

# **EXPRESSION OF INTEREST (EOI)**

## FOR APPOINTMENT OF

PROJECT MANAGEMENT CONSULTANT (PMC)

**FOR** 

**DEVELOPMENT OF THE INFRASTRUCTURAL** 

FACILITIES AND OTHER RELATED WORKS IN CAMPUS OF

CENTRAL UNIVERSITY OF PUNJAB (GHUDDA) BATHINDA -151001

Registrar Central University of Punjab Village Ghudda (Distt. Bathinda)

Phone: 9717399324

Email: registrar@cup.edu.in



# **EXPRESSION OF INTEREST (EOI)**

#### **FOR**

## PROJECT MANAGEMENT CONSULTANCY SERVICES

**Name of work**: Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University of Punjab, village Ghudda, Distt. Bathinda.

**EOI No:** 01/2024

**EOI processing fee:** Rs. 10,000

**Contract Period:** 05 years

This bid document contains: Pages from 01 to 25 including the cover & last page



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#### 1. Press Notice

The Registrar, Central University of Punjab invites online Expression of Interest (EOI) from the eligible Schedule - A Central Public Sector Undertakings (CPSUs) for providing "Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University of Punjab, village Ghudda, Distt. Bathinda". The EOI document will be available online from 11 AM on 23.09.2024 till 3 PM on 15.10.2024. A Pre-bid meeting will be held at 11 AM on 30.09.2024 at Conference Room, Aryabhata Academic Block, Central University of Punjab.

The Last date & time of submission of bids through e-tendering is up to 11:00 AM on 15.10.2024.

The Bid forms and other details can be seen and downloaded from the website: "https://eprocure.gov.in/cppp", "https://gem.gov.in" and "https://cup.edu.in"

Registrar Central University of Punjab Village Ghudda (Distt. Bathinda)

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#### 2. EXPRESSION OF INTEREST FOR COMPREHENSIVE CONSULTANCY SERVICES

The Registrar, Central University of Punjab, Badal - Bathinda road, village Ghudda Distt. Bathinda — 151401 invites online EOI from the eligible Schedule - A Central Public Sector Undertakings (CPSUs) for providing "Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University at Punjab (Bathinda)" for the following work:

Name of work	Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University at Punjab (Bathinda)
Earnest Money Deposit	EMD shall be deposited by the shortlisted PMCs later at the time of Request For Proposal (RFP).
Date of pre-bid meeting	At 11 AM on 30.09.2024 in the Conference room, Aryabhata Academic Block, Central University of Punjab, village Ghudda (Distt. Bathinda - 151401)
Date of opening of EoI bids	At 3:30 PM on 15.10.2024.
Validity of Bid	120 (One Hundred and Twenty) days from the date of opening of bid.
Bid documents	Bid documents can be seen on the website: "https://epro cure.gov.in/cppp" "https://gem.gov.in" and "https://cup.edu.in" and are to be uploaded online as well as submitted (Hard Copy) along with requisite documents and EOI processing fee of Rs 10,000/-to be deposited in the form of Demand Draft/NEFT/RTGS in favor of Central University of Punjab Account No. 208989101018661 IFSC Code: CNRB0002089 Canara Bank, Bathinda Civil Line Branch Account Holder name: CUPB Nodal Officer
Address and Venue of submission of bids	Office of Executive Engineer, Central University of Punjab Phone: 97173-99324
Last Date & Time of sub mission of bids online as well as hard copies of all the uploaded documents	15.10.2024 by 3:00 PM



# 3. INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR E-TENDERING & SUBMISSION OF DOCUMENTS

#### 3.1 INTRODUCTION: -

Expression of Interest in the prescribed forms are invited, from the eligible Schedule-A Central Public Sector Undertakings (CPSUs) from 11 AM on 24.09.2024 till 3 PM on 15.10.2024 for providing "Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University at Punjab (Bathinda)" from eligible Bidders having experience for "similar projects" during the last 10 years ending previous day of last date of submission of tender.

