



केन्द्रीय जनजातीय विश्वविद्यालय आंध्रप्रदेश Central Tribal University of Andhra Pradesh (A Central University)

Transit Campus: Kondakarakam Village, Cantonment, Vizianagaram–535003, Andhra Pradesh

Ref. No. CTUAP/EoI-PMC/2023/184

Date :09/09/2023

Re-Invitation of Expression of Interest (EoI) cum Request for Proposal (RFP) from Agencies Eligible under GFR 133(3)

For

Providing Project Management Consultancy (PMC) Services for Preparation of Master Plan, Supervision of Construction, Quality Control & Development of University Campus, Hostels and Residential Buildings and Other Infrastructures at Central Tribal University of Andhra Pradesh, Vizianagaram (A.P.)

Central Tribal University of Andhra Pradesh re-invites EoI in sealed envelope in two bids system (*Technical Bid and Financial Bid should be sealed by the bidder in separate covers duly super-scribed and both these sealed covers are to be put in a bigger cover which should also be sealed and duly super-scribed*) from Central Govt. Organization / Schedule 'A' Central Public Sector Undertakings (CPSUs) eligible as per GFR 2017 u/s 133 (3) for **Preparation of Master plan, Supervision of Construction, Quality Control & Development of University campus, Hostels and Residential Buildings and other infrastructures** at CTUAP, Vizianagaram under EPC mode. The PMC Agency shall be Selected/ Appointed on the basis of Quality-cum-cost based selection system (QCBS- As per rule 192 of GFR 2017 will be followed) as defined in the EoI documents:

Important Instructions

1	Employer / University	Central Tribal University of Andhra Pradesh
2	Estimated Cost of Project (Phase-I)	Rs 305 Crores
3	Completion Time	42 Months
4	Cost of EoI Documents. In Form of DD/NEFT/RTGS Payable to the CTUAP, payable at Vizianagaram AP	Rs. 5,000/-
5	Bid Security Declaration	As per Annexure – A

Time Schedule for various Eol related events:

Published Date	09 September 2023 (9:00AM)
Bid Document Download Start Date	09 September 2023 (9:00AM)
Clarification Start Date	09 September 2023 (9:00AM)
Clarification End Date	15 September 2023 (5:00PM)
Bid Submission Start Date	09 September 2023 (9:00AM)
Date of Pre-Bid Meeting	22 September 2023 (03:00PM)
Bid Document Download End Date	29 September 2023 (5:00PM)
Bid Submission End Date	30 September 2023 (5:00PM)
Technical Bid Opening Date	03 October 2023 (11:00AM)
Date of Opening of Financial Bid	Will be intimated later
Presentation of Concept Note	09 October 2023 (10:00AM) onward to be followed on next day, if required. At CTUAP, Vizianagaram (AP)
Address For Communication	Central Tribal University of Andhra Pradesh, Kondakarkam, Vizianagaram www.ctuap.ac.in

Employer / University reserve the right to accept or reject any or all Eol/ RfP without assigning any reason thereof

Eol Ref. No: CTUAP/Eol-PMC/2023/184 dt. 09/09/2023

Eol Inviting Authority: **Vice-Chancellor, Central Tribal University of Andhra Pradesh**

Eol with all enclosures should be posted to the Vice-Chancellor, Central Tribal University of Andhra Pradesh, Kondakarkam, Vizianagaram (AP) on or before **5 pm of 30th September 2023**. Late submissions will not be considered.

CTUAP reserves the right to reject any/or all the EOLs without assigning any reasons whatsoever.

If any query/clarification regarding the Eol, same may be address send to: registrar@ctuap.ac.in

Website : www.ctuap.ac.in

BID DOCUMENT

FOR

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) Engineering and Project Management Consultancy (PMC) Services for Preparation of Master Plan and Supervision of Construction, Quality Control & Development of Central Tribal University of AP (CTUAP) Campus, Hostels and Residential Buildings and Other Infrastructures under EPC mode at CTUAP

Information to Bidders (ITB)

- 1.0** **CTUAP** is willing to engage the services of Project Management Consultant (PMC) from amongst Central Govt. Organization / Schedule 'A' Central Public Sector Undertakings (CPSUs) eligible as per GFR 2017 u/s 133 (3) **for Preparation of Masterplan and Supervision of Construction, Quality Control & development of University Campus, Hostels and Residential Buildings at Vizianagaram under EPC mode.** The University will select the PMC on the basis of Quality-cum-cost based selection system (QCBS). The estimated cost of the proposed University Campus including Student Hostels and Faculty Buildings, and others infrastructures are Approx. Rs.305 Crores

2.0 Definitions

Unless context or consistency demands otherwise the following terms shall have the meaning assigned to them as under:

- 2.1** **'University'** shall mean **Central Tribal University of Andhra Pradesh (CTUAP)** and shall include their legal representative, successor and permitted assigns.
- 2.2** **'PMC'** shall mean the Project Management Consultant engaged by the University and also act as an Executive Agency.
- 2.3** **'Completion'** shall mean that the work on any project phase is complete and is suitable for its intended use.
- 2.4** **'Authorized Representative'** shall mean the representative of Project Management Consultant.
- 2.5** **'Projects'** shall mean and include **Preparation of Master plan, Supervision of Construction, Quality Control and Development of University Campus, Hostels and Residential Buildings and Other Infrastructure at Marrivalasa Village, Vizianagaram, Andhra Pradesh.**
- 2.6** **'Services'** shall mean the Comprehensive Design, Engineering and Project Management Consultancy including quality control services to be rendered by the PMC.

- 2.7 **‘Contractor’** means the contractor or contractors or suppliers or agencies employed by the Executing Agency i.e. PMC for the work or any connected work, including the Executing Agency itself in case any work is done directly by the Executing Agency i.e. PMC.
- 2.8 **“Completion”** means when the building(s)/Structures(s) are complete in all respects along with associated services i.e. ready to occupy and are actually handed over to the Employer.
- 2.9 **“CTE”** means Chief Technical Examiner.
- 2.10 **“CVC”** means Central Vigilance Commission, Government of India.
- 2.11 **“CAG”** means Comptroller and Auditor General, Government of India.
- 2.12 **“EPC”** means Engineering, Procurement and Construction.
- 2.13 **“CTUAP”** means Central Tribal University of Andhra Pradesh
- 2.14 **“HEFA”** means Higher Education Financing Agency.

