

**AIRPORTS AUTHORITY OF INDIA
CORPORATE HEADQUARTERS
DIRECTORATE OF ENGINEERING-NR
RAJIV GANDHI BHAWAN
SAFDARJUNG AIRPORT, NEW DELHI**

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

(Tender Reference No.: AAI/CHQ-NR/ENGG(C)/PANTNAGAR/EXPN.)

TENDER ID: 2025_AAI_252425_1

1. EPC e-tenders are invited through the e-tendering CPP Portal by Assistant General Manager (Engg.-Civil), (Mobile no. 9610819232), O/o Executive Director (Engg.)-NR, Airports Authority of India, CHQ, B-Block, 3rd Floor, Cabin No. 339, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003, on behalf of Chairman, AAI from the eligible contractors for the following work:

Name of work: - Development of Pantnagar Airport.

SH: Detailed Designing, Engineering, Procurement and Construction of Cityside works (New Domestic Terminal Building with parking, Electrical Sub-Station, Approach Roads, Ancillary Structures, Allied Works and Associated MEP and Electro-Mechanical works, Airport System, IT System, Security System including Maintenance, Operation & AICMC etc.) and Airside Works (Extension and Strengthening of Runway, Apron, Taxiways, Isolation Bay, RESA, Grading, Civil and Electrical works for NAV-AIDS Facilities, Perimeter Road, Approach Road, Runway Lighting System, allied works etc.).

Estimated cost: Rs. 387.39 Cr. (constituting both Pavement works and Building works) capital cost component of **Rs. 380.14 Cr.** and AICMC cost component of **Rs. 7.25 Cr.**) excluding GST.

Time period for completion: 24 months (Original Construction) [including **90 days** considered for rain of 02 monsoon seasons] and **5 Years** for operation & routine maintenance and **3 years** AICMC of electrical, IT, AS, PBB, BHS, post DLP of **2 years**.

Tender processing fee: A non-refundable tender processing fee of Rs. **11,800.00 /-** (including GST) is required to be paid online on CPP Portal.

Earnest Money Deposit ("EMD"): **Rs. 11,62,17,000/-** will be paid online on CPP portal.

The proposed project is to be built in compliance to achieve **GRIHA 4** Rating.

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)

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
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.

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	15.10.2025
Bid Document Download / Sale Start Date	16.10.2025 from 0930 hrs.
Clarification Start Date	16.10.2025 from 0930 hrs.
Pre-bid meeting	27.10.2025 from 0930 hrs.
Clarification End Date	03.11.2025 upto 1800 hrs.
Bid Submission Start Date	12.11.2025 from 0930 hrs.
Bid Submission End Date	18.12.2025 upto 1800 hrs.
Last date and time of submission of Original Insurance Surety Bond or BG against EMD, if not paid online on CPP Portal	24.12.2025 upto 1400 hrs.
Bid Opening Date (Envelope- I)	26.12.2025 at 1500 hrs.
Bid Opening Date (Envelope- II)	27.01.2026 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 regard shall be entertained.

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

General Information for Submission of Tenders in Two Envelope Format

The tenders shall be in the form prescribed in this tender document and are invited in two envelope bid system, as follows:

Envelope-I: EMD, Technical bid and Pre-qualification bid; and

Envelope-II: Financial bid.

A. Envelope-I: EMD, Technical bid and Pre-qualification bid

- i) Scanned copy of all the documents of Envelope-I mentioned below shall be submitted on the CPP portal. If EMD has not been paid online on CPP Portal, then original/hard copies of bank guarantee/ Insurance Surety Bond against EMD and copy of the SFMS bank guarantee confirmation message should be sent to the **Assistant General Manger (Engg.-Civil) (Bid Manager), O/o Executive Director (Engg.)- NR, Airports Authority of India, CHQ, B-Block, 3rd Floor, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi – 110003** on or before date and time mentioned in critical data sheet above. The bidder, whose Insurance Surety Bond/ bank guarantee against EMD are not received by the date and time mentioned in critical data sheet, then their tenders will be liable to be rejected. **Any postal delay will not be entertained.**

