraduate science curricula in our country. The IISERs were established by the Ministry of Education, Government of India, to bridge this dichotomy. IISER TVM was founded in 2008. The institute aims to provide high quality education in modern science, integrating it with outstanding research at the undergraduate level itself, and to develop a spirit of enquiry cutting across disciplines. IISER TVM is an autonomous institution offering a five-year BS-MS programme in addition to iPh.D and Ph.D. programmes in Biology, Chemistry, Mathematics, Physics, Earth & Environmental Science, Data Science and inter-disciplinary areas.

IISER TVM is located at Vithura, 40 kilometres from Thiruvananthapuram city, at the foot of the Ponmudi hills. With rich greenery and a spectacular mountain backdrop, this eco-friendly campus enjoys a tranquil environment, ideal for the conduction of research and learning. Hostel accommodation is provided for all students. The institute has a fully functional multi-cuisine mess that is supervised by a student committee.

Indian Institute of Science Education and Research Thiruvananthapuram, Kerala invites Expression of Interest (EoI) for appointment of a public sector undertaking/govt. organization as Project Management Consultant for the Construction of Deluxe Hostel. The details of EoI can be downloaded from Indian Institute of Science Education and Research Thiruvananthapuram, Kerala website www.iisertvm.ac.in and from www.eprocure.gov.in The last date of submission of EoI is up to 04.06.2026 at 04:00 PM.

2.0 Definitions

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

- 2.1. 'Architect' shall mean the architectural firm which shall be appointed by IISER TVM. However, the responsibility of correctness of Design and Engineering lies with the GOVERNMENT CONSTRUCTION AGENCY/PSU.
- 2.2. 'Authorized Representative' of GOVERNMENT CONSTRUCTION AGENCY/PSU,

- who is duly empowered or authorized.
- 2.3. 'Completion' shall mean that the work on any project phase is complete and is suitable for its intended use except for minor items of incompleteness.
 - 2.4. 'Contractor'/'contractors' shall mean the agencies appointed by the institute for Construction or any other support services. The contractor shall directly report to the GOVERNMENT CONSTRUCTION AGENCY/PSU (PMC) in connection with execution of work under the contract.
 - 2.5. 'Projects' shall mean Construction as per Annexure-A.
 - 2.6. GOVERNMENT CONSTRUCTION AGENCY/PSU engaged as Project Management Consultant shall mean the PMC (Project Management Consultant) engaged by the Indian Institute of Science Education and Research Thiruvananthapuram, Kerala for execution of construction from scrutiny of drawings/estimates submitted by the Architect to the commissioning with complete role and responsibility as the PMC as per rule 133(3) of GFR-2025 and as per scope of work.
 - 2.7. 'Services' shall mean the all but not limited to Project Management Consultancy services including scrutiny of Survey/soil investigation report /Architectural, structural services /Detailed project Report, BOQ and Tendering for execution/day to day supervision/ quality control/ cost control/Billing/Handing over etc. to be rendered by the PMC as per detailed scope of work.
 - 2.8. 'MoU' shall mean contract between the PMC and the institute for execution of all civil works, electrical works, firefighting, electrical and mechanical installations, horticulture, landscaping etc on behalf and after approval of Indian Institute of Science Education and Research Thiruvananthapuram, Kerala.
 - 2.9. IISER TVM shall mean, Indian Institute of Science Education and Research Thiruvananthapuram, Kerala.

3.0 Invitation

Indian Institute of Science Education and Research Thiruvananthapuram, Kerala invites expression of interest (EOI) as per rule 133(3) of the GFR 2025 from Central Government Agency/State Government Agency/PSU engaged in construction and having adequate experience in the field of project/construction management/execution of work as PMC including scrutiny of Survey/soil investigation report /Architectural, structural services /Detailed project Report, BOQ and Tendering for execution/day to day supervision/ quality control/ cost control/Billing/Handing over etc to be rendered by the PMC as per detailed scope of work for the Construction of Deluxe Hostel at IISER Thiruvananthapuram. The estimated cost of the project based on Plinth Area Rates is Rs. 28.18 crores. The details of the Eoi can be downloaded from the website: www.iisertvm.ac.in or from CPP portal www.eprocure.gov.in.

Eol No.	IISER-T/EoI/2082/9/2026-27	Date :15/05//2026
Name of the work	Project Management Consultant for Construction of Deluxe Hostels at Indian Institute of Science Education and Research Thiruvananthapuram, Kerala as per rule 133(3) of GFR 2025.	
Place of work	Indian Institute of Science Education and Research Thiruvananthapuram, Kerala	
Estimated cost Project	Rs. 28.18 Cr	
Time Period	30 months or up to 3 months from the actual date of completion of the work, whichever is later	
Earnest Money Deposit	Earnest money Deposit (EMD) of Rs.1,69,000/- (One lakh Sixty-Nine Thousand only)	
Online/offline	<p>The bidder shall be required to submit the Earnest Money Deposit (EMD) for an amount of Rs. 1.69 lakhs by way of demand draft/ Bank Guarantee in the format as per Annexure I. The demand drafts/Bank Guarantee shall be drawn in favour of "Indian Institute of Science Education and Research Thiruvananthapuram, Kerala". The bids should be accompanied with Earnest Money Deposit for value specified above, in the form of Deposit at Call Receipt / Term Deposit Receipt / SBI Collect /Demand Draft of any Scheduled Bank issued in favour of IISER THIRUVANANTHAPURAM (or) in the form of Bank guarantee issued by a scheduled bank. Earnest Money Deposit shall be valid for 180 days from the due date of receipt of tenders.</p> <p>Bidders may also remit the EMD amount online through "SBI Collect" as detailed below: https://www.onlinesbi.com/sbicollect/icollecthome.htm > Accept Terms & Conditions then Click Proceed > Select State- Kerala & Select Type of Corporate / Institution – Educational Institute >Select Educational Institutions Name-IISER THIRUVANANTHAPURAM > Select Payment Category – Works- Civil/Civil.</p> <p>Refund of EMD for unsuccessful bidders will be made through cheque / electronically by the Department.</p>	
Pre bid meeting	29/05/2026	
Last date of Submission of EoI	04/06/2026, 04.00 PM	
Bid Opening	05/06/2026, 04.00 PM	
Contact Person for communication/clarification (if any)	Project Engineer, Indian Institute of Science Education and Research Thiruvananthapuram, Kerala Phone No: 0471- 2778036/39, Email – pe@iisertvm.ac.in	

4.0 Eligibility Criteria:

4.1. The applicant should have acted as PMC/ executed the works either on Deposit or on consultancy basis for construction of one similar work of educational/ corporate/commercial/ office/hospital/Institutional buildings for Government, costing Rs. 22.54 crores or more during the last seven years ending March 2026.

