



जम्मू केंद्रीय विश्वविद्यालय  
**Central University of Jammu**  
राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)  
Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

NIT No.- *C.U.J/1/2018-19/368/2843*

Dated : *19.01.2019*

**CENTRAL UNIVERSITY OF JAMMU**  
**RAHYA SUCHANI (BAGLA) JAMMU INVITES**

**AMENDED EXPRESSION OF INTEREST**

**"Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143".**

**Last date for Submission: 22/01/2019 at 4:00 PM**

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**Central University of Jammu**  
राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)  
Rahya-Suchani (Bagla), District: Samba – 181143, Jammu (J&K)

### **Notice Inviting Expression of Interest**

The Central University of Jammu (CUJ) invites Expression of Interest (EOI) from registered Architects/Architect Firms for "Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143".

The EOI document can be downloaded from the University website: [cujammu.ac.in](http://cujammu.ac.in)

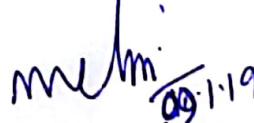
The sealed bids may be submitted by hand in the office of Executive Engineer/ Estate Office, Central University of Jammu, Rahya-Suchani (Bagla) ,District Samba on any working day till the due date and time i.e. upto 22/01/2019 till 4:00 PM .

Last date of Submission of Bids : 22/01/2019 upto 4.00 PM. In case of holiday, the last date shall be the next working day.

Date of Opening of Bids : 23/01/2019 at 11.00 AM or any other convenient date after prior intimation to the participating bidders.

Venue of submission of Bids : Office of the Executive Engineer Central University of Jammu, Rahya-Suchani (Bagla), District Samba Central

EMD : Rs. 20,000/- (Rs. Twenty Thousand Only) in shape of FDR/DD/TDR drawn in favour of I/C Finance officer, Central University of Jammu and to be submitted along with Pre-qualification documents.

  
09.1.19  
Executive Engineer

## AMENDED EXPRESSION OF INTEREST

The Central University of Jammu (CUJ) invites Expression of Interest (EOI) from registered Architects/Architect Firms for "Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143".

### 1) Introduction:

The CUJ intends to engage an Architect consultant for the construction of new project and thus invites offers from established Architects/Architect Firms for "Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143".

### 2) Scope of work:

- A. Construction of "Satish Dhawan Centre for Space Science" in University Campus at Bagla, Distt. Samba (J&K). Approx. cost = Rs. 5.00 Cr. The Scope of Work for Future assignments can be further extended on requirement basis as permissible under rules.
- B. The Consultant shall provide the services in respect of the following works for the proposed building(s) :
- i. Site evaluation and analysis in the context of local terrain, soil, slope and topographical condition.
  - ii. Provide Conceptual Design/drawings.
  - iii. Providing Architectural drawings including plans, elevations, sections, working/good for construction drawings.
  - iv. Schematic layout of Exterior & Interior of the building.
  - v. Structural design.
  - vi. Preparation of detailed estimate and bill of quantities (BOQ).
  - vii. Assisting CUJ in the preparation of complete tender document along with details of specifications for the purpose of inviting tenders and in the evaluation of the bids received.
  - viii. Provide detailed drawings for Mechanical, Electrical, Plumbing, Sanitation, Sewerage, Heating, Ventilation and Air-Conditioning (HVAC), Communication, Fire fighting & safety, Security Systems, Lifts, Waste Management system and other required details.
  - ix. Acoustical work.