The Envelope containing original BG shall be super scribed with:

Envelope to be opened not before _____ (date and time as per critical data sheet), for the work "Name of work: - Development of Pantnagar Airport. SH: Detailed Designing, Engineering, Procurement and Construction of Cityside works (New Domestic Terminal Building with parking, Electrical Sub-Station, Approach Roads, Ancillary Structures, Allied Works and Associated MEP and Electro-Mechanical works, Airport System, IT System, Security System including Maintenance, Operation & AICMC etc.) and Airside Works (Extension and Strengthening of Runway, Apron, Taxiways, Isolation Bay, RESA, Grading, Civil and Electrical works for NAV-AIDS Facilities, Perimeter Road, Approach Road, Runway Lighting System, allied works etc.)".

Postal Address: **Asstt. Gen. Manager (Engg.-Civil), CHQ-NR, O/o Executive Director (Engg.-Civil), CHQ-NR, Airports Authority of India, B-Block, 3rd Floor, Rajiv Gandhi Bhawan, New Delhi-110003.**

Name of bidder: _____.

EMD:

- i. EMD shall be paid online at the CPP portal. However, EMD can also be submitted in the following forms:
- Insurance Surety Bonds as per **Annexure 12, 12A & 12B**

- 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) (as per **Annexure 11, 11A, 11B & 11C**).
- ii. If EMD is not paid online on the CPP portal, then the following documents are required to be submitted as evidence of payment of EMD:
- Scanned copy of Insurance Surety Bond as per **Annexure 12, 12A & 12B**.
 - Bank guarantee against EMD with a copy of the SFMS (*Structured Financial Messaging System*) bank guarantee confirmation message sent by the bank guarantee issuing Bank to ICICI Bank (details of which is provided below) as per **Annexure 11, 11A, 11B & 11C**.

The Bank Guarantee shall be provided in accordance with the bank details as provided below:

CORPORATE NAME	: AIRPORTS AUTHORITY OF INDIA
BANK NAME	: ICICI BANK
IFSC CODE	: ICIC0000007
BG ADVISING MESSAGE	: IFN 760COV (BG ISSUE) IFN 767COV (BG AMENDMENT)
UNIQUE IDENTIFIER CODE (7037)	: AAICORHQ

- B.** Technical Bid: The technical bid shall contain the following documents:
- i. Scanned copy of details of similar works completed or Substantially Completed during last seven years ending on **30.09.2025** with completion certificate issued by client **(As per Annexure -1)**.
 - ii. Scanned copy of Financial Information (Turnover) **(As per Annexure -2)**.
 - iii. Scanned copy of Certification of Net Worth from Chartered Accountant **(As per Annexure -3)**.
 - iv. Scanned copy of Financial Data (work done during last 5 years) **(As per Annexure -4)**.
 - v. Scanned copy of Work in Hand. **(As per Annexure -5)**.
 - vi. Scanned copy of Bid Capacity. **(As per Annexure -6)**.
 - vii. Scanned copy of Financial Information Annual Value of General Construction Works during last Five Years ending **31.03.2024 (As per Annexure -7)**.

- viii. Average Monthly Financial Turnover (**As per Annexure-8**).
- ix. Scanned copy of Tender Acceptance Letter on bidder's letter head (**As per Annexure – 13**).
- x. Undertaking regarding GST registration (**As per Annexure – 14**).
- xi. Scanned copy of 'Undertaking' regarding Debarment/blacklisting/ Restraintment on bidder's letter head (**As per Annexure-15**).
- xii. Scanned copy of Signed Integrity Pact (**As per Annexure- 16**).

Bid Capacity:

Financial bids of the bidder will only be opened if their available bid capacity is more than **Rs. 380.14 Cr.** (excluding GST). Available bid capacity will be calculated based on the following formula.

$$\text{Available Bid Capacity } B = 2 * N * T - A$$

Where,

B = Bidding Capacity.

N = Maximum value of engineering (civil/electrical/mechanical as relevant to work) works executed in any 1 year during the last 5 years (updated at current price level by enhancing at a simple rate of enhancement @ 7% per annum calculated from the date of completion to date of bid opening **Envelope-1**), taking into account completed as well as work in progress.