OR

Consultancy provided for two similar works as mentioned above, each costing not less than 16.90 Cr of estimated cost put to tender.

OR

Consultancy provided for three similar works as mentioned above, each costing not less than 11.27 Cr of estimated cost put to tender.

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 receipt of applications for tender.

'Similar Project' means multi-storeyed/institutional building/ corporate/ commercial/ office/ Hospital/ Institutional building project executed as per qualifying criteria as GOVERNMENT CONSTRUCTION AGENCY/PSU, completed during last 7 years ending March 2026.

The GOVERNMENT CONSTRUCTION AGENCY/PSU should submit experience certificate showing the successful completion of similar works of construction work values mentioned above of Central government/State government/PSU from concept to commissioning as PMC involving/associating in soil investigation, survey, preparation/scrutiny of Design Engineering/Drawings, BOQ, tendering and award of work to contractor for execution as per government norms. Day to Day Supervision, Quality Control, Cost Control, CPWD/PWD specification and norms. No consortium will be allowed.

AND

4.2. Should have had average annual financial turnover not less than Rupees One Crore during the last three years ending 31st March of preceding year (31.03.2025). Certificate of turnover should be issued by CA.

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

5.0 Bid Conditions

- 5.1. EMD of Rs. 1,69,000/- (Rupees One Lakh Sixty-Nine Thousand) in the form of demand drafts/Bank Guarantee shall be drawn in favour of "Indian Institute of Science Education and Research Thiruvananthapuram, Kerala". The bids should be accompanied with Earnest Money Deposit for value specified above, in the form of Deposit at Call Receipt / Term Deposit Receipt /Demand Draft of any Scheduled Bank issued in favour of IISER THIRUVANANTHAPURAM (or) in the form of Bank guarantee issued by a scheduled bank.

Bidders may also remit the EMD amount online through "SBI Collect" as detailed below: <https://www.onlinesbi.com/sbicollect/icollecthome.htm> > Accept Terms & Conditions then Click Proceed > Select State- Kerala & Select Type of Corporate / Institution – Educational Institute->Select Educational Institutions Name-IISER THIRUVANANTHAPURAM > Select Payment Category – Works- Civil/Civil >

The original EMD should reach Project Engineering Office of IISER TVM on or before 05/06/2026, 02.00 PM. The bids without EMD will summarily be rejected

- 5.2. The Bidders shall provide their services as the PMC from the effective date of agreement to completion of work including defect liability period and settlement of all accounts of contractors, all CTE Audit observations, and all arbitration cases, whichever is later. The stipulated time schedule is as below (if any)-
- (i) Time for pre-construction activities 3 months.
 - (ii) Time for construction activities 24 months.
 - (iii) Time period for settling accounts after completion of works 3 months.
- 5.3. The 'Technical Bids' shall be accepted in online mode only.
- 5.4. The 'Technical Bids' received and opened shall be verified by the Evaluation Committee of IISER TVM for the Eligibility Criteria as mentioned under clause 4.0 of this document. The Technical evaluation of eligible bidders shall be done as per technical evaluation criteria given at Annexure-J.
- 5.5. Please note that the costs of preparing the bid and of negotiating the contract, including site visit(s) to the sites/IISER TVM, are not reimbursable.
- 5.6. IISER TVM reserves to itself the authority to reject any or all of the bids received and change the scope of the work without assigning any reason. IISER TVM also reserves the right to itself to terminate the bidding process at any stage without assigning any reason.
- 5.7. Canvassing whether directly or indirectly, in connection with the bid is strictly

prohibited and the bid submitted by the bidder who resorts to canvassing in any form would be liable to rejection.

- 5.8.** The validity of bid shall remain for a period of 120 days from the date of opening of Technical Bids. If any bidder withdraws his offer before a period of 120 days from the date of opening of bids or any extension agreed by the bidders thereof or makes any modifications in the terms and conditions of the bid which are not acceptable to the IISER TVM, then the IISER TVM shall, without prejudice to any other right or remedy, be at liberty to forfeit earnest money as aforesaid.
- 5.9.** Bidder must ensure before submitting the bid that each and every page of the bid documents is signed by the authorized officer of the organization. The bid document shall form a part of the contract agreement. The successful bidder on acceptance of his bid by the Accepting Authority, and issue of letter of intent/award shall, within 15 days, sign the MoU and submit performance bank guarantee of 5% of the tendered value as per the Annexure-K. The performance guarantee will be released only after the defect liability period (one year from the actual date of completion) of the construction work.
- 5.10.** To obtain first-hand information on the assignment and on the local conditions, bidders are advised to visit the site. Bidders are expected to be informed of local conditions and take these into account while preparing their bids.
- 5.11.** Bidder selected by IISER TVM for the Project Management Consultancy work as above, its sister concern, and any firm/ organization having any percentage of share of the Bidder so selected or sister concern will be debarred from participation in the execution of works for which Bidder is assigned the Project Management Consultancy services by the IISER TVM.
- 5.12.** The bidder shall provide all requisite details along with the bid in the required formats in which the details have been asked for. The successful bidder shall also ensure minimum number, qualification & experience of key technical personnel for deployment as specified under Annexure F.
- 5.13.** All certificates/ attachments should be signed by an Authorized officer of the organization. Power of Attorney of the authorized person should be enclosed.
- 5.14.** The bidders may furnish any additional information, which they think is necessary to establish eligibility criteria to successfully complete the envisaged work. The, bidders are, however, advised not to furnish superfluous information. No information shall be entertained after submission of the bid document unless the IISER TVM calls for it.
- 5.15.** Any information, furnished by the bidder, if found to be incorrect/false either immediately or at a later date, would render the bid liable to be summarily rejected.
- 5.16.** Ensure that every page of this bid document, all forms, certificates and/ attachments are signed by an Authorized officer of the organization along with the seal/stamp of the organization.
- 5.17.** Application and other cost: The bidders shall be responsible for all costs associated

