



SANT LONGOWAL INSTITUTE OF ENGINEERING & TECHNOLOGY
LONGOWAL -148106, DISTT. SANGRUR, PUNJAB, INDIA
(Established by Govt. of India)
(Deemed- to- be - University)
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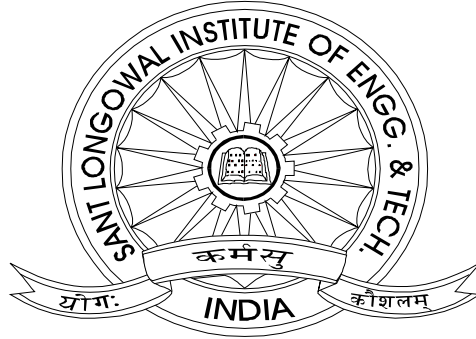
Expression of Interest to select Architect/Architectural Firm for the Preparation of Revised Master Plan of SLIET Campus and Design of Buildings, Addition / Alteration in existing Buildings and Augmentation of Allied Services.

Sant Longowal Institute of Engineering & Technology, Longowal invites Expression of Interest in the prescribed EOI document in three bid system from Architects / Architectural Firms, who have executed projects of similar type each of work Rs. 25 Crores or more during the last three years for the work of Architectural Planning & Designing of similar Campus. The Architect / Architectural Firms (Proprietor) must be registered with Architect Council of India.

The document can be download from the Institute's website and can be submitted with the tender document fee (Rs. 1,000/-) alongwith the Earnest Money Deposited (E.M.D) as per EOI document. The last date for submission of the tender document is 07.04.2011 upto 3.00 PM.

Director
SLIET Longowal

SANT LONGOWAL INSTITUTE OF ENGINEERING & TECHNOLOGY
LONGOWAL -148106, DISTT. SANGRUR, PUNJAB, INDIA
(Established by Govt. of India)
(Deemed To Be University)



Expression of Interest (EOI) Document

For

**Selection of Architectural Firm for preparation of Revised Master Plan of SLIET
Campus and Design of Buildings and
Allied Services**

EOI No.1

SLIET /1/Architect/2011

PACKET-II

TECHNICAL BID

EOI DOCUMENT

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Seal & Signature of Architectural Firm

SECTION – 1

NOTICE INVITING EOI

Seal & Signature of Architectural Firm

NOTICE INVITING EOI

EOI No.SLIET/1/Architect/2011

Dated

1.0 INVITATION OF EOI

Sant Longowal Institute of Engineering & Technology, Longowal, Punjab invites EOI in three packet system on prescribed forms from Indian Origin Architectural firms having requisite experience and financial capacity for execution of the following work:-

S. No.	Name of work	Earnest money (Rs.)	Retainer Ship Period
1	Preparation of Revised Master Plan of SLIET Campus and Design of Buildings, Addition / Alteration in existing buildings and Augmentation Allied Services.	50,000.00 (Rupees Fifty Thousand Only)	5 years

2. SCOPE OF WORK

Sant Longowal Institute of Engineering & Technology is having its Campus at a plot of land measuring approximately 451 Acres.

2.1 Existing Master Plan is attached with EOI document or can be seen at SLIET, or at the web site www.sliet.ac.in.

2.2 The scope of work for the Architectural Firm shall include, planning & development of Revised Master Layout Plan for entire Complex and checking its feasibility along with allied services as per details given by SLIET authorities or arising out from discussions with SLIET as base and design of Buildings and Allied Services. However, the detailed construction drawings, cost estimates and tender documents will be prepared by the Architectural Firm after approval of the final concept scheme including planning of layout, unit design, its elevations and other services etc. Works associated with the services like water supply, HVAC, sewerage, road, drainage, area development landscaping, horticulture, water bodies, internal & external electrical works, acoustics **interior design indulges form tile of** fire fighting, sewerage treatment plant, overhead water tank/s, water softening plants (if required), rain water harvesting, non conventional energy sources, video conferencing system, PA systems etc. has to be planned and designed for total requirement including expansions, and the work only to the extent necessary shall be taken up for construction. Any changes, if required, in the approved concept designs to be done without any additional fee.

2.3 The construction of the Buildings including all associated services should be developed in modular concept. The Architect shall take into account and keep all provisions for future expansion as proposed/requirement by SLIET. The plans should highlight how these facilities shall be developed to take care of future requirements.

2.4 The construction of the Buildings including all associated services should be developed in modular concept. The Architect shall take into account and keep all provisions for future expansion as proposed/requirement by SLIET. The plans should highlight how these facilities shall be developed to take care of future requirements.

2.5 The Architect firm in line with Local Bye-Laws/National Building Code shall plan the Buildings and Allied Services so as to take care of natural light and ventilation also. Exterior of the building shall be kept maintenance free as far as possible subject to the approval of SLIET.

2.6 The Architect is required to provide all necessary detailed design & drawings as may be required for successful completion of the project. Detailed cost estimate of the individual works, detailed specifications, detailed measurement sheets, rate analysis of Non scheduled items, detail design calculations (soft and hard copies), any other requirement not mentioned above and tender documents shall also be prepared by the Architect keeping in mind CPWD Manual & general conditions of contract within the reasonable time period as decided in consultation with Engineer-in-charge of SLIET.

2.7 The physical execution/construction shall be done by the agency (s) engaged separately by SLIET.

2.8 Attending meetings and follow up meetings with SLIET in connection with the above works at SLIET, Longowal, Punjab till the Revised Master Plan and concept drawings of buildings and allied services are approved by SLIET.

2.9 Monthly visits to construction site at his own cost at the time of execution of key activities. Detail schedule of visits to be finalised in Architect with Engineer-in-charge. The Architect is to deploy a team of officials (Experienced Architect and Engineer) at site of work for day to day interaction and decisions.

3.0 ELIGIBILITY CRITERIA FOR SHORTLISTED FIRMS:

3.1 Essential Qualifying Criteria

Top three architectural shall be shortlisted as per criteria given in annexure-A but the Architectural Firm shall score minimum 65 marks out of 80 marks for qualification in 'Technical Proposal' for the opening of financial bids.

3.2 Technical Proposal Requirement

The same shall be considered as per Annexure- A.

3.3 EOI Evaluation

System of evaluation of bids – QCBS (Quality and Cost Based Selection)

Weightage for technical quality of the proposal – 80 marks

Weightage for cost of financial proposal – 20 marks

3.4 Evaluation of Technical Proposal

The technical proposal will be evaluated and assigned scores as per Annexure A. Minimum 65 marks out of 80 marks are fixed for the technical evaluation of the shortlisted firms. The firms who do not meet the requirement of EOI or minimum qualifying score in technical proposal or are non responsive will be eliminated. Three top qualified firms having 65 marks or above out of 80 marks for qualifies in technical bid & will be intimated time, location and date of opening of financial package to enable intended firms or their authorized representative to attend and witness the opening of financial bid. Technical score evaluated by SLIET will be final and binding on the firms.

