



**EXPRESSION OF INTEREST
FOR SELECTION
OF
ARCHITECT CONSULTANT
FOR
ISLAMIC UNIVERSITY OF SCIENCE AND
TECHNOLOGY
AT
AWANTIPORA J&K
TENDER DOCUMENT**

CONTENT

PART

A

1	Invitation For Consultancy.	3	
2	Definitions	5	
3	Back Ground	6	
4	Eligibility	7	
5	Schedule & Submission	8	
6	Instructions To The Bidders	9-13	
7	Scope of Consultancy Work	15-18	

PART

B

1	Payment To Consultant	20	
2	Mode of Payment	21-24	
3	Interpretation, Arbitration, Legal Remedies	25	
4	Annexure 1-4	26 - 29	



ISLAMIC UNIVERSITY
OF SCIENCE AND TECHNOLOGY
Awantipora Kashmir (J&K)

EXPRESSION OF INTEREST

On behalf of the Vice-Chancellor Islamic University of Science and Technology, Awantipora, Pulwama, J&K, Expression of Interest is invited from the interested resourceful consultants registered with the Indian Council of Architects New Delhi, having sufficient experience in the field of Architecture to offer their services for project consultancy of 3rd phase of proposed projects at IUST as per terms and conditions of the Tender document available on website (www.islamicuniversity.edu.in).

Last date of submission of technical bid: 15th April 2019, before 1400 hours.

PART A

INVITATION FOR PROJECT CONSULTANCY ASSIGNMENT OF PROPOSED PROJECTS AT IUST CAMPUS KMR

- DEFINITIONS
- BACKGROUND
- ELIGIBILITY CRITERIA
- SCHEDULE & SUBMISSION OF DOCUMENT S
- INSTRUCTIONS TO BIDDERS
- SCOPE OF CONSULTANCY.

DEFINITIONS

FOR THE PURPOSE OF THIS PROJECT/ CONTRACT THE FOLLOWING WORDS AND EXPRESSIONS SHALL HAVE THE MEANING HEREBY ASSIGNED TO THEM EXCEPT WHERE THE CONTEXT OTHERWISE REQUIRES

“EMPLOYER” means the Vice Chancellor, IUST which expression shall unless excluded by or repugnant to the context include employer’s representative.

“EMPLOYER’S REPRESENTATIVE” means the Registrar, IUST authorized by Vice Chancellor, IUST who would be in-charge of work and would sign the agreement on behalf of the Vice Chancellor, IUST.

“CONSULTANT” means the word “consultant” or "Architect Consultant" referred in this document shall be a person/ firm / company or organization engaged in rendering professional services & shall include all his associates.

“USER DEPARTMENT” the word “user department shall mean the Engineering Wing IUST.

“CONTRACTOR”, the person, firm and/ or company whose tender/ tenders for the work or any services connected with the work is / are accepted by the employer and includes the contractor’s legal representative, successor and permitted assigns.

“ENGINEER IN-CHARGE”, means the Executive Engineer of IUST, in charge of the execution of the work

BACKGROUND

Islamic University of science and technology (IUST) Awantipora Kashmir was established in 2005 through an act of state legislature. The university presently offers 29 academic programmes from diploma to Ph.D. degree in Engineering, Management, Science and Humanities & Social Sciences. The university aspires to be a modern educational institution with state of the art facilities. To achieve this objective, the University purposes to augment existing facilities with most modern infrastructure for comprehensive teaching and research purposes.

The University intends to engage an Architect Consultant for the aforementioned purpose. The Architect Consultant must have required potential and experience of handling projects successfully in India or Abroad.