A "similar project" here means "Project Management Consultancy Services for planning, de signing and development of Buildings & Infrastructure in Campuses for Universities/Colleges, Higher Education Institutions, Research and Development (R&D) institutions and other such institutional campuses" having at least one facility under the following category:

# **Institutional Buildings/Educational building:**

- I. Academic/Training/Resource Complex
- II. Infrastructure related works Laboratories
- III. Library building
- IV. Auditorium
- V. Administrative Block/ Office Complex
- VI. Residential Complex/Colony
- VII. Students' Hostels
- VIII. Guest House Complex/Community Centre

Eligibility of bidding agencies shall be evaluated on the basis of their overall past performance experience of similar projects, prequalification criteria and eligibility defined by the CU Punjab. The Bidders are requested to submit correct information and give documentary evidence duly certified in support of the information required by CU Punjab. It may be noted that Consortium and joint ventures of bidders are not allowed to participate in the bidding of this consultancy work.

**3.2 Project Cost**: Rs. 201 Crores (approx.). In future, (within the contract period of this agreement) the university may also award additional infrastructure projects. However, the



scope of work will be extended to PMC based upon the satisfactory performance of proposed work as per same terms & conditions.

#### 3.3 Broad Scope of PMC Services

The Central University of Punjab, Badal- Bathinda road, village Ghudda Distt. Bathinda – 151401 is presently running its permanent campus on 500 acres of land. Infrastructure requirements and construction of the buildings as elaborated in EOI are proposed to be constructed for the balance FAR. The Master Plan is available and can be seen at the office of Executive Engineer-CU Punjab. For the Master Planning of new construction, FAR as per laws shall be covered. In the campus of CU Punjab, the following buildings and infrastructure will be constructed:

- a. Construction of 400 seater Girls Hostel
- b. Construction of 600 Boys Hostel
- c. Construction of One Academic Block
- d. Construction of 100 seater international students hostel
- e. Construction of Vice Chancellors (VC) residence

# The proposed campus will focus:

- i. On the lowering operational, maintenance and energy costs.
- ii. To reduce the operational cost and offset the rising cost of energy
- iii. To provide the highest quality of indoor air and ensure optimal health and safety for the employees, that will lead to high levels of productivity.
- iv. Improve energy optimization & control.
- v. Develop a system that is to be user-friendly, economical to operate and allow up gradation and flexibility to handle numerous office re-organization without operational shutdowns.
- vi. To provide off-site monitoring capability for better building management.

To fulfill these objectives, it is proposed to engage a Project Management Consultant (PMC) to manage all the activities involved in the project like planning, designing, detailed engineering and execution through efficient planning, scheduling, controlling and monitoring. The scope of PMC services will include scrutiny of planning, design, drawings and estimates etc. prepared as well as managing execution of works as per rules/guidelines of Centre/State Government including appointing Contractors through a competitive bidding system following latest GFR amendments issued from time to time. For the preparation of design and drawings for this project, an Architect will be appointed by PMC with the consent of CU Punjab.



At any time before the submission of proposals, CU Punjab may, for any reason, whether at its own initiative or in response to a clarification requested by an invited bidding firm, modify the documents by suitable amendments, if needed. The amendments shall be uploaded online and will be binding to all firms. CU Punjab may, at its discretion, extend the deadline for the submission of proposals.

## 3.4 Local Conditions and Preliminary Costs

- I. Each Bidder should fully acquaint himself of all local conditions, local bye laws and factors, details of plot of land which may have any effect on the execution of services covered under this document and specifications. It must be understood and agreed that all the factors have properly been investigated and considered by the Bidders before submitting the proposals. CU Punjab will not entertain any claim or financial adjustment or modifications in time schedule which arise due to inadequate appreciation by the Bidder at the time of submission of bid. The bidders are strongly advised to inspect the site and assess all site conditions including geotechnical conditions.
- II. All costs of preparing the proposals including site visits etc. shall be borne by the Bidder. No claim would be accepted at a later date arising out of inadequate assessment of site conditions/requirements.

#### 3.5 Time schedule

Time for completion of project will be finalized after selection of PMC.

# 3.6 Pre-Qualification Criteria:

- I. Schedule-A Central Public Sector Undertakings (CPSUs) set up by the Central Govt. to carry out Civil or Electrical works can participate in the bid.
- II. The bidder gross average annual turnover in last 03 year should not be less than Rs. 1000 Cr (Rs. One Thousand crores) ending up to 31/03/2023.
- III. The establishment of PMC/CPSU shall not be less than 30 year.