3.5 Evaluation of Financial Proposal

For financial evaluation, total cost of financial proposal will be considered. The lowest priced bid shall be given 20 points whereas the other bids shall be given points on pro-rata basis in inverse proportion.

3.6 Three shortlisted Architectural Firms will be ranked on the basis of combined total score of technical and financial bids after completion of the process including negotiations. The Architectural Firms whose score will be highest on account of combined technical & financial bids shall win the contract.

3.7 The selected firm will then plan the buildings/structures and allied services etc. which should be aesthetically sound, having pleasing effect, cost effective, natural lighting, and minimum land use and properly oriented. While planning, prevailing Local/State/District/Corporation/Municipal Bye-laws etc. should be strictly followed including Floor Area Ratio (FAR) and height stipulation etc. It is to bring to the notice of the Architect firm that every relaxation/modification issued by Local or Town planning Authority for permitting additional coverage etc. should be fully utilized while planning the scheme. The exterior finish shall be maintenance free and the same is to be kept in mind while evolving the design of the building. Use of local available construction materials is preferable in order to economize on the cost of the work. The buildings shall comply with **GRIHA – 3** requirements and concept of green buildings and self sustainable campus shall be incorporated in the Revised Master Plan and design of buildings as well as zero percent discharge of liquid and solid waste. The architectural firm is to obtain **GRIHA-3** rating from the appropriate authorities and the fee for this shall stand be quoted separately. The detail of buildings to be planned and allied works for Revised Master Plan and addition / alteration works in the campus is attached at annexure IV for reference.

The Architectural firm is required to develop the Revised Master Plan for the total site showing locations of the various buildings/structures, augmentation of services etc. The scope also covers making out preliminary drawings, detailed General Arrangements Drawings, architectural & interior utility area drawings, getting approvals thereof and preparation of detailed structural designs & drawings and cost estimates of each building and allied services as per the approved plans. The Architect is required to design the units with various alternatives in association with SLIET for the layouts decided by SLIET and get it approved from all Statutory Authorities if required.

Necessary statutory fee and charges will be paid by SLIET, however obtaining approval from all the authorities, if required will be firms' responsibility.

4.0 EOI document fee is Rs. 1000/- (Rupees One Thousand Only)-non refundable SLIET shall not be responsible for any postal delay in receiving the EOI document. The EOI document shall be downloaded from SLIET's website www.sliet.ac.in and the Architect firm shall deposit the cost of EOI documents along with the submission of EOI, failing which his EOI shall not be opened. The cost of EOI document shall be deposited in the form of demand draft/pay order in favour of Director SLIET payable at Longowal and enclosed in the envelope containing Earnest Money Deposit. Architect firms are advised not to make any corrections, additions or alterations in the EOI document. In case, any corrections, additions or alterations in the EOI document are made, such EOI shall not be considered.

5.0 The EOI document shall be submitted in three separate sealed packets viz. Packet-I containing Earnest Money and Document Fee, Packet II Technical Bid and Packet –III Financial Bid. Detailed credentials as per the requirement of eligibility criteria and all EOI papers except Financial Bid are to be submitted in “Technical Bid”. Quoted Fees are to be submitted in “Financial Bid”.

6.0 Completed EOI document in three packets viz. Packet –I, II and Packet-III Packet-I Earnest Money, Packet II (Technical Bid) and Packet-III (Financial Bid) along with the name of the work. These three closed envelopes shall further be sealed in a larger envelope super scribing the name of the work as stated above (along with date and time of opening of EOIs) and addressed to “Director, SLIET, Longowal, Punjab and should be deposited in the box at Estate Office, SLIET Longowal, Punjab before **15.00 hours of 07.04.2011**. Technical bid shall be opened at 15:30 hours on **07.04.2011** in the presence of the architect firms or their authorised representatives intending to attend the opening. EOIs duly closed in the prescribed manner above can also be sent through Registered Post/Speed Post/Courier so as to reach Estate Officer, SLIET, Longowal, Punjab), not later than the time and date of opening of EOIs. Any EOI received later than the time and date of opening of EOIs shall not be considered for opening and shall be summarily rejected. EOI shall be submitted as per “Instructions to consulting firms” forming a part of the EOI document. Check list for documents to be submitted with technical Bid shall be as per Annexure-A. Any EOI received without Earnest Money in the form as specified in EOI documents shall not be considered and shall be summarily rejected. SLIET reserves the right to cancel the EOIs before submission/ opening of EOIs, postpone the EOI submission/ opening date and to accept/reject /cancel/split any or all EOIs without assigning any reasons thereof. SLIET's assessment of suitability as per eligibility criteria shall be final and binding. Architectural Firms may note that they are liable to be disqualified at any time during the selection process in case any of the information furnished by them is found to be untrue. EMD of such Architect shall be forfeited. The decision of SLIET in this regard shall be final and binding. The validity of the offer shall be 90 days from the date of opening of the EOI. SLIET reserves the right to split the work among various Architects, decision of SLIET in this regard shall be final and binding.

**For & on behalf of
Sant Longowal Institute of
Engineering & Technology**

ANNEXURE – A

CRITERION FOR SHORTLISTING FIRMS FOR PRESENTATION OF THE COMPLETE SCHEME

Technical Evaluation

S. No.	Description	Maximum Marks(80% Weightage)
1	Technical Evaluation/Proposal	80
i	Details of similar work completed by the Architect during the last five years will only be considered for evaluation. Similar works mean Consultancy provided for Technical Institute, IT Parks / Technology Parks and Large Educational Institutes. The value of work shall not be less than 25 Crore in each year in the last five years	45
ii	Details of in-house Design/Proof checking facilities available	15
iii	Revised Master Planning / Master Planning of similar campus on an area of 75 acres and above	20
2	Previous experience of work having methodology similar to the one which has been proposed for the subject work	20
i	Turn over more than 50 Lacks in each year including 2010-11 in the last five years	15
iii	Prizes and Competition won for similar projects	05

- The Architectural Firm will be given maximum marks based on the cost of the completed work / works. The firm which have completed work of maximum cost will score highest marks and other firm will be given marks proportionately and similar pattern will be followed for other points mentioned above.
- Architectural Firm or Proprietor of the Firm must be registered with Architect council of India with documentary proof otherwise their EOI document will be rejected.

SECTION - 2

(FORM OF BID)

Seal & Signature of Architectural Firm

FORM OF BID

To
The Estate Officer,
SLIET,
Longowal,
Punjab.

Dear Sir,

I/We, _____ (Name and address of the Architect) have read the various terms and conditions of the EOI documents attached here with duly signed by me/us and agree to abide by the same. I/We also agree to keep this EOI open for acceptance for a period of 90 days from the date fixed for opening the same and on default thereof our Earnest Money is liable to be forfeited.

I/We hereby declare that we have visited the site of the work and have made ourselves fully conversant of the conditions therein and including the scope of work based on topography of area, soil strata at site of work, all local taxes, etc., availability of local labour (both skilled and unskilled), relevant labour rates and labour laws, etc. and all other relevant information about applicable laws ,guidelines, codes and standards etc that may be required by me / us for various purposes, climatic conditions, law and order situation and availability of working days.