T = Time for completion of the work (i.e., **24 months or 2 years**).

A = Value (updated at the current price level) of the existing commitments and ongoing works to be completed in the next 'T' years.

Note: (i) In case available bidding capacity of the bidders is less than the estimated cost of work put to tender, the financial bid of such bidder shall not be opened; and (ii) Bid capacity of the bidder and value of existing commitments for ongoing works during period of **24 months or 2 years** with effect from the bid submission end date has to be submitted by the bidder as per the prescribed performa. Such data shall be certified by the Chartered Accountant/ Company Auditor with his stamp and signature in original with membership number with UDIN number.

- xiii. Bidder shall submit scanned copy of 'Undertaking' on its letter head that "I/ We will deploy sufficient plant and machinery as per the requirement of the work in consultation with the Engineer-in-Charge ("**EIC**") to achieve the

milestones/targets and overall completion within the time period in the format given. **(As per Annexure-17).**

- xiv. Bidder shall submit scanned copy digitally signed undertaking for association of specialized agency, if applicable. **(As per Annexure- 18).**
- xv. Bidder shall submit scanned copy of digitally signed performa for declaration by bidder for compliance of order on restriction under Rule 144(xi) of the General Financial Rules (GFRs)-2017. **(As per Annexure-19).**
- xvi. Bidder shall submit scanned copy digitally signed undertaking from parent company, if applicable. **(As per Annexure-20).**
- xvii. Bidder shall submit scanned copy digitally signed undertaking for declaration by bidder regarding requirement of local contents. **(As per Annexure-21 and Annexure-22).**
- xviii. Copy of abridged balance sheet along with profit and loss account statement of the firm for last three FY ending on **FY 2023-24.**
- xix. Bidders other than propriety firm shall submit, scanned copy of authorization letter/power of attorney along with copy of certificate of incorporation under Companies Act, 2013 showing CIN/LLPIN/name of directors and 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.
- xx. Pre-qualification (PQ) proforma duly filled.

C. Pre-qualification bid: Only such bidders shall be eligible to apply for this tender who fulfill the following pre-qualification requirements:

i. Past work experience:

Bidder should have satisfactorily completed successfully completed or substantially completed Similar Nature of Works in **EPC mode / turn key (Design and built basis)** as per the below mentioned criteria executed **in INDIA only**, during last 7 years ending on last day of month previous to the month during which tenders are invited (i.e., works ending in or before **30.09.2025**) updated at current price level by enhancing at a simple rate of enhancement @ 7% per annum calculated from the date of completion to date of bid opening Envelope-1. **All figures are exclusive of GST:**

- 3 Similar Nature of Works each costing not less than **Rs. 152.06 Cr.;** (with component of Similar Nature Pavement Works of minimum value **Rs. 94.28 Cr.** and Similar Nature Building Works of minimum value **Rs. 57.78 Cr.**) in single contract or pavement work and building work in separate contract.

OR

- 2 Similar Nature of Works each costing not less than **Rs. 190.07 Cr.**; (with component of Similar Nature Pavement Works of minimum value **Rs. 117.84 Cr.** and Similar Nature Building Works of minimum value **Rs. 72.23 Cr.**) in single contract or pavement work and building work in separate contract.

OR

- 1 Similar Nature of Work costing not less than **Rs. 304.11 Cr.**; (with component of Similar Nature Pavement Works of minimum value **Rs. 188.55 Cr.** and Similar Nature Building Work of minimum value **Rs. 115.56 Cr.**) in single contract or pavement work and building work in separate contract.

In case bidder does not have requisite experience in Similar Nature Building Works, bidder may associate any other agency having requisite experience of Similar Building works as below. Bidder has to submit the particular MoU:

- 3 Similar Nature Building Works each costing not less than **Rs. 57.78 Cr.** in single contract; **or**
- 2 Similar Nature Building Works each costing not less than **Rs. 72.23 Cr.** in single contract; **or**
- 1 Similar Nature Building Work costing not less than **Rs. 115.56 Cr.** in single contract.