3.0 Eligibility Criteria: -

3.1 As per clause 7.1 of this document.

4.0 The broad scope of the works / Terms of reference shall be:

- i. **Survey & preparation of Master Plan of the University**
- ii. **Supervision of Construction, Quality Control & Development of University Campus, Hostels, Residential Buildings and other infrastructure under EPC mode** by following all relevant building bye laws.
- iii. Supervision of the project including Civil, Architectural, Structural, Plumbing, Electrical, HVAC, Lab Equipment, Lab and other required Furniture, IT Active and passive components, BMS, CCTV, Firefighting, networking design, horticulture, landscaping and engineering by contractor under EPC mode where Engineering, Procurement, and Construction would be fully contracted. However, the conceptual drawing shall be prepared by PMC Architect.
- iv. Obtaining statutory approvals for design and drawings wherever applicable.
- v. Project Management and Construction supervision as per design requirements by calling tender for Appointment of Contractor and follow CVC guidelines.
- vi. Quality Control of Construction at each stage, as per the specification.
- vii. Obtaining completion / occupancy certificate, if applicable.
- viii. Handing over the facilities to University
- ix. Maintenance of building / campus during the defect liability period of 24 months from date of handover the completed project to the CTUAP.
- x. Others Infrastructures

5.0 Bid Conditions:

- 5.0 The estimated cost of the project is Approx. Rs. 305 Crores and duration is 42 Months (6 months for planning and 36 months for execution). The Bidders shall provide their services as PMC for a period of 42 Months or till the completion of the project whichever is later.
- 5.1 University reserves to itself the authority to reject any or all of the bids received and changes the scope of the work without assigning any reason. The University also reserves the right to itself to terminate the bidding process at any stage without assigning any reason.
- 5.2 The offer, in which any of the prescribed conditions is not fulfilled or where the bidder puts any condition including that of conditional rebate, shall be liable to be summarily rejected.
- 5.3 Canvassing whether directly or indirectly, in connection with the bid is strictly prohibited and the bid submitted by the bidder who resorts to canvassing in any form would be liable to rejection.
- 5.4 The offer shall remain open for acceptance for a period of 180 days from the date of opening of 'Bids'.
- 5.5 Bidder must ensure before submitting the bid that each and every page of the bid documents is signed by the authorized officer of the organization. The bid document shall form a part of the contract agreement. The successful bidder on acceptance of his bid by the Accepting Authority, and issue of letter of intent/ award shall, within 15 days, sign the contract agreement / MOU.
- 5.6 To obtain first-hand information on the assignment and on the local conditions, bidders are advised to visit the site. Bidders are expected to be informed themselves of local conditions and take these into account while preparing their bids.

6.0 Submission of Bid:

Financial Bid to be submitted on the date mentioned above.

The Agency charges all-inclusive but excluding GST for Preparation of Masterplan and Providing Comprehensive Design Engineering and Project Management Consultancy (PMC) Services shall be quoted in terms of Fee both in figure and in words duly signed by the Authorized Signatory to be indicated in the prescribed format provided. The EoI has been called considering composite supply nature of work as per GST Act and as such the GST shall be payable at applicable rate as notified from time to time.

University shall reimburse/ pay all expenditure related to obtaining statutory clearances of the project as per actual including registration charges (if any) with concerned authority. No consultancy charges shall be paid on such statutory clearances.

7.0 Evaluation Criteria:

Combined Quality cum Cost Based System (QCCBS) as detailed in the EoI.

- 7.1 **Minimum Eligibility Criteria:** The Agencies who fulfil the following minimum eligibility requirements shall be eligible to apply.

- 7.1.1 Should have satisfactorily completed / executed similar work as PMC for works as mentioned below during the last Seven years ending previous day of last date of submission of EoI.

Three similar works each costing not less than 40% of the estimated cost of the project

Or

Two similar works each costing not less than 60% of the estimated cost of the project

Or

One similar work costing not less than 80% of the estimated cost of the project.

Similar works means experience in Providing Comprehensive Project Management Consultancy (PMC) Services for Institutional Campus/**Educational Institutes / University Campus / Office & Administrative Buildings comprising of administrative buildings, hostels and residential buildings etc.**

- 7.1.2 Average annual financial turn over should be at least 500 Crores during the immediate last 3 consecutive financial years.

- 7.1.3 The agency should not have suffered losses during atleast 3 years out of last 5 Financial Years.

- 7.1.4 Any Central Govt. Organization / Schedule 'A' Central Public Sector Undertaking set up by the Central Govt. to carry out Civil or Electrical works as per GFR clause 133(3) can participate in the bid. Other Central Govt. Organization /Schedule 'A' Central PSU notified by the Ministry of Urban Development for such purpose can participate in the bid. Valid Memorandum of Understanding (MOU) / Letter from MoUD to be submitted along with the EoI as documentary evidence for this purpose.

- 7.1.5 PMC should have provided PMC Services for at least 1 building with minimum G+2 stories structure with centralised air-conditioning having minimum built-up area of 30,000 sqm during the last five years ending previous day of last date of submission of EoI and such building shall be under successful operation.

- 7.1.6 Agencies that are debarred or blacklisted by any Govt. Departments/ Body/Organization under Ministry of HRD/ Education/Finance, Govt. of India are not eligible to participate in the tender/EoI. A Certificate is to be submitted along with the bid by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department/Body/Organization under Ministry of Education/ Finance. Any of the Buildings, Infrastructure Project which have been constructed under EMPC/PMC/EPC mode by bidder and which were handed over for use in last 10 years shall not be declared unsafe by any Govt. Agency during last five years due to poor workmanship, design deficiency, structural and construction lapses etc., such bidders shall not be eligible to participate. In case if it is found at later stage that the bidder is a blacklisted company declared by any Govt. Department/ Body/Organization under Ministry of Education /Finance, Govt. of India or if bidder's project is declared unsafe, then the works shall be withdrawn and EMD / bid security shall be forfeited.

- 7.1.7 Must have provided PMC / Engineering services for at least one university established by an Act of Parliament or Institutions of National Importance (IITs, NITs, National Institutes) having functional Campus with constructed area of 24000 Sqm or more, in past seven years.
- 7.1.8 Being a Govt. funded project, the Project Management Consultant should have executed works based on CPWD Specifications with up-to-date correction slip and latest General Conditions of Contract.

