



RO/BANG/BSD/2023-24/76 dated 27.03.2024

**CENTRAL BANK OF INDIA**

**REGIONAL OFFICE, BENGALURU**

2nd Floor, Regional Office - Central Bank of India, Grand Majestic  
Mall, (opp. to Gubbiveeranna Rangamandira), Gandhi Nagar,  
BENGALURU - 560009

**EXPRESSION OF INTEREST FOR APPOINTMENT OF ARCHITECTURAL / PROJECT  
CONSULTANT SERVICES IN ESTABLISHING STAFF TRAINING CUM BUSINESS  
CENTRE AT HARDWARE PARK IN BENGALURU FOR CENTRAL BANK OF INDIA  
REGIONAL OFFICE, BENGALURU  
(THROUGH ONLINE BIDDING ONLY)**

NOTICE OF INVITATION OF DESIGN COMPETITION PROPOSALS FOR ENGAGING PRINCIPAL  
PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT OFFICE, BENGALURU

Last date of submission: 12.04.2024, 3.00pm

Date of opening of Technical Bid: **3:30 PM of 12.04.2024** or subsequent date under advice to the  
tenderers.

Date of opening of Price bid: **Technically qualified bidder will be notified in advance.**

**Tender to be submitted only through ONLINE MODE – REFER ANNEXURE - A**

For any enquiry / grievances – email id: [gadbangro@centralbank.co.in](mailto:gadbangro@centralbank.co.in)

Contact Details of **Independent External Monitor (IEM)**–

Shri Trivikram Nath Tiwari, mail ID: [trivikramnt@yahoo.co.in](mailto:trivikramnt@yahoo.co.in)

Shri Jagdip Narayan Singh, mail ID: [jagadipsingh@yahoo.com](mailto:jagadipsingh@yahoo.com)



**NOTICE OF INVITATION OF DESIGN COMPETITION PROPOSALS FOR  
ENGAGING PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT  
CONSULTANT**

Central Bank of India (Bank) invites Expression of Interest (EOI) from reputed and experienced Architectural Firms/Individuals for participating in the Design Competition for selection and engagement of Principal Project Architect cum Project Management Consultant to render Architectural Consultancy Services for the proposed construction of Staff Training cum Business Centre at IIDL Financial City, Hardware Park, Bengaluru.

The prequalification/eligibility criteria, scope of the services to be rendered, terms and conditions of appointment and prescribed formats for submission of application can be downloaded from Bank's website <https://www.centralbankofindia.co.in/en/active-tender> from to 30<sup>th</sup> March 2024 to 12<sup>th</sup> April 2024 up to 1.00 PM.

Interested Architectural Firms complying prescribed eligibility criteria should ensure submission of their applications in the prescribed format with supporting documents ONLINE latest by 3.00 pm on 12<sup>th</sup> April 2024. Applications received after due date and time will not be entertained. The Bank reserves their rights to accept any or to reject all the applications without assigning reasons therefor and no correspondence shall be entertained in this regard.

DEPUTY REGIONAL HEAD  
REGIONAL OFFICE,  
CENTRAL BANK OF INDIA,  
BENGALURU

ADDRESS –  
Business Support Department,  
2nd Floor, Regional Office - Central Bank of India,  
Grand Majestic Mall, (opp. to Gubbiveeranna Rangamandira),  
Gandhi Nagar, BENGALURU - 560009.  
Phone No. 080-22265653  
e-mail: gadbangro@centralbank.co.in

**EXPRESSION OF INTEREST (EOI) FOR DESIGN COMPETITION FOR SELECTION AND ENGAGEMENT OF PRINCIPAL PROJECT ARCHITECT CUM PMC FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT HOOVINAYAKANAHALLI, IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU.**

(PLOT AREA ADMEASURING APPROX. 8000 SQM or 2 Acres)

APPLICATION FOR PREQUALIFICATION/SELECTION OF PROJECT ARCHITECT / ARCHITECTURAL FIRMS/PROJECT CONSULTANTS - WITH CONSTRUCTION SUPERVISION SUBMITTED BY:

NAME : -----

ADDRESS : -----  
-----  
-----

GSTIN NO. : -----

DATE : -----

## **NOTICE INVITING EOI**

Central Bank of India, a body corporate constituted in India under the Banking Companies (Requisition and Transfer of Undertaking) Act 1970 having its Head Office at Chandra Mukhi, Nariman Point, Mumbai - 400021 hereinafter called "Bank" invites Expression of Interest (EOI) from reputed and experienced Architectural Firms/Individual for participating in the Design Competition for selection and engagement of Principal Project Architect cum Project Management Consultant (PPA cum PMC) for rendering Architectural Consultancy Services for the proposed construction of Staff Training cum Business Centre at IIDL Financial City, Hardware Park, Bengaluru.

Tendering shall be conducted in accordance with Open Tender procedures of the Bank. Prospective bidders must take note of the qualification requirements as specified in the tender documents. Bidders must submit tender fees (as applicable) specified in the tender document.

A complete set of tender documents may be obtained from below link:

<http://www.centralbankofindia.co.in/en/active-tender>

AND / OR on

<https://centralbank.abcpocure.com/EPROC/>

**Bids are to be submitted only through ONLINE MODE as per the details mentioned in Annexure – A enclosed with this document. Physical / hard copy bids shall be rejected and shall not be considered for further tender process.**

**Tender fees are to be submitted at above address before the last date of Online Tender bid submission.** Any tender not accompanied with the specified tender fee unless otherwise exempted shall be rejected.

### **Type of Bid : Two Bid System**

- i. "Technical Bid" - The technical information has to be prepared very carefully as indicated in the tender document since it will be the basis for the pre-qualification of bidders. Only relevant and to the point information/document should be furnished. Failure to provide any required information / document, may lead to rejection of the offer. The Bidders must read the tender document very carefully before signing on it. Technical formats and all other Annexures and relevant supporting documents including tender document duly signed and stamped on each page as token of acceptance of the terms & conditions should be uploaded and provided.
- ii. "Financial / Price Bid" – to be submitted / uploaded / filled online by the authorized representative as token of acceptance of the terms & conditions. The consultancy fee as given in the schedule has to be quoted as a percentage of Project Cost, in figures and words inclusive of all but excluding GST in the financial / price bid.
- iii. All pages of bid including terms and conditions of tender document should be signed with stamp serially numbered by authorized person only.
- iv. Firms conforming to eligibility criteria mentioned in this tender document shall apply for the tender. Any question/doubts related to tender document may be clarified with Bank over phone on 080-22265653 (10am to 5pm).

- v. The bids shall not include any conditions whatsoever. Only unconditional tenders will be accepted. Any conditional tender will be liable for rejection. Any bidder desirous of imposing any condition having financial implication should read the tender appropriately and should not put any condition in the tender.
- vi. The Bank does not bind itself to accept the lowest or any tender and reserves the right to accept or reject any or all tenders, either in whole or in part, without assigning any reason for doing so.
- vii. Any addendum/corrigendum thus issued shall be part of the Tender Document, information related to Pre-bid conference and any such other matter shall also be posted only on the Bank's website. Therefore applicants are requested to frequently visit the Bank's website regarding modifications / corrigendum issued.

## **TECHNICAL BID**

### **TENDER TERMS EXTRACT:**

S No	Particulars	Details
1	Name of work	<b>PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT HOOVINAYAKANAHALLI, IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU</b>
2	Nature of Work	Architectural Cum Project Management Consultancy Services with site-supervision
3	Estimated Project Cost	Rs. 84.63 Crores
4	Tender Application Fees :	Rs.2000/- (Two Thousand Only) in the form of DD in favor of Central Bank of India payable at Bengaluru to be submitted at BSD, Central Bank of India, 2nd Floor, Regional Office - Central Bank of India, Grand Majestic Mall, (opp. to Gubbiveeranna Rangamandira), Gandhi Nagar, BENGALURU – 560009; super-scribed “PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT HOOVINAYAKANAHALLI, IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU” (Exemption: Submission of valid Micro and Small Enterprises (MSEs) certificate as defined in MSE Procurement Policy issued by Department of Micro, Small and Medium Enterprises (MSME) or are registered with the Central Purchase Organization or the concerned Ministry or Department).
5	Tender Validity	120 Days after the deadline for submission of bids prescribed by Bank.
6	Extension of tender validity	Under exceptional circumstances, tender validity extension may be requested from bidders for a maximum period of 30 days beyond the original tender validity without price adjustment.
7	Total Time allowed for completion of the Project	40 months from the date of Letter of Award
8	Defect Liability Period	1 year from the date of work completion and handing over of site by contractor duly accepted by Bank whether within or outside the 40-month period
9	Retention Money	10% of total consultancy fees, payable by Bank, deductible in all interim bills payable, to be settled after the (Architectural Consultancy Firm) ACF issue “No objection certificate” for the refund of contractors retention money on expiry of Defects liability period of the various contractors and/ or attending to the CTE’s / IEM’s / CVO’s observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.
10	Availability of EOI documents	Available on Bank’s website <a href="https://www.centralbankofindia.co.in/en/active-tender">https://www.centralbankofindia.co.in/en/active-tender</a> from 10:00 AM on 30.03.2024 to 01:00 PM on 12.04.2024

11	Address for submission of EOI Design Competition proposals	DEPUTY REGIONAL HEAD, 2nd Floor, Regional Office - Central Bank of India, Grand Majestic Mall, (opp. to Gubbiveeranna Rangamandira), Gandhi Nagar, BENGALURU - 560009
12	Pre-bid Meeting	04.04.2024 by 11:00 AM at RO, Bangalore
13	Last date & time for submission of EOI Technical Bid (Online only)	12.04.2024 by 03:00 PM
14	Date and Time of opening of EOI Technical Bid	12.04.2024 by 03:30 PM
15	Opening of price bid	After completion of design competition among shortlisted Architects
16	Other terms:	<p>Penalty of Rs.50,000/- will be levied in case services of the ACF/PPA cum PMC is found dissatisfactory or unresponsive over a significant period as decided by the Bank.</p> <p>However, no deduction shall be made from the ACF's fees on account of any penalty, liquidated damages or other sums withheld from payment to the contractor but when any penalty is levied or damages are recovered or sum is withheld from payment to the contractor on account of defective work in such a cases, the ACF's fees in respect of the total value of the detective work shall not be paid for. Such fees shall, however, be paid upon the rectification of the defective work and on the basis of the bills payment of various contractors for actual work done and the total payments released by the Bank after making corrections, if any, in the certificate.</p>

1. Conditional proposals are liable for disqualification.
2. The Central Bank of India (Bank) reserve their rights to accept or reject any or all the applications, either in whole or in part without assigning any reason(s) therefore and no correspondence shall be entertained in this regard.
3. In case, date of opening of tenders is declared as a holiday, the tenders will be opened on the next working day at the same time.
4. The shortlisted Architectural Firms/Individuals shall be invited for Design Competition and date shall be intimated by Bank after the scrutiny of EOI Technical Bid.
5. For any clarifications please contact DEPUTY REGIONAL HEAD, 2nd Floor, Regional Office - Central Bank of India, Grand Majestic Mall, (opp. to Gubbiveeranna Rangamandira), Gandhi Nagar,

BENGALURU – 560009 Phone No. 080-22265653

Interested Architectural Firms/Individuals fulfilling prescribed eligibility criteria are hereby invited and requested to ensure submission of technical bid proposal to get shortlisted for Design Competition in the prescribed format with supporting documents to the DEPUTY REGIONAL HEAD, 2nd Floor, Regional Office - Central Bank of India, Grand Majestic Mall, (opp. to Gubbiveeranna Rangamandira), Gandhi Nagar, BENGALURU – 560009 by 3.00 PM on 12.04.2024.

Bids are to be submitted through **ONLINE MODE** only. Physical / hard copy bids shall be rejected and shall not be considered for further tender process.

**Deputy Regional Head  
Regional Office,  
Bengaluru**



## 1. Disclaimer

1.1. The information contained in this EOI document or information provided subsequently to AFC/PPA cum PMCs whether verbally or in documentary form/email by or on behalf of Central Bank of India, is subject to the terms and conditions set out in this EOI document.

1.2. This EOI is not an offer by Bank, but an invitation to receive responses from the eligible AFC/PPA cum PMCs. No contractual obligation whatsoever shall arise from the EOI process unless and until a formal contract is signed and executed by duly authorized official(s) of Central Bank of India with the selected AFC/PPA cum PMCs.

1.3. The purpose of this EOI is to provide the AFC/PPA cum PMC(s) with information to assist preparation of their Bid proposals. This EOI does not claim to contain all the information each PPA cum PMC may require. Each PPA cum PMC should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information contained in this EOI and where necessary obtain independent advices/clarifications. Bank may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this EOI.

1.4. The Bank, its employees and advisors make no representation or warranty and shall have no liability to any person, including any AFC/PPA cum PMC under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this bidding process.

1.5. The Bank also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any AFC/PPA cum PMC upon the statements contained in this EOI.

1.6. The issue of this EOI does not imply that the Bank is bound to select an Architect for the Project and the Bank reserves the right to reject all or any of the AFC/PPA cum PMCs or Bids without assigning any reason whatsoever.

1.7. The PPA cum PMC is expected to examine all instructions, forms, terms and specifications in the bidding document. Failure to furnish all information required by the bidding document or to submit a Bid not substantially responsive to the bidding document in all respect will be at the AFC/PPA cum PMC's risk and may result in rejection of the Bid.

## INSTRUCTIONS TO PROSPECTIVE ARCHITECTS

1. AFC/PPA cum PMC Services to render Architectural Consultancy Services for the proposed construction of Staff Training cum Business Centre at IIDL Financial City, Hardware Park, Bengaluru.

Site and its location: IIDL Financial City, Hardware Park, Bengaluru

### **1.1 Introduction to the Project –**

Central Bank of India was established as the first fully Swadeshi bank by Sir Sorabhji Pochkhanawala in 1911 and was nationalized in the year 1969 by an act of Parliament. The bank is a leading public sector undertaking listed in BSE / NSE. More information is available on our website [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in). Central Bank of India, is committed to advancement and excellence in the banking and financial sector, which begins with the establishment of a state-of-the-art Bank Training College at the 2-acre land property at Hardware Park, Bengaluru, with a proposal aimed at optimizing the utilization of the land property under consideration.

Recognizing the critical role that well-trained professionals play in maintaining a robust and resilient banking industry, we have embarked on a significant initiative to establish a cutting-edge Bank Training College. This centre aims to provide comprehensive training programs, workshops, and courses that will equip future banking professionals with the necessary skills, knowledge and expertise to excel in their roles.