with preparation of their bid, submission, presentation etc. regardless of the outcome of bidding process.

- 5.18. Site Visit and verification of Information:** The bidders are encouraged to submit their respective Bid after visiting the project site and ascertaining for themselves the site condition and prevalent development control guidelines, prevalent applicable laws and regulations, and any other matter relevant by them.

Special Conditions 1:

- a. The PMC for the above work/ project shall carry out scrutiny of the entire planning and monitoring the construction of above referred work/ project at IISER TVM for the intended use of the IISER TVM including its project management, supervision and related services.
- b. The PMC shall scrutinise the conceptual plan/preliminary architectural drawings of Buildings and Services, preliminary estimate in the line of sanction of Ministry of Education/other Funding Agency and as per the needs of IISER TVM approval within 21 days from the date of signing of MoU.
- c. The responsibility for correctness of the designs, drawings, and details prepared and its conformity to the relevant building bye laws and Bureau of Indian Standards (BIS) codes shall rest with PMC.
- d. After approval from IISER TVM, the PMC will scrutinize final architectural drawings, structural drawings, BOQ, specifications; E&M services drawings, service plans & associate/coordinating with architectural consultants in submission of the requisite applications to the local bodies whose approvals are required before taking up the construction work. The charges for scrutiny of architectural, structural, MEP design and drawings is inclusive in the fees quoted by the PMC.
- e. The PMC shall prepare the tender documents comprising the technical specifications, bill of quantities, approved designs, drawings, general terms/conditions, special conditions if any, specifying the milestones in line with CPWD procedure for item rate contract and submit to the IISER TVM for the approval. Activity bar chart shall be prepared by the PMC and submitted to the IISER TVM before commencement of the work.
- f. PMC shall prepare the NIT as per CVC guidelines/CPWD manuals and submit notice inviting tender. It will be vetted and cleared by the IISER TVM. IISER TVM will be free for any modifications and alterations in conditions of NIT /tender documents if required. PMC is responsible and will assist IISER TVM in total for the tendering process till the award of work to the contractor.
- g. PMC shall appoint qualified and experienced Project manager for the projects mentioned in the agreement and site Engineers to supervise day to day work.
- h. IISER TVM will designate suitably empowered nodal officer(s) for coordinating with

the PMC for the projects. All communications by the designated nodal officer of IISER TVM will be made with the designated officer of PMC. The designated nodal officer shall be responsible and authorized to communicate decisions and assist the PMC in completion of the project.

- i. IISER TVM may also appoint Engineer/s to monitor and supervise the work.
- j. PMC shall ensure execution of the work as per approved design, drawings, specifications, BIS and get the work completed from the contractor within the timelines as mentioned in the tender document and agreement with the contractor.
- k. No deviation in the work and specifications are allowed without permission of IISER TVM.
- l. PMC should exercise proper and adequate quality assurance and quality control conforming to the relevant codes of practice and standards. IISER TVM is free to take any steps independently to ensure quality of the works.
- m. PMC shall prepare list of mandatory tests (e.g. Plate load test, concrete cube tests, etc.) at site to be carried out by the contractor as per specified norms and will submit all test reports to the institute after reviewing. On the basis of test reports, PMC may advise IISER TVM for any changes in structural design, specifications or technical details, etc., if required.
- n. PMC shall ensure that all the mandatory tests as per CPWD works manual are carried out at site in the presence of TPQA appointed if any, for the work. PMC shall share all incoming materials details with TPQA. The QC observations and non-conformities furnished by TPQA shall be addressed by PMC and a compliance report will be furnished to TPQA against each QC observation report.
- o. Work must be carried out as per approved drawings and specifications. No deviations from approved drawings/specifications will be permitted, save those got approved by institute duly citing valid reasons along with their financial implications.
- p. PMC shall ensure that contractor binds themselves to complete the work within the tendered cost. Before incurring the excess expenditure over and above, prior approval of IISER TVM is to be taken for the same, well in advance. The IISER TVM is not bound to make the payment over and above the tendered value as the IISER TVM would make payments as per the amount received from funding agencies of Govt. of India.
- q. The PMC shall ensure that the Extension of time (EOT) cases with delay analysis and justification will be placed before institute for approval and only after obtaining the approval, it shall be conveyed to the executing agency. PMC's prime objective is to ensure completion of project without time and cost over runs.

Special Conditions 2:

- a. The contractor will raise the bills as per the as per agreement. PMC and IISER TVM engineering team (Engineering Department) shall verify the bills and furnish

recommendation for payment. It will be responsibility of the IISER TVM to pay each bill scrutinized by PMC and IISER TVM Engineering team in scheduled time to the contractor.