The associate building agency shall also satisfy the following PQ criteria:

- Minimum annual value of General construction work:** The bidder should have achieved minimum annual value of **Rs. 144.45 Cr. (excluding GST)** towards general construction work/engineering works (as certified by Chartered Accountant), and at least **Rs. 72.23 Cr. (excluding GST)** towards engineering (Civil/Electrical/Mechanical as relevant to the current scope of work under this tender) construction works carried out in any of the year during last 5 years, ending on **31.03.2024**. The financial information regarding minimum annual value of work should be submitted in the given format **Annexure-7**.
- Average monthly financial turnover / progress:** The bidder should have achieved average monthly financial turnover / progress of at least **Rs. 5.33 Cr. (including GST)** per month in one general construction work during last 7 years ending on or before **30.09.2025**).

For the purpose of calculating average monthly financial turnover, the cost of work shall mean gross value of the completed work including cost of materials supplied by the Government / client but excluding those supplied free of cost. Such cost should be certified by an officer not below the rank of Executive Engineer or Chartered Accountant. The cost of one individual work considered for monthly turnover should not be less than **Rs. 68.18 Cr. (including GST)**.

The value of average monthly financial progress shall be worked out on the basis of completion of work divided by actual duration of completion of work. The value of average monthly financial progress shall be brought to current costing level by enhancing the actual value of current costing level by enhancing the actual value of monthly turnover of single work at simple rate of enhancement at 7% per annum calculated from the date of completion to the date which is one day prior to the last date of submission of bids. The financial information regarding average monthly financial turnover / progress should be submitted in the given format **Annexure-8**.

Note: If the bidder has been granted any extension of time on account of force majeure due to COVID in the year 2020 pursuant to ministry of finance O.M F.18/4/2020-PPD dated 03.05.2020, the period for which time extension has been granted shall be adjusted while calculating average monthly financial turnover.

The details of Similar Nature of Works completed during last 7 years shall be submitted in the given format (**Annexure -1**) with supporting documents issued by client.

The term Similar Nature of Works shall mean experience in completed/substantial completed works as below:

Similar Nature Pavement Works [Rigid / Flexible pavement works in Airfield / National Highways (minimum 4 lane) / Expressways].

AND

Similar Nature Building Works [Composite work of Centrally Air-conditioned Buildings of Airport Terminal Buildings / 5 Star Hotels / Metro Terminals / Shopping Malls / Business or Commercial Complexes / Super or Multi Speciality Hospitals / Institutional Buildings / Indoor stadiums / Corporate Office Buildings. (The composite work includes components of Civil Building works, Electrification and E&M services like Fire Alarm / Fire Fighting, HVAC)].

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 must either possess an integrated in-house facility covering Master Planning, Architecture & Interior Design, Civil & Structural Engineering, MEP (including Fire & Safety), Landscape, Façade, Lighting, Signage, etc., or must associate with a consulting firm having such integrated capabilities.

The in-house facility or the associated consulting firm must have successfully completed or substantially completed design consultancy for building works of similar nature **in India** during the last seven (07) years ending on **30.09.2025**, meeting one of the following criteria:

- Three projects, each valued at **Rs. 152.06 Cr.**, or
- Two projects, each valued at **Rs. 190.07 Cr.**, or
- One project valued at **Rs. 304.11 Cr.**

Additionally, the bidder must associate with a pavement consulting firm for the scope of pavement-related works.

The value of work executed shall be updated at current price level by enhancing at a simple rate of enhancement @ 7% per annum calculated from the date of completion to date of bid opening **Envelope-1**.

The details of selection criteria and methodology adopted for selection of design consultant / associates of L-1 bidder described at **S. No. 22**.

