

AIRPORTS AUTHORITY OF INDIA
CORPORATE HEADQUARTERS,
DIRECTORATE OF ENGINEERING-ER
Old Rd Building,
SAFDARJUNG AIRPORT, NEW DELHI

NOTICE INVITING e-TENDER (2 BOT - 2 Envelope Open Tender)

**Tender Ref. No.: AAI/CHQ/ ED ENGG-ER/ PURNEA/ ITB(Recall)/2025
(Tender ID: 2025_AAI_222744_1)**

1. EPC e-tenders are invited through the e-tendering CPP Portal by Senior Manager (Engg-C), Airports Authority of India, O/o Executive Director (Engg.)-ER, Corporate Head Quarters, 2nd Floor, Old Rd Building, Safdarjung Airport, New Delhi-110 003, (Bid Manager) on behalf of Chairman, AAI from the eligible contractors for the composite work of **“Construction of Interim Terminal Building at Purnea airport (C.E) on EPC Mode (Recall).”** at an estimated cost of **Rs. 44.15 Cr.** (Excl GST) (Capital Cost of Rs. 42.34 Cr. plus Operation and AICMC cost Rs. 1.81 Cr. but excluding GST, ESI, PF) with completion period of 4 months, DLP of 24 Months after actual date of completion of work & thereafter (i) 36 Months AICMC for MEP, AS & IT works (ii) Operation for MEP, AS & IT works during DLP of 24 months.

The tendering process is online at CPP-portal URL address <https://etenders.gov.in/eprocure/app> or www.aai.aero. Prospective Tenderers may download and go through the tender document.

Prospective Tenderers are advised to register themselves at CPP-portal, obtain 'Login ID' and 'Password' and go through the instructions available in the Home Page after log in to the CPP-portal <https://etenders.gov.in/eprocure/app> or www.aai.aero. They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days' time. The tenderer may also take guidance from AAI Help Desk Support through path [aai.aero/tender/e-tender/help desk support](http://aai.aero/tender/e-tender/help%20desk%20support).

- (i) For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk details are as below: -
Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787.
E-mail: support-eproc@nic.in

International Bidders are requested to prefix 91 as country code.

Tenderers are requested to kindly mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, bidders are requested to follow the instruction given in **“Guidelines to Bidders”** and get their computer system configured according to

the recommended settings as specified in the portal at “**System Settings for CPPP**”.

- (ii) For any further technical assistance with regard to functioning of CPP portal the tenderer may contact to the following AAI help desk numbers on all working days only between

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950 Ext. 3512	0800-2000 Hrs. (MON – SAT)
2	JE (IT)	After 4 Hrs. of Issue	etendersupport@aai.aero or vaibhav_g@aai.aero	011-24632950 Ext. 3523	0930-1800 Hrs. (MON– FRI)
3	Sr. Manager (IT)	After 12 Hrs.	shripatim@aai.aero	011-24632950 Ext. 3509	0930-1800 Hrs. (MON– FRI)
4	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	011-24632950 Ext. 3506	0930-1800 Hrs. (MON– FRI)
5	General Manager (IT)	After 03 Days.	gmit@aai.aero	011-24657900	0930-1800 Hrs. (MON–FRI)

*The help desk services shall remain closed on all Govt. Gazetted Holidays.

Tender processing fee of **Rs. 5,900/-** (i/c GST), **non-refundable** will be required to be **paid online on CPP portal only**.

Earnest Money Deposit (EMD) of **Rs. 88,30,700.00** will be required to be paid online on CPP portal;

or

EMD may be submitted in the form of Insurance Surety Bonds or Bank Guarantee (including e- Bank Guarantee) from any of the Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative/Regional Rural Banks).

