

AIRPORTS AUTHORITY OF INDIA
CORPORATE HEADQUARTERS, RGB, NEW DELHI
DIRECTORATE OF ENGINEERING (MIS & STD)

NOTICE INVITING e-TENDER (2 BOT - 2 Envelope Open Tender)
File No. AAI/CHQ/MIS/AGRA/AIRSIDE(R)

Tender ID: 2025_AAI_249401_1

1. Item Rate e-tenders are invited through the e-tendering CPP Portal by Senior Manager (Engg.-Civil) (Bid Manager), Airports Authority of India, O/o Executive Director (Engg.)-MIS & STD, Corporate Head Quarters, A-Block, Ground Floor, Rajiv Gandhi Bhawan, Safdarjang Airport, New Delhi-110003, on behalf of Chairman, AAI from the eligible contractors for the composite work of **'Extension of runway, PTT and Construction of Apron, Taxiways, RESA, GSE Area, Link Road and associated works at Agra Airport. (Recall)'** at an estimated cost of ₹ 96.95 Crores (excluding GST) with completion period of **12 months (including 01 month for rain)**.

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 get themselves register at CPP-portal, obtain 'Login ID' & '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 [www.aai.aero/tender/e-tender/help desk support](http://www.aai.aero/tender/e-tender/helpdesk).

- (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 91as country code.

Tenderers are requested to 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 ₹ 11,800/- (i/c GST), Non-refundable will be required to be paid online on CPP Portal only.

Earnest Money Deposit (EMD) of ₹ 2,90,84,774 /- 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 (PBG/BG-SD/FBG) 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 DATA SHEET

Publishing Date	23.09.2025 at 1500 hrs.
Bid Document Download/Sale Start Date	23.09.2025 from 1500 hrs.
Clarification Start Date	23.09.2025 from 1500 hrs.
Site visit	06.10.2025
Pre Bid conference date and venue	08.10.2025 at 1100 hrs Venue: Mediation Hall, Air India Building, near Jor Bagh Metro Gate No.3, New Delhi-110003
Clarification End Date	09.10.2025 upto 1200 hrs.
Bid Submission Start Date	23.09.2025 from 1500 hrs.
Bid Submission End Date	27.10.2025 upto 1100 hrs.
Last date and time of submission of Original Insurance Surety Bond or BG against EMD, if not paid online on CPP Portal	30.10.2025 upto 1700 hrs.
Bid Opening Date (Envelope- I)	31.10.2025 at 1700 hrs.
Bid Opening Date (Envelope- II)	21.11.2025 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 Prequalification):- Bid containing following:

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

Scanned copy of Insurance Surety Bond (as per **Appendix-IA**) / BG (as per **Appendix-IB**) 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 along with letter of undertaking (**Appendix - XI-A**).

B. Technical Bid containing the following:

- i) Scanned copy of Tender Acceptance Letter on Bidder's Letter Head. (**Annexure -1**).
- ii) Scanned copy of Permanent Account Number (PAN), GST Registration Number.

- iii) Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head. **(Annexure- 3)**.
- iv) Scanned copy of **Form- A** - details of similar works completed during last seven years supported with completion certificate issued by client
- v) Scanned copy of **Form- B** - Financial Information (Average Annual Turnover).
- vi) Scanned copy of **Form- C** – Net Worth.
- vii) Scanned copy of **Form- D**- Financial Data (Work done during last 5 years)
- viii) Scanned copy of **Form- E**- Work in Hand.
- ix) Scanned copy of **Form-F**- Annual value of General Construction / Engineering Work.
- x) Scanned copy of **Form-G** - Average monthly financial turnover/progress
- xi) Scanned copy of Signed Integrity Pact as per **Appendix-XVIII** of GCC.
- xii) Bid Capacity: Financial bids of the tenderer will only be opened if their available bid capacity is more than **₹ 96.95 Crores (excluding GST)**. Available bid capacity will be calculated based on the following formula.
Available Bid Capacity: - $B = 2 * N * T - A$ **(Annexure -4)**.
Where,
B = is the bidding capacity
N = Maximum value of Engineering (Civil/Electrical/Mechanical as relevant to work being procured) Works executed in any one year during the last 5 (five) years (updated at current price level of enhancing at a simple rate of interest @ 7% per annum), taking into account completed as well as work in progress.
T = is the numbers of years prescribed for completion of the work in question i.e. **01 year**.
A = Value (updated at current price level of enhancing at a simple rate of interest @ 7% per annum) of the existing commitments and ongoing works to be completed in the next 'T' years.
Note: Bid capacity of the tenderer and value of existing commitments for ongoing works during period of **12 months w.e.f bid submission end date** has to be submitted by the tenderer as per the prescribed performa. These data shall be certified by the Chartered Accountant/ Company Auditor with his stamp and signature in original with membership number.
- xiii) 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.
(Annexure- 5).