ELIGIBILITY

THE APPLICANT FIRM SHALL HAVE TO FULLFILL ALL THE ELIGIBILITY CRITERIA MENTIONED BELOW

- I. The applicant/firm should be registered with Indian Council of Architecture.
- II. The applicant/firm should have experience of minimum 5 years in the field of providing architectural and related consultancy (i.e.: architecture designing, structural designing, interiors—HVAC, fire fighting, electrical (internal/ external), landscaping, sports facility, public health engineering & building automation). Services to a university of repute / hospital / govt. / semi govt. institution ending 31st March 2018
- III. The applicant/firm should have been engaged for providing architectural and related consultancy services costing not less than Rupees 50.00 crores in the last 5 years and successfully completed at least 50 % of the total project cost
- IV. The applicant/firm should have been engaged for providing architectural and related consultancy services for a Single project costing not less than 10.00 crores or Two projects costing not less than 15 Crores in the last 5 years and successfully completed at least 70 % of the total project cost
- V. The applicant/firm shall submit certificate of completion indicating the scope of work.
- VI. All the **completed** projects should have been executed from the stage of conceptual planning to periodic inspection and completion
- VII. All the **ongoing** projects should have been executed from the stage of conceptual planning to periodic inspection.
- VIII. The applicant should give details of the works undertaken in J&K state from 1st January 2013 to 31st March 2018, List of Details of past and present clients and List of details of architecture / engineering qualification related to architecture / engineering discipline of the architecture consultancy and the technical personal regularly employed in the specified format (**Annexure 1, Annexure 2, Annexure 3 & Annexure 4**)
- IX. The applicant/firm shall prepare and submit a **concept** understanding of the project based.
- X. The applicant/firm should furnish a legal document in the form of an Affidavit guaranteeing the truth and accuracy of all statements and of all answers to questions made.
- XI. The applicant/firm is required to furnish all information, failing which the proposal is liable to be rejected.

NO EXCUSE AS REGARDS FOR WANT OF INFORMATION ON ANY PARTICULAR POINT WILL BE CONSIDERED AFTER THE PROPOSAL HAS BEEN RECEIVED

A. Security Deposit	
FDR : Payable at Islamic university Of Science and Technology Awantipora, Pulwama, J&K (Valid for three years to be retained in case of successful bidder) VALID FOR THREE YEARS	Rs 1.50 Lacs.

SCHEDULE AND SUBMISSION OF THE DOCUMENTS

THE APPLICANT SHALL SUBMIT THE PROPOSAL ADDRESSED TO THE REGISTRAR, ISLAMIC UNIVERSITY OF SCIENCE AND TECHNOLOGY, AWANTIPORA, PULWAMA, J&K, IN SEALED ENVELOPE

❖ ENVELOPE 1		
Should reach to the Office of Registrar, IUST by or before	1400 Hours	15 th April 2019
Date and Time of Opening	1400 Hours	16 th April 2019

ENVELOPE 1	Should Contain the SECURITY DEPOSIT in favour of Islamic University, IUST Awantipora, PulwamaKmr and self-attested copies of eligibility Credential / certificates (as per the eligibility criteria mentioned at page 7) for the proposed work and affidavit in support that all expressions made are true and correct duly signed by the first class magistrate.
-------------------	---

❖ ENVELOPE 2		
Should reach to the Office of Registrar, IUST by or before	1400 Hours	22 nd APRIL 2019
Date and Time of Opening	1400 Hours	23 rd APRIL 2019

ENVELOPE 2	<p>I. Should Contain the Consultancy fees on percentage basis of the Estimated cost / actual work done cost whichever is less as per terms of the tender documents (Consultancy fees on percentage basis shall be inclusive of all taxes as applicable from time to time during the application of contract.</p> <p>II. The bidders shall quote the rate for the architectural and structural part of the consultancy separately.</p> <p>The Fee shall be inclusive of all the travelling / boarding expenses incurred during site Visits by the</p>
-------------------	---

	team of Consultants.
--	-----------------------------

INSTRUCTIONS TO THE BIDDERS

1. CONFERENCE INTEGRATIVE SESSION (PRE BID MEETING) (11th April 2019)

- I. There shall be a conference interactive-session at IUST Campus for the applicants on 11th April 2019 at (1100 hrs.)
- II. The applicant/ firm should submit the following during interactive session / pre bid meeting:

The applicant/firm will be required to submit his methodology of design and a brief concept on his vision and perspective for the buildings including a visual presentation of the same at the time of Conference Integrative Session (pre bid meeting.)

A written concept not more than 15 pages highlighting the concept of energy conservation, water recycling, green building, efficiency of movement, optimum utilization of space and parking, solar passive architectural principles.

- III. Any doubt of applicants shall be clarified besides discussions on any additional conditions proposed by the applicant as found necessary. An addendum / corrigendum to the tender document would be issued, if required and no further query/condition shall be entertained thereafter.

GUIDELINES FOR SUBMISSION OF CONCEPT PAPERS

FUNCTIONAL EFFICIENCY:

- To vet the space Programme given.
- To understand the existing University Buildings (First & Second Phase)
- To avoid duplication of facilities.
- Integration of the first, second and proposed third phases to increase the functional efficiency

□ ENERGY EFFICIENCY OF BUILDINGS.