- x. Development of land including Landscape, Horticulture & Arboriculture works
- xi. To get the structural drawings vetted from Design, Inspection & Quality Control, J&K (DIQC) or Govt. College of Engineering & Technology, Jammu (GCET) or any other institute as directed by CUJ and **the fee for the same shall be deemed to be inclusive** in the consultant's fee.
- xii. Paying periodic site visits during execution of work as per the requirement and /or demand of CUJ for which the CUJ shall pay to the architect as per clause 4.1.11

### 3) **Bid Offer :**

The bid offer shall be in two bid system (Technical Bid and Financial Bid). The Interested firms are requested to submit their bid using Two-Envelope method i.e. there shall be two separate envelopes one each for Technical & Financial Bid duly superscribed on the envelopes. The first envelope i.e. Technical Bid shall consist of compliance to eligibility requirements and compliance to all terms and conditions as mentioned at Clause 3.1 & 3.2 below. The second envelope i.e. Financial Bid shall contain the financial quote in the prescribed format (Annexure V). Both these envelopes should be submitted enclosed in one sealed envelope superscribed with "Expression of Interest (EOI) for Providing architectural consultancy including Planning, Architectural, Structural, Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143".

#### **3.1 Pre-qualification Criteria for opening of Technical Bid:**

- A. The bidder should have completed during last five years FY 2014-15, 2015-16, 2016-17, 2017-18, 2018-19 upto 30/11/2018 :
  - a) One assignment of similar nature of work costing more than or equal to 4 Cr. or
  - b) Two assignments of similar nature of work each costing more than or equal to 2.5 Cr. or
  - c) Three assignments of similar nature of work each costing more than or equal to 2 Cr.

Similar nature of Work is the work as defined in the Clause 2 (B) above.

#### **3.2 Documents (self attested) to be enclosed with technical Bid:**

- a) Certificate of Registration of the Consultant/ Consultancy firm with the Council of Architecture (COA)
- b) PAN Card/TAN/GSTIN.
- c) EMD of Rs. 20,000/- (Rs. Twenty Thousand Only) in shape of FDR/DD/TDR drawn in favour of I/C Finance officer, Central University of Jammu.

- d) Allotment letters of Govt. departments/institutions/PSUs/Reputed Private Business houses for each work in support of the Pre-qualification criteria.
- e) Work Completion certificate issued by an officer of the rank of XEN or equivalent (Project Head) for each work in support of the Pre-qualification criteria.
- f) Duly filled and signed with seal annexures I, II, III, IV & V.

**3.3** The financial bids of technically qualified bidders only shall be opened. The lowest bidder shall be declared as successful.

#### **4) CONSULTANT SERVICES :**

##### **4.1 Details of Services**

- 4.1.1 To provide conceptual drawings and rough cost estimate.
- 4.1.2 Consult with the CUJ to ascertain their comments and shall finalise the drawings accordingly meeting the guidelines set by UGC/MHRD/concerned department.
- 4.1.3 The planning of buildings should be in conformity with the GRIHA-5 rating and the consultant shall furnish the necessary certification regarding adherence to the GRIHA-5 rating.
- 4.1.4 a) To co-ordinate with the CUJ to facilitate submission of all services drawings and documents sufficient to call for tenders.  
b) To submit to the CUJ a detailed estimate for the Construction Cost of the building(s).
- 4.1.5 To assist CUJ in the preparation of complete tender document along with details of specifications for the purpose of inviting tenders and in the evaluation of the bids received.
- 4.1.6 To prepare all drawings and assist the Client in filing the required documents for approval of the Statutory authorities having Jurisdiction over the project. All plan submission fees and other costs shall be borne by the CUJ.
- 4.1.7 To provide detailed Architectural drawings, duly vetted Structural drawings and working drawings of all other services with specifications as mentioned in the scope of work after discussions with CUJ and to the entire satisfaction of the CUJ.
- 4.1.8 To provide the schematic interior layouts including design and selection of partition systems, ceilings, floorings, furniture, fabrics, fittings, art works, colour schemes, wall & floor coverings and integration of interior with building system etc.