# 3.7 Selection process of PMC:

- I. The PMCs shall be invited by an enquiry seeking for Expression of Interest (EOI) through CPP portal, GeM portal and University website as per GFR.
- II. On the basis of the responses received from the interested parties, the CPSU's meeting the requirements of CU Punjab will be shortlisted for further considerations.



- III. A detailed "Request For Proposal" (RFP) as per Quality and Cost Based Selection (QCBS) shall be issued to the shortlisted consultants to seek their technical and financial proposals.
- IV. The PMC shall be selected initially for 05 years.

# 3.8 Earnest Money Deposit (EMD)

The EMD defined by the CU Punjab be deposited in the University bank account at the time of RFP by the shortlisted PMC/CPSUs The details of the University account is as under:

Account Holder name: CUPB Nodal Officer

Account No. 208989101018661

IFSC Code: CNRB0002089

Canara Bank, Bathinda Civil Line Branch

#### 3.9 Performance bank guarantee:

The Performance bank guarantee shall be submitted to the University by the selected PMC/CPSU.

## 3.10 List of Documents to be uploaded:

"https://eprocure.gov.in/cppp" "https://gem.gov.in" and "https://cup.edu.in" and submission in hard copy within 05 days from the last date of submission at Engineering office of the Central University of Punjab:

The following documents and/ or affidavit should be uploaded on the website" https://epro-cure.gov.in/cppp / "https://gem.gov.in". Further, hard copies of these documents are also to be submitted to the office of The Executive Engineer, Central University of Punjab, Badal-Bathinda, Village Ghudda, Distt. Bathinda - 151401 by 15.10.2024 up to 3 PM as detailed below:

- I. Details of the experience of the bidder of similar projects
- II. Organizational description and details of the Bidder's firm.
- III. Payment proof of Rs. 10,000/- (Non-refundable) in favour of Central University of Punjab as EOI processing fees.
- IV. Pan Card issued by Income Tax Department.
- V. Certificate of Registration for GST.



- VI. Details of Financial turnover for last three financial years supported by copies of audited balance sheet and Income & Expenses Account authenticated by Auditor/CA.
- VII. Copy of audited Profit and Loss statement for the preceding three years ending 31st March, 2023.
- VIII. An affidavit declaring that the bidder has not been debarred/restrained/black listed by any Central Govt./State Govt. agency/Autonomous body of the Central or State Govt./PSU etc duly notarized.
  - IX. List of Qualified Engineers (Civil, Electrical, Mechanical) presently available on regular role of the PMCs/CPSUs along with their qualifications (Adhoc and Contract employees shall not be considered).
  - X. All documentary proofs mentioned in the eligibility criteria for PMCs/CPSUs and prequalification criteria for PMCs/CPSUs.

#### 3.11 Language of Bids

All information in the bid shall be in English.

## 3.12 Signature of Bidder

The bid must contain the name and place of business of the Bidder. Only an authorized person must sign the bid with seal of the organization. Significant evidence of authority of the person signing on behalf of the Bidder shall be furnished with the bid. All the pages of this offer document must be initialed/signed and submitted to CUP within the stipulated date of submission of bids.

# 3.13 Validity

The offer shall remain valid for a period of 120 (One Hundred and twenty) days from the date of opening of bids.

#### 3.14 The bid submitted shall become invalid if:

- I. The Bidder is found ineligible, if the Bidder does not upload all the required documents as stipulated in the bid document.
- II. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by all Bidders in the office of tender opening authority.



- **3.15** CU Punjab reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified Bidders to any number deemed suitable by it, if too many bids are received satisfying the laid down criteria.
- **3.16** The Contractor will be responsible for compliance of various statutory obligations like EPF, ESI, Minimum Wages Act, Workmen Compensation Act and other laws enacted from time to time and as applicable by the Government of India and State Government.