- b. PMC shall ensure and guide IISER TVM for payments/deductions of requisite taxes/levies, GST/Labour welfare cases, Income tax and any applicable laws before payments to the contractor.
- c. Funds for making payment of all amounts which may be decreed by a Court of Law, Tribunal or by award of an Arbitrator in relation to the work will be made available by the IISER TVM promptly irrespective of it not being a party before the Court, Tribunal or Arbitrator. Such payments will be in addition to the payments made to the contractors for execution of work.
- d. Whenever the expenditure is anticipated to exceed the tendered value, a revised estimate shall be submitted to IISER TVM by the PMC well in advance during the execution of work. IISER TVM shall take up the matter of revised sanction with the Competent Authority.
- e. The PMC has no funds of its own for investing in the work. The IISER TVM will ensure that adequate funds are released to contractor on receipt of verified bills.
- f. Extra/ substituted items/ deviations in agreement quantities/ Extension of time/ bills of payments and all other work-related matters shall be settled by PMC in consultation with IISER TVM as per relevant provisions of the contract between PMC / IISER TVM and the contractor(s).

6.0 Submission of Bid (Instruction to Tenderer): -

6.1. The tender should be submitted in two parts i.e. Technical Bid and Financial Bid. Tender documents can be downloaded from website **Central Public Procurement (CPP) Portal <https://eprocure.gov.in/eprocure/app>** or **Institute website www.iisertvm.ac.in** and bid is to be submitted online only through the E-procurement portal up to the last date and time of submission of tender.

6.2. Technical Bid: - The following duly filled in and signed documents (**Checklist**) should be submitted: -

- a. EMD (scanned copy) (original shall be sent by post and made available on or before 05.06.2026 at 02.00 PM).
- b. Experience certificate as per eligibility criteria (Annexure D).
- c. Financial document in support of turnover (Annexure E).
- d. Certificate of incorporation along with memorandum.
- e. Documents in support of technical evaluation parameters.
- f. Copy of duly signed annexures of EoI.
- g. Complete bid document duly signed as a token of acceptance of Terms &

Conditions & scope of services etc. (Bid document).

- h. Details of Key technical Persons likely to be located at work site. (As given in Annexure- F).
- i. Details of Persons available with the organization (as per formant given in Annexure-G).
- j. Power of attorney of Authorized person signing the Bid.
- k. Proposed quality assurance plan for the project.
- l. Proposed planning for the project
- m. Any other documents required for bid evaluation as per Annexure-J

6.3. Financial Bid: - The consultancy/PMC charges all-inclusive but excluding GST for Providing Project Management Consultancy Services (Fee of Government agency/PSU for taking up the work as per rule 133(3) of GFR-2025 as per scope of work and shall be quoted by the bidder in percentage both in figure & in words duly signed by the Authorized Signatory of GOVERNMENT CONSTRUCTION AGENCY/PSU. The percentage quoted includes scrutiny of Architectural Services/Structural services etc. as per scope of work. GST as applicable shall be paid extra. **IMPORTANT: *Please note that the percentage consultancy charges quoted above shall remain fixed till completion of the work as per scope. No additional charges will be paid on account of escalation.***

7.0 Evaluation Criteria

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

7.1 Financial Evaluation:

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

8.0 Details of the Services/ Scope of service

8.1. Responsibilities of Indian Institute of Science Education and Research Thiruvananthapuram

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

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

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

8.2. Scope of the Services of Project Management Consultant

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

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

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

with its provisions.

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

- a) Issuing/approving variation orders which have financial implications, except in emergency situation as reasonably determined by the Project Management Consultant.
- b) Granting the extension of time of completion of the works stipulated in the construction contracts in consultation with the IISER TVM, if any.
- c) Approving pre tender documents.
- d) Approving quality assurance plan and all architectural and service drawings.

- 8.3.** The IISER TVM may at its discretion, hire the services of an independent agency or may engage its own engineer from Institute for quality checking and ensuring the quality of construction to which the PMC will render due assistance in discharge of their duties. However, the PMC shall be responsible for quality of construction and any checking/quality assurance by IISER TVM/third party shall be over and above the quality check of PMC.
- 8.4.** The construction work is open to technical/quality audit by any authorized representative of IISER TVM or any other Agency/team deputed, to which the PMC will render assistance in discharge of their duties without absolving their responsibility as PMC.
- 8.5.** The project shall be headed by a sufficiently senior and competent person having relevant experience and of impeccable integrity. The PMC shall submit the tentative organization chart for managing the project so that appropriate decisions are taken quickly. However, the actual number of technical personnel to be deployed and deployment schedule shall be prepared by the PMC and it should be mutually agreed upon after award of work (As detailed in EOI). This schedule shall be prepared in such a manner that all the functions required to be performed by the PMC as per the scope of their work given here are performed completely and efficiently. The deployment schedule shall be reviewed from time to time and necessary revisions / adjustments shall be made in the schedule as may be found necessary based on joint assessment of the site requirements by the IISER TVM and

the PMC. The Project Head and other officials assisting Project Head shall not be changed during the implementation of the project except with concurrence of IISER TVM. The decision of the institute, however, shall be final and binding in this regard.

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

a) Pre-construction Phase: -

- I. Discussions with IISER TVM and finalization of project brief including illustrating the IISER TVM requirements. Appointing Architect/Consultant alternatively the PMC may use in house Architect for scrutiny of architectural schemes/ proposals of IISER TVM.
- II. Study/Scrutiny of the detailed survey and soil investigation for Structural and architectural requirement.
- III. The PMC shall be responsible for scrutiny of comprehensive architectural & engineering consultancy for the entire work but not limited to:
 - (i) Concept & preliminary, detail design and construction drawings for all discipline required for the project & approval of drawings from all local/statutory authorities.
 - (ii) Bill of quantities & specifications. Rate Analysis.
 - (iii) Architectural planning/development Design.
 - (iv) Structural engineering design and site.
 - (v) Sanitary, plumbing, firefighting and related systems design.
 - (vi) Electrical engineering design.
 - (vii) Lightning Conductor.
 - (viii) Lighting design.
 - (ix) Landscape design.
 - (x) Site development detail.
 - (xi) Orderliness of structural design and any design check shall be done by the PMC.
 - (xii) Checking and certifying the Architectural drawings, technical specifications, services and all other drawings to ensure completeness/correctness.
 - (xiii) Checking and certifying the bill of the quantities prepared & submitted by the Architect of the PMC and prepare cost estimate.
 - (xiv) Based on detailed estimate as per approved drawings/design by IISER TVM, the PMC will prepare tender documents and assist IISER TVM to float tender as per CVC guidelines for obtaining the competitive offers.
 - (xv) Processing of bids and finalising the contractor for award of the work

