

**EXPRESSION OF INTEREST  
FOR  
TURNKEY AGENCY FOR DETAILED DESIGN, CONSTRUCTION AND HANDING OVER OF  
PROPOSED GENERAL AVIATION TERMINAL EXPANSION AT CSMIA, MUMBAI**

**Issued by  
Mumbai International Airport Limited**

**Date of issue: 12<sup>th</sup> Jan, 2024**

**DISCLAIMER**

1. The information contained in or as part of the Expression of Interest document (“**EOI**”) or otherwise provided to Applicants, was obtained from various sources and is offered in good faith for the guidance of the Applicants only.
2. Each Applicant is obliged to become acquainted with all of the provisions of the Applicable Laws affecting the Application, the execution of the Agreement and fulfilment of its terms. Applicants are deemed to have knowledge of and be in full compliance with all the Applicable Laws. Applicants acknowledge and agree that MIAL shall be entitled to disqualify any Applicant and exercise any other remedies it may have (including, without limitation, seek damages for loss of profit / loss of revenues), if any proceedings are brought against any Applicant and / or MIAL and / or any party, for breach of any Applicable Laws in relation to such Applicant's Application.
3. Any communication to the Applicants from MIAL shall be valid only if received in writing from any person authorized by MIAL.
4. The EOI is not intended to form the basis of a decision to enter into any transaction with respect to the Agreement or any other investment decision and do not constitute an offer, invitation or recommendation to enter into or make any such transaction or decision.
5. Neither MIAL nor its employees, agents, directors, consultants, advisors, contractors or sub-contractors, make any representation or warranty, express or implied, or accept any responsibility or liability as to the accuracy or completeness of the information contained in the EOI or information made available or to be made available in connection with MIAL, its business activities or the Airport and nothing contained herein or provided or to be provided to the Applicants is or shall be relied upon as a promise or representation, whether as to the past or as to the future.

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## SECTION I : INTRODUCTION TO APPLICANTS

### 1.1 INTRODUCTION

#### A. ABOUT MIAL

Mumbai International Airport Limited ("**MIAL**") is operating, managing and developing the Chhatrapati Shivaji Maharaj International Airport, Mumbai ("**CSMIA**") pursuant to the Operation, Management and Development Agreement dated April 4, 2006 entered into between Airports Authority of India and MIAL ("**OMDA**").

Under the OMDA, MIAL has the exclusive right and authority, *inter alia*, to operate, manage and develop and to provide aeronautical and non-aeronautical services at CSMIA for a term of 30 years starting from May 3, 2006, with an option (subject to the provisions of the OMDA) to extend the term for an additional period of 30 years.

#### B. SCOPE OF WORK FOR PROPOSED GENERAL AVIATION TERMINAL EXPANSION AT CSMIA, MUMBAI.

MIAL intends to appoint a Turnkey agency for providing Detail Design and Construction services, inline with approved design intent, as per specified project schedule and within approved budget, including but not limited to Statutory and Regulatory approvals, Enabling works, Architectural, Structural, Interior, Engineering, MEPF Design, any other services (ELV, CCTV, Access Control etc.) and complete project Execution (Civil + MEPF + Interior) for Proposed General Aviation Terminal expansion at CSMIA, Mumbai.

#### C. INVITATION

MIAL hereby invites all interested companies, whether private or public, registered in India ("**Applicant(s)**") and having experience in detailed design and construction of Airport terminal or similar building, to submit their expression of interest by way of an application ("**Application**"). MIAL intends to shortlist Applicants based on the Application submitted by them for further bidding process. It is clarified that mere invitation by MIAL for participating in further bidding process does not constitute any contract between MIAL and any Applicant(s).

### 1.2 SCHEDULE FOR EOI PROCESS

The schedule for EOI process is specified in Clause 2.2(i) below. MIAL reserves the right to change the schedule at its sole discretion. Any such changes shall be

intimated to the respective Applicant at the email address specified in its Application.