It is in the establishment of a state-of-the-art Training Centre, complete with modern learning infrastructure, accommodation facilities, and essential banking services that the land's potential can be maximized as also significantly foster learning and skill enhancement while also contribute to the overall socio-economic development of the area.

Bank has set to create a remarkable facility that not only serves the banking and financial sector but also acts as a beacon of education and progress for the community at large; through creation of a multi-purpose complex that includes the following components as design propositions:

1. Training Centre: Equipped with the latest digital classrooms and advanced teaching aids to facilitate effective learning and skill development.
2. Hostel: A comfortable and secure accommodation facility to house trainees, faculty members, and other staff, ensuring a conducive learning environment.
3. Faculty Hostel: Dedicated living spaces for faculty members, ensuring their availability for mentoring and guidance outside classroom hours.
4. Branch: A fully functional bank branch providing practical exposure to banking operations as well as provide financial services while being situated in Financial City.
5. Transit Home: A temporary residence for employees on short visits or business trips, enhancing operational efficiency.

6. Other Necessary Offices: Incorporating offices such as administrative units, library, cafeteria, and recreation areas to create a comprehensive and engaging environment, along with record storage centre to cater to our Branches in the city.

The wealth of experience and expertise of a AFC/PPA cum PMC is sought to greatly enrich the development of this project, with insights into industry regulations, policies, and construction methodologies that will be invaluable in shaping the design and overall outcome of the Bank Training College Premises, as also meeting all required standards and regulations.

**1.2 Scope of work:** The following encompasses, but is not limited to the scope of work of AFC/PPA cum PMCs.

The Architect shall render the following services in connection with and in regard to the said works:

- (a) Taking the employer's instructions, visiting the sites, preparing sketch designs which shall be in accordance with local governing codes/standards, regulations, etc. (including carrying out necessary revisions till the sketch designs are finally approved by the employer), making approximate estimate of cost by cubic measurements, square meter. OF otherwise and preparing reports on the scheme so as to enable the employer to take á decision on the sketch designs
- (b) Prepare and submit floor plans as per Bank's requirement incorporating measures suggested in IGBC Green building norms including preparation of alternatives and carrying out necessary revisions till the floor plans are finally approved by the Bank in accordance with the local governing codes/standards, regulations etc. making approximate cost based on unit cost and submit along with a detailed project report on the scheme. Submitting required drawings to the Municipality and other local authorities and obtaining their approval.
- (c) Prepare and submit proper PERT/Bar chart incorporating all the activities such as preparation of architectural working drawings, structural drawings, detailed drawings, tender documents, invitation of tenders and award of works, layout drawings for water supply and drainage, electrical installations, telephone installations, etc., detailed estimates and all such other particulars as may be necessary for preparation of bill of quantities, execution of works, obtention of services including occupation certificates etc. required for the completion of the project. The proposal should also include various stages of services to be rendered by the consultants in co-ordination with the Bank.
- (d) Prepare building plans, other required detailed drawings on receipt of approval of the floor plans by the Bank and submit as per the regulation of local authorities and obtain their approval/sanction for construction. Necessary follow up with the local authorities in getting the approval/ sanction of building plan, within prescribed time period. The onus and complete responsibility of obtaining approval / sanction of building plan, within prescribed time period, lies with the consultant.
- (e) Prepare architectural detailed drawings, structural calculations and drawings, layout drawings for water supply and drainage, lift, air-conditioning, fire-fighting installations, electrical installations including UPS, generators, converters and security equipment, detailed estimates of cost, rate analysis for all items, take off sheets and all such other

particulars as may be necessary.

- (f) Preparing application for pre-qualification of the contractors, scrutinize the applications received and submit recommendations to the Bank for pre-qualifying the contractors.
- (g) Preparing detailed tender document for various trades viz., general builders work and specialist services such as water supply and sanitary installation, electrical installation, etc. complete with articles of agreement, special conditions, conditions of contract, specifications, bill of quantities including detailed analysis of rates based on market rates, time and progress charts, etc.

Preparing tender notices for issuance by the Bank and inviting tenders from prequalified contractors on behalf of the Bank and submitting assessment reports thereon, together with recommendations specifying abnormally high and low rated items. Preparing contract documents for all trades and getting them executed by the concerned contractors.

The assessment report shall be based on proper analysis of rates with constants from an approved Standard Hand Book and market rates of materials and labour for major items of Works costing about 90% of the estimated cost of the work.

All commercial conditions shall be evaluated in financial terms instead of merely saying whether a condition may be accepted or not.

When conditions are not susceptible of evaluation, the alternative procedure of calling all the tenderers for negotiation and asking them to submit a final bid based on the terms` and conditions acceptable to the Bank may be: adopted.

- (h) Preparing 4 copies of approved contract documents for all trades for the use of Bank, the contractor and site staff. Preparing such further details and drawings as are necessary for proper execution of the works.
- (i) Assuming full responsibility for supervision and proper execution of all works by general and specialist contractors who are engaged from time to time, including control over quantities during the execution to restrict variation, if any, to the minimum.
- (j) No deviations or substitutions should be authorized by the ACF/PPA cum PMC without working out the financial implication, if any, to the contractor and obtaining approval of the Bank.
- (k) Checking measurement of works at site, checking contractors' bills, issuing periodical certification of payment so as to enable the Bank to make payments to contractors. Architects shall assume full responsibility for all measurements certified by them.
- (l) Submitting a detailed account of steel, cement and any other material that the Bank may specify and certifying the quantities utilized bill wise in the works.
- (m) Assisting in getting necessary service connections such as water supply, electrical, drainage, sewerage from local authorities. Taking timely action for revalidation of sanction for construction from local authorities.

- (n) Obtaining final building completion and / or occupation certificate and securing permission of municipality or such other authority and assisting in obtaining refund of deposit, if any, made by the employer to the Municipality or any such other authority.
- (o) Appearing on behalf of the Bank before the Municipal Assessor or such other authorities in connection with the settlement of the rateable value/ property tax of the building and tendering advice in the matter to the Bank.
- (p) Supply, on completion of the project, two copies of all 'as-built' drawings, and physical model of the project is to be submitted to Bank. In addition, one set of all floor plans, sectional, elevation and layout plans showing details of architectural and structural nature, water supply and drainage works, electrical and other services along with a brief report on the project and relevant structural design calculations, for the records of the employer. This includes all external services including street lights shall be submitted on cloth tracing/polyester films. All drawings are also to be submitted in soft copy in AutoCAD format viz. Pen drive/ DVD etc. as also hard copies in two sets in minimum A3 size paper.
- (q) Further, the ACF/PPA cum PMC shall verify and confirm that identification marks are made on all service installations/ cables/wiring etc. for: easy identifications to carry out maintenance jobs.
- (r) The ACF/PPA cum PMC shall be wholly responsible for the successful completion of the project in all respects- consistent with safety and structural stability from the inception up to the banding over for occupation to the employer.
- (s) Assisting the Bank in all arbitration proceedings, if any, between the contractors and the Bank and also defend the Bank in such proceedings.
- (t) Preparing the combined plan of plot if the site condition warrants Surveying the extant land and verifying measurements if the cost of the land is less than amount sanctioned.
- (u) Assisting the Bank in preparing reports to Chief Technical Examiner (CTE) Organization, Central Vigilance Officer (CVO) or the Independent External Monitor (IEM).
- (v) Rendering any other services connected with works usually and normally rendered by the ACF/PPA cum PMC but not referred to herein above.

### **1.3 Broad Spatial Requirements –**

Central Bank of India is establishing a learning and development centre with a focus on IT related programs, envisaged as multistoried building/buildings. The spatial design is to include Bank Branch, auditorium, classrooms, labs, library, Content Generation Studio, faculty rooms, hostel accommodation for student/staff, transit home, dining area, cafeteria, gymnasium, games and parking facilities along with all ancillary areas and provisions. The development of the relevant infrastructure will be in compliance with all applicable laws. It is envisaged to design and develop a 'Green' and Energy Efficient Premises.

#### **1.4 ACTIVITY TIME FRAME:**

<b>Sl. No.</b>	<b>Activity</b>	<b>Tentative timelines</b>
1	Submission of floor plan & preliminary estimates.	Within 4 (four) weeks from the date of receipt of instructions from the Bank.
2	Submission of Detailed drawings complete in all respect for the project for approval by the local authority.	Within 2 (two) weeks from the date of receipt of Bank's approval of the floor plans and preliminary estimates.
3	Submission of Detailed structural & other drawings and estimates, complete in all respect for the project.	Within (4 four) weeks from the date of receipt of plan approved by the local authority.
4	Submission of Drawings and Draft tender documents complete in all respect.	Within 2 (two) weeks from the date of receipt of Bank's approval of Detailed estimates.
5	Submission of ACF/PPA cum PMC's report on the various tenders.	Within 2 (two) weeks from the date of receipt of tenders from the Bank.
6	Execution of works	As per approved tender document
7	Submission of variation orders.	Within a fortnight from the date of receipt of Bank's approval of the variation. In the case of variation costing less than Rs.25,000/- or the amount authorized, as the case may be, within one week from the date of issue of instructions by the ACF/PPA cum PMCs to the contractors.
8	Other drawings, etc, if any.	Within a reasonable time making for the smooth running of the work.

#### **1.5 Work Timelines –**

<b>Project Phase with tentative timeline</b>	<b>Project Sub-Phase and tentative timeline break-up</b>	<b>Job Description</b>
Phase 1: Project Approval and Planning (1-2 months)	Project Approval (Month 1-2):	COMPLETED

Phase 2: Design Competition (3-8 months)	Preparation for Design Competition (Month 3-4):	<ul style="list-style-type: none"> <li>• IN PROGRESS</li> </ul>
	Design Competition (Month 5-6):	<ul style="list-style-type: none"> <li>• Accept design submissions from participating architects and firms.</li> <li>• Evaluate design proposals based on predetermined criteria.</li> <li>• Select the winning design concept and architect.</li> </ul>
	Contract Negotiation (Month 7-8):	<ul style="list-style-type: none"> <li>• Negotiate a contract with the selected architect.</li> <li>• Finalize the scope of work, fees, and timeline for the design phase.</li> </ul>
Phase 3: Design and Approval (8-12 months)	Schematic Design & Design Development (Month 8-10):	<ul style="list-style-type: none"> <li>• Develop preliminary design concepts and schematic plans and mood-boards.</li> <li>• Seek feedback and refine the design.</li> <li>• Develop detailed architectural plans, including floor plans, elevations, and structural design.</li> <li>• Begin environmental impact assessments and regulatory approvals.</li> </ul>
	Construction Documents (Month 11-12):	<ul style="list-style-type: none"> <li>• Prepare final construction drawings and specifications.</li> <li>• Obtain necessary approvals from regulatory authorities.</li> </ul>
Phase 4: Bidding and Construction (13-34 months)	Bidding and Contractor Selection (Month 13-14):	<ul style="list-style-type: none"> <li>• Issue construction bids to contractors.</li> <li>• Evaluate bids and select a qualified contractor.</li> <li>• Negotiate the construction contract.</li> </ul>
	Construction (Month 15-34):	<ul style="list-style-type: none"> <li>• Commence construction activities as per the approved schedule.</li> <li>• Monitor progress, quality, and budget compliance.</li> <li>• Address any unforeseen issues that may arise during construction.</li> </ul>
Phase 5: Commissioning and Project Handover (35-40 months)	Commissioning and Testing (Month 35-37):	<ul style="list-style-type: none"> <li>• Test and commission all building systems.</li> <li>• Conduct final inspections and quality assurance checks.</li> </ul>
	Project Handover (Month 38-40):	<ul style="list-style-type: none"> <li>• Complete all necessary documentation and training for staff.</li> <li>• Officially hand over the completed facility to the Bank.</li> </ul>
Phase 6: Post-Construction Evaluation	(On-going)	<ul style="list-style-type: none"> <li>• Evaluate the project performance, sustainability, and user satisfaction.</li> <li>• Make any necessary adjustments or improvements based on feedback.</li> </ul>

## **1.6 Stage-wise Payment to PPA cum PMC**

The Bank agrees to pay the Project Architect / Consultant as remuneration for the professional services to be rendered by the Project Architect / Consultant in relation to the said Project particularly for the services hereinafter mentioned, a fee calculated at .....% (to be quoted in separate envelope as price bid) of the actual cost of work / accepted tender cost whichever is less + GST. The said fees being hereinafter called as "Basic fee". The said fee is inclusive of extension of time permitted for the works or delay in completion of the works by the contractors but excluding of GST. Nothing extra will be paid for increase in project cost due to escalation in prices of material and labor. In case there is an increase in the actual project cost over the accepted tender cost, the payment to the Project Architect / Consultant shall be worked out on the actual cost of work arising as a result of authorized changes in the specifications and / or quantities of the scheduled items or the operation of duly approved additional, substitute or extra items, if any, such actual cost and not the accepted tender cost (without taking into account any escalation), will be considered as the cost on the basis of which basic fees will be worked out subject to the ceiling worked out as given below in Notes

The Bank shall pay fees to the consultant, upon receipt of Architect request along with certificate of Architect/Consultant as to the value of work done at site, in the stages as follows.

<b>Sr. No.</b>	<b>Services to be recorded</b>	<b>% of total as stage-wise fees payment</b>	<b>Up to stage total cumulative fees payments</b>	<b>Remarks / Clarifications</b>
(a)	After completion of floor plans, Architectural design and 3D model, if any, and their approval by the Bank.	1/16 <sup>th</sup> (6.25%) of the total agreed % of fees on total cost of related work.	1/16 <sup>th</sup> (6.25%) of the total agreed % of fees on total cost of related work.	It is clarified that estimate of the work at this stage shall include cost of interior work only if the floor plans include the detailed department-wise final layout plans for all floor for computerized office. As otherwise, the fees for the floor plans for interior work will be paid later on when the floor plans are approved by the Bank.
(b)	After completion of working drawings & detailed estimates to the satisfaction of the Bank including Architectural & structural drawing & all drawings pertaining to the various specialist services & their approval by the Municipal Corporation or other authorities & Pre-qualifications of contractors for main civil work (foundation as well as superstructural)	1/8 <sup>th</sup> (12.5%) of the total % of fees on total cost of related work.	3/16 <sup>th</sup> (18.75%) of the total % of fees on total cost of related work.	If the civil work is executed in two stages i.e., foundation & plinth or pile foundation one stage and super structure as second stage, assessed cost for each work will be the basis for release of payment. The fees for detailed plans & estimates for interior work shall be paid later on when these are received & approved by the Bank. 50% of the fees payable for this stage may, however, be paid on completion and approval by the Municipal or other authority of all drawings pertaining of civil work & completion of prequalification work of civil contractors separately or together for foundation & super structure civil work (on the estimated cost excluding interior work).