7.2 Evaluation of Technical bid

The duly constituted EoI Evaluation Committee (EC) shall evaluate the Technical Proposals on the basis of their responsiveness to the Terms of Reference and by applying the evaluation criteria bid shall be evaluated as under:

Essential Eligibility Criteria

G1	The bidder must be a Central Govt. Organization / Schedule 'A' Central Public Sector Undertaking (CPSU) registered in India under the Indian Companies Act 1956/2013 and working in PMC Field minimum for the past 20years as on Bid due date.
G2	The Bidder Should have satisfactorily rendered services of project management consultancy & supervision of construction projects in the past seven years, At least one similar work of value not less than Rs.244 Crore OR Two similar works of value not less than Rs. 183 Crore each, OR Three similar works of value not less than Rs. 122 Crore each. "Similar work" shall mean Design & Engineering Consultancy (DEC)/ Engineering & Project Management Consultancy (EPMC)/ Project Management Consultancy (PMC) for Development of Institutional Campus/ University Campus / Office and Administrative Buildings comprising of administrative buildings, hostels and residential buildings and other infrastructures.
G3	The bidder should have an average annual business turnover of not less than Rs.500.00 Crores during the last three consecutive years ending March 2023. Balance sheets for the last consecutive three years ending March 2023 duly certified by a chartered accountant should be enclosed.
G4	The bidder should not have incurred loss (Profit after tax should be positive) in more than three years during available last five consecutive balance sheets, duly certified and audited by the Chartered Accountant.
G5	Joint venture of a single bidder as a member of consortium/ joint venture / association for any project/work shall not be considered for evaluation.

G6	Agencies that are debarred or blacklisted by any Govt. Departments/ Body/Organization under Ministry of HRD/ Education/Finance, Govt. of India are not eligible to participate in the EoI. A Certificate is to be submitted along with the bid by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department/ Body/Organization under Ministry of Education/Finance, Govt. of India. Any of the Buildings, Infrastructure Project which have been constructed under EMPC/PMC/EPC mode by bidder and which were handed over for use in last 10 years shall not be declared unsafe by any Govt. Agency during last five years due to poor workmanship, design deficiency, structural and construction lapses etc., such bidders shall not be eligible to participate. In case if it is found at later stage that the bidder is a blacklisted company declared by any Govt. Department / Body/Organization under Ministry of HRD/ Education/Finance, Govt. of India or if bidder's project is declared unsafe, then the works shall be withdrawn and EMD / bid security shall be forfeited.			
G7	The bidder should have positive net-worth during any of the 03 years out of last 05 years ending March 2023. Agency should have net-worth of more than Rs.305 Crore in financial year (2022-23 or 2021-22).			
G8	PMC should have provided PMC Services for at least 1 building with minimum G+2 stories structure with centralized air-conditioning having minimum built-up area of 30,000 sqm during the last five years ending previous day of last date of submission of EoI and such building shall be under successful operation.			
G9	The Agency/CPSU should have in-house professionally qualified (minimum Graduate degree). Regular staff as on this EoI/bid publication date, in the following categories			
	Civil Engineers	75	Electrical Engineers	25
	Mechanical Engineers	15	Architects	05
	Instrumentation/Automation/Electronics/Computer Engineers			10
Bidders are required to submit Copies of the audited balance sheet of the bidder for the last three financial years ending March2023 duly certified by a Chartered Accountant should been closed. If audit for the FY 2022-23 is not complete, unaudited financial results may be submitted, (Details of PAN, ITR (Income Tax Return) for last 3 financial years must be furnished)				

Evaluation Criteria & Financial / Price Bid

Evaluation Criteria-Broad guidelines for evaluation of Financial Bids is as follows:

- i. Only those Financial Bids will be opened and evaluated which are found to fulfill all the eligibility and qualifying requirements of this EoI/ RfP.
- ii. The bidder should quote the rates in INR, for the consultancy fees, all taxes including GST, Duties etc. as per Government rules and regulation as per the

prevailing rate. However, the variation in any taxes duly notified by the Government shall be considered during evaluation and execution.

- iii. Quoted rate shall be fixed and shall not be subject to escalation of any description except the taxes.
- iv. If there is any discrepancy between word and figures, the quoted rate in words will be taken as final quoted price by the bidder. The Decision of University in this regards will be final and binding.

BID EVALUATION

(Quality and Cost Based Selection - QCBS)

(a) TECHNICAL EVALUATION:

The Technical Bid submitted by the bidders shall be opened on the scheduled date/ time and evaluated by the CEC/ Technical Committee as per the criteria detailed in table ahead.

The bidders will be allotted marks out of **60** points as detailed in the table-1.0 (Technical Evaluation Parameters) under stage-A, on the basis of the certified documents submitted by the bidder along with the EoI, in support of the desired information furnished by the concerned bidder. Further, under stage-B (Technical Evaluation Parameters) the eligible bidders will have to give the Presentation, for which Client along with some other officers inducted (if any) by competent order, will evaluate the presentation (stage-B of Technical Evaluation) out of **40** points. The total Technical Score (TS) for stage-A & stage-B which is 100 will be scaled down to **80**. Those bidders whose score is more than or equal to **70%** (i.e. 56 points out of 80 as TS as qualifying marks for further evaluation) will be shortlisted, and financial offers/Bid will be opened for those bidders only.

b) Financial Evaluation:

The Financial bid for the above shortlisted bidder will be opened. The bidder with the lowest quoted rate will be assigned a score of 100. The other bidders will be allotted score relative to the score of bidder with the lowest quote, which will be as below:

$$FS = 100 \times (FL/F)$$

Where, FS =The Financial score of the Financial proposal being evaluated,
FL =The price of lowest priced financial proposal and
F= The price of Financial proposal of the concerned bidder.

The above FS (Financial Score) will be Scaled down to **20** points.

c) Final Evaluation:

- i) Scores obtained on the Financial Score (FS) out of **20 points** will be added to score obtained on Technical Score (TS) out of **80 points** to get a Consolidated Score (CS) out of **100** points.
- ii) The bidder with the highest Consolidated Score (CS) will be selected.
- iii) If there is a tie in the CS, the vendor with a higher score on the technical score (TS) will be selected.
- iv) If there is a tie in Technical Score, then the bidder with successful completion project worth more than the other bidder will be selected.
- v) During evaluation, the EoI Authority will correct any computational errors. When correcting computational errors, in case of discrepancy between a partial amount and the total amount, or between word and figures, the former will prevail.
- vi) The successful bidder has to execute an agreement with all the formalities.