### 1.3 CONTACT DETAILS

The following is the address and contact details for submission of Applications (by courier or registered post or hand delivery) in accordance with this EOI:

**Head - Procurement,  
Mumbai International Airport Limited,  
Chhatrapati Shivaji Maharaj International Airport,  
Near Terminal 1B Arrivals, Santacruz (East), Mumbai - 400 099, India**

Applicants may seek clarifications in relation to this EOI by sending an email to:

[procurement.csmia@adani.com](mailto:procurement.csmia@adani.com)

For all email communications related to this EOI, please mention subject as **"EOI FOR TURNKEY AGENCY FOR DETAILED DESIGN, CONSTRUCTION AND HANDING OVER OF PROPOSED GENERAL AVIATION TERMINAL EXPANSION AT CSMIA, MUMBAI"** in the subject line of the email.

### 1.4 DEFINITIONS & INTERPRETATIONS

- A. Throughout this EOI, unless indicated otherwise by the context, the singular also means plural.
- B. Any reference in this EOI to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision, and to all statutory instruments, orders and regulations for the time being made pursuant to it or deriving validity from it, as may be from time to time amended, modified, extended or re-enacted, whether before or after the date of this EOI.
- C. The words "hereof," "herein", "hereunder" and words of similar import when used in this EOI shall refer to this EOI as a whole and not to any particular provision of this EOI. The words "include" and "including" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.
- D. The headings and sub-clauses of this EOI are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.
- E. Words and abbreviations, which have well known technical or trade or commercial meanings are used in this EOI in accordance with such meanings.
- F. References to recitals, clauses are, unless the context otherwise requires, references to recitals and clauses of this EOI.
- G. References to days, months and years are references to calendar days, calendar months and calendar years respectively.
- H. References to person shall mean any natural or legal person.

- I. References in this EOI to any consent or approval or permission or satisfaction or confirmation or certificate or agreement by an Entity shall, in each case, mean in written form and signed by an authorized signatory of such Entity.
- J. "Applicable Laws" means all laws, statutes, rules, regulations, codes, treaties, of any national, state or local government or any statutory or regulatory authority; all orders, decrees, rules, directions, guidelines, notifications or interpretations of any executive, administrative, judicial or quasi-judicial body; including all Applicable Permits; all as in force and effect from time to time; that are applicable to or binding upon (i) the person the property, or matter in question; or (ii) the Work or any portions thereof.
- K. "Applicable Permits" means all consents, approvals, registrations, licenses, no-objections, and permits required under or pursuant to the Applicable Laws.
- L. "BCAS" means the Bureau of Civil Aviation Security of India.

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## SECTION II : EOI PROCESS

### 2.1 AWARD PROCESS

- A. The purpose of this EOI process is to enable MIAL to appoint a Turnkey Agency with the capability to provide Design and Construction services. MIAL invites applications from interested parties to participate in this EOI process. The shortlisted parties would be subsequently invited to submit bids in respect of the said contract for **Turnkey Agency for Detailed Design, Construction and handing over of proposed General Aviation Terminal Expansion at CSMIA, Mumbai**
- B. MIAL is using two stage award process to grant contract for **Detailed Design, Construction and handing over of proposed General Aviation Terminal Expansion at CSMIA, Mumbai**. The stages are:
- a. Phase 1: EOI Stage
  - b. Phase 2: Tender Stage
- C. In the first phase, MIAL will shortlist Applicants based on the criteria set out in this EOI Document. The shortlisted Applicants will then be handed out the detailed tender documents and invited to submit a bid. The Applicant meeting the following eligibility criteria and complying with other terms and conditions of this EOI shall be shortlisted as Qualified Applicant.