- by IISER TVM as per CVC guidelines.
- (xvi) The work will be carried out in line with CPWD specifications and the latest BIS specifications and code of practices. For the items not covered under CPWD or BIS specifications will be executed as per manufacture specification.
 - (xvii) The PMC will also be responsible for coordination with architects (employed by IISER TVM) in obtaining approvals of drawings for commencement of work and any other issuance of occupancy certificate from all local/ statutory authorities.
 - (xviii) BOQ/Cost estimate will be based on current Delhi Schedule of Rate (with applicable cost index to Trivandrum) and in case the items are not available in DSR, then proper market rate analysis should be done.
- IV. PMC shall coordinate with architects (employed by IISER TVM) for preparation drawings necessary for submission to statutory bodies for sanction and approvals.
 - V. Preparation of Tender documents, BOQ etc, and assist IISER TVM in Floating of Tender and award of work as per CVC Guidelines /CPWD Manual.
 - VI. Coordinate with architects (employed by IISER TVM) for obtaining complete construction drawings and details to commence work at the site and for execution of work.
 - VII. Analysis for the various project related activities with reference to time frame, resource allocation & scheduling using latest techniques and software as approved by the IISER TVM.
 - VIII. Preparation of detailed quality assurance plan and getting it approved from IISER TVM.

b) Construction Phase: -

The PMC shall ensure execution of the project in a time bound manner and hand over the building/ other works complete in all respects as required by IISER TVM within the time limit in adherence with the Project Planning on latest software such as MS project starting from the 15th day of issue award letter. The PMC shall ensure that no time and cost overrun occurs.

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

- (i) Liaise with the contractor for signing the contract with IISER TVM.
- (ii) Assemble multi-disciplinary construction management team as approved by IISER TVM and have preliminary interaction with the contractor's Project Team on behalf of the IISER TVM to initiate all preliminary actions and

mobilization. Check and finalize contractor's detailed program of activities commensurate with the Tender provisions.

- (iii) Check and approve all submittals from contractors, sub-contractors and agencies for carrying out the works.
- (iv) Shall ensure, during the performance of services hereunder, Contractor, at his own cost, shall take out, carry and maintain insurance as applicable from the list below:
 - a. Workman's compensation insurance, covering all employees of contractor for statutory benefits as set out and required by local law in the area of operation or area in which Contractor may become legally obliged to pay benefits for bodily injury or death.
 - b. Insurance against fire, theft, damages and loss of all property owned by Contractor at the construction site. Contractors all risk Policy (CAR) Policy.
 - c. Any other insurance cover which may be required to be taken under the law or on any other account.
- (v) Keep a check on conformity of the work with the specified functional requirements of IISER TVM, monitor the progress of the work, and bring to the notice of IISER TVM any lapses/ deviations in the progress/ quality of work.
- (vi) Provide full time supervision of the construction work at site to the best intents of Drawings, Specifications and contract documents by deploying suitable mutually agreed personnel as per agreed schedule.
- (vii) Checking fabrication drawings, bar-bending schedules and all other Architectural/Structural details during construction.
- (viii) Provide effective coordination between various agencies working at the site and the Architects to ensure timely availability of the inputs required for un-interrupted construction at site all in accordance with approved program of the activities.
- (ix) Maintain constant monitoring the progress of construction on the basis of Quality, Time and Cost parameters using latest techniques and software and take timely action to correct deviations if any.
- (x) Rendering timely advice for implementing special measures for effecting cost/quality/time benefit for the project.
- (xi) Obtain approved "Good For Construction" drawings from Architect (employed by IISER TVM) as per agreed schedule and ensure issue of the same to the contractor.
- (xii) Liaise with Architect and IISER TVM and provide all necessary clarification and additional drawings and sketches to the Contractor(s) after obtaining those from the Architect (employed by IISER TVM).

- (xiii) Check, inspect & testing of materials and work as required. If so required, testing and checking of manufactured items must be carried out at the manufacturer's factory as per provision in the Contract.
- (xiv) Drawing up and putting in place a Quality Assurance Plan as well as a Safety Assurance Plan along with an appropriate and efficient mechanism to ensure their effective implementation at site.
- (xv) Maintaining all requisite site registers like MAS, Drawing registers, Daily Labour Reports, Labour wages, SOB, hindrance register etc.
- (xvi) Checking and Certification of contractors running and final bills of the works executed for the purpose of payment to be released to the construction agencies by the IISER TVM. Advance/any other payment as permissible may also be released on certification/recommendation of the PMC.
- (xvii) Review & recommend rates for new items of work or for existing items of work which deviate in quantities beyond the limits defined in the contract for the approval of the IISER TVM.
- (xviii) Provide contract administration services of all Contract Agreements and devising a suitable dispute -resolution mechanism to facilitate a quick and amicable settlement of disputes, if any as per agreement conditions.
- (xix) To reply and settle the observations/objections/ paras (if any) of the Chief Technical Examiner, Audit or any other checking /investigating agency of the Govt.
- (xx) Final inspection, observing and getting closure of the snag points, supervision of testing and commissioning of various systems and facilitating the IISER TVM in taking over of various parts of works and systems.
- (xxi) Generate and submit to the IISER TVM time-to-time progress reports in the agreed formats and at the agreed frequency. For this all the necessary data relevant to the execution of work including materials brought and consumed at site, hindrances if any, records of daily labour deployed etc. shall be maintained.
- (xxii) PMC shall take a proactive role in realising the facilities in time by interaction with all concerned, convening the meetings of progress monitoring review committee periodically, preparation of minutes of the meetings, follow up on action taken and necessary correspondence/ documentation as per contract agreement.
- (xxiii) The PMC shall coordinate with the concerned and assist IISER TVM in getting all connections for services like power, water and sewage from local authorities etc required if any for occupancy of the building.
- (xxiv) PMC shall ensure to get the site of work barricaded with safety fencing as per safety standards all-round the building periphery to secure construction site from campus users.

