

**AIRPORTS AUTHORITY OF INDIA
CHENNAI AIRPORT
CHENNAI – 600 016**

No: AAM/ENGG(E)/AMED-V/FMC/25-26/

Dated: 10.04.2026

NOTICE INVITING e-TENDER (2 Envelope Open Tender)

(Tender ID: 2026_AAI_273171_1)

1. Item rate e-tenders are invited through the e-tendering CPP Portal by Asst. General Manager (Engg-Elect), Airports Authority of India, Operational Offices, Chennai Airport, Chennai – 600 016 on behalf of the Chairman, AAI from the eligible Contractors for the Work of **“Facility Management Contract of Fire Fighting System and Fire Alarm System at Chennai Airport for the year 2026-28”** at an Estimated Cost of **Rs.3,54,30,121.00** (Excluding GST) with Completion Period of **24 (Twenty-Four) Months**.

The tendering process is online at CPP Portal URL address <https://etender.gov.in/eprocure/app>. 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://etender.gov.in/eprocure/app>. 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). Bidders are advised to visit CPP Portal Website regularly to keep themselves updated as any change/modification in the tender will be intimated through this website only.

- i. For any technical related queries, please call the CPPP Helpdesk. The 24X7 Helpdesk Details are as below:

Tel: 0120-4001002, 0120-4001005, 0120-6277787.

E-mail: support-eproc@nic.in

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.

ii. For any further Technical Assistance with regard to functioning of CPP portal the Tenderer may contact to the following AAI Helpdesk Numbers on all working days as per details given below:

a) 0800 Hrs to 2000 Hrs (Mon-Sat):011-24632950, Extn-3512 (Six Lines), E-Mail: eprochelp@aai.aero

b) 0930 Hrs to 1800 Hrs (Mon-Fri):011-24632950, Extn-3523, E-Mail: etendersupport@aai.aero

c) 0930 Hrs to 1800 Hrs (Mon-Fri):011-24657900, E-Mail: gmitchq@aai.aero

Tender Processing Fee of **Rs. 1180.00 (Including GST) Non-refundable** will be required to be paid online on CPP Portal only. Earnest Money Deposit (EMD-3% of EC) **of Rs.10,62,904.00 will** be required to be paid online on CPP Portal only.

EMD may be submitted in the form of 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) | : | AAICHENNAI |

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 | 10.04.2026 – 1800 Hrs. |
| Bid Document Download / Sale Start Date | 10.04.2026 – 1800 Hrs. |
| Clarification Start Date | 10.04.2026 – 1800 Hrs. |
| Clarification End Date | 16.04.2026 – 1800 Hrs. |
| Bid Submission Start Date | 10.04.2026 – 1800 Hrs. |
| Bid Submission End Date | 01.05.2026 – 1800 Hrs. |
| Last Date of Submission of Original BG against EMD, if not paid online on CPP Portal | 07.05.2026 – 1500 Hrs. |
| Bid Opening Date: Envelope-I | 07.05.2026 - 1600 Hrs. |
| Bid Opening Date: Envelope-II | 12.05.2026 [Tentative] |

Envelope-I (Technical Bid and Pre-Qualification) s- Bid containing following:

A. **EMD**, if not Paid Online on CPP Portal:

- (i) Scanned copy of 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 Appendix I C) along with Letter of Undertaking (as per Appendix- I D).

B. **Technical Bid** containing the following:

- (ii) Scanned Copy of Details of Payment made through Online Payment towards Tender Processing Fee of Value **Rs. 1180.00**
- (iii) Scanned Copy of Details of Payment made through Online Payment towards Earnest Money Deposit [EMD] of Value **Rs. 10,62,904.00**. No DD/FDR shall be accepted for EMD. BG can be submitted against EMD.
- (iv) Scanned Copy of Tender Acceptance Letter on Bidder's Letterhead – Form A.

- (v) Scanned Copy of Permanent Account Number (PAN) and GST Registration Number.
- (vi) Scanned Copy of EPF & ESIC Registration.
- (vii) Scanned Copy of 'Undertaking' regarding Blacklisting/Debarment on Company's Letterhead – Form B.
- (viii) Scanned Copy of Valid Electrical Contractor's License issued by State Licensing Authority.
- (ix) Scanned Copy of Details of similar Works completed during last Seven Years supported with Completion Certificates issued by Client – Form C.
- (x) Scanned Copy of Financial Information of Bidder – Form D.
- (xi) Scanned Copy of Certificate of Net Worth – Form E.
- (xii) Scanned Copy of Undertaking on Company's Letter Head as per Form F regarding Deployment of sufficient Men and Materials (I/c Plant and Machinery) as per the requirement of Work to achieve the Milestones/Targets and overall completion of Work within the Time Period.
- (xiii) Scanned Copy of Authorization Letter/Power of Attorney (If applicable) 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. Scanned Copy of Authorization Letter/Power of Attorney (In case of Proprietary Firm) if the tender is processed by a Person other than Proprietor.
- (xiv) Scanned Copy of duly signed Proforma for Declaration by Bidder for Compliance of Order on Restriction under Rule 144 (xi) of the General Financial Rules (GFRs)-2017 as per Form G
- (xv) Scanned Copy of duly signed Undertaking to be submitted by the Contractor to comply IMS Requirements as per Form H
- (xvi) Scanned Copy of PQ Proforma with Duly Signed Declaration.
- (xvii) Digitally Signed AAI Tender Document.