- Building plans to use solar passive/climatic design principles to improve the internal environment and decrease the use of active energy system through Building Management System. Green Building concept. Use of dedicated chutes for programmed movement of stores to various locations within the Institute.
- Proper disposal of wastes

□ ENERGY EFFICIENCY IN PURSUING COST

- Use of non-conventional entry alternatives.
- Recycle waste
- Longevity of materials
- Ease of maintenance of finishes
- Use of mechanical aids to reduce HVAC losses
- Safety and security.
- University specific device safety and security systems

GUIDELINES FOR SUBMISSION FOR PRESENTATION

□ PRESENTATION TO INCLUDE

- Layout planning of Building
- Conceptual plan/sketch of the complete project indicating linkage with the existing buildings.
- Traffic circulation and parking study
- Landscape plan / sketches
- Building plan/sketches and architectural control plan of the buildings
- Service plans keeping in View the existing services
- Other details as deemed fit by the Architect Consultant provision of services
- Compatibility with existing structure i/c Linkage
- Note: — all above drawings/Sketches should be presentable which shall be The property of IUST

2.GENERAL TERMS AND CONDITIONS / INSTRUCTIONS.

- IV. The applicant/firm are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their proposals as to the nature of the ground and sub-soil (so far as is practicable), the nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their proposals. The applicants shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charges consequent on any misunderstanding or otherwise shall be allowed.
- V. "cost of work" shall mean gross value of the completed work including the cost of materials supplied by the Govt/ client, but excluding those supplied free of cost

- VI. The applicant will also authorize IUST to approach anyone to verify the statements or enquire on the bidder's competency and general reputation.
- VII. The tender document downloaded by the consultant must be attached dully signed each and every page as a matter of acceptance with all it terms and conditions therein.
- VIII. The time allowed for carrying out the work for different activities shall be as per the time schedule
- IX. Agreement shall be drawn with the final selected Architect consultant and this document with all terms and conditions shall form part of the agreement
- X. No alteration and additions should be made in the text of document. Any remark of explanation shall be spelt out in covering letter
- XI. If the proposal is made by a proprietary Firm, it shall be signed by the proprietor above his full type written name and the full name of his Firm with its current address, email, mobile number, landline number and Fax.
- XII. If the proposal is made by a firm in partnership, it shall be signed by all the partners of the firm with their full names and current addresses or by a partner holding the power of attorney for the firm by signing the proposal in which case a certified copy of the power of attorney shall accompany the proposal. A certified copy of the partnership deed, current address of the firm and the full names of partners shall also accompany the proposal
- XIII. If the proposal is made by a Limited Company or a Corporation, it shall be signed by a duly authorized person holding power of attorney for signing the proposal in which case a certified copy of the power of attorney shall accompany the proposal
- XIV. The applicant/firm should have sufficient number of Technical & Administrative employees and Consultants / associates for complete execution of the contract with irrevocable Letter of Association for full period of the Project.
- XV. The applicant/firm should submit a list of those employees and consultants stating clearly how those would be involved in this work. Details should include qualification, experience etc.
- XVI. The applicant/firm should have all CAD/CAM equipment for successful execution of project and shall enclose the details like Computer System, Printer, Plotter, Scanner, Drawing Printing machine, Photostat Machine etc. to be used on this project.
- XVII. The applicant/firm shall associate, as required, other consultants in the field of University construction including their commissioning operation, interiors—HVAC, fire fighting, landscaping, electrical, Structural engineering public health engineering & building automation.

- XVIII. Submission of a proposal by an applicant/firm implies that he has read the tender document and has made himself aware of the scope & specifications of the work to be done and of conditions having a bearing on the execution of the work.
- XIX. Canvassing whether directly or indirectly, in connection with proposals is strictly prohibited and the proposals bids submitted by the applicants who resort to canvassing will be liable to rejection
- XX. The Vice Chancellor of IUST reserves the right of accepting the whole or any part of the proposal and the applicant shall be bound to perform the same at the rates offered.
- XXI. The proposal for the works shall remain open for acceptance for a period of 120 days from the date of opening of envelope. If any applicant withdraws his proposal before the said period of issue of letter of acceptance whichever is earlier or makes any modification in the terms and conditions of the proposal which are not acceptable to the University, then the competent authority shall, without prejudice to any other right or remedy, be at liberty to reject his offer apart from forfeiture of Earnest Money
- XXII. This tender document shall form part of the contact document. The successful applicant, on acceptance of his proposal by the Accepting authority, shall within 15 days from the stipulated date of start of the work Sign the contact consist of:
The invitation of proposals for empanelment of Architects, Tender documents and offer received at the time of invitation of proposal and acceptance thereof together with any correspondence leading thereto.
- XXIII. The bidders shall quote the rate for the architectural and structural part of the consultancy separately.
- XXIV. The University reserves the right for giving/assigning the successful bidder the whole or part of the contract i.e, architectural or structural for any work and the bidder cannot claim any rights in this regard.