(c)	After preparation of contract documents including tenders, issue of tender notices in respect of all traces, submission	1/16 <sup>th</sup> (6.25%) of the total% of fees on total cost of related work.	On 1/4th (25%) of the total fees on total cost of related work.	Here also, as clarified in para (b) above, initially the estimated cost shall be the cost of foundation or/and super-structure (excluding interior decoration work) when the general building work is in progress. The fees under this (c) stage will be paid later on when the detailed plans/ estimates/ tender documents etc. are prepared by the (Architectural Consultancy Firm) ACF and approved by the Bank and the tenders are invited by the ACF. Part payments of fees in both these cases can be released at discretion of the Bank on request of the ACF in proportion to the services completed in respect of particular trades. Such payment shall be on account.
(d1)	During the progress of construction and in proportion to the value of the said works as certified from time to time and paid by the Bank.	1/2th (50%) of the total% of fees on total cost of related work.	3/4th (75%) of the total fees on total fees on total cost of related work.	-----
(d2)	On final completion of the project, and submission of physical model of as-built structures/project & closing of accounts including obtaining Occupation Certificate from Local Authorities / Fire authority / water connection authority / electrical connection authority / gas connection authority and / or any other authority / Board connected with the occupation of building.	1/8 <sup>th</sup> (12.5%) of the total% of fees on total cost of related work.	7/8 <sup>th</sup> (87.5%) of the total fees on total cost of related work.	-----
(d3)	After the ACF issue “No objection certificate” for the refund of contractors retention money on expiry of Defects liability period of the various contractors and/ or attending to the CTE’s / CVO’s observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.	1/8 <sup>th</sup> (12.5%) of the total % of fees on total cost of related work.	100% of the total fees on total cost of related work.	The final payments under d1, d2 & d3 stages shall be made in accordance with and on the basis provided in the clauses herein.

### **1.7 Bidders to note:**

- a. The fees as stated hereinabove will also be applicable to engineering services work that may be assigned to the Project Architect/ Consultant for overall completion of the Project.
- b. The fees as stated herein above will be first adjusted on the basis of latest available approved estimated cost of Project and after tenders have been received then on the lowest bonafide tendered cost of Project. For stage 6 and onwards, progressive payment will be made on the basis of cost of works i.e. value of works done by contractors.
- c. The final installment of fees shall be adjusted on the basis of actual cost of works i.e. actual project cost and amount paid as per above stages of payment subject to the stipulations and ceiling given in clause 9 (A) above and C-5 below.
- d. For calculation of fees bought items shall be excluded. Decision of Bank in this regard will be final and binding. Bought out items will be accessories which are standardized supply only items like electrical fixtures such as fans, Air-conditioners, lights, planters, pictures, water purifiers, Foot rest, DG set, water pumps etc. or furniture such as readymade bed, tables, chairs, sofas, dressing table etc. However, if the services of consultant are availed for finalization / design of these items, fee@25% of basic / quoted fees shall be payable on the cost of item, other than items covered in the project cost” and, further fee@50% of basic / quoted fees shall be payable on the cost of item, as this is only an addition/modification to existing design and need not be started from scratch (suggested as unforeseen design inputs maybe required in the course of the project, and a slab of reference for payment needs to be set in the tender stage itself).
- e. The above fee is subject to overall ceiling of 110% of the "Basic fee" worked out on the accepted tender cost or actual project as per clause (A) above.

### **2. EOI documents:**

2.1. The work has to be carried out strictly according to the conditions stipulated in the EOI consisting of the following documents and the most workmen like manner.

- Instructions to Prospective Architects
- General conditions of Contract

2.2. The above documents shall be taken as complementary and mutually explanatory of one another but in case of ambiguities or discrepancies, shall take precedence in the order given below;

- a. Addendums (if any)
- b. General conditions of contract
- c. Instructions to Prospective Architects

2.3. The EOI tender documents are not transferable.

2.4. The PPA cum PMC are advised to obtain all necessary information to participate in this EOI at their own responsibility and cost before entering into a contract for the project. The tenderer will be fully responsible for considering the financial effect of any or all the factors while submitting his tender.

**3. Site Visit:**

The consultant shall visit the plot to get acquainted with location and surrounding area. Bank Architect/Official at Zonal Office, Hyderabad or at Regional Office, Bengaluru may be contacted in this regard.

**4. Signing of contract Documents:**

The selected Architects shall be bound to enter into an agreement in the prescribed format, within 15 days from the date of receipt of intimation of acceptance of their proposal by the Bank. However, the written acceptance of the offer from the Bank will constitute a binding agreement between the Bank and successful Architect whether such formal agreement is subsequently entered into or not.

**5. Completion Period:**

Time is essence of the contract. The Project has to be completed in all respect accordance with the terms of contract within a period of 40 months from the date of award of work.

**6. Validity of Price Bid:**

Design Proposals shall remain valid and open for acceptance for a period of 90 days from the date of opening Price/Commercial bid. If the tenderer chooses to withdraw their offer during the validity period or makes modifications in their original offer, their Design Proposal shall be summarily disqualified without notice and no correspondence shall be entertained in this regard.

7. Price Bid shall be opened only of those shortlisted Architects who will participate in the proposed Design presentation proving their technical competency and capability in handling similar projects for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/Public limited (Listed) Company.

8. All the AFC/PPA cum PMCs shall be bound to accept and sign the “Integrity Pact” as per attached “**Annexure I**”. The Application/EOI of the Architects not submitting the Integrity Pact as per prescribed format shall be summarily disqualified and no correspondence shall be entertained in this regard.

9. Joint Venture / Consortium shall not be allowed, and Prospective PPA cum PMC should meet the mentioned Eligibility criteria themselves.

**SPECIFIC TERMS AND CONDITIONS CONTRACT:**

1. The terms Architect / Project Architect /ACF / PPA cum PMC shall all point to the probable Design Consultant for this Project and may be used interchangeably in this tender document.
2. The design concept shall be modern and innovative.
2. Each page of the documents should be signed by the bidder or his authorized representative. Offer shall be submitted in sealed cover super-scribing the name of the work on the cover.

3. The project should be designed confirming to the prevailing building bye-laws, NBC, guidelines and space standards for barrier free built environment for disabled and elderly persons, as applicable. The Consultant will have to make modifications in the Architectural Drawings and Structural Drawings as per the requirement of the Bank Authorities at any stage for any number of times during the currency of the work for which no extra payment will be made.
4. Central Bank of India, Regional Office, Bengaluru **shall recover the security deposit from the work done of the Consulting Firms @ 5% from each running account bill subject to a maximum of Rs.1.00 lacs.** The security shall be released within one month from the date of successful completion and handing over of project with all the approvals / sanctions from the local / statutory authorities to the entire satisfaction of the Officer-in-Charge of Bank.
5. The interim payment of consultancy bill in respect of complete items of work shall be paid progressively with execution of the work and on value / in proportion as per the running bill certified, approved and paid to contractor by Bank.
6. Consulting Firm shall submit the time frame for completion of various stage of the job of works assigned to them.
7. Consulting Firm shall also submit all originals in form of soft copy (CD) of tracing of the drawings and other documents like estimates, analysis of rates of various items & tender documents.
8. The Project Architect / Consultant shall engage if required qualified and competent reputed Structural, Electrical, Water supply & Plumbing, Air-conditioning etc. consultants to assist them in the preparation of design and details for these services at their own costs. These Consultants will be appointed with the approval of the Bank. The fees payable to these Consultants shall be borne by the Project Architect/ Project Consultant out of the fees received by them. The Project Architects / Project Consultant shall be fully responsible for the design and soundness of the works of such Consultants and shall also coordinate the activities of various other consultants.
9. Statutory taxes or any kind of tax and its increase or decrease (except GST) after submission/ opening of offers shall deemed to be included in the fee quoted herein. No claim shall be entertained.
10. Termination: In case Consulting Firm fails to fulfill its duties diligently as per the completion time schedule, its services shall be terminated with 15 days notice and security amount will be forfeited.
11. In the event of any dispute during this project work between the parties hereto arising out of or in any way relating to or concerning this consultancy work the same shall be referred to the Sole Arbitrator appointed by both parties, who may be retd. judge of Hon'ble High court as per the Arbitration and Conciliation (amendment ) Act 2019, within 30 days from date of dispute and after that claim may be filed to an sole arbitrator, after duly receipt of completion certificate of sole project work from the project architect / consultant, who may be eligible to file " if any" before sole arbitrator, within time as stated above. The Arbitrator shall give written reasons for his award.

12. Consulting Firm, whose tender is accepted will be required to furnish an Indemnity Bond to be obtained as stamp applicable at Bengaluru approved by the Officer-in-charge of requisite amount that in case of failure of structure due to inadequacy/deficiency in structural design/drawings within ten years from the date of completion of buildings, the charges of rehabilitation of the buildings and any loss on that account will be borne by the Consulting Firm.
13. All design and drawings should be based on original concept (Should not be copy of the any of the project situated anywhere) and copy right of all drawings and design made by the Consulting Firm will remain the property of the Central Bank of India.
14. A continuous liaison shall be maintained by the Consulting Firm with the Officer-in-charge of Bank during preparation and presentation of Design and Drawings. Any advice tendered by the Officer-in-Charge in respect of the Design and Drawings shall be binding on the Consulting Firm.
15. The Consultant will have to prepare presentation drawings, perspective view, 3D model and power point presentation of the project, the copies of which will be retained by Central bank of India. The Consultant shall also supply presentation drawings, perspective views, accommodation & area details for the brochure and the advertisement of the scheme.
16. Consulting Firm will be responsible for the correctness of Design and Drawings of all the components of the building.
17. Consulting Firm has to make his own arrangements for laboratory, machinery, equipment and any other items required directly or indirectly for preparation and presentation of Design and Drawings.
18. No claim shall be entertained on account of increase in the wages of the staff, material etc. required directly or indirectly for preparation and presentation of Design and Drawings.
19. Officer-in-charge reserves the option and right to cancel the Contract if it is found during the currency of the Contract that the speed and quality of the work done does not commensurate with the time elapsed and re-allot the same to any other Consulting Firm with due notice without liability of any kind of payment or any compensation.
20. Rates quoted by the Consulting Firm shall be for complete work in all respects and include supply/carriage of laboratory equipment, machinery, material royalty, octroi charges and all other taxes excluding GST and no claim on account of fluctuation of price due to any cause shall be entertained.
21. All Taxes on fees paid to consultant excluding GST, if any, shall be paid by the Consulting Firm themselves direct to the respective tax departments in accordance with their rules and regulations in force from time to time without intervention of Central Bank of India, Regional Office, Bengaluru. However Income Tax shall be deducted at source from the payments due to the Consulting Firm as per provisions of Income Tax Act.
22. Nothing extra shall be paid for material/labor required for the work directly or indirectly and the rates to be quoted by the Consulting Firm shall include all the charges thereof.

23. Consulting Firm shall strictly follow the methodology and sequences of operation etc. as given by it in its technical data and accepted by the officer-in-Charge. Any modification can be allowed only with the prior approval of the officer-in-Charge.
24. Central Bank of India shall be entitled to copy right of all the documents, drawings and other materials produced for the purpose of this project by the Consulting Firm who shall not use any of such documents or material for any other purpose other than project except with the permission of the Officer-In-Charge. The Central Bank of India shall have the full right to utilize fully or partly any part of the Design/Drawings on any other building of Central Bank.
25. Any other detail which is considered necessary and relevant to the work and not covered in the scope of work above and directed by Officer-in-Charge shall also be deemed to have been covered in the scope of work and shall be carried out by the Consulting Firm without any extra cost to Central Bank of India.
26. All disputes regarding this work shall be restricted to Civil Courts located at Civil Courts / Tribunal / Forum located at Bengaluru.
27. Officer-in-charge or his representative shall have the right to watch and supervise the work.
28. Consulting Firm should be available at site of project for discussion or assistance, if required by the Officer-in-charge without any extra charges.
29. Officer-in-charge of Bank reserves the option to take away any item of work or any part thereof at any time during the currency of the Contract and re-allot it to any other Consulting Firm with due notice to the Consulting Firm without liability of any kind or payment of any compensation.
30. In case where the Project Architect / Consultant perform partial services for any reason, including the abandonment, deferment, substitution or omission of any project and/or works, or part thereof, and if the services of Architect/Consultant are terminated, the charges in respect of the services performed shall be as follows:  
Payment will be made in accordance with stages that have been completed. For the incomplete stage, payment will be made on quantum-merit basis in which case assessment of fees will be made with due regard to all relevant factors as per the discretion of Bank whose decision will be final and binding.
31. Structural design should cater for the telephone lines, public health services, electric lines, electric conduits etc. The structural design should also cater for firefighting/air conditioning and other services if required.
32. Consulting Firm shall submit the Price Bid to cover all the professional charges for the service rendered for the jobs mentioned above.
33. Time schedule and payment schedule for supplying the Design, Drawings, various documents, construction supervision & project completion are explained under the head "STAGE OF PAYMENT OF FEES" & "ACTIVITY TIME FRAME".
34. In case where the Project Architect / Consultant perform partial services for any reason, including the abandonment, deferment, substitution or omission of any project and/or works, or part thereof, and if the services of Architect/Consultant are terminated, the charges in respect of the services performed shall be as follows:

Central Bank will make the payment of the Consultancy Charges payable for the services so provided up to that stage stipulated in the agreement after making 10% (Ten Percent) deduction of the Total Fees payable to the Consulting Firm under this agreement. In case, the 10% deduction of Total Fee payable to Consulting Firm is more than the amount payable to the Consulting Firm then the Firm has to deposit the balance amount.