Note:

- i) With respect to the experience certificates for works completed prior to introduction of GST, the completion amount shall be divided by 1.12 (for the purpose of excluding pre-GST taxes) to make it at par with completion amount (excluding GST) as set out in the experience certificates for works issued post introduction of GST.
- ii) 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 sub-contractor with due concurrence of the owner under a tripartite agreement or prior written approval. Proof of such works should be backed by a valid agreement and experience certificate; and
 - (b) Payments received by the sub-contractor should be reflected in the TDS certificates.
- iii) With respect to experience gained in composite works for a specialized nature of work, the composite works were undertaken by the main contractor either by in-house expertise and experience or by engaging specialized agencies with the approval of main client as per contract conditions. In such cases, the main contractor and the specialized agency receive an experience certificate for the same work from their respective client(s). For the avoidance of doubt, the main contractor receives the experience certificate for composite works and the specialized works from the owner and in turn the specialized agency receives an experience certificate for the specialized work(s) from the main contractor.

For the purposes of eligibility under his tender for similar specialized nature of work, the experience certificate of either the specialized agency or main agency having in-house expertise and experience, who has actually executed the specialized work(s), shall be considered.

- iv) Meaning of **Substantial completion**: Substantial completion shall be based on 80% (value wise) or more works completed under the contract for similar nature of works.

Substantial completion should not be defined in terms of percentage completion rather it should be based on functional consideration. Certificate for 'substantial completion' of project/work/asset should contain two parts:

- (a) **Part -1** shall contain 'financial value of work done'; and
(b) **Part-2** shall contain 'certificate of functional completion of project/work/asset', provided that if a certificate of functional completion is not issued by the client, then the bidder shall submit a certificate from the client to the effect that that project is currently being operated by the client.

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, extension of time granted (EOT) if any and satisfactory completion of work. Further, bidders 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.

Change of the associated designer firm will be allowed only once under exceptional circumstances with the prior approval of AAI. The designer firm can be substituted subject to the condition that the new designer firm meets the qualification and experience criteria. Compensation of 0.1% of the cost of the work as specified in the letter of award or Rs. 10.00 lacs (whichever is higher) shall be imposed for any such change. No extension of time shall be considered for change of designer firm.

- ii. Average annual financial turnover:

The bidder should have an average annual financial turnover of **Rs. 134.57 Cr. (including GST, if average annual financial turnover calculated without GST, then the multiplying factor of 1.18 to be applied)** on construction works during last three years ending 31st March of the previous FY (i.e. **31.03.2024**). The financial information regarding average annual financial turnover should be submitted in the given format **Annexure -2**.

Bidder showing continuous losses during the last 3 years in the balance sheet shall be summarily rejected.

iii. Minimum annual value of General construction work:

The bidder should have achieved minimum annual value of **Rs. 380.14 Cr. (excluding GST)** towards general construction work (as certified by Chartered Accountant), and at least **Rs. 190.07 Cr. (excluding GST)** towards engineering (Pavement and Building as relevant to the current scope of work under this tender) construction works carried out in any of the year during last 5 years, ending on **31.03.2024**. The financial information regarding minimum annual value of work should be submitted in the given format **Annexure-7**.

iv. Minimum net worth:

The bidder should have a minimum net worth of **Rs. 57.02 Cr. (excluding GST) as on 31.03.2024**, and shall not be eroded by more than 30% in the last 3 FYs, issued by certified Chartered Accountants. The certificate evidencing net worth should be submitted in the given format **Annexure-3**.

v. Average monthly financial turnover / progress:

The bidder should have achieved average monthly financial turnover / progress of at least **Rs. 14.02 Cr. (including GST)** (in single contract or put together in pavement work and building work in separate contract) per month in one general construction work during last 7 years ending on or before **30.09.2025**).

For the purpose of calculating average monthly financial turnover, the cost of work shall mean gross value of the completed work including cost of materials supplied by the Government / client but excluding those supplied free of cost. Such cost should be certified by an officer not below the rank of Executive Engineer or Chartered Accountant. The cost of work considered for monthly turnover should not be less than **Rs. 179.43 Cr. (including GST)** (in single contract or put together in pavement work and building work in separate contract). The value of average monthly financial progress shall be worked out on the basis of completion of work divided by actual duration of completion of work. The value of average monthly financial progress shall be brought to current costing level by enhancing the actual value of current costing level by enhancing the actual value of monthly turnover of single work at simple rate of enhancement at 7% per annum calculated from the date of completion to the date which is one day prior to the last date of submission of bids. The financial information regarding average monthly financial turnover / progress should be submitted in the given format **Annexure-8**.