3.DOCUMENTS TO BE SUBMITTED IN SEALED ENVELOPE CONTAINING THE DETAIL AS UNDER SUBSCRIBED AS ENVELOPE 1

- I. Experience of minimum 5 years in the field of providing architectural and related consultancy
- II. List of providing architectural and related consultancy services costing not less than 50.00 crores in the last 5 years and successfully completed at least 50 % of the total project cost
- III. List of providing architectural and related consultancy services for a Single project costing not less than 10.00 crores or Two projects costing not less than 15 Crores in the last 5 years and successfully completed at least 70 % of the total project cost
- IV. Performance letters issued by the clients signifying your experience for Repute University / Hospital / Govt / Semi Govt Institution related project and details of service rendered by you on the project along with award letters of clients and scope of work assigned to complete the consultancy works
- V. Legal status of your firm whether individual or proprietary or partnership or a limited company. (Attach copies of document defining the legal status).
- VI. Name, designation, identity proof, pan card copy of the individual authorized to act for the organization. Financial turnover of the organization during the last three years (to be supported by the audited balance sheet)
- VII. Team of persons likely to interact with employer and officials of IUST, team of technical personnel and leader of the team likely to be deployed and how they would be involved in this firm. This be submitted in detail enclosing credentials also.
- VIII. The details of master planner (project architect), PHE consultant, H.V.A.C associates, mechanical engineering including environment engineer, structural engineer, site engineers, electrical engineers, interior designer, survey & general staff to handle such a large size project.
- IX. The applicant/firm is required to furnish all information failing which the proposal is liable to be rejected.

4.OPENING & EVALUATION

THE FOLLOWING PROCEDURES FOR OPENING AND EVALUATION OF PROPOSALS WILL BE ADOPTED.

The envelope 1 containing the E.M.D & eligibility documents will be opened in presence of the representatives of the applicants who may like to be present on the due date.

The Proposals of the applicants will be evaluated and shortlisted by a sub-committee to see whether each applicant:

- a) Meets all the Eligibility Criteria
- b) Contains all the documents and certificates required to be furnished
- c) Has been properly signed by the Authorized Signatory and meets other requirements stipulated in the Tender document.

All the shortlisted applicants would be subject to a review by the Committee of Assessors who may reduce this list and identify the consultants.

Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:

- a) Made misleading or false representation or deliberately suppressed the information in the forms, statements and in closed required
- b) Record of poor performance such as abandoning work, not properly completing contracts, litigious background or financial failures / weakness etc.

ONLY THE APPLICANTS WHO ARE FOUND ELIGIBLE IN THE TECHNICAL BID AS PER THE ELIGIBILITY CRITERIA WILL BE CALLED FOR CONFERENCE INTEGRATIVE SESSION

BASED ON THE PRESENTATION AND THE CONCEPT PAPER IN THE CONFERENCE INTEGRATIVE SESSION THE CANDIDATES SHORT LISTED SHALL BE REQUIRED TO PARTICIPATE IN THE FINANCIAL BID. THE APPLICANTS SHALL BE SHORT LISTED BY THE COMMITTEE CONSTITUTED FOR THE PURPOSE

If any information furnished by the applicant firm is found incorrect at the later stage, such firms shall be liable to be debarred from bidding/ taking up of work with forfeiture all their furnished assets and levying penalty, as deemed fit, besides recovery of damages of any sort, if any. the IUST reserves the right to verify the particulars furnished by the applicant firm independency, IUST also reserves the right to reject any prospective applicant or to reward the work to more than one firm or to restrict the work of any party without assigning any reason. The screening committee in its wisdom may assign priority to such consultants who

have more experience in Institutional consultancy and qualified technical staff on their rolls. The committee reserves right of marginalizing bidders on the above criteria.

SCOPE OF CONSULTANCY WORK

GENERAL

The Consultant Firm shall provide Comprehensive consultancy services in Project conceptualization covering Space utilization keeping in view with the FAR available out of the total plot area and feasibility study w.r.t structural safety & other statutory issue.

Functional and equipment requirements and shall integrate both existing and proposed buildings as single unit. Shall prepare preliminary project report, project cost estimation, detailed architectural and service design, detailed project report. Preparation of bid document along with BOQ. Draft NITs, interiors etc. all complete.