35. In case the Central Bank of India decides to scrap the project due to any reason at any stage, the fee as payable as per agreement up to that stage will be paid to the Consulting Firm.
36. In case the Central Bank of India decides to change the scope of the work during the currency of the scope of the work and the Central Bank of India decide to avail Consultancy Services according to the changed scope of work from the Consulting Firm then the Consulting Firm will have to provide the services as per the new concept at the Fee already decided and agreed at no extra cost to Bank.
37. Consulting Firm shall agree to redesign at their cost any portion of their Engineering and design work which due to their failure to use a reasonable degree of design skill is found defective within ten years from the date of start of regular use of the portion of the work affected. Central Bank of India shall grant right of access to the Consulting Firm for inspection of those portions of the work as are claimed to be defective. Central Bank of India may make good its loss by recovery from the Consulting Firm in case of failure to comply with the above clause.
38. Consulting Firm shall be bound to repeat the above said work, if scope of work is increased due to change of the policy/building related Bye-laws by State or Central Government in the same cost. No claim shall be entertained on this account.
39. Consultant firm shall consider all necessary provisions of the I.S Codes in respect of the Loads & Earth Quakes.
40. In case of any dispute between the Project Architect / Consultant and other agency, the matter shall be referred to the Bank whose decision shall be final and binding on all the parties.
41. In case it is established that due to fault of Project Architect / Consultant, the Bank has to pay any extra amount due to over-run of the project, over measurements - faulty description of tender item or any other lapse on the part of Project Architect, necessary recovery maybe effected from the Project Architect / Consultant's fees as per provision of section 73 of Indian Contracts Act 1872 under section 30 of Architects Act 1972 (Central Act No. 20 of 1972), besides Bank's right to proceed against the Consultant for recovery of the extra amount incurred by the Bank.
42. A Consultant shall submit only one proposal, either individually or as a joint venture partner in another proposal. If a consultant including a joint venture partner submits or participates in more than one proposal, all such proposals shall be disqualified.
43. This agreement / contract can be terminated by either party on giving one month notice normally. However, in exigent circumstances as per Bank's discretion, the services of the Project Architect / Consultant can be terminated by giving notice of lesser period.
44. The Integrity Pact in this document shall also form part of contract.

## **GENERAL CONDITIONS OF CONTRACT**

## 1. Definitions: -

1.1. “Contract” means the documents forming the tender and the acceptance thereof and the formal agreement executed between Central Bank of India and PPA cum PMC, together with the documents referred there in including these conditions and instructions issued from time to time by the Bank and all these documents taken together shall be deemed to form one contract and shall be complementary to one another.

1.2. In the contract the following expressions shall, unless the context otherwise requires, have the meaning hereby respectively assigned to them.

1.3. ‘Bank’ shall mean Central Bank of India having its Corporate Office at Chandramukhi, Nariman Point, Mumbai – 400021.

1.4. ‘The Architect’ shall mean the individual or firm or company selected and engaged for undertaking the project as PPA cum PMC and shall include legal personal representative of individual or the composing the firm or company and the permitted assignees of individual or firms of company.

2. The Architect must be equipped with adequate expertise and experience in undertaking Planning, designing & implementing/execution of Civil, Landscapingwork, Electrical (HT/LT), Plumbing, Air-Conditioning, Lifts/Elevators, DG sets, UPS system, IBMS (CCTV, Public Address System, Fire & Safety Systems and integrating it with Building Management System) and all essential and ancillary works/services required for construction and completion of a Residential buildings.

## 3. Eligibility criteria:

(i) Minimum 10 years’ experience as an Architect as on 31.03.2023. The experience should include all consultancy services for buildings such as architectural, structural, engineering, Interior and Furnishing, all with Green building features and all internal and external services such as Electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, firefighting/horticulture, EPABX / Networking, parking, rainwater harvesting, sewage treatment plant, recycling of waste water etc.

(ii) The Architect should have rendered satisfactory professional services in planning, designing & supervision of similar high - rise building construction projects, from inception to completion stage for:

- a. At least one similar project of minimum Rs. 72.00 Crore each or
- b. Two similar projects of minimum Rs. 42.00 Crore each or
- c. Three similar projects of minimum Rs. 34.00 Crore each
  - during last 7 years ending on 31.03.2024. These building projects should be residential/ commercial/ institutional building projects.

“Similar Work” under this clause means Planning, Designing and Supervision of Construction of multi-storied building (Minimum 5 storied including Gr Floor) Residential or Commercial buildings including Civil, Plumbing, Sanitary, Interior & Furnishing, Fire Fighting and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks during last 7 years”.



(iii) At least one of Proprietor / Partners / Directors of the Architect should have a valid registration and license as an Architect from “Council of Architecture”.

(iv) The Architect should have a full-fledged office or ready to establish an office in Bengaluru and should have adequate number of qualified Architects, Engineers and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services Architect, firms, Electrical Architects, Air-conditioning Architect etc.

(v) The average annual turnover of the Architect by way of professional Fee in last three financial years ending on 31.03.2023 shall not be less than Rs. 3.00 Crores. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2023 shall be submitted in support of claims.

(vi) The firms/Architects satisfying the prescribed eligibility criteria shall only become eligible to bid the assignment. Clear supporting evidences like photographs, certificates, documents etc. should be submitted with the bid.

(vii) The firms/Architects shall be responsible and prepared to engage expertise/Architects for all specialized services of the project for which in-house expertise is not available with them within the professional fee agreed and payable to them.

(viii) The architect should have completed at least one project with Green Certificate.

(ix) The firms/Architects should have qualified & experienced technical team at its/their disposal for deployment at site for day-to-day supervision of the project during the execution of the project from date of commencement of work to handing over of the entire infrastructure to the Bank.

(x) The PPA cum PMC should have all necessary licenses, permissions, consents, no objection certificates, approvals as required under the law for carrying out its/their business including those envisaged under the scope of this EOI.

(xi) The PPA cum PMC should have valid GST Registration Certificate and PAN. Copies of supporting documents to be attached.

(xii) The PPA cum PMC should not have been blacklisted by the Govt. of India Organizations / PSU / PSE / Govt. Depts./reputed Private Public Limited Companies etc. under Ministry of Finance, for breach of any applicable laws or violation of regulations or breach of contractual agreement or rendering unsatisfactory professional services during the last 7 (seven) years, under Ministry of Finance. (Self-declaration to be submitted by the PPA cum PMC along with their application).

(xiii) The PPA cum PMC should be the sole AFC/PPA cum PMC and not a consortium.

(xiv) However, merely fulfilling the prescribed eligibility criteria shall not entitle the AFC/PPA cum PMC Architects for shortlisting and invitation for participation in the proposed Techno commercial competition for the project. The shortlisting as well as final selection of Architect for the project shall be subject to independent verification of credentials, inspection of project sites, calling confidential reports from the present/previous employers etc.

4. The objective of this EOI is to identify reputed PPA cum PMC Firm for setting up of the Construction of learning centre, as envisaged above by engaging a Project Architect / Project Consultant/ Project Management Consultancy etc.

5. Evaluation of Proposals for Shortlisting:

a) The Technical Bid along all the documents submitted by the bidders will be first opened by the authorized committee and evaluated on the various eligibility criteria and other marking matrix parameters as per **“ANNEXURE B”**.

b) The Bids will be initially evaluated for the eligibility based on the documents submitted in support of eligibility criteria specified hereinbefore and accordingly AFC/PPA cum PMCs fulfilling the various criteria shall be shortlisted.

c) Maximum 5 to 6 Architectural Firms/Individuals scoring highest marks on the prescribed parameters and marking matrix shall be shortlisted by the Committee.

d) The Bank may consider inspecting the projects and calling for confidential reports from their clients prior to shortlisting and inviting for Design competition for the project.

e) The decision of Bank in shortlisting of Architects invited for Design competition shall be final and binding and no correspondence shall be entertained in this regard.

f) All shortlisted Architects shall be advised to submit their Techno Commercial offer (in the prescribed format to be made available by Bank at later date) comprising of: -

- Approach paper/conceptual drawings/Plans/3D Models etc. along with a rough estimate in soft as well as hard copy as per Bank's requirements and completely in compliance with local bye-laws, rules and regulations applicable for the purpose at the centre within the specified time line.
- Commercial/Price bid in the prescribed format.

g) The PPA cum PMC submitting the requisite papers/ documents/drawings/3D Models etc. shall be invited for making a presentation before competent Committee constituted by the Bank.

h) A committee will evaluate the proposal and the presentation of the proposed approach, methodology and technical capabilities of the AFC/PPA cum PMCs and shortlist the AFC/PPA cum PMCs as per the laid down criteria. The decision of the Committee shall be final and binding on the AFC/PPA cum PMCs.

i) The Price/Commercial Bid of only those Architects shall be opened who will participate in the Design Presentation.

j) The Technical Bid and Commercial/Price Bid will have weightage of 70 and 30 marks respectively.

6. Design Competition:

a) AFC/PPA cum PMCs shortlisted for participating in Design competition will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by Bank separately.

b) Each PPA cum PMC will be given about 20 to 30 minutes time for making presentation. After presentation the committee members will interact with the PPA cum PMC to understand presentation.

c) To participate in design competition, the AFC/PPA cum PMCs will have to attend the event on their own expenses. However, the Bank will make payment of Rs. 50,000/- (Rupees Fifty Thousand Only) as token of appreciation to those Architects who are invited and are participating in the design competition except the selected Architect.

d) The exact timing of start of time slot shall be intimated to AFC/PPA cum PMCs separately.

e) The design brief can be seen in scope of work for the project.

7. Based on the Design presentation proposal and other features for the proposed project, their capability and capacity shall be judged and rated by the competent committee of Bank including some independent external members on various Parameters and marking matrix as per ANNEXURE - B for the purpose.

## 8. Financial bid

“Financial / Price Bid” is to be submitted / uploaded / filled online by the authorized representative as token of acceptance of the terms & conditions. The consultancy fee as given in the schedule has to be quoted in figures and words inclusive of all but excluding GST in the financial / price bid.

a) The Price/Commercial Bid of only those PPA cum PMC shall be opened/entertained who will participate in the Technical Design Presentation against Specific Invitation from Bank.

b) The price Bid shall be opened only after successful completion of the Technical Design Presentation and its Evaluation by the Competent Committee.

9. Professional Fee: While quoting the professional fee for the project, the PPA cum PMC are as advised to consider the following:

(i) The AFC/PPA cum PMCs are required to quote professional fee (excluding GST) for the Architectural Consultancy Services including Project Management Consultancy Services in the Price Bid.

ii) The Bank shall be at liberty to entrust the job of Architectural Consultancy as well as PMC Services to two different agencies within its sole discretion.

(iii) The total professional Fee (i.e. Fee towards Architectural Consultancy Services and PMC) can be quoted by the Prospective Architects within limit set down by Bank.

(iv) No professional fee shall be payable to the Prospective Architects for the bought-out items which are directly procured by the Bank.

(v) The Prospective PPA cum PMC shall support L-1 Design builder or their Architect for

obtaining all mandatory building permissions/approvals (Essential for commencement of construction at site) and its periodical renewal, seeking completion/occupancy certificates after completion of project etc. from the respective department/authorities including necessary liaison for procuring such permissions within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt demand note/challan/Map fee etc., shall be paid by the Bank against production of original copies of such demand note/challans.

(vi) The selected Architect shall undertake to permit Bank for deductions of the following sums from the total fee becomes payable to them for the project as per the Fee structure and rate approved and accepted by the Bank:-

- Deduction on account of TDS as per applicable rules of Government.

#### 10. Award of Contract:

a) The firm which gets highest marks (obtained in technical and commercial bid put together) will be decided as the prospective PPA cum PMC for further decision on awarding of contract.

b) Bank may reject any/all the bids received without assigning any reason whatsoever.

c) Validity period of bid: 90 days shall be the validity period of bid from the date of opening of Price/Commercial Bid.

11. On award of the contract, the Firm will be expected to take up/commence the assignment within 15 days of time.

12. If the performance of the Architect at any stage of the project is not found satisfactory or in the interest of the Bank, the Bank will have the right to terminate the agreement by giving one-month-notice and in such an eventuality, no claim for any compensation/Fee for the balance work shall be considered. However, their dues shall be settled as per provisions contained in the standard agreement for the purpose, in proportion to the services actually rendered.

13. Bank will have right to change scheduled date of any event. Revised date will be displayed on our website or communicated separately.

14. Any corrigendum in this EOI shall be intimated through announcement at Bank's website or through registered email only. The prospective AFC/PPA cum PMCs are requested to visit our Bank website <https://www.centralbankofindia.co.in/en/active-tender> on time to time till the process of selection of Architect is completed.

15. Officials of Bank/ Bank may visit office of the PPA cum PMC, sites of project completed by PPA cum PMC and office of those clients to verify information submitted by PPA cum PMC in technical bid. In case it is found that PPA cum PMC has submitted misleading information in technical bid, the candidature of such PPA cum PMC(s) will be dismissed. Bank will have discretion to seek confidential report from previous clients of the PPA cum PMC and in case of any negative report/feedback, the Bank may take action as deemed fit.

#### 16. Scope of services:

Bank proposes to engage services of Principal Project Architect cum Project Management Consultant for Proposed construction of Staff Training cum Business Centre at IIDL Financial City, Hardware Park, Bengaluru. This will be a 'State of Art' design having all modern amenities and will comply / have features of **'Green' and Energy Efficient Building**.

16.1. Bank intends to commence and complete the works in all respects viz. ready for occupation within a maximum time span of 40 months from the date of commencement.

16.2. The proposed PPA cum PMC will take up all further necessary work on the project including preparation of tender documents, support/assist the L-1 Design builder/contractor for procuring/revalidation (as and when required) of existing Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from Govt. authorities within the specified time frame as stated in this tender.

16.3. Time is the essence of the contract and the duties of the Architect will be governed by the standard agreement (sample of proposed agreement can be inspected at this office during Office hours) to be executed with Bank by the successful Architect.