- xiv) Bidders other than propriety 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 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 tender is processed by a person other than proprietor.

- xv) Performa for declaration by Bidder for compliance of order on Restriction under Rule 144(xi) of the General Financial Rules (GFRs)-2017**(Annexure-11).**

- xvi) PQ Performa duly filled.

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

- i) Should have successfully completed or substantially completed three works, each of **₹ 38.78 Crores (excluding GST)** or two works, each of **₹ 48.48 Crores (excluding GST)** or one work of **₹ 77.56 Crores (excluding GST)** in single contract of similar nature of **Experience in completion of Rigid / Flexible Pavement works in Airfield / National Highways (minimum 4 lane) / Expressways** during last seven years ending last day of month previous to the one in which tenders are invited. i.e. **31.08.2025**. The details of similar works completed during last seven years is to be given in format- **Form-A** with supporting documents issued by client.

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 of **Experience in completion of Rigid / Flexible Pavement works in Airfield / National Highways (minimum 4 lane) / Expressways** 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) per cent (value wise) or more works completed under the contract. 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. Part -I shall contain 'financial value of work done' and part-II shall contain 'certificate of functional completion of project/work/asset'.

“The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-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 Average Annual Financial Turnover of **₹ 34.31 Crores (including GST)** on construction works during last three financial years ending **31.03.2024**. The Financial Information should be submitted in the given format –**Form-B**.

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

- iii) The tenderer should have a minimum networth of **₹ 14.54 Crores**, issued by certified Chartered Accountant. Net Worth of the company shall not be eroded by more than 30% in last three financial years. The Certificate should be submitted in the given format- **Form-C**.
- iv) The tenderer should have achieved minimum annual value of **₹ 193.90 Crores (excluding GST)** on general construction / engineering work carried out in any of the year during last five (05) years, ending on **31.03.2024** (as certified by Chartered Accountant) and at least **₹ 96.95 Crores (excluding GST)** is from

Engineering (Civil/ Electrical/ Mechanical as relevant to the work being procured) construction works. The Financial Information should be submitted in the given format- **Form-F**.

- v) The agency should have achieved average monthly financial turnover / progress of at least **₹ 7.15 Crores (including GST)** per month in one general construction work during last seven years ending last day of month previous to the one in which bids are invited i.e. **31.08.2025**. For this purpose, 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. This should be certified by an officer not below the rank of Executive Engineer or Chartered Accountant. The cost of individual one work considered for monthly turnover should not be less than **₹ 45.76 Crores (including GST)**. The value of average monthly financial progress shall be worked out on the basis of completion cost 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 7% per annum calculated from the date of completion to previous day of last day of submission of bids. The Financial information should be submitted in the given format **Form-G**.

Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement and actual date of 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.**

Note : Extra time granted due to Force Majeure period due to COVID in the year 2020, where applicable to that extent shall be adjusted accordingly vide ministry of finance O.M F.18/4/2020-PPD dt 03.05.2020 while calculating average monthly financial turnover.

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.-Civil) (Bid Manager)**, Airports Authority of India, O/o Executive Director (Engg.)-MIS, Corporate Head Quarters, A-Block, Ground Floor, Rajiv Gandhi Bhawan, Safdarjang Airport, New Delhi-110003 on or before date & time mentioned in CRITICAL DATA SHEET. The bidder, 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 and tenderer is liable to be banned from doing business with AAI.