- (xxv) Institute being planned as green campus, PMC shall ensure all green building rating measures like wheel wash plants, construction materials storage areas etc duly submitting the Site management plan (SMP) for approval from IISER TVM.
- (xxvi) No construction waste will be permitted to be dumped inside the campus. It is the responsibility of respective construction agency to dispose of C&D waste outside the campus in a safe disposal manner approved by civic bodies. PMC shall ensure the same.
- (xxvii) The PMC shall also apprise the IISER TVM of the progress and/or activities of the project on weekly/fortnightly/ monthly basis as found deemed fit by IISER TVM by preparing and submitting monitoring reports. The report shall inter-alia include the following:
 - a) Name of Project, IISER TVM, Kerala. Project Management Consultant, Architect and Contractor.
 - b) Scope of Works of Contractor Date of Commencement/ Date of Completion: Schedule & Actual.
 - c) Major Issues and Decisions Pending including Drawings Constraints (if any), Site Constraints (if any), Equipment Constraints (if any).
 - d) Status of Progress of Work: Cash Flow Chart, L.O.B. Chart & Bar Chart.
 - e) Areas of Concern.
 - f) List of Registers Maintained by the PMC.
 - g) Labour Deployment Chart
 - h) List of Equipment Mobilized at Site.
 - i) Materials/Personnel at Site.
 - j) Status of Payment to Contractor.
 - k) Quality of Material / Tests (m).
 - l) Cost Split Up of the Package.
 - m) Photographs of the Site
 - n) Site Order Book.
 - o) Visitor's Site Inspection.

c) Post Construction phase: -

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

- i. Settlement of all accounts of the contractors.
- ii. Preparation of defect Completion Report along with all as built drawings, mandatory certificates which shall contain all technical and financial information of the project.
- iii. Ensuring rectification of defects up to the satisfaction of end users by the

contractor during the defect liability period (within 12 months from the completion of work), for which no additional charges will be paid. If the contractor fails to rectify the defects, it shall be got rectified by the PMC through other agency at the risk and cost of the contractor.

- iv. Settling the Audit /CTE's Observations and Arbitration cases etc, if any.
- v. Provide all documents / reports / statements of facts / counter statements of facts for settling Audit / CTE's observations and arbitration cases etc. including attending the hearings as and when required by the IISER TVM and providing necessary support as may be required by the IISER TVM from time to time.

Also, any consultancy activity not specifically mentioned here but required to complete the project is deemed to be included in the scope of work. Issues of Completion Certificate, handing over of Buildings and services to IISER TVM up to satisfaction of end users/IISER TVM are included in the Scope of work of the PMC.

9.0 Execution of Assignment by the PMC

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

10. General Conditions of Agreement

10.1. Force-Majeure

- (i) In the event of either party being rendered unable by force majeure to perform any obligation required to be performed by them under this agreement, the relative obligation of the party affected by such force majeure shall be treated as suspended for the period during which such force

majeure clause lasts.

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

10.2. Liquidated Damages

In case, completion of work is delayed due to the reasons attributable to the PMC, IISER TVM shall impose liquidated damages @ 1% (one percent) of consultancy fee for each week of delay subject to a maximum of 10% (ten percent) of the total Consultancy fee.

10.3. Termination

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

- i. If the PMC, having been given by the IISER TVM a notice in writing that the work is being performed inefficiently or quality checks are not being made or otherwise in improper or un-workmanlike manner, shall omit to comply with the requirement of such notice within a period of seven days thereafter.
- ii. If the PMC persistently neglects its obligations under the contract and/or commits default in complying with any of the terms and conditions of the contract and does not remedy it or take effective steps to remedy it within 7 days after a notice in writing is given to him in that behalf by the IISER TVM.
- iii. When the PMC has made themselves liable for action under any of the cases aforesaid, the IISER TVM shall have powers to determine

or rescind the contract as aforesaid (of which termination or rescission notice in writing to the PMC under the hand of the IISER TVM shall be conclusive evidence). Upon such determination or rescission, the full security deposit/ performance bank guarantee recoverable under the contract shall be liable to be absolutely at the disposal of the IISER TVM.

10.4. Guarantee and Liabilities

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

10.5. Insurance

PMC at its own cost, shall take, carry and maintain insurance as applicable covering all employees of PMC for statutory benefits as set out and required by local law in the area of operation or area in which PMC may become legally obliged to pay benefits for bodily injury or death.

10.6. Additional Services

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

10.7. Changes and Additions

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

10.8. Assignment

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

10.9. Effective Date of Agreement

This agreement shall be deemed to have become effective from the 15th day of issue of award letter.

10.10. Co-operation between Parties

The IISER TVM shall nominate an officer to represent it for the purpose of this agreement, and the name, designation, and address of the officer so nominated shall be intimated to the PMC.

Similarly, the PMC will nominate and intimate in writing particulars of an officer to

represent it. It is, however, understood and agreed to by and between the parties hereto that the parties shall work in close co-operation with each other at all times in order to ensure timely completion of the project.

10.11. Amicable Settlement

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

If, however, such negotiations are in-fructuous, the dispute or difference shall be referred to the Arbitrator appointed by the parties under provisions of the Arbitration and Conciliation Act, 1996. Any reference to arbitration shall not relieve either party from the due performance of its obligations under this Contract. However, if the nature of disputed matter under arbitration so necessitates, either party may suspend further performance till the arbitration award is declared. The period of non-performance under these circumstances will be added to the already agreed period of completion, without payment of compensation for such delay.