- 4.1.9 To prepare site plan, site development plan and details of landscape including horticulture & arboriculture.
- 4.1.10 Consultant shall at all times have access to the work whether it is in preparation or progress.
- 4.1.11 The Architect shall pay periodic visits to the worksite as per requirement and / or demand of CUJ for which CUJ shall reimburse the Architect as per UGC norms.
- 4.1.12 On the basis of on-site observations as a Consultant, he shall look into the architectural defects and deficiencies in the work of contractor. The record of the site meeting will be recorded in Minutes of Meeting and signed by the representatives of CUJ, Consultant, Contractors and others present at site.
- 4.1.13 The Consultant may advise CUJ to reject the work which does not conform to the contract documents/specifications specified. Whenever, in reasonable opinion, he considers it necessary or advisable he will have the authority of special inspection or testing of any work in accordance with the provisions of contract document whether or not such work is fabricated, installed or completed.
- 4.1.14 Consultant shall review shop drawing samples and other submissions of the contractor for conformance with design concept of the project.
- 4.1.15 Consultant shall issue necessary clarifications, detail drawings, revisions etc. those may be required for smooth progress of work at site.
- 4.1.16 Consultant shall represent CUJ at all the forums where ever required. His out station visit charges shall be borne by CUJ.
- 4.1.17 Consultant is required to make power point presentations and display of drawings at the required fora.
- 4.1.18 Consultant cannot further sub-let the allotted job to any other firm/individual/group of individuals.

## **4.2 ADDITIONAL SERVICES**

If any of the following additional services are authorized by the CUJ, they shall be paid for by the CUJ on mutually agreed terms & shall be performed after prior written approval:-

- 4.2.1 Providing service in respect of existing structures or facilities or to make measured drawings thereof, or to verify the accuracy of drawing or other information furnished by the CUJ.

- 4.2.2 Marking major revisions in drawings, specification or other documents when such revisions are inconsistent with written approvals or instructions previously given and are due to causes beyond the control of the Consultant.
- 4.2.3 Making investigations involving detailed appraisals and valuation of existing facilities and surveys and inventories required in connection with construction performed by the CUJ.
- 4.2.4 Providing services of professional consultants for services other than the services detailed herein before.

#### **4.3 OWNERSHIP OF DRAWINGS**

- 4.3.1 Drawings and specifications as instruments of service shall remain the property of the CUJ whether the project for which they are made is executed or not.
- 4.3.2 The Consultant shall not use these designs, drawings, specifications etc. made for the CUJ for any other project and assignment without prior written consent from CUJ.
- 4.3.3 The Consultant will make available six set of Drawings to CUJ in A-2 size including soft copy. It will maintain the records of the Drawings given to CUJ and make it available to CUJ or CUJ's representative as and when required by them. Consultant will also keep a master copy of all the issued drawings.

#### **5) THE CUJ's RESPONSIBILITIES :**

- 5.1 The CUJ shall provide the full information regarding requirement for the project.
- 5.2 The CUJ shall designate, when necessary, a representative authorized to act on its behalf with respect to the project. The CUJ or his representative shall examine documents submitted by the Consultant and shall liaise with CUJ's competent authority to avoid unreasonable delay in the progress of the Consultant's work.
- 5.3 The CUJ shall furnish, if required a certified land survey of the site giving, as applicable, grades and lines of streets, alleys, pavements and adjoining property, rights of ways, restrictions, easement , encroachment, zoning , deed restriction easements, boundaries and contours of the site, locations, dimensions and complete data pertaining to existing building, other improvements and tress; and full information concerning available services and utility lines both public and private, above and below grade, including inverts and depth, if such information is available with CUJ.
- 5.4 The CUJ, if considered necessary, shall provide or authorize the Consultant in writing to engage the services of a special consultant to provide test borings, test pits, soil bearing



values, percolation tests, air and water pollution tests, ground corrosion and resistivity tests and other necessary operation for determining subsoil, air and water condition with appropriate professional interpretation thereof. These services shall be at the CUJ's expenses.

5.5 The CUJ shall furnish if available, the structural, mechanical, chemical and other laboratory tests, inspections and reports as required by the laws or the contract Documents.

5.6 The CUJ shall furnish information required by the consultant expeditiously as necessary for the orderly progress of work, if such information is available with CUJ.