PROJECT PROVISIONS

- The new blocks proposed should provide further extension in the services ensuring seamless continuity between existing infrastructure and the additional infrastructure to be treated in the new blocks namely Boys hostel, Incubation Centre, Humanities Block, Degree College, Toilet Block, Residential Studio Blocks, University Canteen, Residential Quarters and Others as per requirement.

PRELIMINARY STAGE AFTER THE ALLOTMENT

- Prepare general layout of all proposed buildings and services , preliminary sketches and designs including the model on a suitable scale , give details of useful areas , service areas, circulation area plinth areas and preliminary estimates along with concept report with regards to the proposed buildings with a view to provide information in respect of magnitude of work and its component, services and details of all such items involved and also its integration work including allocation of spaces for different authorities.
- preliminary planning, Structural design, spare FAR estimation in consultation with IUST , designing of internal and external utility services like firefighting communication including IUST management and building management systems , HVAC , electrical supply , water supply sewerage , disposal, soil disposal, storm water drainage, acoustics, lighting, street / compound lighting , landscaping, interiors / exterior development plans showing roads, path , drains , culverts , compound wall , external lighting indicating scope , specifications and costs separately of each subheads.
- Obtain the approval of all Competent. Authorities / Statutory Bodies necessary according to the local acts, laws and regulations etc. make the change desired by such Authorities and resubmission of documents for their approval. They shall liaison with IUST authorities

involved in construction and subsequent functioning of various services of the University, especially in meeting various statutory norms.

- Obtain the approval of the Employer, wherever required including changes, if any, at any subsequent stage in deviations and computations of all designs including structural designs, drawings and service designs, which shall be in accordance with the latest IS codes of practice and other codes as applicable. Such detailed computations of all designs shall be made available to the Employer in duplicate (besides a soft copy of the finally approved designs) for approval and checking with the employer may like to exercise for scrutiny and the same shall be got proof checked by the University through independent agency. The Consultant shall take prior approval of the names of sub-consultants for various services by providing details of their organizations, qualification, experience, ability to works efficiently as part of the team and shall be fully responsible for the correctness and accuracy of structural designs and services designs notwithstanding the approval by the Employer of these designs. The Consultants and sub-consultants shall certify in writing that the designs are in accordance with the up to date and relevant codes of practice.
- Prepare programme and schedule of the Project activities starting from the date of agreement up to the stage of obtaining completion certificate and get it approved from the Employer within 4 weeks from the date of the agreement.

TENDER AND WORKING DRAWINGS STAGE

THE APPROVED CONSULTANT SHALL BE RESPONSIBLE FOR:

- Preparation of detailed architecture, service drawing, including drawings showing details of all utilities and services, internal and external including and incorporating all divisions and including detail of specifications of all special items of work.
- Obtaining approval of the Employer to above, and modifying them if considered necessary by the Employer and /or if the exceeds the estimated cost of over 5% (five percent)
- If required, obtaining approval of authorities and making any changes required for them.
- Directing and coordinating the Architectural Structural Engineering and surveying work and prepare (with help of Engineers, Surveyors and other" Consultants, as necessary}, complete working details and schedules to describe the whole project adequately for the purposes for taking Employer's approval and of all the local bodies and for placing the main and other subsidiary contracts by the Employer.
- Preparing detailed estimates on standards schedules, analysis of rates and norms of J& K Schedules of Rates 2012 OR ABOVE and tender documents to enable the Employer to invite tenders
- Preparation and Submission of all electric details and calculation of electric loads complete with drawings. Estimates and tenders. All internal electrical: line diagrams, Inventory, type of

fixtures shall be incorporated and supplied along with working drawings. Internal E1 wiring shall include laying of conduits for telephone, CC TV, U.P.S. Lighting Conductors, Computer (LAN), Fire- alarm system shall form part of EI drawings.

- Estimate and drawing for lifts and lift shafts, D G. Sets, substation, along with the load calculations (essential and non-essential).
- Preparation and submission of Heating, ventilation, air conditioning work, HVAC, firefighting details, inclusive of fire alarm, CCTV system, PA System complete with drawings, estimates and tenders.
- Preparation and submission of interior details of main buildings, auditorium, conference hall, guest house, residential/hostel units etc. inclusive of acoustic requirements complete with drawings, estimates and tender.
- Preparation and submission of model of the entire building to a suitable scale as and when required by Local authorities, Employer for any purpose. The scale and other details for the model shall be as decided mutually with the employer.