Table-1.0: Technical Evaluation Parameters as given under

Table 1.0: Technical Evaluation Parameters					
STAGE	Sl. No	Parameter	Evaluation Criteria	Maximum Score	
Stage-A	1	Average Annual Turnover for three financial years 2020-21, 2021-22, 2022-23	i. > Rs. 650 Cr. : 10 Marks ii. > Rs. 600Cr upto Rs. 650Cr. : 7 Marks iii. > Rs. 550Cr upto Rs. 600Cr : 4 Marks iv. > Rs. 500 Cr upto 550 Cr : 2 marks v. < Rs. 500 Cr : 0 Marks	10	
	2	Valid ISO Certification & Schedule 'A' Mini Ratna & above CPSU	5 marks if CPSU fulfils both the criteria otherwise zero mark. Central Govt. Organization will get 5 Marks	05	
	3	Employee strength in Organization			
		Min. Qualification: Bachelor's Degree in Engineering The Engineers and Architects required/ mentioned should be Regular Employees on Permanent Pay Roll of the bidder as on 30/06/2023	a) Civil Engineers (Max 3 Marks)	>125 Nos. : 3 Marks 101-125 Nos.: 2 Marks 75-100 Nos : 1 Mark <75 Nos. : 0 Mark	10
			b) Electrical Engineers (Max 2 Marks)	>75 Nos. : 2 Marks 25-75 Nos. : 1 Mark <25 Nos. : 0 Mark	
			c) Architects (Max 2 Marks)	>10 Nos. : 2 Marks 5-10 Nos. : 1 Mark <5 Nos. : 0 Mark	
			d) Mechanical Engineers (Max 2 Marks)	>50 Nos. : 2 Marks 15-50 Nos. : 1 Mark <15 Nos. : 0 Mark	
			e) Instru./Automation/ Electronics/Computer/ IT Engineer (Max 1 mark)	≥10 Nos. : 1 Mark <10 Nos. : 0 Mark	
	4	Experience of the Firm (during last 7 years): "Similar work" shall mean Design & Engineering Consultancy (DEC)/Engineering& Project Management Consultancy (EPMC)/ Project Management Consultancy (PMC) for Development of Institutional Campus/ Educational Institutes / University campus/ Office & Administrative Buildings comprising of administrative buildings, hostels and residential buildings etc.			
		4.1	Cumulative value of Similar projects Executed (each project not less than Rs 200 Crores)	(i) 0 marks upto Rs. 610 Cr. (ii) 5 marks above Rs. 611 Cr upto Rs.1220 Cr (iii)10 marks for more than Rs. 1221 Cr	10
	4.2	Cumulative (Awarded) value of Similar ongoing projects (each project not less than Rs 100 Crores)	(i) 0 marks Upto Rs. 305 Cr. (ii) 2.5 marks above Rs. 305 Cr upto Rs. 500 Cr (iii) 5 marks above Rs. 500 Cr upto Rs. 700 Cr (iv) 10 marks for more than Rs. 700 Cr	10	
5	Additional Experience of Bidder				
	5.1	Experience of Sports Complex	2.5 Marks each for providing consultancy services for Sports Stadium having capacity of minimum 10000 people (Maximum 05 Marks)	05	

		5.2	Experience of PMC in Green Bldg. Projects	GRIHA-4-Star Rated or IGBC Gold Rated completed projects: (2.5 marks for each completed project) Maximum marks is 05	05
		5.3	Experience of Steel intensive Infrastructure (Industrial / Commercial).	05 Marks for Erection of more than 1,00,000 tonnes of steel in single PMC work order during last seven years 02 Marks for Erection of 75,000 to 1,00,000 tonnes of steel in single PMC work order during last seven years	05
Technical Score (Stage-A)					60
Stage-B	Presentation	1) Organizational setup of the PMC 2) Understanding of the project and vision for the CTUAP by the potential PMC 3) Details of Execution/ methodology 4) Staffing Schedule for the Proposed Project 5) Other relevant points for presentation will be mentioned in the invitation letter that will be sent to the eligible bidders for presentation.			40
		Technical Score (Stage-B)			40
Total Technical Score (Stage A + Stage-B)					100

- a) The Technical Evaluation shall be carried out based on the documents submitted by the bidder for technical bid.
- b) The evaluated Bid will be given a **Technical Score (TS)**. The minimum technical score required to qualify technical evaluation {Stage-(A+B) = Stage-I} is 70%. A bid will be considered unsuitable and will be rejected at this stage if it fails to achieve the minimum technical score. University will notify bidders who fail to score the minimum technical score about the same and the Financial Bids of such failed bidders will not be opened.
- c) University will notify the bidders who secure the minimum qualifying technical score, indicating the date and time set for opening of the Financial Bids. The notification will be displayed on the University website and may be sent by the electronic mail.

7.3 Opening and Evaluation of Financial Bid

The Financial Bids will be opened only of those bidders who secure 70% marks and above in technical bid (Stage-I). The cost indicated in the Financial Bid shall be deemed as final and reflecting the total cost of services and should be stated in % only. The financial bid is excluding GST under the Applicable Law of the land.

7.4 Award of contract:

Selection of Bidder for Award of Work: The final selection of the bidder for the award of work will be based on the scores secured by it in the Technical bid (Stage- I) and the price quoted by it in the financial bid (Stage-II) as detailed below:

- i) 80 % weightage will be considered for **Technical Score (TS)** obtained in the Technical Bid (Stage-I).
- ii) 20 % weightage will be considered for the price quoted by the bidder in the financial bid, this will be termed as **Financial Score (FS)**(stage-II).

Financial score of the proposals will be determined using the following formula:

$FS = 100 \times (FL/F)$ Where,

'FS' is the financial score of an applicant,

'FL' is the lowest Financial Proposal among all and

'F' is the financial proposal of the particular applicant.

- iii) For the purpose of calculation of **Composite Score (S)** for each bidder, the weightage shall be 80 % for the Technical Score (Stage - I) (TS) and 20% for Financial Score (stage-II) (FS) of the respective applicants. The Composite Score shall be calculated using the following formula: **S = TS x 0.80 + FS x 0.20.**

Bidders will be ranked accordingly to their **Composite Scores** and will be listed in the order of merit as H 1, H 2 and H 3 and so on. The top scorer H 1 would be eligible for award of work.

- iv) Even though a bidder may satisfy the above requirements, the bidder would be liable to disqualification if he has:
- a. Made misleading or false representation or deliberately suppressing the information in the forms, statements and enclosures required in the pre-qualification document.
 - b. Record of poor performance such as abandoning work, not properly completing the contract, or financial failures / weaknesses etc.
- v) Empanelment of the PMC shall be subject to thorough verification of their credential and inspection of similar works carried out / in progress by them, through a Technical Committee of experts of CTUAP if required.

7.5 Memorandum of Understanding (MOU)

The MOU between PMC and University will be executed.

8.0 Terms & Conditions of Engagement:

8.1 RESPONSIBILITIES OF THE PMC

- A. Subsequent to signing of the agreement, the PMC shall take possession of all encumbrances free site from the University and shall nominate a responsible Engineer for execution of the project under intimation to the University.
- B. A conceptual planning, designing of the project shall be done by the PMC as required by university. The PMC shall prepare a preliminary estimates, conceptual architectural scheme and service drawings required for Bidding purpose of the Project after getting the concept and specifications approved from University.