**6) PAYMENTS TO THE CONSULTANT**


6.1 Total professional fee to be paid to the Consultant shall be quoted as %age of the actual total cost of the project inclusive of all taxes but excluding GST.

The GST shall be paid by CUJ separately over and above the Professional fee.

6.1.1 The quoted fee of the Consultant shall remain same throughout the period of engagement

6.2 Payment structure on account of the Consultant's Basic service shall be as follows :

Description	Fee payable
<b>Stage 1</b> Upon submission of conceptual/preliminary design/drawings and rough cost estimate based on DSR-2017	10 % of the total fees payable on rough estimate of cost.
<b>Stage 2</b> On incorporating CUJ suggestions and submitting drawings for approval of CUJ/ statutory authorities, if required.	15 % of the total fees payable on rough estimate of cost less Payment already made for stage 1
<b>Stage 2A</b> Upon CUJ's approval necessary for commencement of construction	20% of the total fees payable on rough estimate of cost less payment already made upto Stage 2
<b>Stage 2B</b> On submission of vetted structural design/drawings.	25% of the total fees payable on rough estimate of cost less payment already made upto Stage 2A





<p><b>Stage 2C</b> Upon statutory authority's approval necessary for commencement of construction.</p>	<p>30% of the total fees payable on rough estimate of cost less payment already made upto Stage 2B</p>
<p><b>Stage 3</b> Upon preparation of working drawings, Specifications, schedule of quantities and estimate of cost (BOQ) sufficient to invite tenders.</p>	<p>35% of the total fees payable on preliminary estimated cost less payment already made upto Stage 2C.</p>
<p><b>Stage 4</b> On assisting CUJ in preparation of tender document and in the evaluation of bids received and advising CUJ on appointment of contractors.</p>	<p>50% of the total fees payable on preliminary estimated cost less payment already made upto Stage 3</p>
<p><b>Stage 5</b> On submitting detailed working drawings and details required for commencement of work at site.</p>	
<p><b>Stage 5A</b></p> <ul style="list-style-type: none"> <li>i. Upon submission of detailed Engineering Services drawings including plumbing, sanitation, mechanical, electrical, sewerage, external electrical works, HVAC, lifts, fire-fighting and safety, waste management system, security system, communication &amp; other required details.</li> <li>ii. Upon submission of detailed interior and exterior schematic drawings.</li> <li>iii. Upon submission of Landscaping drawings including detailed soft &amp; hard scaping, horticulture &amp; arboriculture.</li> </ul>	<ul style="list-style-type: none"> <li>i. 55% of the total fees payable on accepted tender cost less payment already made upto Stage 4.</li> <li>ii. 60% of the total fees payable on accepted tender cost less payment already made upto Stage 5A(i).</li> <li>iii. 65% of the total fees payable on accepted tender cost less payment already made upto Stage 5A(ii).</li> </ul>
<p><b>Stage 5 B</b> <b>During execution of the work</b> a) On completion of 20% of the work</p>	<p>70 % of the total fees payable as per accepted tender cost less payments already made upto Stage 5A(iii)</p>

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b) On completion of 40% of the work	75 % of total fees payable as per accepted tender cost less payment already made upto Stage 5B(a)
c) On completion of 60% of the work	80 % of total fees payable as per accepted tender cost less payment already made upto Stage 5B(b)
d) On completion of the 80% of work	85 % of total fees payable as per accepted tender cost less payment already made upto Stage 5B(c)
e) On virtual completion of work	90 % of total fees payable as per accepted tender cost less payment already made upto Stage 5B(d)
<b>Stage 6</b> On submitting work completion report and certifying the as-built and shop drawings submitted by the contractor.	100 % of the fees payable on actual total cost less payment already made upto Stage 5B(d)

The fee payable to the Architect shall be computed on the actual total cost of work on completion.