### 2.2 ELIGIBILITY CRITERIA

The Applicant must fulfil the following eligibility criteria:

- (i) Capability for complete Turnkey project execution, including Architectural and Engineering Design services, Liaison services and complete Construction activities including Civil, Interior and Site developments as per Client's requirements.
- (ii) Capability for all required services Manpower and Equipment resources availability at Mumbai, Maharashtra for the complete project duration as per Client's requirements.
- (iii) Applicant should have past experience for Design and Construction of Civil and Luxury Interior works in India of more than 100 Cr. Project value of one project or 2 more than 75 Crore project.
- (iv) Applicant should have all required permits and agreements with required agencies and regulatory authorities to carry out the complete scope of work in India, as per Client's requirements.
- (v) Applicant should have the capability to provide all required services within the prescribed schedule.
- (vi) Past experience of completing project in Mumbai, Maharashtra with all statutory approvals in their scope will have added advantage.
- (vii) Applicant should have all relevant Licenses/ local statutory body approval to execute the similar project.



### 2.3 TIME SCHEDULE

Date	Event
15 <sup>th</sup> January, 2024	Date of newspaper advertisement
25 <sup>th</sup> January, 2024	Last Date for Submission of Applications

MIAL reserves the right to change the above schedule at its sole discretion. Any such changes shall be intimated to the respective Applicant at the email address specified in its Application.

### 2.4 APPLICATION FORM

#### A. Contents

- i. The Application shall be submitted in a sealed envelope comprising of the following:
  - ❖ Application Form along with necessary documents as per **Annexure 1**.
  - ❖ Applicant credentials, company profile, relevant experience, list of clients, etc.
  - ❖ Applicant Company's financial details like certified turnover details for last three years, etc.
  - ❖ Other documents indicating competency of Applicant for the Work.
- ii. **Sealing and marking of Applications:** Applicants shall submit original version of the Application sealed in a single envelope with the following marking:
 

"EOI FOR TURNKEY AGENCY FOR DETAILED DESIGN, CONSTRUCTION AND HANDING OVER OF PROPOSED GENERAL AVIATION TERMINAL EXPANSION AT CSMIA, MUMBAI  
 APPLICANT'S NAME: \_\_\_\_\_  
 APPLICANT'S ADDRESS: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_"

This envelope shall be addressed to the addressee set forth in Clause 1.3 and shall be submitted by the due date specified in Clause 2.2(i) above.
- iii. All documents comprising the Application shall become the property of MIAL and shall not under any circumstances be returned to the Applicants. MIAL shall be free to utilize any information / data provided to it as a part of the Application in any manner that it deems fit.
- iv. MIAL shall not be responsible for the loss or non-receipt or delay in the receipt of any EOI application sent by post or courier.
- v. MIAL has the exclusive and final right of acceptance/rejection of applications from any of the parties/Applicants.

### 2.5 DISQUALIFICATION

MIAL shall have the right to disqualify any Applicant if, in MIAL's opinion:

- i. the Applicant, or any employee, officer, agent, director, advisor, consultant, contractor, sub-contractor, servant or staff member of, or any person associated with such Applicant has or may reasonably be thought to have, at any time, involved in any dishonest, fraudulent, illegal or unlawful business practices whether in connection with the Application or otherwise; or
- ii. the Applicant engages in anti-competitive behavior including, collusion between Applicants or solicitation of MIAL's employees, agents, directors, consultants, advisors, contractors, or sub-contractors. Applicants may only have contact with the authorized official of MIAL solely for the limited purpose of submission of Applications and queries concerning the EOI and other matters as provided for in the EOI; or
- iii. the Applicant breaches any of the terms and conditions or does not meet the Eligibility Criteria contained in the EOI; or
- iv. the Applicant or any of the affiliates or any of their employees, directors:
  - a. has been disqualified from a tendering process by MIAL or its Application was rejected by MIAL, or a contract awarded to it is under dispute for material breach; or
  - b. has withdrawn from the tendering process conducted by MIAL subsequent to award of contract; or
  - c. is has been either directly or indirectly involved in any frivolous or vexatious litigation against MIAL; or
  - d. has been convicted in any criminal case; or
- v. any other fact or circumstance exists, which justifies such disqualification.