16.4. The role and responsibilities of the PPA cum PMC will broadly include:

i. Providing professional services for designing of Commercial buildings as per latest standards. The consultant shall take the Bank's instruction, prepare Detailed Project Report (DPR), sketch designs, make approximate estimate cost by cubic measurements or otherwise, prepare drawings, maps, layouts sufficient for making applications for work licenses to local authorities or for other approvals, prepare working drawings, prepare structural drawings and other drawings and designs as required, prepare specifications, prepare bills of quantities, and detailed estimate with rate analysis, prepare tender documents, advice on preparation of a panel of contractors to be invited for tendering, assist in obtaining tenders, advise on tenders received, prepare contract documents, nominate and instruct Service Consultants (if any), coordinate activities of all Consultants, prepare such further details and particulars as are necessary for proper carrying out of the works, advise Bank on technical and financial implications of the deviation / amendments (if any), from the approved scheme, the consultant shall carry out day to day supervision as per 2.4.1 of IBA manual, measurement, quality control, variation management and complete project management of works etc. works for execution and completion of entire building projects.

ii. Submitting a proper PERT Chart/Bar chart incorporating all the activities required for the completion of the project well in time i.e. preparation of working drawings, structural drawings, detailed drawings, calling tender, work execution, obtaining approvals etc. The program should also include various stages of services to be done by the consultant in co-ordination with the Contractor. Preparation of designs with two/three alternative schemes including carrying out necessary revisions till the designs are finally approved by the Bank, making block estimates, 3D view/physical Model (of as-built Project) etc.

iii. Submitting required drawings to the Municipal and/or any other appropriate local authorities and to maintain liaison with local municipal corporation, government authorities and obtaining their approval, commencement certificate, plinth checking certificate, intermediate approvals during the construction, completion certificate, occupation certificate and any other

certificate / approvals as required so that Bank may start using the building as its Guest House including completion of requisite formalities and obtaining permission water supply, sewer/drainage, electrical supply, lift licenses, environmental clearances and other services to be used for the premises.

iv. Preparing architectural working drawings, structural calculations and structural drawings, layout drawings for water supply and drainage, electrical installations, telephone installation, etc., detailed estimates and all such other particulars as maybe necessary for preparation of bill of quantities.

v. Prepare tender documents and issue sufficient number of copies as may be required for calling the tenders.

vi. Preparing pre-qualification documents.

vii. Preparing detailed tender documents for various trades viz. general building work and specialist services such as water supply and sanitary installations, electrical installations, fire-fighting, lifts etc. complete with articles of agreement, special conditions, conditions of contract, specifications, bill of quantities, including detailed analysis of rates based on market rates, time and progress charts, etc.

viii. Preparing tender notices for issue by Bank or inviting tenders from prequalified / shortlisted parties on behalf of Bank as per Bank's / CVC guidelines, as the case maybe for all trades and submitting assessment reports thereon, together with recommendations specifying abnormally high and low rated items. Preparing contract documents for all trades and getting them executed by the concerned contractors. The assessment report shall be based on proper analysis of rates with constants from an approved Standard Hand Book and market rates of materials and labors for major items of works costing about 90% of the estimated cost of the work.

ix. Preparing for the use of the Bank, the contractor and site staff, 4 copies of contract documents for all trades including all drawings specifications, and other particulars. Preparing such further details and drawings as are necessary for proper execution of the works.

x. Prepare such further details and particulars as are necessary for proper carrying out of the works,

xi. Carry out Pre-bid meeting as per Bank' approval.

xii. Carry out regular and day-to-day supervision of site works, arranging site meeting on regular interval, measurement, quality control on material and workmanship, variation management and ensuring smooth completion of works, coordinate various construction activities being carried out by various agencies at site, to ensure that the work proceeds as per schedule and to keep the Bank informed regarding progress of the work by submitting regular and periodical progress reports with photographs.

xiii. Assuming full responsibility for supervision and proper execution of all works by General and Specialist Contractors who are engaged from time to time, including control over quantities during the execution to restrict variation, if any, to the minimum.

xiv. To issue sufficient copies of drawings / instructions to the Bank and contractors as may be necessary to carry out the project.

xv. No deviation or substitutions should be authorized by the Consultant / Architect without working out the financial implications, if any, to the contractor and obtaining approval of the Bank.

xvi. Working out the theoretical requirement and actual consumption of cement and steel any other material specified for each bill.

xvii. Checking measurements of works at site. Checking and verifying contractor's bills, issuing periodical certificates for payments, and passing so as to enable the Officer-In-Charge of Bank to make payments to the contractors after cross-verification as per Bank's satisfaction and adjustments of all accounts between the contractors and the Bank. Consultant / Architect shall assume full responsibility for all measurements certified by them. It shall be mandatory on the part of the Architect / Consultant to check all the measurements of various items in each running and final bill and submit the recommendations as below:

Certified that the various items of work claimed in this ....running / final bill by the contractor M/s.....have been completed to the extent claimed and at appropriate rates and the items are in accordance with and fully conforming to the standard / prescribed specifications and drawings. We further certify that we have checked the measurements to the extent of 100% of each item claimed in this bill. Hence the bill is recommended for payment of Rs.....

Date....

(Signature of Architect/Consultant)

The Architects shall endorse the above certification in the relevant Measurement books also.

xxiii. Submitting a detailed account of steel, cement and any other material that the Bank may specify and certifying the quantities utilized in the works.

xix. Obtaining final building completion certificate and securing permission of Municipality and such other authority for occupation of the building and assisting in obtaining refund, if any made by the Bank to the Municipality or any other local / statutory authorities.

xx. Appearing on behalf of Bank before the Municipal Assessor or such other authorities in connection with the settlement of the rateable value of the building and tendering advice in the matter to the Bank.

xxi. On completion of the project, prepare "as built" completion drawings of architectural, structural, water supply and drainage works, and electrical and other services along with a brief report on the project and relevant structural design calculations and submitting 4 copies of the same for the records of the Bank.

xxii. Further, the Architect/ Consultant shall verify and confirm that identification marks are made on all service installations / cables/ wirings etc. for easy identifications to carry out maintenance jobs.

xxiii. The Architects/Consultant shall be wholly responsible for the successful completion of the project in all respects consistent with safety and structural stability from the inception upto the handing over for occupation to the Bank and for the period thereafter as per this tender.

xxiv. The Architect / Consultant shall assist the Bank in all arbitration proceedings between contractors and the Bank and also defend the Bank in such proceedings.

xxv. The Architect / Consultant shall furnish as per Bank's direction complete set of structural designs, calculation and structural drawings for the Bank's record.

xxvi. Any other services connected with the works usually and normally rendered by the Architects / Consultant, but not referred to herein above.

xxvii. To advise the Bank well in advance regarding steps to be taken by the department to discharge Bank's responsibilities in execution of contract agreements and for smooth and speedy progress of work.

xxviii. To hold periodical review meetings and regular site meetings (minimum 1 in week) and circulate the minutes of meeting duly signed by each to all concern immediately.

xxix. The Project Architect / Consultant shall submit monthly report to Bank on progress of work, deviations, extra and additional works, cost overrun, delay in work, hindrance in work, if any with reasons thereof etc. along with the revised BAR chart and suggestions / observations.

xxx. The Project Consultant shall depute full time "Engineer", other technical staff & administrative staff during the execution of the project for smooth management of site. The consultant shall maintain all relevant documents required by Bank as per CVC/CTE circulars and guidelines.

xxxi. To carry out Procurement of goods, works and services through GeM portal, e-tendering and as per other government / ministry guidelines.

xxxii. Dealing with Abnormally low bid- An abnormally low bid is one in which the bid price, in combination with other elements of the bid, appears so low that it raises material concerns as to the capability of the bidder to perform the contract at the offered price. Bank may in such cases seek written clarifications from the bidder, including detailed price analysis of its bid price in relation to scope, schedule, allocation of risks and responsibilities, and any other requirements of the bids document. If after evaluating the price analysis, Bank at its sole discretion determines that the bidder has substantially failed to demonstrate its capability to deliver the contract at the offered price and then the said bid / proposal maybe rejected.

xxxiii. Taking instructions from Bank, visiting site, preparing schematic and presentation plans/designs for the project, working drawings, detailed Item Rate estimates supported with take- off sheets and standard Analysis of Rates for all major Items for the project including all services in accordance with standards, regulations, etc. (including carrying out necessary revisions till the designs are finally approved by the Bank).

xxxiv. The Architect will support to L-1 Design builder/contractor on behalf of the Bank for obtaining all required approvals, NOCs, building permission / commencement certificate / Building / Municipal Permission from the local Municipal Corporation, Town & Country Planning department, Aviation, Electricity Board, Electrical Inspector, Lifts/Elevators Inspectors, Fire department and any other Govt. / Statutory Authorities for commencing of the project, building completion / Occupation Certification and any other permission as applicable for establishment. However, all such building permissions shall be procured by the L-1 Design builder/contractor in a time bound manner as per the agreement with the Bank. The onus and complete responsibility of obtaining approval / sanction of building plan, within prescribed time period, lies with the consultant. Actual liassioning along with obtaining approval will be done by the contractor, under the micro-level supervision of the ACF/PPA cum PMC. The necessary fees will be reimbursed by Bank upon approval from Competent Authority.

xxxv. The responsibility for liaising with all Govt. departments/authorities responsible for issuance of such mandatory permissions shall remain within the scope of services of the L-1 contractor/design builder within their contract value and no extra charges toward liaising etc. shall be payable for the same except reimbursement of fee payable against production of Govt. receipt /challans in respect of deposits made with the competent authorities, if any.



xxxvi. Preparation of detailed/concept design of all internal and external services such as electrical, AC, plumbing, water supply, lifts, fire-fighting / horticulture, EPABX / Networking, Building Management System, etc. All drawings will have to be prepared to the specified scale in three colour copies and editable soft copies in AutoCAD format.

xxxvii. Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages. The ACF/PPA cum PMC must strive to provide the best green-rating that can be practically achieved given the budgetary constraints. Green Building feature compliance along with Certification is required. The rating must be compliant with IGBC norms.

xxxviii. Preparation of 2/3 alternatives with for 3D Models / 3D view / elevation / its 3D presentation of Visual Walk Through for its approval by Bank.

xxxix. Submitting PERT CHART / Bar Chart through Project management Software (MS Project/Primavera) incorporating all the activities required for the completion of the project well in time.

xl. Preparation of detailed estimates, draft tenders and advising panel of design builder to Bank.

xli. Preparation of subhead-wise item-wise/ detailed estimates based on CPWD rates / prevailing market rate analysis, which will include preparation of rate analysis for all major items, take off / quantity sheets.

xlii. Preparing documents for pre-qualification and empanelment of design builder, scrutinizing prequalification applications, submitting recommendations for prequalification of design builder for the project after inspection of work sites/office of various shortlisted AFC/PPA cum PMCs and extending all assistance to the Bank in finalizing the list of qualified design builder by following elaborate procedure / norms laid down as per CVC guidelines.

xliii. Preparing detailed tender documents/notices for various trades including Articles of agreement, special conditions, general conditions of contract, specifications, bill of quantities (BOQ), including detailed analysis of rates based on market rates, time and work progress charts, etc. and seeking approval for the same from Bank, based on estimates approved by Bank.

xliv. Calling of competitive tenders each trade-wise at appropriate time from the prequalified design builder. Required sets of tender documents will have to be prepared by the Architect themselves at no extra cost to Bank.

xlv. Detailed scrutiny of the tender received including preparation of the comparative statement etc. and submission of recommendations for acceptance or otherwise, of the tender of successful PPA cum PMC/ vendor, placing of work order etc.

xlvi. Preparation and issuance of 3 sets of detailed Good-For-Construction drawings to the design builder well in advance so that work is not held up at any point of time for want of the drawings / details. Additional 2 sets of such drawings will have to be issued to Bank for its records.

xlvii. Complete role of Project Management Architect (PMC) will also be played by

Principal Project Architect to ensure both qualitative and quantitative aspects of the project and would include day to day supervision of work through a team of various experienced Engineers led by a Project Manager to be posted at the site (within the professional fee mutually agreed only) and who will be overall responsible for smooth and timely completion of all works within the agreed time schedule, without cost overruns barring exceptional circumstances beyond the control of the Architect.

xlvi. The PMC work will broadly include quality control during execution of project recording of measurements, verification of running account, final bills of contractors, finalization of accounts, extra / deviated items, rate-analysis, maintaining various registers as per CVC / Bank's guidelines at site, preparation of bar chart, submitting periodic site-visits report, CPM networks and its updating for monitoring progress etc. The collection of samples of various materials that is being used at the site and arranging for its testing through approved laboratories / institutes will have to be done and proper record / site-registers need to be maintained at site.

xli. Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site /laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying 2-3 full time qualified Site Engineers (engineering graduate of civil & electrical branch with minimum 5 year site experience) for all works and services at their own cost within the fee payable.

l. Conducting thorough scrutiny and certification of design builder's bills/stage-wise payment of design builder including on site verification of 100% measurement for its correctness, besides certifying execution of quality work strictly as per tenders specifications, issuing periodical recommendations and certificates for payments to enable Bank to make payments to the design builder and adjustments of all accounts between the design builder and the Bank.

li. The Architect shall assume full responsibility for all measurements certified by them. It shall be mandatory on the part of the Architect to check the measurements of various items to the extent of 100% of each item of work claimed, in each running bill.

lii. The effective communication between various agencies / vendors contractors will have to be ensured by the Architect. The problems / hindrances / bottlenecks / site-challenges need to be sorted out / removed by arranging site meetings of all concerned including Bank and record of such meetings, decisions taken, submission of Minutes of Meeting etc. need to be maintained in a chronological manner kept in a separate register.

liii. During the defect liability period carrying out periodical inspection along with representatives of Bank/ Bank and contractor, preparation of defects list and arranging for its rectification by contractor.

liv. Preparation of 'As Built' drawings and physical model of As-built Structures including drawings for all services and 2 sets of such drawings laminate and in the form of a CD/pen drive (soft copy) will have to be prepared and submitted to Bank in AutoCAD format.

lv. The Bank's project comes under Technical Audit by the Chief Technical Examiner's (CTE) Organization of Central Vigilance Commission. The PPA cum PMC will assist the Bank in submission of reply to CTE's queries, if any and compliance of their

observations.

lvi. They shall perform all the services and discharge the obligations with due diligence, efficiency and economy in accordance with the generally accepted professional standards and practices.

lvii. The PPA cum PMC shall act as faithful advisor and shall at all times, support and safeguard legitimate interests of the Bank.

lviii. The PPA cum PMC shall not accept any commission, discount etc. in connection with the activities to benefit himself/herself/themselves.

lix. All the activities mentioned in the scope of work shall be carried out in consultation with and approval of Bank team.

lx. The PPA cum PMC shall assist the Bank in sending suitable replies to queries raised by CTE's/IEMS.

lxi. The list of duties mentioned above is only indicative and the Architect will have to assume full responsibility for timely completion of the project both qualitatively and quantitatively as per accepted contract conditions in the best possible workman-like manner, in all respects till its occupation, ensure to obtain Occupancy Certificate from the concerned local authorities, within the agreed time schedule and cost by following laid down norms / procedure of Bank and guidelines of CVC in an open and transparent manner to the satisfaction of the Bank and towards achieving this goal, whatever is required to be done will have to be arranged by the consulting firm with the approval of Bank.

lxii. No water source or power source is available at site. Distance to be tapped from is to be determined by consultant appointed by Bank and is to advise Bank accordingly. The same is to be arranged by contractor on hire basis.

lxiii. Technical requirements of the project in terms of requirement of each facility, total built up area etc., will be provided to short-listed bidders for preparation towards Design Competition.

lxiv. No supply of construction power will be provided, as such, power supply is to be arranged by alternate sources during construction.

lxv. Survey drawing is available. It is clarified that Geological Technician Certificate is to be obtained by appointed consultant.

lxvi. It is decided to float for item rate tender for works related to the project upon design approval.

lxvii. Project falls under Zone H, as per Pollution Control Board.

lxviii. Regarding EC clearance for projects above 20,000 sqm built up area, Reply will be given upon consulting with IIDL/KIADB and/or regulators, as the need arises.