The Bank Guarantee towards EMD in accordance with the bank details as:

CORPORATE NAME : AIRPORTS AUTHORITY OF INDIA
BANK NAME : ICICI BANK

IFSC CODE : **ICIC0000007**
BG ADVISING MESSAGE : **IFN760COV (BG ISSUE)**
: **IFN767COV (BG AMENDMENT)**
UNIQUE IDENTIFIER CODE (7037) : **AAICORHQ**

2. Following 2 envelopes shall be submitted through online at CPP-portal by the tenderer as per the following schedule: -

CRITICAL DATE SHEET

Publishing Date	04.01.2025 from 0930 hrs
Bid Document Download / Sale Start Date	04.01.2025 from 0930 hrs
Clarification Start Date	04.01.2025 from 0930 hrs
Clarification End Date	08.01.2025 upto 1800 hrs
Bid Submission Start Date	04.01.2025 from 0930 hrs
Bid Submission End Date	15.01.2025 upto 1800 hrs
Last date and time of submission of original Insurance Surety Bond/BG against EMD, if not paid online on CPP Portal	17.01.2025 upto 1500 hrs
Bid Opening Date (Envelope- I)	17.01.2025 from 1700 hrs
Bid Opening Date (Envelope- II)	31.01.2025 at 1500 hrs

Note:1. If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. No other means of communication in this regards shall be entertained.

2. Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).

Envelope-I (EMD, if not paid online on CPP Portal, Technical Bid and Pre-qualification): - Bid containing following:

A. EMD, if not paid online on CPP Portal:

- i) Scanned copy of Insurance Surety Bond/ BG against EMD with copy of the SFMS (Structured Financial Messaging System) BG confirmation message sent by the BG issuing bank to ICICI bank, **if EMD not paid online on CPP Portal (As per Annexure-1)** along with letter of undertaking **(As per Annexure-2)**. In case of a JV, the Bank guarantee towards EMD/ Performance guarantee shall be accepted either in the name of consortium firm or all individual partners in proportion to their JV share in the project.

B. Technical Bid containing the following: -

- i) Scanned copy of Tender Acceptance Letter on Bidder's Letter Head. **(As per Annexure 3).**
- ii) Scanned copy of Permanent Account Number (PAN) and GST Registration Number and Undertaking for GST Registration **(As per Annexure 4)**
- iii) Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head. **(As per Annexure-5)**
- iv) Scanned copy of details of similar works completed during last seven years with completion certificate issued by client. **(As per Annexure-6)**
- v) Scanned copy of Financial Information (Turnover). **(As per Annexure-7)**
- vi) Scanned copy of Net Worth. **(As per Annexure-8)**
- vii) Scanned copy of Signed Integrity Pact **(As per Annexure 9).**
- viii) Bidder shall submit scanned copy of 'Undertaking' on Company's Letter Head that I/ We will deploy sufficient plant and machinery as per the requirement of work in consultation with the Engineer-In-charge (E-I-C) to achieve the milestones/targets and overall completion within the time period. **(As per Annexure-10)**
- ix) Bidders other than proprietary firm shall submit, scanned copy of Authorization Letter/Power of Attorney along with copy of Certificate of Incorporation of the Company under Companies Act showing CIN/LLPIN/Name of Directors of the Company & Copy of Board Resolution regarding Authority to assign Power of Attorney.
Proprietary firm shall submit scanned copy of Authorization Letter/Power of Attorney only if the tender is processed by a person other than proprietor.
- x) PQ Performa duly filled.
- xi) Undertaking regarding requirement of local content **(As per Annexure-11)**
- xii) Declaration of Compliance to the OM issued by Government of India, Ministry of Finance, Department of Expenditure, vide file number PPD - 6/18/2019-PPD Dated 23rd July 2020 on the subject "Restrictions under Rule144 (xi) of the General Financial Rules (GFRs)" and "Exclusion from restrictions under Rule 144 (xi) of the General Financial Rules (GFRs), 2017 with up to date amendments. **(As per Annexure 12)**
- xiii) Declaration regarding correctness of bidder's document. **(As per Annexure 13)**
- xiv) Form of undertaking from Indian parent/principal company firm **(As per Annexure 15)**

C. Qualifying requirements of contractors / tenderers containing the following:

- i) Tenderer should have successfully completed or substantially completed **three works, each of Rs. 16.94 Crores or two works, each of Rs. 21.17 Crores or one work of Rs. 33.87 Crores** in single contract of **similar nature** of work on

EPC Mode/Turn Key (Design & Build) Basis during the last 07(seven) years ending last day of month previous to the one in which tenders are invited **i.e. 31.12.2024**.