The decision of MIAL in this regard shall be final and binding on all the Applicants.

## **2.6 MISCELLANEOUS**

- A. MIAL shall issue subsequent bidding documents to the shortlisted Applicants.
- B. The EOI process shall be subject to the provisions of OMDA.

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**Annexure 1 : Application Form**

[Place, Date]

To: Head – Procurement,  
**Mumbai International Airport Limited,**  
Terminal 1, Chhatrapati Shivaji Maharaj International Airport,  
Santacruz (E), Mumbai 400 099.

Dear Sir:

**Sub: Application in response to the EOI for Turnkey agency for Detailed Design, Construction and handing over of Proposed General Aviation Terminal Expansion at CSMIA, Mumbai**

**Ref: EOI for Turnkey agency for Detailed Design, Construction and handing over of Proposed General Aviation Terminal Expansion At CSMIA, Mumbai dated \_\_\_\_\_, 2024 ("EOI") issued by MIAL.**

1. We confirm that we are submitting our Application Turnkey agency for Detailed Design, Construction and handing over of Proposed General Aviation Terminal Expansion at Chhatrapati Shivaji Maharaj International Airport ("CSMIA").
2. We hereby confirm that we meet the eligibility criteria specified in this EOI and in this regard, we have enclosed all required documents (together with the supporting documents) in accordance with Section 2.2 of the EOI.
3. We further confirm that we are not disqualified from participation in the competitive bidding process, pursuant to the provisions of the EOI.
4. We represent, warrant and covenant to MIAL that all information furnished or to be furnished by us to MIAL at any time (including without limitation, as part of our application in response to the EOI) is true, complete, accurate, unconditional and fairly presented. We undertake to forthwith inform MIAL in the event of occurrence of any circumstances that would render any information, representations or warranties in our application, untrue, incorrect or invalid.
5. Having read, carefully examined and understood the terms of the documents comprising the EOI (including without limitation, the form of the Agreement issued), we, the undersigned, hereby offer to perform the Detailed Design, Construction and handing over of Proposed General Aviation Terminal Expansion at CSMIA, (as defined in the EOI) in accordance with:
  - (a) all terms and conditions as specified in the EOI, including without limitation the form of Agreement, the annexures, exhibits, attachments and amendments to the EOI; and
  - (b) our Application;provided however that in the event of any inconsistency between (a) and (b) above, (a) shall prevail.
6. We hereby agree and confirm that our Application has been prepared strictly in accordance with the instructions in the EOI (including the forms set forth therein) and that we shall at all times act in good faith and abide by the terms and conditions of the EOI.

7. We represent and warrant to MIAL that as of the date of submission of the Application:
- (a) the information furnished by us is true, complete, accurate, unconditional and fairly presented.
  - (b) we have all the necessary corporate approvals and authorizations to participate in the EOI; and
  - (c) neither we nor our affiliates are in anyway, directly or indirectly, interested in, or associated with any other Applicant or its Application.

In the event of occurrence of any events or circumstances that would render any of the foregoing representations and warranties untrue or invalid, we covenant to promptly notify MIAL of the same and agree that MIAL shall be entitled to reject our Application in such event and if awarded the contract, withdraw the same, without MIAL incurring any cost or liability.

8. We represent and warrant that we [are / are not] [~~strike out which is not applicable~~] Group Entity(ies), of MIAL or its shareholders (other than AAI). We further represent and warrant that we [are / are not] [~~strike out which is not applicable~~] Related Party of MIAL or its shareholders or directors.