17.

i) Letter of Intent:

Within the validity period specified in this EOI, the Bank shall issue a letter of intent (LOI) to the selected PPA cum PMC by registered post at their address or through their registered email ID as given in the bid documents to enter into an Agreement in the Bank's prescribed format for taking up the project as PPA cum PMC. The letter of Intent shall constitute a binding contract between the Bank and the Architects.

ii) Contract Agreement:

On receipt of LOI from the Bank the selected PPA cum PMC shall, within fifteen days, arrange to execute an agreement with the Bank in the prescribed format on non-judicial stamp paper of appropriate value.

18. Assignment and subletting -

The PPA cum PMC shall not directly entrust and engage or indirectly transfer, assign or underlet the Project or any part or share thereof or interest therein to any other Architects without the written consent of the Bank and no undertaking shall relieve them from the responsibility of active & superintendence of the work during its progress. Wherever, the in-house expertise is not available with the Principal Architects, they shall engage professionally qualified Architects for Structural / Electrical / Lifts / Firefighting / HVAC and other similar specialized professional service required for the project within the approved professional Fee as per agreement other than structure design which shall be done by the design builder through their structural consultant and shall be duly checked by the PPA cum PMC for its stability, safety and economy. However, responsibility in all matters pertaining to the project shall remain with PPA cum PMC.

19. No compensation on restrictions of work. The Bank shall be at liberty to abandon or reduce the scope of professional services of the PPA cum PMC for the reasons whatsoever including unsatisfactory performance or inordinate delay in rendering professional services in the project. In such an eventuality, the Architect shall have no right to claim any payment/ compensation or otherwise what so ever on account of any profit or advantage which he might have derived from the execution of the work fully but which he did not derive in consequence of the foreclosure of the whole or part of the work.

20. Fraud & Corrupt Practices

20.1. The PPA cum PMC and their respective employees, agents and advisers shall observe the highest standard of ethics during the bidding process. Notwithstanding anything to the contrary contained herein, the Bank shall reject an Application or any such suggestion of PPA cum PMC without being liable in any manner whatsoever to the Architects, if it determines that they have, directly or indirectly or through an agent, engaged in corrupt / fraudulent / coercive / undesirable or restrictive practices in the bidding process.

20.2. Without prejudice to the rights of the Bank hereinabove, if an Architect is found by the Bank to have directly or indirectly or through an agent, engaged or indulged in any corrupt/fraudulent/coercive/undesirable or restrictive practices during the bidding process or during any course of the project, such PPA cum PMC shall not be eligible to participate in any EOI issued by the Bank during the next period as decided by the Bank.

20.3. For the purposes of this Clause, the following terms shall have the meaning hereinafter,

respectively assigned to them:

a. “Corrupt practice” means

(i) The offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Bank who is or has been associated in any manner, directly or indirectly with the bidding process or the Letter of Authority or has dealt with matters concerning the Concession Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Bank, shall be deemed to constitute influencing the actions of a person connected with the bidding process); or

(ii) Engaging in any manner whatsoever, whether during the bidding process or after the issue of the Letter of Authority or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the Letter of Authority or the Agreement, who at any time has been or is a legal, financial or technical adviser of the Bank in relation to any matter concerning the Project.

b. “Fraudulent practice” means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process.

c. “Coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the bidding process.

d. “Undesirable practice” means

(i) Establishing contact with any person connected with or employed or engaged by the Bank with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the bidding process; or

(ii) Having a Conflict of Interest.

e. “Restrictive practice” means forming a cartel or arriving at any understanding or arrangement among AFC/PPA cum PMCs with the objective of restricting or manipulating a full and fair competition in the Bidding Process/ Techno commercial evaluation of the design builder.

## 21. Termination for Default

21.1. The Bank, without prejudice to any other remedy for breach of Contract, by a written notice of not less than 30 (thirty) days sent to the PPA cum PMC may terminate the Contract in whole or in part:

a. If the PPA cum PMC fails to deliver any of the Services within the period(s) specified in the Contract, or within any extension thereof granted by the Bank; or

b. If the PPA cum PMC fails to perform any other obligation(s) under the contract; or

c. Laxity in adherence to standards laid down by the Bank; or

d. Discrepancies/deviations in the agreed processes or

e. Violations of terms and conditions stipulated in this EOI.

f. If the AFC/PPA cum PMC fails to procure mandatory permissions through design builder from the various local authorities within a reasonable time not exceeding 6 months and renewal of existing permissions from the respective local authorities within 45 days from the date of receipt approval of schematic plans/instructions from the Bank to do so.

g. If the AFC/PPA cum PMC fails to open their office locally at Bengaluru within the time line specified in this EOI.

21.2. In the event the Bank terminates the Contract in whole or in part for the breaches attributable to the AFC/PPA cum PMC, the Bank may engage, upon such terms and in such manner as it deems appropriate, services similar to those undelivered, at the cost of AFC/PPA cum PMC and shall be liable to the Bank for any increase in cost for such similar services. However, the AFC/PPA cum PMC shall continue to provide all their professional services to the extent same are not terminated as per agreement.

21.3. If the contract is terminated under any termination clause, the AFC/PPA cum PMC shall handover all design documents/ executable/ Bank's data or any other relevant information to the Bank in timely manner and in proper format/soft copies as well as hard copies as per scope and shall also support the orderly transition to another AFC/PPA cum PMC or to the Bank as decided by the Bank.

21.4. During the transition, the AFC/PPA cum PMC shall also support the Bank on technical queries/support on process implementation.

21.5. The Bank's right to terminate the Contract will be in addition to the penalties and other actions as deemed fit.

21.6. In the event of failure of AFC/PPA cum PMC to render the Services or in the event of termination of Contract or expiry of term or otherwise, without prejudice to any other right, the Bank at its sole discretion may make alternate arrangement for getting the Services contracted with another Architects. In such case, the Bank shall give prior notice to the existing AFC/PPA cum PMC. The existing AFC/PPA cum PMC shall continue to provide services as per the terms of Contract until a 'New AFC/PPA cum PMC completely takes over the work. During the transition phase, the existing AFC/PPA cum PMC shall render all reasonable assistance to the new AFC/PPA cum PMC within such period prescribed by the Bank, at no additional cost to the Bank, for ensuring smooth switch over and continuity of services.

## 22. Delays in execution

i) A work may be completed ahead of schedule or delayed due to unforeseen fortuitous circumstances, extra effort or developments beyond the control of the procuring entity or the tenderer and it is sometimes difficult to apportion credit or responsibility. The contractor may experience delay or disruption due to his own actions or inaction, those of his sub-contractor or

other contractors, those of the procuring entity or the engineer, or other causes. Such delays expose the non-performing party to various sanctions under the contract. These sanctions include extension of time, damages or default termination of the contract. While examining the request of the contractor for extension of time, the engineer shall consider all circumstances and categorise the delays as follows:

- a) Excusable delays - Force Majeure (FM), that is, acts of God, abnormal weather, floods, and so on, applies;
- b) Compensable delays – or Compensation Events, which put full burden of responsibility on the Bank
- c) Inexcusable delay (contractor's own faults), which puts the full burden of responsibility on the ACF/PPA cum PMC;
- d) Concurrent delays- when two or more events responsible for delay overlap each other. The delays may be attributable to the Bank or ACF/PPA cum PMC or none, and fall in above categories.

The ACF/PPA cum PMC should submit a written request for Extension of Time within 3 days of such anticipated delays and must seek extension of time well in advance whenever possible. The eligibility for extension of time (EOT) will be determined by plotting each contributing concurrent delay on the critical path to adhere to timelines, as decided by Bank.

- ii) Once the delay is categorised, it should then be determined not only whether the contractor is eligible for time extension and/ or monetary relief but also whether sanctions, such as liquidated Damage (LD) or default termination, can be imposed on the contractor.

#### Extension of Time (EOT)

- i) Extension of Time (EOT) must be dealt with promptly during the progress of the contract and for ongoing critical delay interim EOT may be awarded by Bank. The ACF/PPA cum PMC shall, after due consultation with Bank and the contractor, determine the length of such extension, seek approval and notify the contractor accordingly, with a copy to Bank. After the final stage of completion is reached (final taking-over certificate issued), EOT may be reviewed, if required.
- ii) If a compensation event occurs during the execution of the contract, the same shall be dealt with in terms of this tender. Bank will assess whether and by how much the intended completion date shall be thereby extended.

### 23. Force Majeure

Neither contractor nor Bank shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as war, hostilities revolution, riots, civil commotion, strikes, lockout, conflagrations, epidemics, accidents, fire, storms, floods, droughts, earthquakes or ordinances or any act of god or for any other cause beyond the reasonable control of the party affected or prevented or delayed. However, a notice is required to be given within 30 days from the happening of the event with complete details, to the other party to the contract. If it is not possible to serve a notice within the said period of 30 days, then notice has to be compulsorily given within the shortest possible period without delay.

- 23. As soon as the cause of force majeure has been removed the party whose ability to perform its obligations has been affected, shall notify the other of such cessation and the actual delay incurred in such affected activity adducing necessary evidence in support thereof.

24. From the date of occurrence of a case of force majeure obligations of the party affected shall be suspended during the continuance of any inability so caused. With the cause itself and inability resulting there from having been removed, the agreed time of completion of the respective obligations under this agreement shall stand extended by a period equal to the period of delay occasioned by such events.

25. Should one or both parties be prevented from fulfilling the contractual obligations by a state of force majeure lasting to a period of 6 months or more the two parties shall mutually decide regarding the future execution of this agreement.

#### 26. Termination for Insolvency

The Bank may, at any time, terminate the Contract by giving written notice to the PPA cum PMC, if the Architects becomes Bankrupt or insolvent or any application for Bankruptcy, insolvency or winding up has been filed against it by any person. In this event, termination will be without compensation to the PPA cum PMC, provided that such termination will not prejudice or affect any right of action or remedy, which has accrued or will accrue thereafter to the Bank.

#### 27. Termination for Convenience

The Bank, by written notice of not less than 30 (Thirty) days sent to the PPA cum PMC, may terminate the Contract, in whole or in part, at any time for its convenience. The notice of termination shall specify that termination is for the Bank's convenience, the extent to which performance of the PPA cum PMC under the Contract is terminated, and the date upon which such termination becomes effective.

#### 28. Governing Language

The governing language shall be English.

#### 29. Taxes and Duties

29.1. The PPA cum PMC shall be liable to pay all corporate taxes and income tax that shall be levied according to the laws and regulations applicable from time to time in India and the price Bid by the PPA cum PMC shall include all such taxes (excluding GST) in the approved professional Fee.

29.2. Price Bid quoted should be inclusive of all Central / State Government taxes/duties and levies but exclusive of GST.

29.3. Fee payable to the PPA cum PMC as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.

29.4. All expenses, stamp duty and other charges/ expenses in connection with the execution of the Agreement as a result of this process shall be borne by the PPA cum PMC.

#### 30. Tax deduction at Source

30.1. Wherever laws and regulations that require deduction of such taxes at the source of payment, the Bank shall affect such deductions from the payment due to the PPA cum PMC. The remittance of amounts so deducted and issuance of certificate for such deductions shall be



made by the Bank as per the laws and regulations for the time being in force. Nothing in the Contract shall relieve the PPA cum PMC from his responsibility to pay any tax that may be levied in India on income and profits made by the PPA cum PMC in respect of this contract.

30.2. The AFC/PPA cum PMCs staff, personnel and labour will be liable to pay personal income taxes in India in respect of such of their salaries and wages as are chargeable under the laws and regulations for the time being in force, and the PPA cum PMC shall perform such duties in regard to such deductions thereof as may be imposed on him by such laws and regulations.

### 31. Notices

Any notice given by one party to the other pursuant to this contract shall be sent to other party in writing/ scanned and confirmed in writing/scanned to other Party's address. The notice shall be effective when delivered or on the notice's effective date whichever is later.

### 32. Transition Plan

In the event of failure of the PPA cum PMC to render the Services or in the event of termination of Contract or expiry of term or otherwise, without prejudice to any other right, the Bank at its sole discretion may make alternate arrangement for getting the Services contracted with another PPA cum PMC. In such case, the Bank shall give prior notice to the existing Architects. The existing Architects shall continue to provide services as per the terms of Contract until a New PPA cum PMC completely takes over the work. During the transition phase, the existing PPA cum PMC shall render all reasonable assistance to the new PPA cum PMC within such period prescribed by the Bank, for ensuring smooth switch over and continuity of Professional Services.

### 33. Compliance with Laws

It shall be the sole responsibility of PPA cum PMC to comply with the provisions of all the applicable laws, concerning or in relation to rendering of Services by PPA cum PMC as envisaged under this. PPA cum PMC through design builder shall procure and maintain all necessary licenses permissions, approvals from the relevant authorities under the applicable laws towards its Services throughout the currency of the Contract. The PPA cum PMC would indemnify/make good for the losses to the Bank for non-compliance or any claims against the Bank arising out of any non-compliance as above.

### 34. Non-Hire and Non-Solicitation

During the term of the Contract and for a period of one year thereafter, neither party shall (either directly or indirectly through a third party) employ, solicit to employ, cause to be solicited for the purpose of employment or offer employment to any employee/s or sub-contractor/s of the other party, or aid any third person to do so, without the specific written consent of the other party.

32. Consulting Firm, whose tender is accepted will be required to furnish an Indemnity Bond to be obtained as stamp applicable at Bengaluru approved by the Officer-in-charge of requisite amount that in case of failure of structure due to inadequacy/deficiency in structural design/drawings within ten years from the date of completion of buildings, the charges of rehabilitation of the buildings and any loss on that account will be borne by the Consulting Firm.