The details of similar works completed during last 07(seven) years shall be submitted in the given format- **(Annexure-6)** with supporting documents issued by client

Similar nature means **Composite work of Pre-engineered/pre-fab Buildings like Airport Terminal Buildings, Metro Stations, Shopping Malls, Business / Commercial Complexes, Sports Complex with indoor stadium, Corporate Office Buildings (The composite work includes components of civil building works, Electrification/ other E&M services).**

Tenderers not having the work experience on **EPC Mode/Turn Key (Design & Build) Basis** as above but having requisite work experience as stated above in other modes of tenders, shall also be allowed to participate if they meet the following conditions:

Tenderers should have either in-house facility of design/ drawing or should associate architect/designer firm. The in-house facility of design/ drawing or associate architect/designer firm should have successfully completed or substantially completed **three works, each of Rs. 16.94 Crores or two works, each of Rs. 21.17 Crores or one work of Rs. 33.87 Crores** in single contract of similar nature of work during last 07(seven) years ending last day of month previous to the one in which tenders are invited **31.12.2024**.

Similar nature means **Composite work of Pre-engineered/pre-fab Buildings like Airport Terminal Buildings, Metro Stations, Shopping Malls, Business / Commercial Complexes, Sports Complex with indoor stadium, Corporate Office Buildings (The composite work includes components of civil building works, Electrification/ other E&M services).**

Note:

1. *The Experience Certificates of works completed pre GST era, Completion amount will be divided by 1.12 (to exclude pre GST taxes) to make it at par with experience certificates of post GST era but excluding GST.*
2. *Experience gained by executing work on back-to-back contract/ Sub-contract basis is acceptable in the following conditions:*
 - a. *Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/ written approval. It should be backed by valid agreement and experience certificate.*
 - b. *Payments received by second agency should be reflected in TDS certificates.*
3. *Experience gained in composite works for the specialized nature of works (List of Specialized Items / Jobs/ Works as mentioned at **Annexure-14 and at***

Schedule D: Annex I (Part-VI)) were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor.

In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).

4. Substantial completion shall be based on 80(eighty) percent of awarded cost or more value wise works completed under the contract

As the tender is being invited on **EPC Mode/Turn Key (Design & Build) Basis** by AAI.

Change of the associated architect/designer firm will normally be allowed only once, that too under exceptional circumstances with the prior approval of AAI. The architect/designer firm can be substituted subject to the condition that the new architect/designer firm meets the qualification and experience criteria. A compensation of **0.1% of the contract amount or Rs. 10.00 Lacs whichever is higher** shall be imposed for any such change to act as deterrent. No extension of time shall be considered for change of architect/designer firm.

"The value of executed works and consultancy (design/drawing) shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Envelope - I/Technical bid.)"

Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. **Tenderers showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**

- ii) Should have annualized average financial turnover of **Rs. 12.70 Crores** on construction works during last three years ending 31st March of the previous financial year. The Financial Information shall be submitted in the given format **Annexure-7**.

Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.

- iii) The tenderer should have a minimum net worth of **Rs. 6.35 Crores**, issued by certified Chartered Accountants. The Certificate should be submitted in the given format- **Annexure-8**.
(Financial turnover and net worth of Associated Architect/Designer Firm is not required).

Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal. If EMD not paid online on CPP Portal, Original/Hard Copies of Insurance Surety Bond/BG against EMD is required to be submitted/sent to the **Senior Manager (Engg-C)**, Airports Authority of India, O/o Executive Director (Engg.)-ER, Corporate Head Quarters, 2nd Floor, Old R.D. Building, Safdarjung Airport, New Delhi-110 003, on or before date & time mentioned in CRITICAL DATA SHEET. The tenderer, whose Insurance Surety Bond/BG against EMD are not received by the date & time mentioned in critical data sheet, then their tenders will be liable to be rejected. Any postal delay will not be entertained.