#### 4. VISION AND REQUIREMENTS

#### 4.1 Background

The Central University of Punjab, has been established in 2009 along with other new Central Universities by an Act of Parliament (No 25, of 2009). Central University has completed a remarkable journey of 13 years. University is accredited 'A+' grade in 2023 in second accreditation cycle by NAAC and has secured 95th, 87th and 84th, 81st, 100th and 83rd rank in the year 2019, 2020, 2021, 2022, 2023 and 2024 respectively in the University category of NIRF. It is credited with highest per capita research funding. The university has a mission of providing a wide range of instructional and research facilities across integrated and cross-disciplines, promote innovation in teaching, learning and research, and cross-pollinate new ideas, new technologies and new world-views. It aims to create an ignited workforce responsive to regional, national and global needs in tune with the requirements of academia, industry and business. The university is resorting to e-governance through Samarth Project. The staff members have been trained in twenty-one administrative modules for reducing the response time and bringing transparency in the decision making process and also to ensure participatory model of governance.

The university started in a three-room Camp Office provided by the state administration in March 2009. Making a modest but speedy start, the university accepted on rent, a dilapidated campus of 37 acres of an abandoned co-operative spinning mill on Mansa Road, Bathinda. University is now expanded in the 500 acre of land in Ghudda village. The campus is environment-friendly and energy-efficient and its Master Plan has provisionally been certified with a five-star rating by GRIHA Council and TERI. It has 31 departments and 11 schools in Sciences, Technology, Education, Humanities, Social Sciences and Law disciplines. It offers PG and Ph.D. programmes in these disciplines. It started with the first batch of 10 students in 4 programmes in August 2009 and currently the University has 1595 masters, 366 doctoral and 21 international students. CBCS was introduced in 2015, a learning outcome-based curriculum in 2018 and graduate attributes based curriculum will be adopted from the academic session 2021.

The curriculum focuses on research, skill development and entrepreneurship. Besides celebrating international and national commemorative days, students are encouraged



to organise and participate in sports and cultural events. The University is committed to the social cause and provides opportunities for students to participate actively in all flagship programmes of Govt. of India and also indigenous sports, Food Carnival and Best out of Waste events. The university campus is a plastic-free campus and the university undertakes environmental promotional activities in the adopted villages to create awareness in the society.

The University has been a forerunner in terms of research projects and publications amongst the newly established Central Universities which is evident from the Faculty to Projects and Faculty to Publications Ratio. The University has implemented an Earn-While-You-Learn scheme for financially weak students since 2015. Despite the locational disadvantage, the University in a true sense is a multi-cultural mini India as it has students from 26 states, faculty from 19 states and non-teaching staff from 12 states. With a much-focussed approach, the university is undoubtedly poised to write a new chapter on the academic horizon of India Mostly, Faculty are trained the most reputed universities/institutes at India and abroad.

The CU Punjab campus is under development on 500 acres of land. Infrastructure requirements are already in place. Requirements of various building structures have been projected now. The expansion of the University in terms of Academic Block, Hostels and VC residence etc. has to be constructed.

#### 4.2 Vision and Mission

#### **VISION:**

To develop enlightened citizenship of a knowledge society for peace and prosperity of individuals, nation and the world, through promotion of innovation, creative endeavors, and scholarly inquiry.

### MISSION:

To serve as a beacon of change, through multi-disciplinary learning, for creation of knowledge community, by building a strong character and nurturing a value-based transparent work ethics, promoting creative and critical thinking for holistic development and self-sustenance for the people of India. The University seeks to achieve this objective by cultivating an environment of excellence in teaching, research and innovation in pure and applied areas of learning.

# 4.3 Present Campus of CU Punjab at Bathinda:

In the Present campus of CU Punjab, the following buildings and infrastructure are already at place and are fully functional:

# पंजाब केंद्रीय विश्वविद्यालय Central University of Punjab

- 1. Aryabhata Academic Block
- 2. Shaheed Bhagat Singh Boys Hostel
- 3. Kartar Singh Sarbha Boys Hostel
- 4. Mata Gujri Girls Hostel
- 5. Rani Lakshmi Bai Girls Hostel
- 6. Staff residence Type A
- 7. Staff Residence Type E
- 8. Staff Residence Type F
- 9. Netaji Subhash Chandra Bose Guest house
- 10. Swami Vivekanand Transit Block
- 11. Water Centre
- 12. Water reservoir
- 13. Sewerage Treatment Plant
- 14. 66 KVA Sub Station

The University have proposed Academic Block, Hostels and VC residence etc. which are to be built in the campus.