Signed as token of acceptance Signature of

PPA cum PMC with seal and Date:

Place:

## ANNEXURE B

### PARAMETERS FOR DESIGN TECHNICAL COMPETITION

SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU

**(A) BRIEF TECHNICAL PARAMETER FOR EVALUATION BEFORE DESIGN COMPETITION** (TOTAL MARKS - 50)

Sr. No.	Broad criteria / Technical parameter	Maximum Marks
1	Number of technical staff (Architects and Engineers) in main office (on pay roll): Up to 10 = 4, More than 10 and up to 15 = 6, more than 15 and up to 30 = 8, More than 30 = 10 More than 40 = 15	5
2	Experience of the firm, up to 10 yrs = 3 more than 10 yrs and up to 15 yrs = 5, more than 15 yrs and up to 20 yrs = 8, more than 20 yrs =10	10
3	Maximum value (Project Cost) of any single project handled, up to Rs 75 crores = 7, More than 75 crores and up to 100 Crores = 8, More than 100 crores = 10 in the last 7 years as on 31.03.2024	15
4	Experience with PSU/ Public Sector Bank/Public limited (Listed) Company/Govt. One Project of at least 100% of the proposed project cost = 15, One Projects of at least 40% of the proposed project cost = 12, Two or more Projects of at least 25% of the proposed project cost=10, Three or more Projects of at least 20% of the proposed project cost =5 and completed in the last 7 years as on 31.03.2024	10
6	Performance Certificate from Existing Clients	5

	a. Excellent = 5 b. Good=4 c. Satisfactory = 3	
7	Certification level in green / energy saving building in LEED/ GRIHA rating system in any building (having project cost of Rs. 75 Cr or above) completed in the last 5 years as on 31.03.2024: a. Green certified 3 or more projects = 05 b. Green certified 2 to 3 projects = 04 c. Green certified 1 project = 03	5
	TOTAL	50

**(B) BRIEF TECHNICAL PARAMETER FOR EVALUATION OF DESIGN PRESENTATION MADE BY PPA CUM PMC (TOTAL MARKS 50 NOS)**

Sr. No.	Broad criteria/technical parameter	Maximum Marks
1	<b><u>Design concept of project done so far</u></b> Architectural & Green building features, 3D view, preliminary layout plan, indicating furniture layout, other amenities specifications and approximate estimated cost.	5
2	<b><u>Statutory Approvals</u></b> Capability / experience in obtaining statutory approvals / Liasoning	5
3	Experience undertaking similar projects with PSUs / Banks and handling CVC matters	5
4	Cost effective Site Utilization & Economical design along with Estimated Cost /Per Sqm cost	10
5	Compatibility of Site Orientation of the project considering Sun path and other such parameters governing the design concept. Massing (Compactness), Circulation (integration), Landscape blending with Existing profile of the proposed project.	5
6	Incorporation of Environmentally Friendly, Energy Saving and sustainability considerations in planning and design considering the use of eco-friendly materials, locally available materials and maximization of retention of existing trees at site with IGBC Credentials.	5
7	Design Innovation Modern / Contemporary, State-of-the-Art Cost Effective Architectural features used in the existing project.	5
8	Knowledge of Building Bylaws, National Building Code and Statutory Requirements of respective localbodies/Municipalities, etc.	5
9	Overall Presentation, Interpretation of Design Concept, Interaction on concept and response to queries of the committee members	5
	<b>TOTAL</b>	<b>50</b>

The PPA cum PMC who score maximum marks put together for technical bid and price bid shall be considered for selection.

The marks evaluated in the Technical & Design Presentation shall be converted into 70 marks.

**Marks in the price bid will be evaluated as under:**

The lowest offer shall be treated as base and shall be given 30 marks. As an example of calculation of marks for price bid will be as under:

Financial bid quotes of four Architects are as follows

- (i) A : 1.00 % of the cost of the project
- (ii) B : 1.50 % of the cost of the project
- (iii) C : 2.00 % of the cost of the project
- (iv) D : 2.5 % of the cost of the project and so on

The marks will be as under

- (i) A :  $1.00 \times 30 / 1.00 = 30$
- (ii) B :  $1.00 \times 30 / 1.5 = 20$
- (iii) C :  $1.00 \times 30 / 2.00 = 15$
- (iv) D :  $1.00 \times 30 / 2.5 = 12$  and so on

Signature, Name and Seal of PPA cum PMC with  
Date and Place

**Please pay attention: -**

Henceforth you will have to fill information in various forms. While doing so, please keep in mind following things:

- ☐ Information to be furnished should be crisp, to the point and precise.
- ☐ Please do not leave any field blank. In case nothing has to be filled in particular fields then please write 'Not Applicable' in its place.
- ☐ Supporting documentary evidences are needed for claims made in the Proposal. Please keep copies of all these documents ready. Arrange them in order of appearance of their reference in the Proposal. Write Annexure number in serial order on these documents in top right corner of document in bold letters. Annexed the set of these documents at the end of the Proposal. Please mention correct Annexure Number at relevant pages of the Proposal. This will help us to evaluate the bid quickly.
- ☐ There is possibility that same document has to be mentioned as evidence at more than one place in the Proposal. In that case keep only one copy of that document and mention that particular Annexure Number at every place where that particular document needs to be referred.
- ☐ The certificate from the client should clearly mention particulars of the project, scope of services offered by the AFC/PPA cum PMC, actual project cost, date of completion of project, existence of green building features and opinion of client on quality of services rendered by the AFC/PPA cum PMC.

## ANNEXURE – C

### **FIRM – PROFILE**

**SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU**

1	Name of the Firm	
2	Address	
3	Telephone No. with STD code & Mobile Number	
4	Fax No with STD code	
5	Primary e-mail address	
6	Alternate e-mail address	
7	Constitution of the Firm (Proprietorship Firm/ Partnership Firm/ Private Limited Company/ Public Limited Company)	
8	Date of Establishment	
9	Name of document of evidence of establishment like certificate of incorporation and its number (if any) and date of issue	
10	Annexure number of documents mentioned in col (9)	
11	Please mention any ACF (Architectural Consultancy Firm) workdone before 31- 03-2019	



12	Annexure number of documents in evidence of information submitted in col (11)			
13	Name of proprietor / Partners / Directors			
14	Registration Number(s) with “Council of Architecture”			
15	Annexure number of copies of registration certificate mentioned in col (14)			
16	Goods & Service Tax registration number			
17	Annexure number of GST registration certificate			
18	Service Tax/ GST paid during last 3 years (amount in lacs)		Year ended on	Tax paid
			31.03.2021	
			31.03.2022	
			31.03.2023	
19	Annexure number of certificates issued by chartered accountant for supporting information mentioned in col (18) or any other evidence in that regard			
20	Turnover of the firm during last 3 years (amount in lacs)		Year ended on	Turnover
			31.03.2021	
			31.03.2022	
			31.03.2023	
21	Annexure number of certificates issued by chartered accountant for supporting information mentioned in col (20) and audited P&L statement in that regard			
22	Number of Architects/ Engineers who are promoters or permanent employee of the firm (These numbers should tally with details being given in ANNEXURE - E)	Architects	Engineers	Total
23	Annexure number of lists			

	of office equipment owned by the firm			
24	If firm is not having office in Bengaluru then indicate the time by which it is likely to open an office thereat			
25	Details of Bank account of firm Account name(exactly as it appears on statement of account)			
26	Account number			
27	IFSC			
28	Name of Bank			
29	Branch name and branch code			
30	Name and designation of executive of the firm to whom Bank can contact for seeking information			
31	Mobile number of above contact person			
32	Annexure number of latest income tax clearance certificate			

Signature of the PPA cum PMC with seal and

Date:

Place:

## ANNEXURE – D

### BIO-DATA OF THE PARTNERS / DIRECTORS

SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU

Use separate form for each partner/director.

S No	Name	
1	Designation/position	
2	Associated with the firm since	
3	Date of Birth	
4	Professional Qualification	
5	Professional Experience	
6	Professional Affiliation	
7	Details of Membership	
8	Detail of the papers published in Magazine (s) (If enclosed in separate sheet then indicate Annexure number)	
9	Annexure number of document evidencing association with the firm like partnership deed etc	

Signature of the PPA cum PMC with seal and

Date:

Place:

## **ANNEXURE – E**

### **BIO-DATA OF TECHNICAL STAFF (ARCHITECTS/ ENGINEER)**

**SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU**

Use separate form for each Executive

S No	Name	
1	Designation/position	
2	Associated with the firm since	
3	Professional Qualification	
4	Professional Experience	
5	Field of expertise	
6	Contact number	
7	E-mail Id	
8	Annexure number of document evidencing employment with the firm like EPF contribution etc	

Signature of the PPA cum PMC with seal and

Date:

Place:

## ANNEXURE – F

### DETAIL OF MAJOR BUILDING CONSTRUCTION

(of Rs. 72 crore and above) completed during the last 7 years (as on 31.03.2024) - Attach additional pages for other categories

- i) **Use separate sheet for each work.**
- ii) **Mention only completed projects.**
- iii) **Mention only those projects which you want bank to consider to judge your eligibility and awarding marks**

1	Name and address of the Client	
2	Client's status like Public Sector Organization / Public Sector Bank/ Government Department	
3	Name of Project	
4	Description and nature of work	
5	Location of the building with complete address	
6	Job assigned to Architect in the project like Design/ PMC etc	
7	Estimated value of project (Rs in Cr)	
8	Final value of Project (Rs in Cr)	
9	Scheduled date of start of project	
10	Scheduled date of completion of project	
11	Actual date of start of project	

12	Actual date of completion of project	
13	Reasons of cost/ time over run, if any	
14	Number of stories	
15	Height of building from ground meters)	
16	Number of basement (s)	
17	Annexure number of side elevation/sectional elevation showing number of basement and height of building	
18	Has client certified that the building is having Green / Energy Saving features	Yes/ No
19	Annexure number of letters received From the client regarding award of work.	
20	Annexure number of letters received from the client regarding successful Completion of work.	

Note:

(a) The work should have been executed by the firm under the name by which application is submitted.

(b) The Bank will obtain the confidential report from the previous clients and the Architect shall not object the same.

Signature of the PPA cum PMC with seal and

Date:

Place:

## ANNEXURE – G

### PARTICULARS IN RESPECT OF WORK IN HAND

Sr. No	Name of the work/ project executed with address	Short description of work executed	Name and address of owner	Value of work executed	Stipulated time of completion	Status Of Work	Any other relevant information
1							
2							
3							
4							
5							
6							
7							

## ANNEXURE – H

### LIST OF PENDING ARBITRATION/LITIGATION/SUITS WITH PREVIOUS CLIENTS

SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU

SR. NO.	NAME OF PROJECT WITH NAME OF CLIENT	PENDING SINCE	REASONS FOR PENDING	ANNEXURE NUMBER OF SUPPORTING DOCUMENT

Signature of the PPA cum PMC with seal and

Date:

Place:



## **ANNEXURE – I**

### **REFERENCE**

<b>S. No.</b>	<b>Name</b>	<b>e-mail</b>	<b>Address</b>	<b>Phone No</b>
1.				
2.				
3.				

**ANNEXURE J**

**LIST OF ANNEXURES**  
(Use additional sheets if necessary)

ANNEXURE NUMBER	PARTICULARS OF DOCUMENT

**PRE-CONTRACT INTEGRITY PACT**

(TO BE STAMPED AS AN AGREEMENT  
on Rs. 500/- e-stamp paper and submitted  
along with Technical Bid)

Between

**Central Bank of India** hereinafter referred to as “**The Principal**”,

And

1. .... hereinafter referred to as “**The Bidder/ACF/PPA  
cum PMC**”

”

**Preamble**

The Principal intends to award, under laid down organizational procedures, contract/s for.....The Principal values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness / transparency in its relations with its Bidder(s) and / or Contractor(s).

In order to achieve these goals, the Principal will appoint an Independent External Monitor (IEM), who will monitor the tender process and the execution of the contract for compliance with the principles mentioned above.

**Section 1 – Commitments of the Principal**

(1.) The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles:-

a. No employee of the Principal, personally or through family members, will in connection with the tender for , or the execution of a contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

b. The Principal will, during the tender process treat all Bidder(s) with equity and reason. The Principal will in particular, before and during the tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the tender process or the contract execution.

c. The Principal will exclude from the process all known prejudiced persons.

(2) If the Principal obtains information on the conduct of any of its employees which is a criminal offence under the IPC/PC Act, or if there be a substantive suspicion in this regard, the Principal will inform the Chief Vigilance Officer and in addition can initiate disciplinary actions.

## **Section 2 – Commitments of the Bidder(s)/ contractor(s)**

1) The Bidder(s)/ Contractor(s) commit themselves to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the tender process and during the contract execution.

a. The Bidder(s)/ Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal's employees involved in the tender process or the execution of the contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.

b. The Bidder(s)/ Contractor(s) will not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to introduce cartelisation in the bidding process.

c. The Bidder(s)/ Contractor(s) will not commit any offence under the relevant IPC/PC Act; further the Bidder(s)/ Contractor(s) will not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the Principal as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

d. The Bidder(s)/Contractors(s) of foreign origin shall disclose the name and address of the Agents/representatives in India, if any. Similarly the Bidder(s)/Contractors(s) of Indian Nationality shall furnish the name and address of the foreign principals, if any. Further details as mentioned in the "Guidelines on Indian Agents of Foreign Suppliers" shall be disclosed by the Bidder(s)/Contractor(s). Further, as mentioned in the Guidelines all the payments made to the Indian agent/representative have to be in Indian Rupees only.

e. The Bidder(s)/ Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the contract.

(2) The Bidder(s)/ Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.

## **Section 3- Disqualification from tender process and exclusion from future contracts**

If the Bidder(s)/Contractor(s), before award or during execution has committed a transgression through a violation of Section 2, above or in any other form such as to put his reliability or credibility in question, the Principal is entitled to disqualify the Bidder(s)/Contractor(s) from the tender process or take action as per the procedure mentioned in the "Guidelines on Banning of business dealings".

## **Section 4 – Compensation for Damages**

(1) If the Principal has disqualified the Bidder(s) from the tender process prior to the award according to Section 3, the Principal is entitled to demand and recover the damages equivalent to Earnest Money Deposit/ Bid Security.

(2) If the Principal has terminated the contract according to Section 3, or if the Principal is entitled to terminate the contract according to Section 3, the Principal shall be entitled to demand and recover from the Integrity Pact - Contractor liquidated damages of the Contract value or the amount equivalent to Performance Bank Guarantee.

### **Section 5 – Previous transgression**

(1) The Bidder declares that no previous transgressions occurred in the last three years with any other Bank in any country conforming to the anticorruption approach or with any Public Sector Enterprise in India that could justify his exclusion from the tender process.

(2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the tender process or action can be taken as per the procedure mentioned in “Guidelines on Banning of business dealings”.

### **Section 6 – Equal treatment of all Bidders / Contractors / Subcontractors**

(1) The Bidder(s)/ Contractor(s) undertake(s) to demand from his subcontractors a commitment in conformity with this Integrity Pact.

(2) The Principal will enter into agreements with identical conditions as this one with all Bidders and Contractors.

(3) The Principal will disqualify from the tender process all bidders who do not sign this Pact or violate its provisions.