I/We have quoted our rates for various items in the Bill of Quantities taking into account all the above factors and We offer to do the work “_____” (Name of the work) at the rates quoted in the attached Bill of Quantities and hereby bind ourselves to complete the work in all respects within time schedule depicted in EOI documents from the date of issue of letter of acceptance of EOI.

A sum of Rs. _____ (Rupees _____) (amount of Earnest money deposit) is herewith forwarded as Earnest Money. I/We understand that the full value of the Earnest Money shall stand forfeited without prejudice to any other rights and remedies available to SLIET in case our EOI is accepted and if:-

- i) I/We do not execute the Contract Agreement within time period specified in the EOI documents.
- ii) I/We do not commence the work as soon as is reasonably possible after the receipt of the Letter of Acceptance or elsewhere stated in the Contract documents.

I/We also understand that until a formal Contract Agreement is executed, Letter of Acceptance along with all EOI documents shall constitute a binding contract between me/us and SLIET, Punjab.

Thanking you,

Yours Faithfully,

Signature _____ in capacity of _____ duly authorized to sign bids for and on behalf of:

(In Block capital letters)

Date this _____ day of _____ 2010

SECTION – 3

(INSTRUCTIONS TO ARCHITECTURAL FIRM)

Seal & Signature of Architectural Firm

1.6 All the pages of the EOI documents submitted by Architectural firms shall be signed and stamped by the architect or his representative holding the Power of Attorney (Enclose original or Power of Attorney duly attested by Notary public).

2.0 Earnest Money

2.1 The Architectural Firm shall furnish the Earnest Money as specified, failing which the EOI shall be rejected. The Earnest Money may be in the form of Pay Order/Demand Draft of any Scheduled Bank in India in favour of Director, SLIET payable at Longowal.

2.2 No interest shall be paid on Earnest Money Deposit.

2.3 Forfeiture of Earnest Money:

The Earnest Money of the Architectural Firm shall be forfeited if he withdraws his EOI during the period of EOI validity period as per appendix or extended validity period as agreed to in writing by the Architectural Firm.

The Earnest Money of the successful Architectural Firm is liable to be forfeited if he fails to;

Sign the Contract Agreement in accordance with the terms of the EOI Document,

or

Furnish Performance Guarantee in accordance with the terms of the EOI Document,

or

Does not commence the work within the time period stipulated in the EOI Document.

In case of forfeiture of EMD, the Architectural firm shall be debarred from bidding in case of re-invitation of the EOIs.

2.4 Return of Earnest Money:

The Earnest Money of the unsuccessful Architectural Firms shall be returned as promptly as possible.

The Earnest Money Deposit of the successful Architectural Firms shall be dealt as under: -

The Earnest Money after acceptance of the EOI shall be converted in Retention Money. No further Retention money shall be recovered from the running bills. EMD converted into Retention money shall be retained till 12 months beyond the completion date of this work.

3 Withdrawal of EOI

No EOI shall be withdrawn by the Architectural firm after submission and during validity period.

4 Evaluation and comparison of EOIs

The SLIET reserves the right to negotiate the offer submitted by the Architectural Firm to bring down the rates to a reasonable level. The Firms must note that during negotiations, rates can only be reduced and not increased by the Architectural Firms. If, Any new condition or increases rates their negotiated offer is liable to be rejected and the original offer shall remain valid and binding on them.

5 Award of Contract

Letter of Acceptance after it is signed by the Firms in token of his acceptance shall constitute a legal and binding contract between Estate Officer and the Firm till such time the contract agreement is signed.

SECTION – 4

(CONDITIONS OF CONTRACT)

Seal & Signature of Architectural Firm

CONDITIONS OF CONTRACT

1.0 Scope of Work:

1.1 The entire scope of work under this EOI is planned in three stages. The sequence of the stages so enumerated shall not prevent the Architect from taking appropriate action necessary to adhere to the time schedule for completion of activities in each stage. The Architect firm is required to provide services in respect of taking Client's instructions & preparation of design of site evaluation, analysis impact of existing and proposed development on its immediate environ, design & site development, structural design, senticiency, plumbing, drainage, water supply & sewerage design, electrical, electronics communication system & design, Heating Ventilation and Air Conditioning Design (HVAC) and other mechanical system, elevators, escalators, fire detection, fire protection & security systems etc, landscape, interior, Architectural conservation, Retro fittings of building, graphic design & signage, periodic inspection & evaluation of completion works etc.

1.2 STAGE – I Preparation of Revised Master Plan, Concept Plan and Preliminary Drawings

1.2.1 The Architect shall prepare a revised master plan preliminary plan showing the location of building, which shall be further developed on discussion with SLIET. Concept Project Report shall envisage the conceptual requirements of the Project in totality. Architect shall prepare Concept Project Report (CPR) comprising of conceptual plan/design basis, taking care of amalgamating with existing facility, if required.

1.2.2 The Architect will check the feasibility of the Revised Master Plan. No extra payment at later stage on this account shall be payable. SLIET will carry out the soil investigations as per requirement as and when needs arises for the same. Detailed soil investigation report will be given to the Architect with photographs in triplicate of the site. Architect is required to submit a power point presentation along with 3-D rendered drawing of the proposed buildings and allied services; the same shall be converted to hard copy and soft copy after finalization of the plan.

1.2.3 Preparation of Revised Master Plan for various facilities as per discussion with the officials of SLIET in connection with the said work indicating the locations of various structures, other items like drains, access road, rain water harvesting, any other facility etc. space management to be shown on the layout plan.

1.2.4 Line plan(s)/elevation and working details of plinth area(s) of structure and roads/pathways to be constructed. Cost analysis for structure to be submitted. Cost shall be comparable to recent construction being done in the area.

1.2.5 Details regarding the augmentation required for power/water supply, sewage/drainage system and disposal arrangement, water harvesting scheme etc. Details of services/ Infrastructure to be shown on lay out plans as under:

- Planning of electric supply including source and distribution.
- Planning of water supply including source and distribution.
- Planning of sewage disposal / storm water
- Planning of pipe/cable crossings, security walls, fencing walls etc.

- 1.2.6 Planning of Water softening plant/scheme, etc.
- 1.2.7 Planning of Energy saving devices, HVAC, fire fighting, sub-station, lifts etc.
- 1.2.8 Planning of rain water harvesting/water conservation/recycling of water etc.
- 1.2.9 Plinth area rates including cost analysis wherever applicable.
- 1.2.10 Academic Buildings shall be considered for air conditioning purpose. The area considered is a rough estimate and shall be worked out during discussions between SLIET and selected Architect.
- 1.2.11 Landscaping, horticulture and water bodies etc.