The payment due to the Architect at different stages be computed on the following basis:

- 1) At Stage 1 to 2 C : On rough estimate of cost.
- 2) At Stages 3 to 4 : On preliminary estimate of cost.
- 3) At Stages 5 to 6 : On accepted tender cost.
- 4) At Stage 7 : On actual total cost.

6.2.1 Consultant payments will be subject to deduction of income tax and other applicable taxes at source as applicable and other statutory provisions.

6.2.2 No deduction shall be made from Architect's fee on account of job penalty, liquidated damages or other sums to be withheld from payments to contractors.

6.2.3 The CUJ shall be bound to make payment for the services rendered by the consultant. **For the services not required or sought by CUJ from the Consultant, no payment shall be made for the same against the above relevant stages.**

6.2.4 The Retention Money @ 10% of the fee payable shall be retained by CUJ to be returned to the consultant without interest, after successful completion/execution of the assignment

for each individual work. Any recoveries towards delay, Liquidated damages and breach of contract conditions shall be effected from the Retention money.

**7) EFFECTING PAYMENTS TO THE CONSULTANT:**

7.1 Progressive, on account payments shall be made by the CUJ to the Consultant strictly as per the payment stages shown in clause 6.2 above.

7.2 The actual cost of the completed/executed work shall include cost of execution of assigned works referred to in the scope of work and also includes the cost of equipment and machinery such as transformer, DG sets, Substation, Lifts, Air conditioning Machines Pumps & Motors, Water and Sewerage Treatment Plant etc., but excluding the cost of land, furniture and fixtures & fittings.

**8) EXECUTION OF THE ASSIGNMENT:**

8.1 All the stages of the work shall be completed by Consultant and the necessary approval given by the CUJ according to the time schedule mutually agreed upon. The work throughout the stipulated period of contract will be carried out with diligence, time being the essence of contract.

8.2 In the event of the Consultant's firm closing its business or if the performance of the consultant is not found to the satisfaction of the CUJ even after giving sufficient warnings (maximum three) to improve the performance, the CUJ shall have the option to terminate the contract and employ any other agency to complete the balance work at the risk and cost of the consultant. The securities available with CUJ shall stand forfeited in such case.

8.3 The Consultant must have the written permission of CUJ before initiating any stage of his duties.

8.4 The Consultant shall assume full responsibility for the design and specifications for the items described in the scope of work. The CUJ will have full access to the details of the calculation and the structural design for the purpose of the scrutiny for satisfying themselves as to their correctness. The structural engineers of the Consultant will render all possible help for the above scrutiny.

8.5 Upon the completion of work, the Consultant will prepare and submit six set of Drawings to CUJ in A-2 size including soft copy of the buildings and services.

8.6 The Consultant shall advise CUJ regarding the work under execution during visits to the sites and submit periodic report on observations.



8.7 The Consultant shall not make any deviation, alteration or omission from the approved drawing involving financial implication without prior consent of CUJ.

8.8 The CUJ shall have the liberty to postpone or not to execute any work and the Consultant shall not be entitled to any compensation for non execution of work in it's entirety except the fees which are payable to the Consultant up to stage of services then in progress.

## **9) PERFORMANCE SECURITY, LIQUIDATED DAMAGES AND PENALTIES**

### **9.1 Performance Security**

**9.1.1** The consultant shall furnish the Performance Security @ 5% of the agreement value in the form of bank guarantee, within a period of ten days after issue of Letter of Allotment. This performance security shall be pledged to I/c Finance officer, CUJ.

**9.1.2** This Performance Security shall be appropriated against breach of this agreement or for recovery of liquidated damages as specified in clause 9.2 herein, if any, after exhausting the retention money. The balance amount remaining out of the performance security shall be returned to the consultant.

### **9.2 Liquidated Damages**

#### **9.2.1 Liquidated Damages for error/variation**

In case any error or variation is detected in the reports submitted by the Consultant and such errors or variation is the result of negligence on the part of Consultant, the consequential damages thereof shall be quantified by the authority in a reasonable manner and recovered from the Consultant by way of deemed liquidated damages, subject to maximum of 10% of the Agreement value.