While detailing the scheme, PMC shall provide only those requirements, which can be accommodated within approved estimated cost, as per priority decided mutually between the University and the PMC.

- C. PMC shall prepare preliminary estimates of cost of the various items of activity as required by University on CPWD plinth area rates and market rate analysis for items which are not included in CPWD, PAR, to be worked out as per standard methods (where ever applicable).
- D. PMC shall supervise the works at approved preliminary estimate of cost under EPC mode. In any case at detailed design/ execution stage, there will not be any increase in this approved preliminary estimate cost.
- E. PMC shall prepare the tender documents comprising the technical specification, General Terms and Conditions, Special Conditions etc. for inviting tenders and appointing contractors under EPC mode.
- F. The PMC shall invite tenders from the contractors/agencies meeting pre-qualification criteria for different packages for completion of the project.
- G. PMC shall be wholly responsible for any observations/ comments/ defects pointed out by C.T.E / C.V.C / C.A.G in the planning and procedures of execution of this project.
- H. PMC shall be fully responsible for the timely completion, the quality, any delay caused and structural safety of the construction.
- I. Any defects discovered and brought to the notice of the PMC during the period aforesaid shall be rectified by the contractor appointed by the PMC. PMC shall ensure that in the event of the failure on the part of the Contractor, the same may without prejudice to any other rights available to it in law, be rectified by the PMC at the cost and expense of the Contractor.
- J. The PMC shall unless otherwise specified be fully responsible for procurement of all materials and services for the Construction activity.
- K. During the various stages of execution, PMC shall submit monthly progress reports with site photographs to the University.
- L. For any unforeseen expenses in the project, it has to be approved by the University, separately.
- M. PMC shall execute the work from concept to completion as per scope of work given by University on Engineering, Procurement, Construction (EPC) mode as described by the Central Govt., and complete it within a period mutually agreed between the parties. The project to be executed in EPC mode where Engineering, Procurement, Construction would be fully contracted. However, the conceptual drawing shall be prepared by PMC architect.
- N. The PMC as an Executing Agency for the above / work project shall carry out the entire planning and construction of the Project for the intended use of the University including its project management, supervision and related services.
- O. PMC has to complete the work within the estimated cost.

- P. Based on the requirements and scope of work given by University, PMC shall submit preliminary drawings to University for approval.
- Q. Based on approved preliminary drawings, PMC shall submit preliminary estimate of the work to University for approval.
- R. PMC to forward draft tender copy to University before issuing notice inviting tender (NIT). The suggestions of University will be considered by PMC for incorporating in the Tender document.
- S. After receipt of Administrative Approval and Expenditure Sanction (A/A & E/S) from the University, the PMC will prepare and submit various detailed architectural drawings and service plans to Local Bodies whose approvals are required before taking up the construction work.
- T. PMC shall complete the work within a period of 42 months (6 months for planning + 36 months for execution of works). The completion time shall be reckoned from the date of signing of MOU or handing over of clear site by University. In case there is any delay in activities to be carried out by external agencies or due to factors beyond the control of PMC, the time for completion of the work will be suitably enlarged.
- U. PMC shall submit the program for completion of work as per approved preliminary drawings and preliminary estimate to University for approval.
- V. For executing contract on EPC methodology, PMC shall ensure the following important provisions to be considered while framing estimate, preparing NIT etc.:-
- i. Enabling estimate can be submitted as per University requirement for carrying out pre-construction activities wherever required for conceptual planning purpose to assess the precise requirement of the scope of work.
 - ii. The PMC Architect shall prepare the concept design, preliminary drawings and specifications based on detailed requirements of the work, in consultation with the University before preparation of Preliminary Estimate.
 - iii. Soil investigation report shall be appended in the notice Inviting Tender for indicative purpose only.
 - iv. The responsibility of investigations, designing, planning, procurement, construction, safety, quality, and risk of engineering lies with the contractor and the same will be incorporated in the notice Inviting Tender (NIT) by the PMC.

9.0 RESPONSIBILITIES OF THE UNIVERSITY

- 9.1** The University shall demarcate and make available the site for individual project free of all encumbrances or charges. However, PMC agency will make all communications to obtain approval for fire safety and from forest departments etc. to clear the site.

- 9.2** The University shall exercise its responsibility of the Project by signing the drawings required for Statutory Authorities and also by giving necessary authorization to PMC to secure approvals from local bodies of statutory authorities for the planning, construction as contemplated in this agreement from time to time. However, the University shall help the PMC to the extent of writing letters to local bodies regarding getting such approvals.
- 9.3** University or any person authorized by them may inspect and check the “Construction Work” from time to time to see that the project / various buildings are being constructed as per drawings & specifications as provided in the approved Estimate. If during the inspection, any defects or variation without the written request of the University are found shall be rectified by the Execution agency at their own cost.
- 9.4** University shall release the funds/payments promptly to ensure that the progress of work should not hamper due to non-availability of fund.
- 9.5** University shall make all the statutory payments to the local Government or any other statutory body or bodies relating to the project.

10.0 PAYMENT TERMS

- 10.1** PMC shall work on EPC Mode basis for this project on behalf of University and shall be paid the quoted Fee percentage on the actual cost of work for Project Management, Supervision, and Services including GST as applicable along with the certified value of EPC work at site in each running bill.
- 10.2** The expression ‘actual cost of works’ shall include the following:
- a) All the final payments made to the contractor(s) and agency as agreed upon in the tender for the construction of all the buildings, services, related facilities, etc.
 - b) All costs of materials acquired for the project and used on the work, either directly or through the contractor(s) including storage charges, carriage and any other incidental charges connected with such materials but excluding the material not incorporated or not handed over to the University.
 - c) Actual cost of site survey, soil testing charges, laboratory charges for testing of any material, manufactured or built items including the cost of cartage of samples to and from the laboratory.
 - d) The cost towards vetting of design/drawings from any reputed Institute /IIT/NIT and/or their services for consulting any matter concerning the project.
 - e) All liabilities payable to the contractors/ Sub-Contractor, suppliers and other agencies to the extent these falls within the definition of actual cost as may be left outstanding at the time of payment of final bill provided they have been accepted by the PMC as balance payment against final bill of these agencies.
 - f) GST shall be reimbursed to the Executing Agency (PMC) considering that work has been conceptualised as composite supply works as per GST act. Any other tax levied by Govt. after signing this agreement is to be paid extra.