1.3 STAGE – II Design, Architectural and Structural Design

- 1.3.1 The DPR will comprise of all the elements covered under approved CPR, and would be detailed to the micro level. Any additions required in the approved CPR, would also be taken care of in the DPR.
- 1.3.2 Preparation of detailed design, detailed drawings for approval of SLIET and working drawings for execution. All the design, details for buildings- architectural and structural designing, services both internal and external including scheme for finishes etc., shall be provided with detailed calculations in the required mode, in both hard and soft copies.
- 1.3.3 A comprehensive Bill of Quantities including measurements containing the description of item, reference to schedule of rate, unit, quantity, rate as per the latest DSR with rate analysis for new items, if any for detailed execution shall be formulated for implementation. Tender document in one set (one hard copy duly signed and one soft copy in reproducible form) shall be prepared and submitted in consultation with SLIET.
- 1.3.4 One tracing of each drawing with six white copies/blue prints of each drawing and Bill of Quantities, detailed specifications & relevant documents with two reproducible soft copies shall be supplied by the Architect.
- 1.3.5 The Architect shall submit three hard copies of the Final design calculations and two soft copies in the CD-R.
- 1.3.6 The number of copies and the style/modus in which the drawings & documents shall be provided are detailed herein in the document for compliance.
- 1.3.7 The Architect will provide the Revised Master Plan in 1: 1000 scale, Model of Master Plan in 1:500, Concept Drawings in 1: 100/200 and working drawings/completion in 1:50 or any suitable size decided by Engineer in Charge.

NOTE:

It is to mention here that at the DPR stage all designs for buildings, services i.e. roads, water supply, electric supply, sewerage, drainage , landscaping and other services are to be finalized with minute details and drawing for the same issued as fit for construction. The detailed estimate/BOQ should be based on these detailed drawings leaving no scope for variation in the quantities. The detailed estimates/analysis of rate shall be based on the latest Schedule of CPWD rates including prevailing cost index of the area/market rates. All the supporting quotations are to be submitted with analysis as per code of practices.

1.4 STAGE – III Construction till Completion and Handing Over.

- 1.4.1 The Architect shall provide inputs for changes if any ordered during the sequence of construction and other related details to SLIET without any additional fee. Construction schedule (PERT/CPM) of all the phase I works indicating start and completion of the campus as well as for individual works shall also be provided and its revision if required. Timely release of all construction drawings as per construction sequence including those not specifically mentioned but required for the completion of the Buildings and allied services, shall be ensured by the Architect. All coordination, insertion, approval for data, drawing submitted by vendors of Fire Fighting, cables, telecommunication, air conditioning etc., shall also be accomplished by the Architect.
- 1.4.2 The Architect shall make periodic visits, at least once in each month at his cost during the construction or as per mutually agreed schedule of visits.
- 1.4.3 These periodic visits exclude the visits required during preparation & approval stages of CPR/DPR and preparation of completion report/drawings. Nothing extra shall be paid for any visits and SLIET will intimate the schedule of visits from time to time. For co-ordination/clarification/meetings at work sites, SLIET office, nothing extra shall be paid.
- 1.4.4 The Architect shall on behalf of SLIET interact and obtain necessary clearances, if required from all Statutory bodies like, Local Bodies, Electricity Dept (SEB), Public Health, Water Supply, Fire Authorities, Lift, Civil Aviation, P & T or any other prevailing Statutory Authority for obtaining necessary clearances, for undertaking construction, completion and occupancy. However, necessary letters will be issued by SLIET to the concerned authorities on request from the Architect. All the statutory fees and charges will be paid by SLIET on documentary evidence. However, obtaining approval shall be Architects' responsibility, if required.
- 1.4.5 SLIET will arrange environment clearance at their own or hiring an expert in the field but Architect is to provide all the relevant documents required to attach with the application and which are in his scope.

2.0 General

- 2.1 The Architect shall be responsible for the collection of required data, norms for the work from all concerned sources as may be needed for satisfactory accomplishment of the project. Architect is required to decide the orientation, structural adequacy with respect to the soil condition at the site of work and make necessary modification in the existing design & drawings. Architect shall take this into account while quoting their rates
- 2.2 In case SLIET desires to carry out certain studies/modifications for improving the system, economy and optimization etc., these shall be deemed to be included within the scope of Architect without any additional fee.
- 2.3 The Architect shall take into account and keep all provisions for future expansion as proposed by SLIET.
- 2.4 The Architect shall be fully responsible for adequacy, accuracy, quality and safety of entire professional services performed and endorses necessary certification on drawings and documents that all the codal requirements have been met with.

- 2.5 All the stages of the consultancy work shall be completed by the Architect including its approval by the Clients according to the time schedule mutually agreed upon. Consultancy work till completion shall be accomplished as per schedule treating time as essence of the contract.
- 2.6 The Architect will advise SLIET on any change needed in the time schedule for works as prepared by the executing agency for the completion of the work, so as to achieve the target set for completion.
- 2.7 The Architect shall assume full responsibility for the design/drawing and technical specification/BOQ as covered in their scope of work. SLIET shall reserve the right to have access to the calculations and designs pertaining to civil/structural, electromechanical system etc. Electrical/Mechanical/Telecommunication Engineers etc. of the Architect shall render all possible assistance/access to the SLIE Tin this regard and endorse necessary certificates specifying the relevant code that these have been met with.
- 2.8 The Architect shall advise SLIET regarding the work under execution during visits to the site and submit periodic reports.
- 2.9 The Architect shall not make any deviation, alteration or omission from the approved drawings, involving financial implications without prior consent of SLIET
- 2.10 The Architect shall exercise all reasonable expertise, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection in regard to such works as may be necessary to ensure that works are being executed in accordance with drawings/designs/documentation.
- 2.11 The Architect shall make necessary revisions as may be required by SLIET and/or required due to site conditions, in the drawings and other documents submitted by him at the draft stage. Any subsequent revisions in the drawings and documents etc. once approved but required to be made by SLIET shall be undertaken by the Architect without any additional fees/claims.
- 2.12 SLIET shall have the right to postpone or abandon execution of any work and the Architect shall not be entitled to any compensation against it except the fees which are payable to the Architect up to the stage of services already accomplished and certified by SLIET.
- 2.13 SLIET has the right to get the design approved/checked by reputed independent agencies on its own cost. In that case, it will be the responsibility of the Architect to depute their executive and furnish necessary clarifications/calculation/assistance for the approval of the drawings/design calculations and no extra payment shall be payable on this account.
- 2.14 Any modification as required by SLIET in the base model and concept design shall be carried out by Architect and no extra payment shall be admissible on this account. Engineer in charge of SLIET shall have powers to make any alterations, omission, addition to or substitution from the original work and no claims whatsoever on account of above shall be entertained, except the payment for the work done duly accepted and certified by SLIET
- 2.15 The selected Architect will submit a presentable detailed 3-D model in suitable standard scale for the Buildings and allied services in accordance with the approved scheme. The cost of this is deemed to be inclusive in the fee quoted by the Architect.