The Arbitration proceedings shall be held at Thiruvananthapuram, Kerala.

Any court case arises by any dispute shall be subject to the Thiruvananthapuram Court jurisdiction.

10.12. Clearance of site after Completion of work

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

11. Payment

11.1. Consultancy Charges

The IISER TVM shall in consideration of the services performed, pay to the PMC. *The PMC fee is calculated as per the percentage quoted against the detailed estimated amount at the time of tendering or actual completion cost of the project whichever is less.* The Consultancy charges as agreed between the parties which shall also cover all staff cost, associate consultants/sub consultants cost (if any), printing, communication, travel, accommodation and any other cost incurred by the PMC in carrying out the services as per schedule - L. In the event of non-engagement of required personnel as mutually agreed, recovery will be effected on pro rata basis from the fees payable to the PMC. The estimate for execution of work will not have any contingency/quality control/consultant fee/office establishment of PMC/vehicle

head. All these heads are included in the Agency Charge of the PMC

11.2. GST

On production of proof, IISER TVM will reimburse the GST as applicable for consultancy.

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

11.4. If the project is not completed as per schedule of the period of contract due to any reason, the services of PMC shall be deemed extended till completion of the projects on same terms & conditions, *without any additional payment.*

Scope of work: - PMC for Construction of Deluxe Hostel at Indian Institute of Science Education and Research Thiruvananthapuram, Kerala-

Building Work

This P.E. is based on following:

1. 175 Bedded (G+11) Deluxe Hostel Building of built-up area- 7,351 Sqm.

Design & Scope:

This estimate covers the following detailed provisions: -

Civil /PH/ Electrical/ Mechanical Works etc

1. RCC framed structure. The floor-to-floor height is taken 3.0 m.
2. All finishing, fixtures & provisions shall be of CPWD – DPAR 2025.
3. Internal and External water supply & sanitary installations etc.
- 4.HVAC
5. Firefighting and fire Alarm works
6. Internal & External Electrical service connection
7. Lift
8. RCC water tank
9. Internal Roads & Paths.
10. Footpath Paver blocks and Kerbstone
11. External Sewerages.
12. Storm water drains.
13. Overhead water tank.
14. Third Party quality assurance.

Mode of Execution: By call of Tenders for indivisible item rate contract .

LETTER OF TRANSMITTAL

From:

To

The Registrar
Indian Institute of Science Education
and Research Thiruvananthapuram,

Sir,

Sub: Submission of Bid for Project Management Consultancy Work for Construction of Deluxe Hostel

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

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

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

Annexure -C

UNDERTAKING

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

I/We agree to keep the bid validity for 120 (one hundred twenty) days from the date of opening of technical bid and not to make any modifications in its terms and conditions and rates quoted etc.

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

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

Date

Signature of Witness:

Name:

Occupation

Address

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

Annexure -D

DETAILS OF SIMILAR PROJECTS COMPLETED DURING LAST 7 YEARS (To Be Considered of Experience Certificate)

Name of the project & location	
Name of the Client	
Project Cost as per award	Rs Crore
Actual Completed cost of the project	Rs Crore
Description of work	
Scheduled Completion period in months	
Actual Completion period in months	
Scheduled Completion Date	
Actual Completion Date	
LD recovery and details if any	
Remarks on quality by client like excellent/good/satisfactory/poor	

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

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

Annexure -E

TURNOVER DURING LAST THREE YEARS

Sr No	F.Y	Turnover
1	2022-23	
2	2023-24	
3	2024-25	

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

Annexure -F

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

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

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

Annexure -G

DETAILS OF PERSONNEL AVAILABLE WITH THE ORGANIZATION

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

Note:

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

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

(Please affix seal)

Annexure-I

PROFORMA FOR BANK GUARANTEE (EARNEST MONEY DEPOSIT)

WHEREAS, contractor..... (Name of contractor) (hereinafter called "the contractor") has submitted his tender dated (date) for the construction of (name of work) (hereinafter called "the Tender")KNOW ALL PEOPLE by these presents that we (name of bank) having our registered office at (hereinafter called "the Bank") are bound unto..... (Name of Project Engineer cum Estate Officer (i/c)) (hereinafter called "the Engineer-in-Charge") in the sum of Rs. (Rs. in words) for which payment well and truly to be made to the said Engineer-in- Charge the Bank binds itself, his successors and assigns by these presents.SEALED with the Common Seal of the said Bank this day of 20... . THE CONDITIONS of this obligation are:

- (1) If after tender opening the Contractor withdraws, his tender during the period of validity of tender (including extended validity of tender) specified in the Form of Tender;
- (2) If the contractor having been notified of the acceptance of his tender by the Engineer- in-Charge:
 - (a) fails or refuses to execute the Form of Agreement in accordance with the Instructions to contractor, if required;

OR

- (b) fails or refuses to furnish the Performance Guarantee, in accordance with the provisions of tender document and Instructions to contractor,

We undertake to pay to the Engineer-in-Charge either up to the above amount or part thereof upon receipt of his first written demand, without the Engineer-in-Charge having to substantiates his demand, provided that in his demand the Engineer-in-Charge will note that the amount claimed by his is due to him owing to the occurrence of one or any of the above conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date*after the deadline for submission of tender as such deadline is stated in the Instructions to contractor or as it may be extended by the Engineer-in-Charge, notice of which extension(s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE SIGNATURE OF THE BANK

WITNESS SEAL

(SIGNATURE, NAME AND ADDRESS)

*Date to be worked out on the basis of validity period of 6 months from last date of receipt of tender