C. **Qualifying Requirements of the Contractors/Tenderers** containing the following:

- (i) Should have successfully completed or substantially completed Three Works, each of **Rs. 70,86,024.00** OR Two Works, each of **Rs. 88,57,530.00** OR One Work of **Rs. 1,41,72,048.00** in Single Contract of "O&M OF E&M INSTALLATIONS/FIRE FIGHTING AND FIRE ALARM SYSTEM" during last Seven Years ending Last Day of Month previous to the one in which tenders are invited. All Amounts given above are Exclusive of GST/PF/ESI/Bonus and for a Period of ONE YEAR Value only. The details of similar works completed during last Seven Years as per Form-C with Supporting Documents (Completion Certificate and Work Order with Schedule of Work) issued by Client shall be uploaded in Bid I.

Note:

1. The value of executed works shall be brought to the 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).
2. Tenderer showing Work Experience Certificate from Non-Government/Non-PSU Organizations should submit Copy of Tax Deduction at Sources Certificate 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 in support of the Claim for having Experience of Stipulated Value of Work.
3. Client Certificate for Experience should show the Nature of Work done, the Value of Work, Date of Start, and Date of Completion as per Agreement, Actual Date of Completion and Satisfactory Completion of Work.
4. Substantial Completion shall be based on 80 (Eighty) Percent (Value Wise) or more works completed under the Contract and the Project/Work/Asset should be Functional. 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'.

5. The Tenders invited for Annual Rate Contracts for O&M / AMC / CMC Works, Agency having Experience of completed AMC contract of more than One Year shall be counted for the value of work for a completed One Year on pro-rata basis. However, the Agency who has completed One Year of Work in running AMC of more than one year, may be counted for the value of Work for a completed One Year on pro-rata basis.
6. 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 with 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.
7. Experience gained in Composite Works for the specialized nature of works which were executed by Main Contractor either by in-house expertise and 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 and experience, who has actually executed the specialized work(s), shall be considered for Technical/Pre-qualifying Criteria in similar Specialized Nature of Work(s).

- (ii) Should have Average Annual Financial Turn over (30% of the 1.18 times of the Estimated Cost) of **Rs. 62,71,131.00** against works executed during last Three Years ending 31st March of the Financial Year 2024-25. The Financial Information shall be submitted as per Form-D. As a proof, Copy of Abridged Balance Sheet along with Profit and Loss Account Statement of the firm duly certified by the Chartered Accountant should be submitted along with the application. Tenderers showing continuous losses during the last three years in the Balance Sheet shall be summarily rejected.

- (iii) Should have a Minimum Net Worth of **Rs. 26,57,259.00** issued by Chartered Accountant. The Certificate should be submitted as per Form-E.

Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on CPP Portal only. If EMD is not paid Online on CPP Portal, Original BG against EMD along with Letter of Undertaking (as per Appendix-I D) is required to be submitted/sent to, "The Asst. Gen. Manager (E-E), AMED-V, Operational Offices, 1st Floor, Electrical Maintenance Division, Airports Authority of India, Chennai Airport, Chennai-600 016", on or before Date & Time mentioned in CRITICAL DATE SHEET. The bidder, whose BG against EMD is not received by the Date & Time mentioned in Critical Date Sheet, then their tenders will be liable to be rejected. Any postal delay will not be entertained.

~~Note: For Start-Ups Bidders and Sub-Contractors, for Repair Works Estimated Cost of up to Rs. 30 Lakhs, the requirements regarding General Construction Experience, Particular Construction Experience and Available Bid Capacity may not be insisted upon provided the Bidders fulfil other Criteria regarding Financial/Personnel/Equipment Capabilities. However, to avoid overstretching of their resources, no such Contractors may be allowed to hold more than 2 (Two) Contracts under relaxed Credentials, at any given time.~~

D. Envelope-II: The Financial e-Bid through CPP Portal.

All Rates shall be quoted in the format provided and no other format is acceptable. Tenderers are required to download the BOQ file and complete the feeding in the editable 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 file name. The Tenderer shall upload the digitally signed Schedule of Price Bid in the Form of BOQ.xls. If the BOQ file is found to be modified by the Tenderer, the bid will be rejected.

3. Bid Submission

The Tenderer shall submit the Application only at CPP Portal <https://etender.gov.in/eprocure/app>. Tenderers/Contractors 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 (In PDF Format) as per Para 2 above. Bid Documents may be scanned with 100dpi 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.

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.

Tenderer who has downloaded the Tender from Central Public Procurement Portal (CPPP) Website: <https://etender.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.

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 from AAI. No other means of Communication in this regard shall be entertained.

4. **Bids Opening Process**

Envelope-I (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 and time mentioned in CRITICAL DATE 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 "Short Fall Documents Folder" in e-Tendering Portal. 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 only.

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 and time mentioned in CRITICAL DATE 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).

5. Refund of EMD

EMD amount of the rejected bidders will be refunded to their Source Account after submission of Technical / Financial Evaluation Report on CPP Portal by Bid Manager.

6. 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.
7. 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/Blacklisting by any Department of AAI or Central/State Govt. Depts./PSUs/World Bank/ADB etc.
8. AAI reserves the right to verify the Credential submitted by the Tenderer at any stage (before or after the 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 up-to Two Years from tendering in AAI, including termination of the contract apart from any other appropriate Contractual/Legal Action.
9. Consortium/JV Companies shall not be permitted. No single firm shall be permitted to submit Two Separate Applications.

10. Purchase Preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
- ~~11. Concessions to Indian Micro and Small Enterprises (MSEs) Units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicrafts and Handloom etc., to be given as for 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.~~
12. 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)/~~Networth Certificate/Tax Deduction at Source (TDS) Certificates for Non-Govt. works etc., as per NIT conditions duly certified by Chartered Accountant and having UDIN. The documents submitted by Bidders without UDIN shall not be entertained.
- ~~13. 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.~~
14. 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.

Asst. Gen. Manager (Engg - Elect)
AAI, Operational Offices, Chennai Airport, Chennai-600 016