- 2.16 Obtaining approval of the plans from the concerned Local Authorities. SLIET shall pay statutory fees on production of the document from relevant authorities; however obtaining approval from the authority remains the responsibility of the Architect, if required
- 2.17 Soil investigations will be carried out by SLIET
- 2.18 To provide revise drawings as and when required.
- 2.19 Liaison with concerned statutory authorities & getting approval, if required for
 - Power Supply
 - Water Supply
 - Sewerage disposal
 - Fire fighting, lifts
 - Rain Water Harvesting etc.
 - Aviation clearance
 - Any other item not covered above
- 2.20 The Architect should be well conversant with CPWD Specifications/Tender procedures. The Architect shall obtain all statutory approval, sanctions etc., as and when required/directed by SLIET without causing any delay to the smooth progress of the work. Drawings prepared by the Architect shall show all necessary details so that nothing is left to the discretion of the working contractor.
- 2.21 The Architect shall submit the list and CVs of their staff to be posted for the work. The staff so proposed shall continue till the completion of work. Changes/Replacement due to Resignation/Retirement on superannuation etc should be intimated to SLIET well in time. Competent and experienced persons should be assigned for the proposed job after obtaining approval in writing from SLIET.
- 2.22 The Architect shall prepare/submit all the relevant drawings at each stage of work in respect of Civil, Sanitary & Plumbing, HVAC, landscaping, etc. as per requirement.
- 2.23 Architect shall attend at work site/SLIET all meetings as shall be notified by SLIET and incorporate the amendments thereof. Price is inclusive of the above and nothing extra will be payable.
- 2.24 Architect shall ensure while designing the Revised Campus Plan to protect the existing trees as far as possible.

3.0 Stages of Work Activities Defined:

3.1

- a. Preparation and Finalization of the Scheme in consultation with SLIET Engineer-in-Charge.

- b. To obtain complete brief regarding the details of requirement and site conditions through discussion with SLIET Engineer-in-Charge including site survey etc., Planning, designing and preparation of the layout plan for Architectural works pertaining to construction of proposed buildings and allied services on the basis of data supplied by SLIET Engineer-in-Charge including necessary revision(s) till the layout/scheme is finally approved by the Client and/or Local Statutory Authorities.
- c. Preparation of preliminary estimate based on the conceptual drawings incorporating all aspects of construction on the basis of plinth area rates available with CPWD updated by appropriate cost index for the said area.
- d. Preparation of drawings for obtaining the Local Authorities approval, if required.
- e. SLIET can appoint an expert to check the structural design of buildings and allied services of the Architect and any variations due to this has to be incorporated by Architect without any additional cost. The decision of the Engineer in charge shall be final and binding on the Architect.

3.2

- a. Planning designing and preparation of structural working drawing for all works.
- b. Planning designing and preparation of structural working drawing for all works for unhindered execution of project after its award to the Contractors for executing the works.
- c. Planning designing and preparation of structural working drawings for all works including planning of the protection services wherever required.
- d. Planning, designing and detailing of schemes, pertaining to external services like sewerage, roads, water supply, landscaping, storm water drainage and external electrification work standby power supply, fire protection, cable-TV, communication and security system including sub-station, Audio system, Acoustics, Networking etc.
- e. Planning designing & detailing of scheme for rainwater harvesting for the entire complex or any other scheme required under GRIHA 3 rating.
- f. Issuing six sets of good for construction working/detailed drawings for all works and services and one set of drawings on tracing paper along with the design calculations for these works.
- g. Any other document/drawing required for execution and completion of work.
- h. Preparation of complete tender document and supply of draft tender document both in hard and soft reproducible copy.

3.3

- a. The Architect shall submit a detailed technical report for the scrutiny by SLIET along with preparation of concept schemes of all the services to be submitted in stages at least 4 weeks in advance of concerned activity. In this report, basis for adoption of various norms, calculation sheets etc., shall be enclosed. At no stage, the execution of the work should be held up for want of drawings from the Architect.
- b. Preparation of any other details/drawings as may be required during execution of the project.
- c. Visits to site of work as and when required to confirm/clarify decision for interpretation of drawings and specifications and attend meetings as and when required.

- 3.4 Preparation of completion drawings for all the works completed (as built) as above and submission of 03 copies of such drawings and one transparency. One soft copy of all the drawings should also be submitted on CDR for office records.
- 3.5 All drawings shall be prepared on updated version of Auto-CAD and structural designing be done on computer along with hand calculations. A soft copy of the same shall be provided to SLIET.
- 3.6 Obtaining all the statutory clearance or otherwise required for execution of the proposed works or for occupation after completion of work shall be the duty of the Architect, if require.

4.0 Variation in Quoted Price:

- 4.1 The payment shall be made to the Architect initially based on the estimated cost of the phase I works on percentage rate basis and the services rendered for the development of Revised Master Plan of the campus is construed to be included in these payments. This will be adjusted (+ or-) based on awarded value of work. The final payment will be again adjusted based on completed value of building (without any escalation) or the estimated cost whichever less is.
- 4.2 The Architect shall be paid only the amount adjusted as per Clause-4.1 above.

5.0 Payment Terms

- 5.1 Stage of interim payment is mentioned in Para 5.2 below. Interim payment for the stages mentioned in Para 5.2 of the total quoted percentage of phase I and shall be made based on payment as per Para 4.0 above.

5.2 Stages for Interim Payment:

Sr. No.	Description of Activity	Fees Payable
a	On submission of Revised Master Plan and its approval and submission of Concept Plan and Preliminary Drawings of buildings and allied services of phase I including approval from statutory bodies, if required	10%
b	On approval of Concept Plan by SLIET, Preliminary Drawings, preliminary estimates of buildings and allied services of phase I by SLIET.	10%
c	On submission of Preliminary Design and Architectural Drawings, services drawings internal and external etc all component of the scheme and broad layout of furniture etc. work wise	5%
d	On approval of Preliminary Design and Architectural Drawings, services drawings internal and external etc. all component of the scheme and broad layout of furniture etc. work wise	05%
e	On submission of Working drawings including co-ordinate drawings of all services, riser diagrams, line diagrams, plan , elevations, sections etc. tender documents, detailed structural design, bill of quantities, tender documents for the buildings services etc. work wise	10%
f	On approval of Working drawings including co-ordinate drawings of all services, riser diagrams, line diagrams, plan , elevations, sections etc. tender documents, detailed structural design, bill of quantities, tender documents for the buildings services etc. work wise.	20%
g	Visits During construction to solve related problems to the design & drawings during the period of execution. I. On achieving the 25% physical progress of construction work. II. On achieving the 50% physical progress of construction work. III. On achieving the 75% physical progress of construction work. IV. On achieving the 100% physical progress of construction work.	05% 05% 05% 05%
h	On submission of completion drawings of buildings and allied services work wise.	10%
i	On submission of Occupancy/completion certificate with all statutory approvals along with as built in drawings as per CPWD procedure work wise.	10%

5.3 Statutory taxes (TDS) shall be deducted from the payment made by SLIET.

5.4 Service Tax shall be reimbursed on submission of proof.

5.5 Payment of work done shall be made against the submission of bill duly certified by SLIET Engineer as per the schedule of payment.