#### **9.2.2 Liquidated damages for delay**

In case of delay in completion of services, liquidated damages not exceeding an amount equal to 0.50% of the agreement value per week, subject to a maximum of 10% of the agreement value will be imposed and shall be recovered by appropriation from performance security or otherwise. However, in case of delay due to reasons beyond the control of Consultant, suitable extension of time shall be granted.

For continued delay in rendering satisfactory services by the consultant for the reasons attributable to the consultant, the contract shall become liable for termination at the risk & cost of the firm.



**9.2.3 Encashment and appropriation of Performance security**

The authority shall have the right to invoke and appropriate the proceeds of the Performance Security, in whole or in part, without notice to the Consultant in the event of breach of this agreement or for recovery of liquidated damages specified in clause 9.2.

**10) ARBITRATION**

In case any dispute or difference arises between the parties with regard to the interpretation or working of this agreement, or the rights, liabilities or duties arising out of it, then the matter will be referred to the Vice Chancellor, CUJ who after providing equal opportunity to both the parties shall decide in the matter and his decision shall be final and binding for both the parties

**11) GOVERNING LAW**

Unless otherwise specified, this EOI shall be governed by the law of Union Govt. of India and jurisdiction of the courts of Jammu/Samba (J&K) which shall have jurisdiction to decide issues arising out of this agreement.

**12)** The headings of the articles used in the agreement are inserted for convenience of reference only and shall not affect the interpretation of the respective articles of this agreement.

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Executive Engineer 9.1.19  
Central University of Jammu

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DECLARATION

I / We hereby declare that no case is pending with any Govt. /local administration/ police/ court/enterprise against the bidder/ firm/ company (Agency). Also I /We have not been suspended / blacklisted/debarred by any PSU / Government Department / Financial Institution / Court etc.

(Signature & seal of the bidder)



Place:

Date:



जम्मू केंद्रीय विश्वविद्यालय  
Central University of Jammu

राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)  
Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

Ref: NIT No.....

Date: .....

**No Deviation Certificate**

The Executive Engineer,  
Central University of Jammu,  
Rahya-Suchani (Bagla),  
District Samba Jammu - 181143

Notwithstanding anything mentioned in our bid, we hereby accept all the terms and conditions of this tender. We hereby undertake and confirm that we have understood the terms & conditions properly and shall render our services as per the said tender.

(Signature & seal of the bidder)

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**BIDDER'S DETAILS**

Name of the Consultant/Firm	
Name of Authorized Representative	
Office Mail Address	
Phone/ Landline Nos.	
Mobile Nos.	
Fax No.	
E-Mail Address	
Web Site Address ( If Any)	
Bank details for payment through NEFT/RTGS	Name of Bank:  Branch:  Account No.:  IFSC No.:  MICR No.:

**Note:** Submit a canceled cheque for verification of above bank details.

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(Signature & seal of the contractor)



**Prequalification Criteria**

It is certified that we \_\_\_\_\_ (Name of the Consultant/Consultancy Firm) have completed the following assignments during last five years F.Y 2013-14, 2014-15, 2015-16, 2016-17 & 2017-18:-

S.No	Name of work	Name of client	Amount of the completed work	Amount of fee charged by the Architect/Architect Firm excluding GST

(Signature & seal of the contractor)

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**ANNEXURE-V**

**Name of work: Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143**

S.No	Name of work	Consultancy Fee in Percentage (%age) including all taxes but excluding GST. The GST shall be paid separately by the CUJ.
1.	Providing Architectural Consultancy including Planning, Architectural, Structural and Engineering Services for the construction of infrastructure in the university campus at Rahya-Suchani, Distt.- Samba - 181143	In Figure  In Word

**Note: In case of discrepancy in the quoted rate, the rate quoted in words shall be taken as final**

(Signature & seal of the contractor)