CONSTRUCTION STAGE THE CONSULTANT WOULD:

- Release "Good for construction' architectural, structural and services drawings, specifications and details which may be required for execution of the work.
- Obtain Employer's approval for any material deviation in design or cost in the working drawings, schedules and specifications from the approved scheme.
- Shall provide construction/execution drawings in time (beforehand without delay) in sufficient numbers.

CONSTRUCTION MANAGEMENT SERVICES TO BE PROVIDED BY THE CONSULTANT:

THE CONSULTANT FIRM SHALL:

- Give necessary periodic supervision and inspection to verify that the works are being executed generally in accordance with the working drawings and as per architectural concept.
- Advice Employer on changes, ii necessary, for technical reasons.

- Advice Employer on the progress of work and its conformity with drawings issued for the work.
- Compile as built completion drawings including elevations and sections and structure indicating details of buildings and all services and supply 4- sets of completion drawings to the Employer including one reproducible in the same size along with soft copies in CAD. These are in addition to drawings and details mentioned in above clauses.
- Provide draft reply to the queries raised by CAG, Statutory audit, internal quality control.
- Assist on handing over complete building to user Dept.
- Check and approve shop drawings submitted by the contractor.

TIME SCHEDULE FOR WORK:

THE TOTAL PERIOD OF COMPLETION FOR THIS ARCHITECTURAL ASSIGNMENT SHALL BE 36 MONTHS SCHEDULE OF COMPLETION OF VARIOUS ACTIVITIES AS UNDER.

- Preparation of Master Plan of Future Expansion in consonance with Phase-III, preliminary drawings, Concept report, conceptual approval from client/user Dept.
- Preparation of Draft/submission drawing of buildings and development work of project including submission of original approval of drawing so obtained to employer
- Submission of preliminary estimate covering the entire project along with project report simultaneously.
- Preparing building drawing, estimate and tender document.

PREPARATION OF BUILDING DRAWINGS, ESTIMATE AND TENDER DOCUMENT

- Submission of tender documents containing civil, electrical, mechanical, internal ' electrification, sanitation, water Supply, development work including bulk services, rain water harvesting for all the building components of Future expansions. Along with building drawings and estimate.
- Horticulture and landscape.
- Air conditioning, HAVC system
- Any other services like sewerage and water treatment plant etc.

WORKING DRAWINGS

- Preparation and finalization of detailed working, architectural, structural, water supply, sanitation, fire fighting, electrical, landscaping, mechanical, air conditioning/HAVC, rain water harvesting, basement services, Interior designing and building cosmetics

PART B

**INITIATION FOR
PROJECT CONSULTANCY
ASSIGNMENT FOR FUTURE EXPANSION**

- **PAYMENT TO CONSULTANTS**
- **MODE OF PAYMENT**
- **INTERPRETATION, ARBITRATION, LEGAL REMEDIES**
- **ANNEXURES**

PAYMENT TO THE CONSULTANT

INCONSIDERATION OF THE SERVICES PERFORMED BY THE ARCHITECT CONSULTANT UNDER THIS CONTRACT THE EMPLOYER SHALL PAY TO THE ARCHITECT CONSULTANT/FIRM A REASONABLE AMOUNT OF FEE THROUGH SEALED COMPETITIVE BIDDING UNDER THIS RFP. (PRELIMINARY ESTIMATE OR EXECUTED COST, WHICHEVER IS LESS)

- For non-repetitive works a fee calculated at the approved rate of the preliminary estimated cost or actual cost of construction of the work (whichever is less) including entrusted services on admissible subject to a sealing of cost of corresponding items as per approved preliminary estimate or the approved revised preliminary estimates where such revision was considered necessary by the employer excluding the items of work not entrusted to the Consultant. In the event of authorized changes in the scope of work leading to recasting of the said estimate, the ceiling shall be based on the cost including such extra cost of the approved modifications or the actual cost of construction of such work including modifications whichever is lower.