6.0 Time Period/Time Schedule:

Time schedule of Revised Master Plan & each work shall be mutually worked out and finalised.

7.0 CODES AND STANDARDS:

7.1 All designs, drawings, layouts shall be carried out as per the followings:

- a) Relevant BIS Codes and National Building Code.
- b) Latest CPWD Schedule of rates/specifications as well as general conditions of contract.
- c) Guidelines as suggested by SLIET, according to functional requirements.
- d) Recommendation of State Public Board for sewage and other waste disposal system as required.
- e) Local bye laws
- f) Any other relevant code, specifications/ functional requirement.

7.2 The Architect shall be conversant with latest Department of Public Engineers (DPE) norms and shall also be conversant with the latest National Building Code, GRIHA 3 ratings etc.

8.0 OTHER TERMS & CONDITIONS:

8.1 The design of the buildings, services and electrical installations will conform to latest Indian Standard Codes and National Building Code and Specifications and to achieve energy efficiency as per latest norms of energy audit and also plan the building as per access audit as well as considering GRIHA 3 rating system.

8.2 The Architect will supply the following documents.

- a. One tracing of each drawing with 6 white copies/blue prints of each drawing
- b. Bill of quantities and relevant specifications along with two reproducible soft copies.
- c. 3 copies of the final design calculations with two soft copies (reproducible) in the required mode.
- d. 3 copies of each of bar bending schedules of RCC structures during construction at appropriate stage.
- e. 3 copies of each of completion drawings of all the works with original tracings and reproducible soft copy.
- f. 1 set of Cost estimates both in hard and reproducible soft copy for each work.
- g. 1 set of tender document as per requirement of SLIET both in hard and reproducible soft copy.
- h. The Architect will provide the Revised Master Plan in 1: 1000scale, Model of Revised Master Plan in 1:500, Concept Drawings in 1: 100/200 and working drawings/completion in 1:50 or any suitable size decided by Engineer in Charge.

- 8.3 Responsibility in the correctness and accuracy of all the planning and designing shall be of the Architect. However, before finalization of architectural & structural drawings and designs, its technical aspects be discussed by the Architect with all appropriate levels of the SLIET to avoid any changes for whatsoever reasons at a later date from time to time.
- 8.4 The Architect will get the methodology of design approved in principle from SLIET before proceeding with detailed engineering calculations.
- 8.5 The Architect will carry out all modifications/alterations as and when necessary to get the works i.e. preparation of drawings and design, specifications and estimates approved from SLIET Engineer-in-Charge Local/Statutory bodies at no extra cost.
- 8.6 All documents drawings shall be the sole property of SLIET
- 8.7 SLIET shall have the liberty to postpone or not to execute any work and the Architect shall not be entitled to any compensation for non- execution of the work except the fees which are payable to the Architect up to the stage of services then in progress.
- 8.8 SLIET reserves the right to subsequently change the worksite/station/location for the consultancy work and nothing extra shall be payable to the Architect in lieu of the same. The Architect shall submit an undertaking to this effect.

9.0 PERFORMANCE SECURITY

9.1 Submission of the Performance Security:

- a. Within 15 days of issue of the Letter of Award from SLIET, the successful Architect shall furnish to SLIET a Performance Security in the form of unconditional and irrevocable bank guarantee on the Performa annexed as Annexure-I from any Scheduled Bank in India for an amount of 5% (Five percent) of the accepted amount of the fees. The Bank Guarantee shall be valid beyond 2 years from the date of start of work and the same shall be renewed two month before the completion of the 2 years.
- b. No payment under the contract shall be made to the Architect before receipt of performance security.
- c. Failure of the successful Architect to furnish the required performance security shall be a ground for the annulment of the award of the Contract and forfeiture of the Earnest Money Deposit.

9.2 Forfeiture of Performance Security:

The whole of the Performance Security shall be liable to be forfeited by SLIET at the discretion of the SLIET in the event of any breach of contract on the part of the Architect or if the Architect fails to perform or observe any of the conditions of the contract.

9.3 Release of Performance Security:

On due and faithful/satisfactory completion of the entire work (Proof checking of scheme/s and Supervision) the Performance Security shall be returned to the Architect.

10.0 CONTRACT AGREEMENT:

The Architect shall enter into and execute the Contract agreement in the form of agreement (Annexure-II) within 15 days from the date of issue of Letter of Acceptance. The stamp papers of the requisite value as per the prevailing laws shall be provided by the Architect at his own cost. Original agreement shall be retained by the SLIET/Engineer in charge and a certified copy shall be made available to the Architect.

11.0 RATES TO BE ALL INCLUSIVE:

- 11.1 The rates quoted by the Architect shall be final and remained fix till completion of the work. Any description / elaboration of item of work not included in the scope of work or in describing the BOQ item shall not be a ground for any extra payment. The Architect should note this aspect and quote their rate accordingly. Payment shall strictly be made as per the terms and beyond that nothing extra shall be paid except Service tax.

The rates quoted shall also be inclusive of all types of direct and indirect taxes imposed by Central/State Govt. and local bodies.

However, any statutory variation in and/or fresh imposition of such levies/taxes relevant to this contract shall be paid on actual basis by SLIET after submission of documentary proofs by the Architect and verification of the same by SLIET/ Engineer in charge.

- 11.2 Price Variation Clause:

No price variation will be admissible

- 11.3 Payment:

Payment shall be made as per the Para 5.0 of conditions of contract. Architect should note that no extra payment shall be made beyond the BOQ items. Any work not mentioned in the BOQ item or elsewhere in the EOI document shall be considered as part of the BOQ items. Architect should quote their rate accordingly considering that nothing extra shall be paid beyond the BOQ items. Quoted rates shall remain firm till completion of the work. The payment shall generally be made within 15 days from the submission of the bill by the Architect. However, no payment shall be made to the Architect till such time Service tax registration certificate is submitted.

12.0 LIQUIDATED DAMAGES:

The time allowed for the works or part of the works as specified in the contract, shall be essence of the contract on the part of the Architect. For non adherence to target dates as specified above, a penalty of Rs. 1 (One) percentage per week shall be imposed and will be deducted from the next payment due. Penalty shall be deducted for the delay attributable to the Architect and shall be restricted to 10% of the total fees (adjusted as per contract conditions).

The decision of the Engineer in charge regarding imposition of the penalty, if any, shall be final and binding on the Architect.