7. Bids Opening Process is as below: -

Envelope-I [EMD, Technical bid and Pre-qualification]:

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

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/Scoring of the performance of bidders for eligibility for opening of Financial Bid shall be done by AAI only for the bidders who are fulfilling the minimum eligibility criteria/requirements mentioned in Para-2 of NIT. The eligible similar nature of works completed / substantially completed 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 Evaluation/Scoring shall be done as per below:
- (i) The summary of the scoring proforma for evaluation is as set out below:

S.No.	Attributes	Maximum Marks
1.	Financial Strength	25
2.	Experience in execution of similar nature of work	40
3.	Performance on work – Time over run (TOR)	20
4.	Performance on completed/substantially completed similar nature of works - Quality	15
Total		100

Note: 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.

- (ii) Criteria for Evaluation/scoring of Envelope – I for determining the eligibility for opening of Envelope – II (financial bid)

S. No.	Attributes	Maximum Marks	Evaluation
(1)	Financial Strength (Maximum 25 Marks)		i. 60% marks for minimum eligibility criteria ii. 100% marks for twice the minimum eligibility criteria, or more. iii. In between (i) & (ii)- on pro-rata basis
	i. Average Annual Financial Turnover (Form B)	07	
	ii. Annual value of general construction work carried out during the last 5 (five) years (Form F)	07	
	iii. Net worth (Form C)	06	
	iv. Average monthly financial turnover / progress (Form G)	05	

(2)	Experience in execution of similar nature of work (Maximum 40 Marks)					
	i. Experience in similar nature of work as per NIT Para (2)(C)(i).	20	i. 60% marks for qualifying requirement/criteria as per NIT i.e., one similar work of not less than 80% OR two similar works of not less than 50% OR three similar works of not less than 40% of estimated cost put to tender. ii. Remaining 40% Marks: a) 08 Marks for every additional similar work of not less than 80% of estimated cost put to tender. b) 04 Marks for every additional similar work of not less than 50% of estimated cost put to tender. c) 2.67 Marks for every additional similar work of not less than 40% of estimated cost put to tender. Note: The total marks under this criteria shall be restricted to maximum 20 marks.			
	ii. Experience in execution of Pavement Quality Concrete (PQC) under single contract	20	i. 60% marks for execution of minimum 42403 Cum. PQC. ii. 100% marks for execution of PQC 84806 Cum, or more iii. In between (i) & (ii)- on pro-rata basis			
(3)	Performance on works [Time Over Run (TOR)] (Maximum 20 marks)					
	Parameter	Calculation for points	Score			Maximum Marks
	If TOR =		≤1.00	1.25	1.50	≥2.00
	i. Without levy of compensation		20	15	12	10
	ii. With levy of compensation		20	05	0	0
iii. Levy of compensation not decided		20	15	0	0	
						20

	<p>TOR = AT/ ST, where AT= Actual Time; ST= Stipulated time in the agreement + Extra time for extra work on pro-rata basis (enhanced by 1.25) + Hindrance due to Covid lockdown, to the extent applicable.</p> <p>Note 1: Justified period of extension of time due to any hindrance except Covid period shall not be added in the stipulated time (ST). Extra time granted due to Force Majeure period due to COVID in the year 2020, here applicable to that extent shall be adjusted accordingly vide ministry of finance O.M F.18/4/2020-PPD dt 13.05.2020.</p> <p>Note2: Marks for value in between the stages indicated above is to be determined by straight line variation basis.</p>	
(4)	<p>Performance of works (Quality) to be assigned after inspection by committee of officers/ experts nominated by NIT approving authority/AAI (Proforma-I): (Maximum 15 Marks)</p>	
	<p>Considered Similar nature of works completed / substantially completed</p>	<p>Total Marks assessed</p>

Note:

- i) In case, more than 01 nos of works are evaluated/scored under sl no 3 & 4 of above table, simple average of such works shall be considered under each of the respective sl no.
- ii) The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum wherever applicable.

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 CPPPortal).**

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 AAI. **AAI reserves the right to verify the credential submitted by the Tenderer at any stage (before or after the award of 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 Balance Sheet / Turnover certificate, Working Capital Certificate (works done during last 5 financial years & works in hand), Net worth Certificate, Tax Deduction at Source (TDS) Certificates for Non- Govt. works etc. as per NIT conditions duly certified by CA and having UDIN. 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 in partial modification vide no. P-45021/2/2017-PP (BE-II)-Part (4) Vol. II is applicable.
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- 11)**.

(Bid Manager)
Senior Manager (Engg.-Civil)
O/o Executive Director Engg. – MIS
CHQ, Airports Authority of India