## 4.5 Scope of the work:

The plot area of about 500 acres will have sufficient FAR as per building by laws in Punjab. In the first phase an area of approx. 1,00,000 Sqm. has been constructed. Now the following buildings with the areas as under are to be constructed:

Sr. No.	Name of the work	Proposed Area (in Sqm.)
1.	Construction of 400 seater Girls Hostel	8000
2.	Construction of 600 Boys Hostel	12400
3.	Construction of One Academic Block	18810
4.	Construction of 100 seater international students hostel	2100
5.	Construction of Vice Chancellors (VC) residence	395



#### 4.6 Inputs to be provided by CU Punjab:

The CU Punjab shall provide the following inputs to the PMCs/CPSUs:

- i. Master Plan of the University.
- ii. Area details of the proposed and completed projects.
- iii. Available facilities & amenities in the University Campus.
- iv. Site location & Map of the University.
- v. Requirements of the proposed projects.
- vi. Necessary funds for the execution of the projects.

#### 5. Bid Process & Evaluation

The bids from the Bidders are invited for Project Management Consultancy Services for Planning, Designing and Development of the infrastructural facilities and other related works in the Campus of Central University at Punjab (Bathinda)

The evaluation of bids shall enable the shortlisting of PMCs. The eligibility criteria for Consultants participating in the selection process are laid down in the subsequent section:

#### **5.1 Eligibility Criterion**

The bidder shall be shortlisted on the basis of their experience, organization structure and capability. All Bidders have to fulfill the following conditions of eligibility for shortlisting.

## **5.1.1 Experience of Similar Projects**

The Bidder should have satisfactorily completed atleast one similar project of total value Rs. 161 Cr. or two similar projects of value of Rs. 101 Cr. each or three similar projects of value of Rs. 81 Cr. each during the last 10 years ending previous day of last date of submission of tender. PMC should be having experience and knowledge in planning and execution of similar projects with state of the art facilities. PMC should also have expertise in contemporary building construction techniques, educational, Institutional, R&D Projects involving buildings and external development works.

A similar project here means "Project Management Consultancy Services for planning, designing and construction of Buildings & Infrastructure in Campuses for Government funded



Universities, Higher Education Institutions, Research and Development (R&D) institutions." having at least one facilities under the following category:

#### **Institutional Buildings/Educational building:**

- I. Academic/Training/Resource Complex
- II. Infrastructure related works
- III. Laboratories
- IV. Library building
- V. Auditorium
- VI. Administrative Block/ Office Complex
- VII. Residential Complex/Colony
- VIII. Students' Hostels
  - IX. Guest House Complex/Community Centre

#### Note:

- (i) The bidder is required to confirm that the similar completed works during the last 10 years have been executed by him independently and not got executed through another consultant on back to back basis.
- (ii) The built up areas to be considered in similar works for pre-qualification will exclude sheds or godowns or semi-permanent structures etc.
- (iii) The satisfactorily completion certificate of the similar works from an authority not below the rank of Executive Engineer or equivalent shall be provided. The certificate should include the value of the project stating cost of overall project with details, year of completion and time over-run and penalty imposed.
- (iv) The experience certificate where penalty has been imposed on the work shall not be considered for the evaluation process.
- (v) The cost of the projects shall not include the cost of land, godowns and semi-permanent structures for the purpose of eligibility.
- (vi) Particulars of completed projects and performance of the Bidder duly authenticated/certified by an officer not below the rank of Executive Engineer or equivalent should be furnished separately for each project completed.



#### **5.1.2 Minimum Overall Experience**

The overall experience of the firm should not be less than 30 years on previous day of last date of submission of tender. This means that the firms should be in practice and providing PMC services in Civil and Electrical works for a minimum period of last 30 years.

#### 5.1.3 PMC Services

All the bidding CPSUs should be duly authorized by the concerned Central Government to provide PMC services in the country. Schedule-A Central Public Sector Undertakings set up by the Central Govt. to carry out Civil or Electrical works can participate in the bid. Further, if the Bidder has been debarred/ restrained/blacklisted by any Central Govt. / State Govt. agency/Autonomous body of the Central or State Govt./ PSU etc. in the past from providing consultancy services then he will not be eligible to participate in the bidding process for selection of Consultant.

#### 5.1.4 Annual Turnover & Technical Manpower

The bidder's Gross average annual turnover in the last three years should not be less than Rs. 1000.00 Crores (Rs One Thousand Crores) ending up to 31.03.2023. Further the bidder should have minimum 300 regular engineers (with minimum Diploma/B.Tech/B.E. Qualification) in the discipline of Civil, Electrical and Mechanical Engineering on its regular rolls.