Note: If the bidder has been granted any extension of time on account of force majeure due to COVID in the year 2020 pursuant to ministry of finance O.M F.18/4/2020-PPD dated 03.05.2020, the period for which time extension has been granted shall be adjusted while calculating average monthly financial turnover.

D. Provisions applicable to applications submitted by foreign firms / companies:

- a. Accredited agent of foreign firms can purchase and upload tender document on behalf of their principal firm on submission of accreditation certificate in addition to required qualifying documents. However, the scanned copies of documents to be uploaded as per this tender shall be signed by the principal firm before uploading the scanned copies of the same by accredited agent on CPP e-tendering portal. The principal firm shall give an undertaking to the effect as under:
 - Name and address of accredited agent whom principal firm has hired for purchase and uploading of tender document on their behalf.
 - Foreign principal firm is solely responsible for the financial bid submitted by the accredited agent.
 - The foreign principal firm(s) not having registered office in India shall be required to establish office in India and comply with all statutory requirements as per Indian law and also to obtain registration certificate, Permanent Account Number (PAN) from Income-Tax Authority, GSTIN, and other required documents/ certification within one month of issue of Letter of Intent (LoI), if becomes successful bidder. This shall also be applicable for foreign firm(s) participating as joint venture.
 - The foreign principal firm(s) should have executed similar nature of work as per NIT in India.
- b. Foreign eligible firms shall submit their self-attested turnover and work experience certificates as proof of authenticity. However, in case of becoming successful bidder/ partner of successful joint venture firm, the self-attested work experience certificate and turnover shall be verified by AAI independently from issuing authority before acceptance of bid.
- c. Conversion of foreign currency: The following procedure shall be adopted:
 - The value of completion cost of the work (other than INR) shall be calculated by considering the exchange rate (as notified by Reserve Bank of India / international currency conversion sources) of foreign currency in INR on the date of completion of the work.
 - The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of enhancement at 7% per annum, calculated from the date of completion to date of bid opening of Envelope-I.

- Turnover of foreign firms shall also be calculated by considering the exchange rate (as notified by Reserve Bank of India/international currency conversion sources) of foreign currency in INR on the date of ending of particular financial year of that country.
- d. Certificates of Subsidiary/Group Companies:
- If an Indian company/firm claims the experience in specific field on the basis of experience of his foreign principals, the firm can be issued tender documents subject to submission of documentary evidence to prove that the Indian company/ firm is indeed a 100% subsidiary or branch of a foreign company. The Indian company/firm shall submit balance sheet showing equity holdings or certificate by the company Chartered Accountants/company Auditors showing equity holding patterns between the foreign principal company and its Indian subsidiary / branch or a certificate by the foreign principal company that the Indian company is their wholly owned subsidiary (which should be duly notarized) and upon submission of such documents, the Indian subsidiary company/ branch may be allowed to participate in the AAI tenders.
 - The foreign principal must submit an undertaking to provide all required technical knowhow to Indian firm for successful completion of the project (as per prescribed proforma).

Envelope-II: Financial bid

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 bill of quantities format with the tender document, then the same shall be downloaded and filled by all the bidders. The bidders are required to download the bill of quantities file, open it and complete the blue coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the bill of quantities file is found to be modified by the bidder, 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 or receipt of 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 tenderer is liable to be banned from doing business with AAI.

7. Bids Opening Process:

a) Envelope-I (EMD, Technical bid and Pre-qualification criteria):

Envelope-I containing documents as per **paragraph 2** above, as applicable (uploaded by the bidders) shall be opened on date and time mentioned in critical data sheet.

If any clarification is required from the bidder about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal. The bidder 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 bidders through CPP portal.