### **Section 7 – Criminal charges against violating Bidder(s) / Contractor(s) / Subcontractor(s)**

If the Principal obtains knowledge of conduct of a Bidder, Contractor or Subcontractor, or of an employee or a representative or an associate of a Bidder, Contractor or Subcontractor which constitutes corruption, or if the Principal has substantive suspicion in this regard, the Principal will inform the same to the Chief Vigilance Officer.

### **Section 8 – Independent External Monitor / Monitors**

(1) The Principal appoints competent and credible Independent External Monitor for this Pact. The task of the Monitor is to review independently and objectively, whether and to what extent the parties comply with the obligations under this agreement.

(2) The Monitor is not subject to instructions by the representatives of the parties and performs his functions neutrally and independently. It will be obligatory for him to treat the information and documents of the Bidders/Contractors as confidential. He reports to the Managing Director, CENTRAL BANK OF INDIA.

(3) The Bidder(s)/Contractor(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the Principal including that provided by the Contractor. The Contractor will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor is under contractual Integrity Pact obligation to treat the information and documents of the Bidder(s)/ Contractor(s)/ Subcontractor(s) with confidentiality.

(4) The Principal will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the Principal and the Contractor. The parties offer to the Monitor the option to participate in such meetings.

(5) As soon as the Monitor notices, or believes to notice, a violation of this agreement, he will so inform the Management of the Principal and request the Management to discontinue or take corrective action, or to take other relevant action. The monitor can in this regard submit nonbinding recommendations. Beyond this, the Monitor has no right to demand from the parties that they act in a specific manner, refrain from action or tolerate action.

(6) The Monitor will submit a written report to the Chairman & Managing Director, CENTRAL BANK OF INDIA within 8 to 10 weeks from the date of reference or intimation to him by the Principal and, should the occasion arise, submit proposals for correcting problematic situations.

- (7) If the Monitor has reported to the Chairman & Managing Director CENTRAL BANK OF INDIA, a substantiated suspicion of an offence under relevant IPC/ PC Act, and the Chairman & Managing Director CENTRAL BANK OF INDIA has not, within the reasonable time taken visible action to proceed against such offence or reported it to the Chief Vigilance Officer, the Monitor may also transmit this information directly to the Central Vigilance Commissioner.
- (8) The word "Monitor" would include both singular and plural.

## **Section 9 – Pact Duration**

This Pact begins when both parties have legally signed it. It expires for the Contractor 12 months after the last payment under the contract, and for all other Bidders 6 months after the contract has been awarded.

If any claim is made / lodged during this time, the same shall be binding and continue to be valid despite the lapse of this pact as specified above, unless it is discharged / determined by Chairman & Managing Director of CENTRAL BANK OF INDIA.

## **Section 10 – Other provisions**

- (1) This agreement is subject to Indian Law. Place of performance and jurisdiction is the Registered Office of the Principal, i.e. Mumbai.
- (2) Changes and supplements as well as termination notices need to be made in writing. Side agreements have not been made.
- (3) If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.
- (4) Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
- (5) In the event of any contradiction between the Integrity Pact and its Annexure, the Clause in the Integrity Pact will prevail."

\_\_\_\_\_  
(For & On behalf of the Principal)  
(Office Seal)

\_\_\_\_\_  
For & On behalf of Bidder/ Contractor)  
(Office Seal)

Place -----

Date -----

Witness 1:

(Name & Address) \_\_\_\_\_  
\_\_\_\_\_

Witness 2:

(Name & Address) \_\_\_\_\_  
\_\_\_\_\_

## **LETTER OF UNDERTAKING**

The Assistant General Manager  
Central Bank of India  
2<sup>nd</sup> floor, Regional Office Bangalore  
- 560009

### **SELECTION OF PRINCIPAL PROJECT ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR PROPOSED CONSTRUCTION OF STAFF TRAINING CUM BUSINESS CENTRE AT IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU**

Dear Sir,

We acknowledge the receipt of your Tender for the captioned project.

We have examined and clearly understood the scope of professional services to be rendered by us in respect of project of construction of STAFF TRAINING CUM BUSINESS CENTRE at Hardware Park, IIDL Financial City, Bengaluru. We have also taken into account all the contemplations furnished by Bank in this regard while submitting our proposal for your consideration.

Accordingly, we offer to provide our comprehensive professional services as PPA cum PMC for the captioned project strictly in accordance with the Scope of work and detailed terms and conditions spelt out in this Tender.

While submitting this Bid, we certify that: -

1. We have adequate experience in providing professional services for Planning, Designing and Supervision of all activities and services pertaining to construction of Staff Training cum Business Centre at Hardware Park, IIDL Financial City, Bengaluru.
2. We are equipped with adequate technical expertise and Manpower to plan, design and supervise various activities pertaining to Civil, Plumbing, Electrical, Mechanical, HVAC, Firefighting, Access Control System, Security, BMS and all other services pertaining to the project.
3. We shall be fully responsible to support the L-1 contractor/Design Builder to carryout necessary liaising at all levels with the respective Govt Departments/ local authorities to procure various mandatory municipal and other local authorities permissions applicable for the project including ensuring its revalidation from time to time at our own cost (Excluding any legal charges payable to the respective authority against the Written demand for issuance/revalidation of such permissions) for the

project for commencement, execution and completion of all activities and services of the project from scratch to Completion and procuring necessary Certificate/Occupancy Certificates from the local Authorities within the specified time.

4. We, further undertake that it will be our sole responsibility to support and assist to L-1 contractor/design builder for submission of required design documents/drawings/papers to the competent authorities and carrying necessary liaison with them to procure all such permission within a reasonable time.

5. We understand that except approved professional fee, the Bank shall not be responsible for making any extra payment to us towards any of the professional and Liaison services pertaining to this project.

6. We also undertake that in case, we are unable to deliver timely professional services in the project to deliver satisfactory pro-rata progress in the project, the Bank shall be at liberty to terminate our agreement at any stage of the project by giving a 30-day-notice and no compensation shall be claimed by the us for the services rendered including compensation for the balance work.

7. Wherever, necessary, we undertake that we shall be engaging expert Architects/consultants to cater the requirement of specialized services for the project at our own cost within the professional fee approved by the Bank.

8. The undersigned is authorized to sign on behalf of the consultant and the necessary support document delegating this authority is enclosed to this letter.

9. We declare that we are not in contravention of conflict-of-interest obligation mentioned in this EOI.

10. We confirm that the Price bid pertaining to our Professional Fee for the project submitted by us have been arrived at without agreement with any other PPA cum PMC of this EOI for the purpose of restricting competition.

11. The rate for Professional Fee quoted in the price Bids are as per the EOI and subsequent clarifications / modifications / revisions furnished by the Bank, without any exception. Moreover, our Fee approved shall remain firm and fixed till completion of entire project and we shall not raise any claim for any escalation/enhancement in the approved fee structure for the reasons whatsoever.

12. The Professional Fee quoted by us have not been disclosed and will not be disclosed to any other PPA cum PMC responding to this EOI.

13. We have not induced or attempted to induce any other PPA cum PMC to submit or not to submit a Bid for restricting competition.

14. If our offer is accepted, we undertake to take up the project immediately and will render our professional services as per the timeline specified in this document.

15. We agree that the Bank may split the scope of services in this project i.e. Principal Project Architect as well as Project Management Consultancy (PMC) to different agencies within its sole discretion. Under such an eventuality, we undertake to manage the project in full



coordination with any of the agencies appointed/engaged by the Bank for the successful completion of the project and also undertake the responsibility of pre-qualification of a “Design Builder” who shall design the project, get Municipal plan approvals and construct the project under supervision of PPA cum PMC.

16. We undertake that in competing for and (if the award is made to us) in executing the above contract, we will strictly observe the laws against fraud and corruption in force in India, namely “Prevention of Corruption Act 1988”.

17. We undertake that we will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Bank, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

18. We undertake that we will not resort to canvassing with any official of the Bank, connected directly or indirectly with the bidding process to derive any undue advantage. We also understand that any violation in this regard, will result in disqualification of PPA cum PMC from further bidding process.

19. We certify that we have not made any changes in the contents of the EOI document read with its amendments/clarifications provided by the Bank submitted by us in our Bid document.

20. It is further certified that the contents of our Bid are factually correct. We also undertake that in the event of any information / data / particulars proving to be incorrect at any stage, the Bank will have the right to terminate our services at any stage of the project without notice.

21. We also understand that Bank reserve their rights to Shortlist any number of Architectural Architect firms for participating in the Techno-commercial competition and to accept any or to reject all the Bids without assigning reason therefor.

22. We hereby undertake that our name does not appear in any “Caution” list of RBI / IBA or any other regulatory body for outsourcing activity.

23. If our Bid is accepted, we undertake to enter into and execute at our cost, when called upon by the Bank to do so, a contract in the prescribed form and we shall be jointly and severally responsible for the due performance of the contract. However, until such formal contract is prepared and executed, this Bid, together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us. Moreover, we shall not withhold our professional services in the project for execution such formal agreement.

24. The name(s) of successful PPA cum PMC to whom the contract is finally awarded after the completion of bidding process shall be displayed on the website of the Bank and/or communicated to the successful PPA cum PMC(s).

We hereby undertake and agree to abide by all the terms and conditions stipulated by the Bank in the EOI document.

Our Bankers are:

I)

ii)

The names of partners of our firm are:

i)

ii)

Name of the partner of the firm Authorized to sign Or

(Name of person having Power of Attorney to sign the Contract.

(Certified true copy of the Power of Attorney should be attached) Yours faithfully,

Signature of PPA cum PMC

Signature and addresses of Witnesses

i)

ii)

**Articles of Agreement**  
(on Rs. 500 stamp paper)

This Agreement made at .....on the.....day of.....2024 between Central Bank of India, a body Corporate constitutes under the provisions of Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Head Office/ Registered Office at Chander Mukhi, Nariman Point, Mumbai, and Regional Office – Bengaluru, (hereinafter referred to as the "**Bank**") of the ONE PART

and ..... herein called the Project Architect/ Project Consultant of the OTHER PART.

Whereas the Bank intends to construct **STAFF TRAINING CUM BUSINESS CENTRE AT HOOVINAYAKANAHALLI, IIDL FINANCIAL CITY, HARDWARE PARK, BENGALURU** (hereinafter called "the Project" and WHEREAS the Bank has approved the appointment of the Architect /Consultant as "Project Consultant" for the purpose of designing the proposed building for the purposes as indicated in Bank's Work Order **Letter No. ....dated.....and Architect's bid (Technical and Price bid dated .....in response to Banks Tender notice No.....Dated..... submitted to Bank's office.**

**NOW THIS DEED WITNESSETH and the parties hereto hereby agree as follows:**

1. (A) - The Bank agrees to pay the Project Architect / Consultant as remuneration for the professional services to be rendered by the Project Architect / Consultant in relation to the said Project particularly for the services hereinafter mentioned, a fee calculated at .....% (to be quoted in separate envelope as price bid) of the actual cost of work / accepted tender cost whichever is less + GST. The said fees being hereinafter called as "Basic fee". The said fee is inclusive of extension of time permitted for the works or delay in completion of the works by the contractors but excluding of GST. Nothing extra will be paid for increase in project cost due to escalation in prices of material and labor. In case there is an increase in the actual project cost over the accepted tender cost, the payment to the Project Architect / Consultant shall be worked out on the actual cost of work arising as a result of authorized changes in the specifications and / or quantities of the scheduled items or the operation of duly approved additional, substitute or extra items, if any, such actual cost and not the accepted tender cost (without taking into account any escalation), will be considered as the cost on the basis of which basic fees will be worked out subject to the ceiling worked out as given below in Notes (B-V):

**(B) Notes:**

I. The fees as stated hereinabove will also be applicable to engineering services work that may be assigned to the Project Architect/ Consultant for overall completion of the Project.

II. The fees as stated herein above will be first adjusted on the basis of latest available approved estimated cost of Project and after tenders have been received then on the lowest bonafied tendered cost of Project. For stage of payment – 6 and onwards of this tender document, progressive payment will be made on the basis of cost of works i.e. value of works done by contractors.

III. The final installment of fees shall be adjusted on the basis of actual cost of works i.e. actual project cost and amount paid as per above stages of payment mentioned in this tender document subject to the stipulations and ceiling given in clause 1 (A) above and B-V below.

**IV. For calculation of fees bought items shall be excluded.** Decision of Bank in this regard will be final and binding. Bought out items will be accessories which are standardized supply only items like electrical fixtures such as fans, Air-conditioners, lights, planters, pictures,

water purifiers, Foot rest, DG set, water pumps etc. or furniture such as readymade bed, tables, chairs, sofas, dressing table etc. However, if the services of consultant are availed for finalization / design of these items, fee@25% of basic / quoted fees shall be payable on the cost of item.

**V. The above fee is subject to overall ceiling of 110% of the "Basic fee" worked out on the accepted tender cost or actual project as per clause (A) above.**

2. The Stages of payment and other financial and payment terms shall be as per this tender document including Price Bid.
3. All the Terms and Conditions related to duties, scope of work and general and other conditions, shall be as per your tender bid dated ..... (enclosed) in response to Banks Tender notice No.....Dated..... , corrigenda issued if any, Work order letter no.....dated..... all accepted & submitted by you to Bank's office.
4. The Integrity Pact as per this document.

\_\_\_\_\_  
(For & On behalf of the Bank)  
(Office Seal)

\_\_\_\_\_  
For & On behalf of Bidder/ Architect)  
(Office Seal)

Place -----

Date -----

Witness 1:

(Name & Address) \_\_\_\_\_

\_\_\_\_\_

Witness 2:

(Name & Address) \_\_\_\_\_

\_\_\_\_\_

List of Documents to be enclosed and uploaded with application form.

1. Status of the Firm / Registration certificate/ Memorandum of association
2. GST certificate
3. PAN
4. Income tax registration certificate
5. Annexure A
6. Annexure B
7. Annexure C
8. Annexure D
9. Annexure E
10. Annexure F
11. Annexure G
12. Annexure H
13. Annexure I
14. Annexure J
15. Photograph of major work executed.
16. Completion certificates from clients for the work fulfilling eligibility criteria.
17. Turnover certificate (last 3 years) from Chartered Accountant as per eligibility criteria
18. Demand draft of Rs.2,000/- in favor of Central Bank of India payable at Bengaluru unless otherwise exempted in original must be submitted at Regional Office address mentioned in this tender document before last date of online bid submission, failing which bid will not be considered for further process.
19. Authority letter to sign the application where ever required (wherever applicable)
20. Performance report from minimum two clients in sealed cover.
21. Audited balance sheet for 2020-21, 2021-22 & 2022-23.