- For repetitive works requiring no new major planning and design and development work on the part of the consultant except to release additional drawings with revised titles to suit the work, a fee, calculated at the approved rate of the actual cost of work (or the preliminary estimate, whichever is less) as above shall be payable.
- The above fees clauses are inclusive of fees payable by the Consultant to any other subconsultants and associates and nothing extra shall be payable by the Employer,

The amount of fee will be paid in instalments as specified on next page:

MODE OF PAYMENT

S. No	STAGE	%	Part payment of approved percentage
1.	<p>Preliminary planning of scheme and its approval from authorities as detailed below.</p> <p>Finalization of plan of preliminary drawings, concept report and their conceptual approval from client/ user dept.</p> <p>Final approval of concept drawing and scheme from IUST.</p> <p>Preparation of draft/submission drawing of building and development work of projects including its submission and approval.</p> <p>Submission of original approval of drawing so obtained to employer.</p>	15%	15%

<p>2.</p>	<p>Submission of model of project</p> <p>Submission of preliminary estimate covering all aspect of the project and project report (including 3D animated go-through of project).</p> <p>A) Submission of post qualification/ tender document estimate for the works as detailed below.</p> <p>I.Tender 'document containing civil, electrical, mechanical, internal electrification, sanitation, water supply, development work including bulk services, rain water harvesting for all the building components with building drawings in estimates</p> <p>II. Building Management System</p> <p>III. Stores Movement System</p> <p>IV. Horticulture and Landscape</p> <p>V. Air conditioning/HVAC system</p> <p>VI. Any other services like sewerage and water treatment plant etc.</p> <p>VII. Interior designing and building cosmetics (On approval of Estimates and draft NIT by competent authority, 10% of total fee will be released)</p> <p>B) Preparing detailed working drawing</p> <p>I. Preparation and finalization of detailed working, architectural, structural, water supply, sanitation. fire (fighting, electrical, mechanical, HVAC, rain water harvesting, interior designing and drawings etc. of all disciplines</p> <p>II. Preparation and approval of revised estimate with extra, substitute and deviation, if any, during the execution and completion of work if required</p>	<p>15 %</p> <p>10 %</p> <p>5%</p>	<p>30 %</p>
<p>3</p>	<p>Construction stage</p> <p>(A) On completion of (25% of total fee with detail as under) SUBMISSION OF EXECUTION DRAWINGS</p> <p>(B) Draft replies to queries/ point raised by different agencies related to planning, PQ, estimate, tender document, extra/ substitute /deviation item (2% of fees with detail as under)</p> <p>I. Govt. audit, Statutory audit and internal quality control</p> <p>II. Third Party Verification III. Internal Quality Control.</p>	<p>15 %</p> <p>5%</p>	<p>20%</p>

4	<p>Completion stage</p> <p>(A)After completion of work and submission of all completion drawings – 7 % for following works</p> <ul style="list-style-type: none"> I. Building work II. Building Management System III. Water supply - cold/hot (solar) IV. Drinking Water Cold/Normal — with RO Systems V. Air conditioning/HVAC System VI. Telecommunication and Mobile Phone Booster VII. Stores Movement System/ Chutes VIII. Piped Music, Cable TV, Public Address System IX. Video Conference CCTV, Computer cabling, EPABX System with Telephone Wiring ' X. Firefighting inclusive of fire alarm (addressable) XI. Networking – LAN/WAN/WI-FI XII. Central Control Room XIII. Lifts, External electrification/street lighting XIV. Maintenance Free Public Toilets XV. Water/Sewerage treatment plant and their network. Rain Water Harvesting. XVI. Electrical and conducting work, Fittings and Fixtures, XVII. Electric Sub Station, DC sets, 	12 %	30 %
---	---	------	------

	<p>(B) After obtaining completion certificate, service connections and occupancy certificate as detailed below (8%):</p> <ul style="list-style-type: none"> I. From MCD Building Dept.: for building II. Water supply, sewerage and drainage III. Fire safety provisions and installation of Fire Fighting system 	12 %	
	<p>(C) On handing over complete building to user dept.</p>	6 %	
5	Final Bill		5 %

EFFECTIVE PAYMENT TO THE ARCHITECT

At Stage 1	Accepted Tender Cost.
At Stage 2	Accepted Tender Cost.
At Stage 3	Accepted Tender Cost.
At Stage 4	Accepted Tender Cost.
At Stage 5	Final Cost whichever is lowest

NOTE:

- I. Payment will be made in proportion to work done under each head of work independently and 5% deposits shall be deducted from each successive bill raised by the consultant, which shall be released after the consultant submits its final bill for the particular unit of work.
- II. Payment payable to consultant covers all the works mentioned under different chapter of this proposal document, however, stages of payment schedule have been indicated to identify the payment time and nothing extra shall be paid on what so ever account.
- III. Consultant shall obtain approval of all drawings/ plans/services from IUST/ user dept. whenever required before submitting the same to statutory authorities for approval.
- IV. Nothing extra shall be given to consultant against the scope of work covered under this document.
- V. In case, if any activity covered under mode of payment is not rendered by consultant on the request or the department then amount of the activity shall not be paid. The decision of engineer-in—charge shall be final and binding.
- VI. Consultant shall provide original drawings of layout plan/services/binding etc. made on special cloth or on good quality tracing paper along with CDs for record of employer which shall be the property, copy of the IUST and no duplication other than to IUST shall be allowed.
- VII. Nothing extra shall be paid on account of photographs, drawing, models required to be submitted with statutory authorities for obtaining approval.
- VIII. Dept. shall be at liberty to further break the schedule of payment percentage with respect to quantum of work involved against specific item. Decision of engineer-in—charge with such further break up shall be liable and binding.

- IX. For the purpose of “completion of work percentage” actual financial achievement of project shall be counted.
- X. The architect consultant shall enclose copy of all documents, approvals, and drawings etc. along with his raised bill against which item of mode of payment the bill is being raised to employer.
- XI. If there is no query/ point raised by the agency/ agencies against the payment schedule then the percentage of payment prescribed against item shall be released.
- XII. All payment shall be subject to deductions on account of applicable state/central Govt taxes, as in force.

Declaration / Classification

We expect participating consultants to accept this challenge of green building as an extension block of IUST to achieve all its benefits at an affordable cost. IUST will follow cent-percent honesty in all its activities in true letter &. spirit

We believe in cost reduction through personal supervision, involvement / interaction / contributions at every stage and ensure that we procure and use the best possible resource at the most economical cost without pilferages or wastages.

keeping in view the above philosophy, it is expected that the interested consultants shall put all expertise and resources together in the best possible manners to come out with a unique concept for our upcoming projects at IUST at the min possible cost and dedicate the same to a selfless service of the humanity from there side

INTERPRETATION

In case of any ambiguity or difficulty in the interpretation of the conditions of engagement and scale of charges, the interpretation of the counsel of architecture, New Delhi will be final and binding on the parties to condition of engagement

ARBITRATION

All disputes or differences, which may arise between the client and the architect under conditions of engagement read with scale of charges, with regard or interpretation or matter or things done or to be done on pursuance thereof, such disputes and differences shall be referred for arbitration to the council of architecture, New Delhi whose decision and award shall be binding on both the parties.

LEGAL REMEDIES

In case there arises a need for any judicial intervention it will be subject to the jurisdiction of the Jammu & Kashmir high court of jurisdiction at Srinagar only.

ANNEXURES

Annexure: 1

LIST OF COMPLETED WORKS FROM 1 st JANUARY 2013 TO 31 st MARCH 2018				
NAME OF THE PROJECT				
COST OF THE PROJECT				
NAME OF THE DEPARTMENT / ORGANIZATION				
S. No	Name of the Work	Start Date	Completion Date	Cost (Rs.)
1.				
2.				
3.				
4.				
5.				
6.				
7.				

Signature _____.

Name
Seal of the Firm _____.

Annexure: 2

LIST OF ONGOING WORKS FROM 1st JANUARY 2013 TO 31st MARCH 2018				
NAME OF THE PROJECT				
COST OF THE PROJECT				
NAME OF THE DEPARTMENT / ORGANIZATION				
S. No	Name of the Work	Start Date	Completion Date	Cost (Rs.)
1.				
2.				
3.				
4.				
5.				
6.				
7.				

Signature

Name

Seal of the Firm _____.

Annexure: 3

LIST OF DETAILS OF PAST AND PRESENT CLIENTS		
S. No	Name of the Client with Address	Status (Past / Present)
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Signature _____
Name _____
Seal of the Firm _____

Annexure: 4

LIST OF DETAILS OF ARCHITECTURE / ENGINEERING QUALIFICATION RELATED TO ARCHITECTURE / ENGINEERING DISCIPLINE OF THE ARCHITECTURE CONSULTANCY AND THE TECHNICAL PERSONAL REGULARLY EMPLOYED

S. No	Name of the Architect / Architectural Consultants and persons Employed	Details of Architectural / Engineering Qualifications
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Signature _____.

Name _____.

Seal of the Firm _____.



**ISLAMIC UNIVERISTY OF SCIENCE
AND TECHNOLOGY**

AWANTIPORA, PULWAMA, J&K

192122

|

TELEPHONE

01933-247954

01933-247955

FAX

01933-247316

www.islamicuniversity.edu.in

FOR ANY QUERY CONTACT ER.ASRAR AHMAD DIJOO: +91-9906664901

Resident Engineer IUST