- g) All liabilities arising out of any court decree or arbitration award and /or any additional costs transpiring due to the direction of any Court/tribunal /statutory body and/or any other legal costs including but not limited to the cost of hiring advocates, getting legal opinions (Both Technical as well as Financial Matters), filing of pleadings etc. for the purpose of initiating on behalf of, or defending, itself or the University in any suit or arbitration, in respect of any dispute arising out of the Project works done or to be done and/or freeing the site of all encumbrances and/or charges.

This Sub-Clause only addresses disputes/arbitrations/suits with any or all of the Contractors or any other person(s) body/authority. Nothing in this Sub-Clause shall be construed to cover any disputes/arbitrations/suits between the University and the PMC, in which case, each party shall bear its own costs.

The parties hereto understand and agree that although these costs will come under actual costs and therefore be borne by the University, the same shall not be taken into account for the purpose of calculating the Agency charges except for such costs which as a result of an order/judgment/decreed have resulted in some form of addition or variation in the Project work.

- 10.3** The actual final cost of work shall not include:
- a) Cost of land.
 - b) Cost paid by the University to local Government or any other statutory body or bodies for getting approvals for the project etc.
- 10.4** The payments by the University shall be made by transfer of funds in a bank account of PMC or by Demand Draft / Cheque or e-Transfer.
- 10.5** The University may give initial deposit of 5% (Five percent only) as advance, of the estimated cost of project on signing of the MOU against bank guarantee.
- 10.6** The University may further give 5% (Five percent only) of the awarded cost at the time of award of work to the contractor against bank guarantee.
- 10.7** The subsequent release of Fund shall be fixed and agreed mutually between Selected PMC & Client on the basis of -
- 1) Progress of Work
 - 2) Utilization of the earlier amount deposited
 - 3) Demand Raised

11.0 COMPLETION OF THE PROJECT

- 11.1** The date of start of the work shall be reckoned from the 15th day after signing of MOU, handing over the encumbrance free site or sanctioned of estimate or approvals of Drawings by the statutory authorities whichever is later.
- 11.2** The work shall be completed in all respect within a period of 42 months in accordance with the mutual agreement decided upon from the date specified in Clause 11.1 above.
- 11.3** The PMC shall ensure observance of all labour and other laws applicable including all statutory compliances related to tax etc. including payment of compensation to worker in case of any mis-happening in the matter and shall

indemnify and keep indemnified the University against effect of non-observance of any such laws.

- 11.4** The PMC shall submit completion report with drawings and maintenance schedules to the University within 60 (Sixty) days of completion of work.
- 11.5** The defect liability period of this project shall be 24 months after completion of work or taking over of building whichever is earlier. PMC shall be responsible for satisfactory rectification of defects.

12.0 LIQUIDATED DAMAGES

- 12.1** PMC shall be required to complete the construction of project within the period stipulated in the MOU. In exceptional case of delay, which may occur due to the reasons beyond the control of contractor, PMC may approach the University with full details for extension in time limit for completion of the works. The extension may be provided, if the reason of delay is accepted by the Competent Authority of the University, otherwise no time extension will be allowed.
- 12.2** In case, completion of the project is delayed and duly approved by the Competent Authority of the University, due to reasons solely attributable to the contractors/Agencies/Suppliers engaged for the project by the PMC, the PMC shall impose liquidated damages @ 0.50 % (Zero-point Five zero percent) on awarded contract value for each week of delay subject to a maximum of 5% (Five percent) of the awarded contract value and the benefit shall be passed on to the University.
- 12.3** In the case of delay in completion of the project due to PMC, the PMC shall be liable to pay as damages to 'University' a sum calculated @ 0.25% (Zero-point two five percent) of the Agency Charges for the balance work for each month of delay, subject to a maximum of 5% (Five percent) of the Agency Charges.
- 12.4** The PMC shall be fully responsible to defend any suits or arbitration cases arising out of project in connection with the work between the PMC and its Contractor(s).
- 12.5** Any compensation levied by the PMC due to non-fulfilment of any clause of the contract by the contractor or any such recovery from the contractor for bad work or any other reasons whatsoever shall be passed on to the University.

13.0 FORCE MAJEURE

The PMC shall not be considered in default if delay in completion of the work occurs due to cause beyond its control such as acts of God, natural calamities, civil wars, fire, strike, frost, floods, riots and acts of unsurpassed power. The PMC shall notify 'University' in writing within ten days from the date of such occurrence. In the event of delay due to such causes, the completion schedule will be extended for a length of time equal to the period of force majeure duly approved by the Competent Authority of the University. Any expenditure incurred by the PMC during the period of force majeure shall be reimbursed by the University. In case of closure of work due to the force majeure, any liabilities towards contractor and/or expenditure of the PMC shall be payable by the Employer.

Suitable force majeure clause shall be incorporated in all the agreement entered into by the PMC with the contractors/agencies.

14.0 ARBITRATION

- 14.1** In the event of any disputes or difference relating to the interpretation and application of the provisions of the contracts, (whether during the progress of the works or after their completion) with the PMC, the same shall be settled amicably through mutual discussions by a dispute redressal committee consisting of members who are independent persons without any conflict of interest appointed by the Vice-Chancellor. In case of non-settlement of dispute the same shall be referred by the University to the arbitration as per the Arbitration & Conciliation Act 1996 as amended from time to time.
- 14.2** All Arbitration award(s) / court decree(s) in the favour of the PMC shall be borne by the 'University'. However, PMC shall not be paid any fee on such Arbitration award(s)/ court decree(s) in the favour of contractor(s). The cost of any arbitration award or the cost as a result of any direction of any court in respect of the work done or to be done shall be borne and paid by the University and such award under construction heads shall be treated as project cost.
- 14.3** The Arbitration/ Court cases shall be contested by PMC on behalf of the University and necessary fees and expenditure shall be borne and paid by the University.

15.0 JURISDICTION

This Award of work / agreement is subject to the jurisdiction of **Vizianagaram** only.

LETTER OF TRANSMITTAL

From:

To,

Vice-Chancellor,
Central Tribal University of A.P.
Vizianagaram (AP)

Sub: Financial Bid for Comprehensive Project Management Consultancy Work of preparation of masterplan and supervision for Construction, Quality Control and Development of University Campus, Hostels, Residential Buildings and other infrastructure at CTUAP, Vizianagaram.

Sir,

Having examined the details given in bid document for the above work, I / We hereby submit the 'Bid'. I/We hereby agree with the terms & conditions mentioned in the bid document.