Envelope-II: - The Financial e-Bid through CPP portal.

All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the tenderers. Tenderers are required to download the BOQ file, open it and complete the blue coloured (unprotected) cells with their respective financial quotes and other details (such as name of the tenderer).

No other cells should be changed. Once the details have been completed, the tenderer should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the tenderer, the bid will be rejected.

3. Refund of EMD

EMD deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD of the successful bidder shall be returned on receipt of Security Deposit equivalent to EMD amount/ performance bank guarantee.

4. Bid Submission: -

The tenderer shall submit their application only at CPP Portal: <https://etenders.gov.in/eprocure/app>. Tenderer/Contractor are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.

5. Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
6. Tenderer who has downloaded the tender from Central Public Procurement Portal (CPPP) website <http://etenders.gov.in/eprocure/app>, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited tenderer is liable to be banned from doing business with AAI.
7. **Bids Opening Process is as below: -**

Envelope-I [EMD (if not paid on line on CPP Portal), Technical bid and Pre-qualification]:

Envelope-I containing documents as per Para 2 (A), (B) & (C) as applicable (uploaded by the tenderers) shall be opened on date & time mentioned in CRITICAL DATA SHEET.

If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. **No other means of communication in this regard shall be entertained.**

If any clarification is needed from the tenderer about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal, if required. The tenderer shall upload the requisite clarification/documents within time specified by AAI, failing which it shall be presumed that bidder does not have anything to submit and bid shall be evaluated accordingly.

The intimation regarding acceptance/rejection of their bids will be intimated to the tenderers through CPP portal.

Envelope-II (Financial Bid):

Envelope-II containing financial bid of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time mentioned in CRITICAL DATA SHEET. **(In case the date and time for opening of Envelope-II (Financial bid) is required to be changed, the same shall be intimated through CPP Portal).**

Bid Evaluation Process: -

The cost of capital work has been considered for fixing the pre-qualification criteria as the Operation and AICMC will be required to be undertaken only after the completion of main structures. Hence Operation and AICMC cost has not been included for determining the PQ Criteria.

However, for determining the lowest bid, the total quoted cost of capital work as well as Operation and AICMC cost will be considered and the total cost for comparison of the bid will comprise of capital cost of the project as well as Operation and AICMC cost.

8. AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.
9. AAI reserves the right to disallow the working agencies whose performance at ongoing project (s) is below par and usually poor and has been issued letter of restrain/Temporary or Permanent debarment/black listing by any department of Airports Authority of India (AAI). **AAI reserves the right to verify the credential submitted by the tenderer at any stage (before or after award of the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the tenderer then AAI shall take the following action:**
 - a) **Forfeit the entire amount of EMD submitted by the tenderer.**
 - b) **The tenderer shall be liable for debarment for a period upto two years from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.**
10. Consortium/JV companies shall not be permitted.
11. Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
12. Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and Handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012 with up to date amendments, shall be applicable for tenders of supply/services and shall not be extended to construction work.
13. Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Financial Information (Turnover with loss/ profit), Net worth Certificate, Financial data (works done during last 5 financial years), Works in hand etc. as per NIT conditions duly certified by CA and having UDIN.
All financial documents to be submitted excluding GST. The documents submitted by bidders without UDIN shall not be entertained.
14. Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 is applicable. **(As per Annexure-11)**
15. Requirement of registration by the Bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government

of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up to date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable. Bidder shall submit scanned copy of 'Undertaking' on Company's letter head in this regard. **(Annexure- 12).**

BID MANAGER
Senior Manager (Engg-C)
Airports Authority of India
O/o ED (Engg.)-ER, CHQ,
2nd Floor, Old Rd Building,
Safdarjung Airport,
New Delhi-110 003