13.0 DETERMINATION OF CONTRACT DUE TO ARCHITECT'S DEFAULT

13.1 Conditions leading to termination of contract

- I. If the Architect
 - a. Becomes bankrupt or insolvent, or,
 - b. Makes arrangements with or assignment in favour of his creditor, or agrees to carry out the contract under a committee of inspection of his creditors or
 - c. Being a company or corporation goes into liquidation by a resolution passed by the Board of Directors/ General Body of the share-holders or as a result of court order (other than voluntary liquidation for the purpose of amalgamation or reconstruction) ; or
 - d. Has execution levied on his goods or property or the works, or
 - e. Assigns or sublets the contract or any part thereof otherwise than as provided for under conditions of this contract, or
 - f. Abandons the contract, or
 - g. Persistently disregards instructions of the Engineer or contravenes any provisions of the contract, or
 - h. Fails to adhere to the agreed programme of work or fails to complete the works or parts of the works within the stipulated or extended period of completion, or is unlikely to complete the whole work or part thereof within time because of poor record of progress; or
 - i. Fails to take steps to employ competent and/ or additional staff and labour, or
 - j. Promises, offers or gives any bribe, commission, gift or advantage, either himself or through his partners, agents or servants to any officer or employee of the Engineer or the SLIET, or to any person on their behalf, in relation to obtaining or execution of this or any other contract with the SLIET, or
 - k. Suppresses or gives wrong information while submitting the EOI. In any such case the Engineer on behalf of the SLIET may serve the Architect with a notice in writing to that effect and if the Architect does not, within 7 days after delivery to him of such notice, proceed to make good his default in so far as the same is capable of being made good, and carry on the work or comply with such instructions as aforesaid to the entire satisfaction of the Engineer, SLIET shall be entitled after giving 48 hours notice in writing to terminate the contract, as a whole or in part or parts (as may be specified in such notice).
- II. In such a case of termination, SLIET/Engineer in charge may adopt the following course

Carry out the whole or part of the work from which the Architect has been removed by engaging another Architect or deployment of technical staff at site.

13.2 Entitlement of SLIET/Engineer in charge:

In cases described in sub-clause 13.1 (ii) above, SLIET/Engineer in charge shall be entitled to:

- a. Forfeit the whole or such portion of the Performance Security amount, as he may deem fit.

- b. Recover from the Architect the cost of carrying out the balance work in excess of the sum, which he would have been paid, according to the certificate of the Engineer, if the works had been carried out and completed by the Architect under the terms of the contract. Such certificate shall be final and binding upon the Architect. The amount to be recovered may be deducted by SLIET/ Engineer in charge from any other moneys due and payable to the Architect alone or jointly under this or any other contract.

14.0 DETERMINATION OF CONTRACT ON SLIET/ ENGINEER IN CHARGE'S ACCOUNT:

SLIET/Engineer in charge shall be entitled to determinate the contract, at any time, should, in SLIET/Engineer in charge's opinion, the cessation of works becomes necessary, owing to paucity of funds or due to court orders or from any other cause whatsoever. Notice in writing from the SLIET/ Engineer in charge of such termination and reasons therefore, shall be conclusive evidence thereof.

In case of determination of contract on SLIET/ Engineer in charge account as described above, the claims of the Architect towards expenditure incurred by him in the expectation of completing the whole works, shall be admitted and considered for payment as deemed reasonable and are supported by the documents/vouchers etc. to the satisfaction of SLIET/ Engineer in charge. The decision of SLIET/ Engineer in charge on the necessity and propriety of such expenditure shall be final and conclusive.

However, the Architect shall have no claim to any payment of compensation or otherwise, on account of any profit or advantage which he might have derived from the execution of the work in full but which he could not in consequence of determination of contract under this clause.

15.0 FORCE MAJEURE

15.1 If, at any time during the currency of the contract, the performance of any obligation (in whole or in part) by the SLIET or the Architect shall be prevented or delayed by reason of any war, hostilities, invasion, acts of public or foreign enemies, rebellion, revolution, insurrection, civil commotion, sabotage, large scale arson, floods, earthquake or any other act of God, large scale epidemics, nuclear accidents, any other catastrophic unforeseeable circumstances, quarantine restrictions, any statutory, rules, regulations, orders or requisitions issued by a Government department or competent authority(hereinafter referred to as "event") then, provided notice of the happening of such an event is given by either party to the other within 21 days of the occurrence thereof.

- i. Neither party by reason of such event is entitled to terminate the contract or have claim for damages against the other in respect of such non-performance or delay in performance.
- ii. The obligations under the contract shall be resumed as soon as practicable after the event has come to an end or ceased to exist.

- iii. If the performance in whole or part of any obligation under the contract is prevented or delayed by reason of the event beyond a period of 90 days, the contract may be fore-closed with mutual consent by giving a notice of 30 days without any repercussions on either side.
 - iv. In case of doubt or dispute, whether a particular occurrence should be considered an “event” as defined under this clause, the decision of the Engineer shall be final and binding.
 - v. Works that have already been measured shall be paid for by the Engineer even if the same is subsequently destroyed or damaged as a result of the event. The cost of any work that has been measured shall be borne by the SLIET / Engineer.
 - vi. If the contract is fore-closed under this clause, the Architect shall be paid fully for the work done under the contract, but not for non acceptable work
- 15.2 If no notice is issued by either party regarding the event within 21 days of occurrence, the said event shall be deemed not to have occurred and the contract will continue to have effect as such.

16.0 SETTLEMENT OF DISPUTE

All disputes or differences of any kind whatsoever that may arise between the SLIET/ Engineer and the Architect in connection with or arising out of the contract or subject matter thereof or the execution of works, whether during the progress of works or after their completion, whether before or after determination of contract shall be settled as under:-

16.1 Mutual Settlement

All such disputes or differences shall in the first place be referred by the Architect to the SLIET in writing for resolving the same through mutual discussions, negotiations, deliberation etc. associating representatives from both the sides and concerted efforts shall be made for reaching amicable settlement of disputes or differences.

16.2 Conciliation/Arbitration

16.2.1 It is a term of this contract that Conciliation/Arbitration of disputes shall not be commenced unless an attempt has first been made by the parties to settle such disputes through mutual settlement.

16.2.2 If the Architect is not satisfied with the settlement by Executive Engineer on any matter in question, disputes or differences, the Architect may refer the matter to Superintendent Engineer SLIET in writing to settle such disputes and if no consensus is reached out to that level then the matter is referred to the Director SLIET in writing for appointment of Arbitrator provided that the demand for Arbitration shall specify the matters, which are in question or subject of the disputes or differences as also the amount of claim, item wise. Only such dispute(s) or difference(s) in respect of which the demand has been made, together with counter claims of the SLIET shall be referred to Arbitrator as the case may be and other matters shall not be included in the reference.

16.2.3 Director SLIET shall appoint an Arbitrator and give at least three names to the Architect. The Architect shall suggest minimum two names out of this panel for appointment of Sole Conciliator/ Sole Arbitrator. Director SLIET will appoint Sole Conciliator/Sole Arbitrator out of the names agreed by the Architect.

16.2.4 The appointment of Sole Arbitrator shall be done by the Director SLIET as per the procedure described above. No disputes or differences shall be referred to Arbitration after expiry of 60 days from the date of notification of failure of Conciliation.