Yours faithfully,

(Signature, name and Designation of authorize person with complete address of PSU)

(Please affix seal)

BIDDER INFORMATION

Date :

Sl. No.	Particulars/Details	
1.	Name of the Firm	
2.	Communication Address	
3.	Telephone No. Office	
	Mobile	
	Fax	
	E-Mail	
	Website	
4.	Authorized Person - Name	
	Designation	
	Mobile	
	E-Mail ID	
5.	Alternate Authorized Person – Name	
	Designation	
	Mobile	
	E-Mail ID	
6.	PAN No.	
7.	GST No.	
8.	Company/Firm/Proprietorship Registration No.	
9.	Beneficiary Bank Details	
	Account No	
	IFSC/NEFT Code	

	Name of Bank	
	Address of Branch	
10.	Particular of Earnest Money Deposit (EMD)	Bid Security Declaration to be submitted by the bidder as per the enclosed format
	Amount	
	(DD/PO) No.	
	Date	
	Name of the Bank	
	Address of Bank	
11.	Furnish the names with address & telephone nos. of three responsible persons who will be in a position to certify about the services/quality as well as the past performance of your organization.	
12.	Attached Detailed Company/Firm Profile	

Date

Signature of authorized person

Place

Full Name & Designation:

Annexure III

Details of Network offices in Vizianagaram and surrounding Area

S. No.	Location	No. of personnel		Details of Office Space	Details of Infrastructure
		Graduate Engineer	Supporting Staff (Technical)		
1				----- Sq. ft.	
2				----- Sq. ft.	

Attached additional sheets if required

Signature of Authorized Signatory. Name of Authorized Signatory Stamp

Financial Bid

(In separate seal envelope)

From:

To,

The Vice-Chancellor
Central Tribal University of Andhra Pradesh
Vizianagaram (AP)

Sub: Financial Bid for Comprehensive Project Management Consultancy Work of preparation of Master plan and supervision for Construction, Quality Control and Development of University Campus, Hostels and Residential Buildings and others infrastructures at CTUAP

Dear Sir,

In response to bid document for the above work, we hereby quote our Fee in percentage (%) toward Project Management, Supervision, Services including Architectural Services for planning, designing, and Consultancy Services as per the scope defined in the Eol documents as under:

S. No.	Particulars	In Figure	In Words
1.	Percentage of Fee for PMC Services for Preparation of Master Plan, Design, Engineering, Construction Supervision and other services as per complete scope of works mentioned in EOI.	_____%	

Note:-

1. PMC shall execute the work on "EPC Mode" on behalf of University.
2. Fee is exclusive of GST which shall be payable on actual basis as applicable on submission of documentary evidence.

(Signature, name and Designation of authorize person with complete address of Consultancy Agency/ Organization)

(Please affix seal)

Self-Declaration Format

(On bidder letter head)

Ref. No.:

Date:

To:

The Vice-Chancellor
Central Tribal University of Andhra Pradesh
Vizianagaram (AP)

With reference to my/our expression of interest to CTUAP, it is hereby declared that I/ (name of firm) was not declared ineligible for corrupt & fraudulent practices either indefinitely or for a particular period by any Govt or other agency.

I/ (name of firm) also declare that there are no contractual restrictions or legal disqualifications or other obligations which will prohibit from me/us entering this bid and each and every one of the statement and particulars contained herein are correct.

Signature of the Applicant

Date:

Place:

Seal:

BID SECURITY DECLARATION

(Affidavit on Non-Judicial Stamp Paper of Rs. 10/- duly attested by
Notary/Magistrate.)

Date:/...../2023

BoI No.....

To

The Vice-Chancellor
Central Tribal University of Andhra Pradesh
Vizianagaram

The undersigned, declare that:

I/We understand that, according to your EoI conditions, bids must be supported by a Bid Security Declaration.

I/We accept that I/We may be disqualified from participating for any tender/EoI of Central Tribal University of Andhra Pradesh, Vizianagaram for a period up to two years from the date of issue of LOA, if I am /We are in a breach of any obligation under the EoI conditions, because I/We

- a) have withdrawn/modified/amended, impairs, or derogates from the Bid in any respect during the period of bid validity of your Bid; or
- b) fail or refuse to furnish the Performance Guarantee within the period specified in "Clauses of Contract" or fails to commence the work without valid reasons within the period mentioned in the Letter of Acceptance.

I/We understand this Bid Securing Declaration shall cease to be valid if I am/we are not the successful Bidder, upon the earlier of (i) the receipt of your notification of the name of the successful Bidder; or (ii) thirty days after the expiration of the validity of my/our Bid.

SEAL, SIGNATURE & NAME OF THE BIDDER Signing this document

(Note: It is mandatory to submit the Bid Security Declaration along with the Bid Document in place of earnest money).

SITE LOCATION & OTHERS DETAILS

The site	:	Marrivalasa Village, Vizianagaram District, Andhra Pradesh
Site Accessibility	:	1.3 KM from NH 26, Vishakhapatnam Airport 90KM (Approx.) Vizianagaram Railway Station 35KM (Approx.)
Climate	:	In Vizianagaram, the wet season is oppressive and overcast, the dry season is humid and mostly clear, and it is hot year round. Over the course of the year, the temperature typically varies from 64°F to 100°F and is rarely below 60°F or above 105°F.
Total Land	:	519 Acres

EOI FORM

(On biller letter Head)

Dated/...../2023

To

The Vice Chancellor,
Central Tribal University of Andhra Pradesh,
Vizianagaram (AP)

Subject: Appointment of PMC for preparation of Master Plan, Supervision of Construction, Quality Control & Development of University Campus, Hostels, Residential Buildings and Other Infrastructures at Central Tribal University of Andhra Pradesh, Vizianagaram

Dear Sir,

This is with reference to your EOI No./..... dated/...../2023 on the above subject. After reading above documents, Amendments/ Clarifications/ Corrigenda/Errata/etc issued in respect of EOI document by ILD, your requirement, scope of work, site inspection and after discussions, we have understood them fully and we accept all the terms and conditions mentioned there in.

We are also enclosing duly stamped and signed copy of the above form along with annexures as token of acceptance of the terms indicated therein.

Name & Address of the Bidders :

.....
.....
.....

Contact phone Nos of the key person. :

.....

Official E-mail ID: :

.....

Signature of Authorized Signatory
with date & seal

Financial Strength of the Organization

Sl.	Financial Year	Turnover (Rs. in Crores)
1.	2018-19 (Audited)	
2.	2019-20 (Audited)	
3.	2020-21 (Audited)	
4.	2021-22 (Audited)	
5.	2022-23 (Audited / Unaudited)	
Average (for last 5 years)		
Average (for last 3 years)		

Signature of the Authorized Signatory

Stamp & Date

Annexure D

Details of Similar Experience: Design & Engineering Consultancy (DEC)/ Engineering & Project Management Consultancy (EPMC)/ Project Management Consultancy (PMC) for Development of Institutional Campus/ Educational Institutes / University campus/Office & Administrative Buildings comprising of administrative buildings, hostels and residential buildings etc.