Annexure-J

Marking System

Sl No	Parameter	Evaluation Criteria					Maximum Score
1	Average Annual Turnover of consultancy services provided for three financial 23-24, 2024-25, 2025-26	> beyond Rs. 25 Cr			10	10	
		> Rs. 10 Cr & upto Rs. 25 Cr			9		
		> Rs. 5 Cr & upto Rs. 10 Cr			7		
		> Rs. 1 Cr & upto Rs.5 Cr			5		
2	Valid ISO 9001:2015 certification & schedule 'A' Mini Ratna or above	2.5 marks for each criteria otherwise zero mark					5
3	Employee strength in Organization (Year ending December 2025)						
	Minimum Qualification:						
	Bachelor Degree in Engineering The Engineers and Architects / mentioned should be regular employees on permanent pay roll of the bidder	a) Civil Engineer (Max 05 Marks)			05 Nos 06-10 Nos 11-15 Nos >15 Nos	01 mark 02 mark 03 marks 05 marks	10
b) Electrical Engineers (Max 02 Marks)			02 Nos 03-05 Nos >05 Nos	0 mark 01 mark 02 marks			
c) Architects (Max 02 marks)			01 No > 01 No	01 mark 02 mark			
d) Instru / Automation / Electronics / Comp Engineer (Max 01 mark)			Above 01 Other wise 0	01 mark			
4	Experience of the firm						
4.1	Cumulative value of Similar Projects Executed/completed each project not less than Rs. 12 Crores during last 07 years (ending 31-03-2026) (Max marks is 20)	i) > Rs. 36 Cr. upto Rs. 48 cr ii) > Rs. 48 Cr. Upto Rs 60 cr iii) > Rs. 60 Cr. Upto Rs. 90 cr iv) > Rs. 90 Cr. upto Rs. 120 Cr v) > Rs. 120 Cr			12 Marks 15 Marks 18 Marks 22 Marks 25 Marks	25	
4.2	Performance of works (Time over Run) of work mentioned in minimum experience certificate						
		ToR	Upto 1	>1 and upto 2	>2 and upto 3	>3	
	1. Without levy of compensation	Marks	20	15	10	10	
	2. With levy of compensation		20	5	0	(-5)	
	3. Levy of compensation not decided		20	10	0	0	
	ToR = (Actual time)/(Stipulated time)						
4.3	Performance on works (quality of Project work mentioned in eligibility criteria)						
	1. Very Good & above					20	
	2. Good					15	
	3. Fair / Satisfactory					10	
	4. Poor					0	
4.4	Proposed QAP for approval (Quality Assurance Plan) 5 marks for its submission otherwise zero mark					5	
4.5	Proposed Planning of the Project 5 marks for its submission otherwise zero mark					5	

Annexure -K

PERFORMANCE GUARANTEE

BANK GUARANTEE BOND

1. In consideration of the Director IISER THIRUVANANTHAPURAM (hereinafter called "IISER-THIRUVANANTHAPURAM") having offered to accept the terms and conditions of the proposed agreement between-----and----- (hereinafter called "the said Contractor(s)") for the work -----
----- (hereinafter called "the said agreement") having agreed to production of an irrevocable Bank Guarantee for Rs.----- (Rupees -----
-----only) as a security/guarantee from the contractor(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement.

We ----- (hereinafter referred to as "the Bank") hereby (indicate the name of the Bank) Undertake to pay to the IISER THIRUVANANTHAPURAM an amount not exceeding Rs-----.
(Rupees -----only) on demand by IISER THIRUVANANTHAPURAM

2. We -----do hereby undertake to pay the amounts due and payable (indicate the name of the Bank) under this Guarantee without any demure, merely on demand from the IISER THIRUVANANTHAPURAM stating that the amount claimed as required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs----- (Rupees-----
-----only)

3. We, the said bank further undertake to pay the IISER THIRUVANANTHAPURAM any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) in any suit proceeding pending before any court or Tribunal relating thereto, our liability under this present being absolute and unequivocal.

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

4. We, ----- further agree that the guarantee herein contained shall (indicate the name of the Bank) remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of the IISER THIRUVANANTHAPURAM under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-in- Charge on behalf of the IISER THIRUVANANTHAPURAM certified that the terms and conditions of the said agreement have been fully and properly carried out by the said Contractor(s) and accordingly discharges this guarantee.

We, ----- further agree with the IISER THIRUVANANTHAPURAM that the IISER THIRUVANANTHAPURAM (indicate the name of the Bank) shall have the fullest liberty without our consent and without affecting in any manner our obligation hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the IISER THIRUVANANTHAPURAM against the said contractor(s) and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Contractor(s) or for any forbearance, act of omission on the part of the IISER THIRUVANANTHAPURAM or any indulgence by the IISER THIRUVANANTHAPURAM to the said Contractor(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

5. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor(s).

6. We, ----- lastly undertake not to revoke this guarantee except (indicate the name of the Bank) with the previous consent of the IISER THIRUVANANTHAPURAM in writing.

7. This guarantee shall be valid up to-----unless extended on demand by the IISER THIRUVANANTHAPURAM. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs----- (Rupees-----only) and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiryofthisguaranteeallourliabilitiesunderthisguaranteeshallstand discharged.

Dated the -----day of-----for----- (indicate the name of the Bank)

Note:- Performance guarantee shall be valid upto three months after the time period allowed for the work.

Annexure -L

Payment Schedule for PMC

Job:- Construction of Deluxe Hostel at Indian Institute of Science Education and Research Thiruvananthapuram, Kerala

Sl No	Milestone	Percentage of PMC Fee	Remark
1	On completion of scrutiny of drawings, detailed estimates and submission of tender documents	5% of PMC Fees	
2	On completion of award of works to contractor and start of onsite office with Manpower	5% of PMC Fees	
3	Instalments during execution of the Project (Pro rata basis)	80% of PMC Fees	The payment of consultancy fee during construction will be made on pro rata basis of the cost of items of work completed & billed for the contractor
4	On completion successful completion of snag points, submission of as built drawings, project closing report	10% of PMC Fees	

Note: The PMC fee is calculated as per the percentage quoted against the detailed estimated amount at the time of tendering or actual completion cost of the project whichever is less.