16.2.5 The Arbitration proceedings shall be governed by the provisions of the Indian Arbitration and Conciliation Act 1996 or any statutory modification or re-enactment thereof and the rules made there under and for the time being in force shall apply to the conciliation and arbitration proceedings under this clause.

6.2.6 The language of proceedings, documents or communications shall be in English and the award shall be made in English in writing.

16.2.7 The arbitration proceedings shall be held at a place decided by Arbitrator.

16.2.8 The fees and other charges of the Conciliator/Arbitrator shall be as per the scales fixed by the SLIET from time to time and shall be shared equally between the SLIET and the Architect.

16.3 Settlement through Court

It is a term of this contract that the Architect shall not approach any Court of Law for settlement of such disputes or differences unless an attempt has first been made by the parties to settle such disputes or differences through clauses 16.1 and 16.2.

16.4 No suspension of work

The Obligations of the SLIET, the Engineer and the Architect shall not be altered by reasons of conciliation/arbitration being conducted during the progress of works. Neither party shall be entitled to suspend the work on account of conciliation /arbitration nor shall payments to the Architect continue to be made in terms of the contract.

16.5 Award to be binding on all parties

The award of the Sole Arbitrator, unless challenged in court of law, shall be binding on all parties.

16.6 Jurisdiction of Courts

Jurisdiction of courts for dispute resolution shall be Longowal only.

17.0 ORDER OF PRIORITY OF CONTRACT DOCUMENTS:

Where there is any conflict between the various documents in the contract, the following order of priority shall be followed i.e. a document appearing earlier shall override the document appearing subsequently:

- i. Agreement
- ii. Letter of Acceptance of EOI
- iii. Notice Inviting EOI
- iv. Instructions to the Architects
- v. Form of Bid
- vi. Conditions of the Contract
- vii. Bill of Quantities

SECTION – 6 (ANNEXURES)

PERFORMANCE BANK GURANTEE (UNCONDITIONAL)

ANNEXURE-I

To

SLIET

Name & Address of Project.

[Acting through _____ (Project In charge) & Address of the Project]
WHEREAS _____ [name and address of Architect] (hereinafter called “the Architect”) has undertaken, in pursuance of Contract No. _____ dated _____ to execute _____ [name of Contract and brief description of Works] (hereinafter called “the Contract.”);

AND WHEREAS it has been stipulated by you in the said Contract that the Architect shall furnish you with a Bank Guarantee by a scheduled bank for the sum specified therein as security for compliance with his obligations in accordance with the Contract;

AND WHEREAS we have agreed to give the Architect such a Bank Guarantee;

NOW THEREFORE we hereby affirm that we are the Guarantor and responsible to you, on behalf of the Architect, up to a total of _____ [amount of Guarantee], _____ [amount in words], such sum being payable in the types and proportions of currencies in which the Contract Price is payable, and we undertake to pay you, upon your first written demand and without cavil or argument, any sum or sums within the limits of _____ [amount of Guarantee] as aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the Architect before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract documents which may be made between you and the Architect shall in any way release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification

This guarantee shall be valid up to _____ (a date 60 days beyond the date of completion of the work).

SIGNATURE AND SEAL OF THE GUARANTOR

Name of Bank: _____

Address: _____

Date: _____

**FORM OF AGREEMENT
(To be executed on requisite value of stamp Papers)**

ANNEXURE-II

AGREEMENT

THIS AGREEMENT made on _____ day of _____ (Month/year) between, Sant Longowal Institute of Engineering & Technology, Longwal, Punjab (hereinafter called “SLIET”) of the one part and _____ (name and address of the Architect) (hereinafter called “the Architect”) of the other part.

WHEREAS SLIET is desirous that certain works should be executed by the Architect viz. Contract No. _____ (hereinafter called “the Works”, and has accepted a Bid by the Architect for the execution and completion of such Works and the remedying of any defects therein.

NOW THIS AGREEMENT WITNESSETH as follows:

1. In this Agreement, words and expressions shall have the same meaning as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents shall be deemed to form and be read and construed as part of this Agreement:
 - a) Letter of Acceptance of EOI
 - b) Notice Inviting EOI
 - c) Instructions to the Architects
 - d) Forms of bids
 - d) Conditions of the Contract
 - e) Bill of Quantities
3. In consideration of the payments to be made by the SLIET to the Architect as hereinafter mentioned, the Architect hereby covenants with the SLIET to execute and complete the Works and remedy any defects therein in conformity in all respects with the provisions of the Contract.
4. The SLIET hereby covenants to pay the Architect in consideration of the execution and completion of the Works and the remedying of defects therein the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

IN WITNESS whereof the parties hereto have caused this Agreement executed the day and year first before written.
(Name, Designation and address of the authorised signatory)
Signed for and on behalf of the Architect in the presence of:

Witness:
1.
2.

(Name, Designation and address of the authorised signatory)
Signed for and on behalf of the SLIET in the presence of
Witness:
1.
2.

EOI DOCUMENT

For

**EXPRESSION OF INTEREST FOR SELECTION OF ARCHITECTURAL FIRM
FOR PREPARATION OF REVISED MASTER PLAN OF THE SLIETCAMPUS
AND DESIGN OF BUILDINGS AND ALLIED SERVICES**

EOI No. SLIET/ARCHITECTURAL/01/2011

PACKET-III

FINANCIAL BID

**SANT LONGOWAL INSTITUTE OF ENGINEERING & TECHNOLOGY
LONGOWAL -148106, DISTT. SANGRUR, PUNJAB, INDIA
(Established by Govt. of India)
(Deemed To Be University)**

FINANCIAL BID

ANNEXURE – III

S. No.	Name of work	% age of quoted fee in figures	% age of quoted fee in words
1	Preparation of Revised Master Plan of SLIET Campus and Design of Buildings, Addition / Alteration in existing Buildings and Augmentation Allied Services.		
2.	For obtaining GRIHA 3 rating from concerned department.		

NOTES

- a. Total Plot area is approximately 451 Acres. Cost of building and allied works is approximately Rs.65 Crore.
- b. The quoted fee shall be exclusive of Service Tax statutorily applicable which shall be paid extra as per actual on production of original deposit and as per notified rate.
- c. SLIET reserves the right not to divulge the details of other Architectural Firm.
- d. Fees will be based on the approved estimated cost or the actual cost whichever is less as per clause 4.0 of condition of contract.

Seal & Signature of Architectural Firm

BUILDINGS AND ALLIED SERVICES

ANNEXURE-IV

S.No.	Name of Works
1.	Construction of Additional Class Rooms, Lecture / Tutorial / Drawing Hall/ Offices & Labs etc.
2.	Construction of Boys Hostels (Three Seater)
3.	Construction of Boys Hostels (Single Seater)
4.	Construction of EDP Block
5.	Construction of Department Information Technology
6.	Construction of SLIET Computer Centre
7.	Construction of Department of Disabilities Studies
8.	Augmentation Services like Roads, External Electrification, Water Supply, Sewerage, Landscaping & Over Head Tank and Sports Facilities in the Campus etc.
9.	Any other Work / Building