Sl.	Name & address of the Client (with Contact No.)	Name & Location of the Work	Buildup Area	Value works (In Lakh)	Contract Period (from-to)	Completion/ performance certificate enclosed 'Yes' or 'No'	Any other information you would like to give
1	2	3	4	5	6	7	8

(Fill up the above table & enclose legible copies of the supporting documents)

Note: We hereby confirm that in the above said projects were executed by us.

Date

Signature of authorized person

Place

Full Name & Designation:

Brief scope of work

Design & Engineering Consultancy (DEC)/Engineering & Project Management Consultancy (EPMC)/Project Management Consultancy (PMC) for Preparation of Master Plan and development of Institutional Campus/ Educational Institutes / University campus comprising of administrative buildings, hostels and residential buildings and other infrastructures etc. by the PMC for permanent campus of Central Tribal University of Andhra Pradesh”

The Consultant shall provide their services from conceptualization to completion of the entire project i.e. entire establishment of permanent Campus of Central Tribal University of Andhra Pradesh in the land measuring 519 Acres at Marrivalasa, Vizianagaram District, Andhra Pradesh.

The total project is expected to have a total area of approximately **93045** Sq mtrs comprising of

1. Academic and Administrative Complex
2. Student Hostel and Amenities
3. Academic and Support Staff Residence and Amenities
4. General Amenities Common to Students, Academic and Support Staff
5. Library and Information Resources
6. Utilities viz. Water supply, Electric supply, Rain harvesting and Recycle System, Sewage Disposal and Treatment Plant, disposal system for solid / biological chemical/ radio-active waste and drainage, Renewable Energy etc.
7. Road and Others Infrastructures

Background and Introduction

Central Tribal University of Andhra Pradesh, Vizianagaram is a newly established university under the act of Parliament (15 of 2019) in the state of Andhra Pradesh. Central Tribal University of Andhra Pradesh, Vizianagaram was established in 2019. It is governed by the regulations of Central Universities Act 2009, UGC and Ministry of Education. More than 12 courses are taught in this institution at present.

The campus includes library, Computer Centre, Conference Rooms, Science Labs, auditorium and other facilities.

The design shall be prepared to meet applicable requirements of the following Laws, Codes and Standards:

1. National Building Code of the India and its referral Codes including the Green Building Code;
2. Comprehensive Fire Code as per the State Regulations or Municipal By-Laws.
3. Occupational Safety and Health Standards
4. Other laws and regulations covering environmental concerns and regulations.

5. In cases where there are conflicts in the provisions of the above stated Laws, Codes and Standards, the most stringent provision shall apply.

MASTER PLAN:

The PMC has to prepare the Master Plan of the University as per the requirement, and has to obtain the approval from the CTUAP.

DESIGN PARAMETERS AND PERFORMANCE STANDARDS

The design parameters and performance standards are required to ensure that all aspects in the design and construction stages attain minimal impact to the environment in harmony with its surroundings.

Design Parameters:

i. Site Analysis: A detailed site analysis shall be conducted for the purpose of analysis, recording and evaluating information on the site and its surroundings. The result of the analysis shall be used in the design process.

The analysis shall include

- Building Orientation;
- Wind Direction;
- Soil Type and Condition
- Topography:
- Vegetation and Natural Features;
- Precipitation & Hydrology
- Surrounding land uses & buildings
- Prominent Vision lines/ Visual linkages; and
- Locally available resources
- Landscaping wherever necessary

ii. Site Planning: This parameter shall be incorporated during the design of the building and shall include:

- Shape, size and orientation of the area where the building will be built;
- Levels and contours of the area and its surroundings
- Height of existing buildings and its surroundings
- Open spaces surrounding the property
- Natural or man-made structures
- .Trees within and surrounding area
- Street including drainages and utility poles
- Movement system through and around the site

iii. Building Envelope: This involves using exterior wall materials and designs that are climate-appropriate, structurally sound and aesthetically pleasing.

- Support (Resistance to and transfer of structural and dynamic loads)
- Control (Control of air, water and heat flow)
- Finish (Desired aesthetics on the inside and outside of the building)

iv. Engineering and Architectural Parameters

Design of the building shall be responsive to economic, environmental, and cultural conditions through the following:

Building Height and Massing: Height of the building in relation to its overall configuration.

Space Planning: Academic & Office and equipment space needs of CTUAP shall be addressed. Special attention should be made to the selection of interior finishes and art installations, particularly in entry spaces, conference rooms and other areas with public access.

Functional/Operational Planning: The building design must consider the integrated requirements of the different offices, departments and units of CTUAP. This includes the desired image, degree of public access, operating hours, growth demands, security issues and vulnerability assessment results, organization size and group assembly, requirements, electronic equipment and technology requirements, acoustical requirements, Special floor loading and filing/storage requirement, special utility services, any material handling or operational process flows, special health hazards, use of vehicles and economic objectives.

Students Employee Productivity: Students & Employee satisfaction, health, and comfort are of primary concern. Strategies such as excellent indoor air quality, access to windows and views, opportunities for interaction, and natural light are some of the factors that contribute to improved workplace that are important to the health and psychological well-being of the occupants. Special consideration must be given to noise control in open office settings, with absorptive finish materials, masking white noise

Technical Connectivity: Technology is an indispensable tool for CTUAP. The office building shall be planned to have a well distributed, robust, and flexible IT infrastructure. All technological systems such as audio/visual systems, speaker systems, internet access, Local Area Networks (LAN) /Wide-Area Networks (WAN) / Wireless Fidelity (WI FI) and Voice-over Internet Protocol (VoIP) shall be a major component of the design.

Performance Standards:

The design and construction of the building shall confirm the following standards:

Energy Efficiency: Requires the adoption of efficient practices, designs, methods and technologies that reduce energy consumption resulting in cost savings.

Water Efficiency: Requires the adoption of efficient practices, plan, design, materials, fixtures, equipment and methods that reduce water consumption resulting in cost savings.

Material Sustainability: Material Sustainability governs all matters related to resource efficiency and material selection and use with the least impact on the environment.

Solid Waste Management: Efficient waste management requires the adoption of efficient waste management practices and use of eco-friendly materials.

Site Sustainability: Requires the adoption of planning, design, construction and operation practices that minimize the adverse impact of buildings on ecosystems and water resources.

Indoor Environmental Quality: Requires the adoption of efficient design and operation practices that take into consideration the building environment to improve Occupant health, productivity and safety.

== X ==