#### 5.1.5: Annual Profit of bidder:

The PMC/CPSU should be in profit and should not be in loss especially during the last three financial years.

### **5.2 Settlement of Disputes**

In the event of any dispute in the process, the settlement will be done by Dispute Resolution Committee (DRC) appointed by Hon'ble Vice-Chancellor, CU Punjab or through Civil Court at Bathinda jurisdiction only.



#### 5.3 Additional Information:

## **CU Punjab reserves the right to:**

- i. Postpone and/or extend the date of receipt of or to withdraw the bidding notice without assigning any reason thereof. In such an event, consulting firms shall not be entitled to any compensation in any form whatsoever.
- ii. Reject or accept bids; and
- iii. Cancel the bidding process and reject all or any of the proposal and will not be bound to accept any proposal or to give any reasons for the decision.
- iv. This document is non-transferable.
- v. In case, the last date for submission & opening of tenders is declared as a public holiday, the next official working day shall be deemed as last date of submission and opening of proposals without any change in time indicated. No separate notice to this effect shall be issued.
- vi. The ownership of the submitted document/material of all the CPSUs shall lie with CU Punjab.

#### **5.4 Pre-Bid Meeting**

A pre-bid meeting will be held to discuss any concerns or clarifications required by the CPSUs applying for providing PMC services. The minutes of the meeting will be circulated among all the participants in the PMC selection process within a week from the date of meeting.

#### 6. Site details

## **6.1 Introduction**

The campus of CU Punjab is located in Village Ghudda, Distt. Bathinda, Punjab. The total plot area is 500 Acre and there are no encumbrances on site.

#### **6.2 Features/Details of the Site**

The site for the CU Punjab campus site is encumbrance free and is covered with 9 KM boundary wall. The Main Gate of the University is located at Badal-Bathinda road.

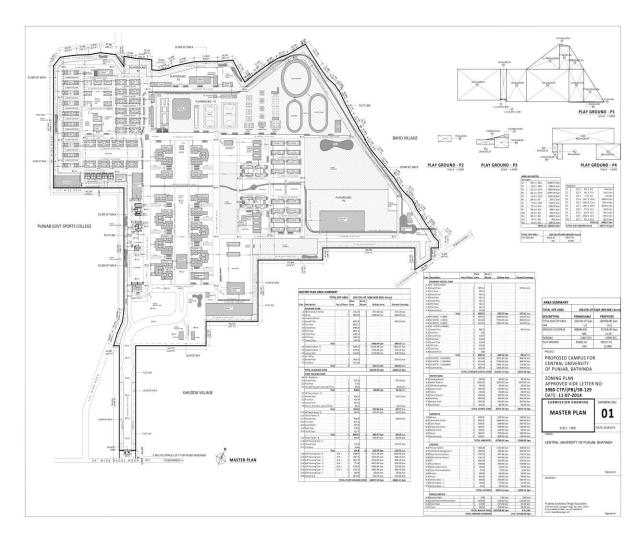
#### **6.3 Soil Investigation Report**

No Soil Investigation report shall be provided by the CU Punjab.



# 6.4 Master Plan and Actual photographs of the existing Infrastructure:

The master plan and **Actual photographs of the existing Infrastructure** are enclosed.





# ARYABHATA BLOCK (ACADEMIC BLOCK)





# **NETAJI SUBHASH CHANDRA BOSE GUEST HOUSE**



**SWAMI VIVEKANAND TRANSIT HOSTEL** 





# STAFF RESIDENCE (TYPE A)



# STAFF RESIDENCE (TYPE E)





# STAFF RESIDENCE (TYPE F)



ANNAPOOORNA HALL (STUDENT DINING BLOCK)





# RANI LAKSHMI BAI HOSTEL (GIRLS HOSTEL-I)



# MATA GUJRI HOSTEL (GIRLS HOSTEL-II)





# (BOYS HOSTEL-II)



# SHAHEED BHAGAT SINGH HOSTEL (BOYS HOSTEL-I)





# RAI BAHADUR SIR GANGA RAM WATER TREATMENT & SUPPLY CENTRE