Evaluation Criteria of Envelope-I for opening of Envelope -II (Financial bid)

The details submitted by the bidder will be evaluated in the following manner:

- (a) Evaluation of the performance of contractors for eligibility shall be done by AAI only for the bidders qualifying the criteria mentioned in **paragraph 2** above. Eligible category of works completed / progress, submitted by the bidders shall be inspected by committee of officers nominated by AAI. The marks for the quality shall be given based on this inspection.
- (b) The scoring method for evaluation shall be done as per **Annexure-9**. The summary of the scoring proforma for evaluation is as set out below:

S.No.	Attributes	Maximum Marks	Evaluation
1.	Financial Strength	[25]	
2.	Experience in execution of similar nature work	[40]	
3.	Performance on work – Time over run (TOR)	[20]	
4.	Perofrmance on completed / substantially completed similar nature of works-Quality (as per Annexures-10A & 10B)	[15]	
Total		100 marks	

To become eligible for opening of envelope -II (Financial bid), the bidder must secure at least [50% (fifty percent)] marks in each section (1, 2, 3, 4) and [75% (Seventy Five percent)] marks in aggregate.

b) Envelope-II (Financial Bid):

Envelope-II containing financial bid of the bidders found to be meeting the technical criteria and qualifying requirements under Envelope-I shall be opened on date and time mentioned in critical date sheet. In case of any change in the date and time for opening of Envelope-II, the same shall be intimated through the CPP Portal.

Shortlisting of financial bids under Envelope-II:

- i) If the lowest tendered amount (worked out on the basis of quoted rate of individual items) of two or more bidders are equal, then such bidders will be asked to submit revised offer quoting rate of each item from the schedule of quantity for all sub sections/sub heads as the case may be. The lowest tender shall be decided on the basis of the revised offer.

- ii) Provided that the revised quoted rate of each item from schedule of quantity for all sub sections/sub heads should not be higher than their respective original rate quoted already at the time of submission of original tender. In such an event, the revised offer shall be treated invalid. If the bidder does not submit a revised offer, then the same shall be treated as withdrawal of tender before acceptance and suitable action shall be taken by AAI.
- iii) If the revised tendered amount (as discovered in (a) above) (worked out on the basis of quoted rate of individual items) of two or more bidders received in revised offers are again equal, then the lowest tender, among such bidders, shall be decided by draw of lots in the presence of GM (Engg) / Jt. GM (Engg)/ DGM (Engg)/ AGM (Engg)/ Sr Manager (Engg) in-charge of major and minor component(s) of work and the lowest bidders those have quoted equal amount of their tenders.
- iv) If all the lowest bidders refuse to submit revised offers as per (b) above, then tenders shall be recalled by AAI and AAI shall have the right to take suitable actions.
- v) Bidders failing to submit the revised offer or bidders quoting higher revised rate(s) of any item(s) as compared to their respective original rate already at the time of submission of original bid shall not be allowed to participate in the retendering process of the work.

Note: Till the time CPP portal supports the above provisions, revised offers from bidders forming the tie shall be obtained and procedure prescribed for "limited tenders" shall be adopted (for e-tenders).

8. Amendment to the Tender Documents

- i) At any time prior to the Bid Submission End Date, AAI may, for any reason, whether at its own initiative or in response to clarifications requested by a bidder, modify the tender and other documents by issuance of corrigenda and/or addenda.
 - ii) Any corrigendum/ addendum thus issued will be uploaded on the CPP portal.
 - iii) In order to afford the bidders a reasonable time for taking any corrigendum/ addendum into account, or for any other reason, AAI may, in its sole discretion, extend the Bid Submission End Date.
- 9.** 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.
- 10.** AAI shall have the right of rejecting all or any of the tenders and shall not be bound to accept the lowest or any other tender.

- 11.** 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 AAI. AAI reserves the right to verify the credentials submitted by the bidder at any stage (before or after the award the work). If at any stage, any information /documents submitted by the bidder is found to be incorrect/false or have some discrepancy which disqualifies the bidder, then AAI shall have the right (at its sole discretion) to take the following action:

 - a) Forfeit the entire amount of EMD submitted by the bidder; and
 - b) The bidder shall be liable for debarment for a period upto 2 years from tendering in AAI, including termination of any contract apart from any other appropriate contractual/legal action.
- 12. Consortium/JV companies, if any, shall not be permitted.**
- 13.** Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Government of India prevalent on the date of acceptance.
- 14.** 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, as amended, shall be applicable for tenders of supply/services and shall not be extended to construction work.
- 15. Bidders are required 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. Tax Deduction at Source (TDS) Certificates for Non- Govt. works etc. as per tender conditions duly certified by Chartered Accountant and having UDIN. The documents submitted by bidders without UDIN shall not be considered.**
- 16.** 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 and amendments upto date, is applicable.
- 17.** 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.
- 18.** All bidders are required to quote their rates only in INR and may note that all contract payment shall be made in INR only. All relevant taxation law of India

shall also apply during release of payment and necessary deduction as per tender conditions and relevant laws shall be made.

- 19.** For determining eligibility of bidder in terms of experience certificate and financial turnover, completion cost shall be considered exclusive of GST, ESI, PF and AICMC cost. The bidder shall submit an undertaking mentioning whether the GST/Pre GST Taxes, ESI and PF are included in the completion cost or not in the client completion certificate, if included, the bidder shall mention the percentage/break up cost of these components.
- 20.** In case of non-submission of required undertaking, AAI shall determine GST/Pre GST Taxes, ESI & PF components as per CPWD / AAI guidelines amended from time to time and shall carry out further evaluation accordingly.
- 21.** The bidders shall sign a declaration under the officials Secret Act, 1923 for the purpose of maintaining secrecy of the tender documents, drawings or other records connected with the work awarded to them. The unsuccessful bidders shall return all the drawings provided to them.
- 22.** Methodology and selection of Design consultants:
 - (a) Successful bidder should have either in-house facility of design/ drawing or should associate designer firm.
 - (b) The successful bidder having an integrated in-house facility covering Master Planning, Architecture & Interior Design, Civil & Structural Engineering, MEP (including Fire & Safety), Landscape, Façade, Lighting, Signage, etc., shall have to submit client certificate within 10 days as proof.

The in-house facility must have successfully completed or substantially completed design consultancy for **Building Works** of Similar Nature **in India** during the last seven (07) years ending the day of issue of Letter of Intent (LoI), meeting one of the following criteria:

- Three projects, each valued at **Rs. 152.06 Cr.**, or
- Two projects, each valued at **Rs. 190.07 Cr.**, or
- One project valued at **Rs. 304.11 Cr.**

Additionally, the bidder must associate with a pavement consulting firm for the scope of pavement-related works.

- (c) In case of non-availability of integrated in-house capabilities of design team, the successful bidder has to submit proposal of at least 3 nos. design consultant within 10 days of issue of Letter of Intent (LOI) for technical evaluation and selection of design consultant as per criteria specified in **Annexure-23.**

- (d) The selection of design consultant shall be done by AAI as per Technical Evaluation. This process shall be completed within time frame of 15 (fifteen) days after submission of documents by the successful bidder.
- (e) The design consultant scoring maximum marks shall be selected as Design Consultant by AAI, subjected to, the consultant not debarred or blacklisted or having unsatisfactory performance in pervious projects with AAI.
- (f) Selection of design consultant will be intimated to the successful bidder. The successful bidder has to engage the selected design consultant within 5 days of receiving intimation from AAI, and duly intimated to AAI.
- (g) Letter of award (LoA) to the L1 bidder shall be issued by AAI only after approval and engagement of design consultant as detailed above.
- (h) Failure to adhere to the above timeline may lead to the cancellation of Tender and no claim whatsoever will be entertained by AAI.

Note:

- i) The value of executed works and consultancy (design & drawings) shall be brought to current costing level by enhancing the actual value of work at simple rate of enhancement at 7% per annum, calculated from the date of completion to date of bid opening of Envelope-I/Technical bid.
- ii) Client certificate for design consultancy should show the nature of work done, the value of work, date of start, stipulated date of completion as per agreement, actual date of completion and satisfactory completion of work. Further, bidders 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.

BID MANAGER

AGM (Engg.-Civil)
Airports Authority of India
O/o ED Engg. – NR, CHQ
Rajiv Gandhi Bhawan
Safdarjung Airport
New Delhi-110 003.