9. **Confidentiality undertaking:**

We hereby undertake and agree to keep the Information (as defined below) confidential. We acknowledge that the Information is confidential information of MIAL and is provided solely for the purpose of enabling the Applicant to submit its application and participate in the process for selection by MIAL of the Successful Applicant for performing the Services ("**Specified Purpose**"). We, the Applicant, hereby undertake and agree that in consideration of receipt of such Information, we shall abide and be bound by the following terms:

- (a) "**Information**" means the EOI and any and all documents and information, whether specifically mentioned as 'confidential' or not, provided by or on behalf of MIAL to the Applicant or otherwise obtained by the Applicant pursuant to the EOI, or negotiations and discussions with MIAL, including without limitation, any clarifications, amendments or documents subsequently issued, drafts of definitive agreements, information obtained through interactions with MIAL and site visits (if any), all technical, commercial, financial, operational, legal or statistical information, all agreements, plans, layouts and documents in relation to the Airport, in each case whether in writing, electronic form or other tangible form or disclosed by oral or visual presentation or other intangible method.
- (b) The Applicant shall use the Information solely for the Specified Purpose. The Applicant shall maintain the confidentiality of the Information and shall not disclose the Information to any person, other than:
  - i. its employees, professional advisors and consultants, who have a need to know in connection with the Specified Purpose; and
  - ii. a party with the prior written consent of MIAL;

provided in each case that (i) Applicant shall ensure that such party agrees to appropriate confidential treatment of such Information as per the terms hereof; and (ii) Applicant shall be solely responsible for any act by such parties which results in the Information not being treated in accordance with the confidentiality provisions hereof.

- (c) Confidentiality obligations hereunder shall not apply to any Information that (i) is or becomes available in the public domain, other than by breach of confidentiality obligations by the Applicant or any other party, (ii) is in possession of the Applicant prior to its disclosure by MIAL and rightfully received without any breach of confidentiality by any party. If Applicant is required to disclose any Information pursuant to any Applicable Laws or an order of any judicial or statutory authority, Applicant shall give MIAL reasonable prior notice of the circumstances of such requirement prior to disclosing such Information and shall co-operate with MIAL to minimize the extent of disclosure, including any effort by MIAL to contest or obtain a protective order against such requirement.
  - (d) The Applicant shall, promptly upon the request of MIAL, return or destroy all Information including without limitation all originals, copies, extracts and summaries thereof (including information on electronic media), and certify to MIAL that it has returned or destroyed such Information within two days of such request by MIAL.
  - (e) The Applicant agrees that the use or disclosure of the Information in breach of these confidentiality provisions will cause irreparable harm or injury to MIAL, which is incapable of recompense by way of damages. Accordingly, the Applicant agrees that MIAL is entitled to seek injunctive or other appropriate relief to restrain any breach or threatened breach of these confidentiality provisions.
10. We hereby agree that the EOI and this Application shall be construed, interpreted, enforced and governed, in all respects, by the laws of India. The courts at Mumbai will have exclusive jurisdiction in respect of all matters arising out of the EOI and this Application.

We, the Applicant, undertake that the representations, warranties, covenants, agreements and undertakings in the Application are true and correct and we shall be liable for any breach thereof. We hereby accept all the terms and conditions of the EOI. Capitalised terms used but not defined herein have the meanings set forth in the EOI.

Yours sincerely,

For and on behalf of *[name of Applicant]*

\_\_\_\_\_  
\*Signature of Authorised Signatory(ies)

Name:

Title:

Phone number:

E-mail:

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## **Annexure 2 : Scope of Work**

Vendor/Bidder in this document shall mean Applicant as defined in EOI

### **Scope document for Turnkey Agency for Detailed Design, Construction and Handing Over of Proposed General Aviation Terminal Expansion at CSMIA, Mumbai**

#### **Scope of Work**

##### **Introduction**

Chhatrapati Shivaji Maharaj International Airport ('CSMIA' or 'Airport') is second busiest airport in India. Mumbai International Airports Limited ('MIAL'), a Private Limited Company under Indian Companies Act, was entrusted to develop and operate the Airport under PPP mode for a period of 30 years.

##### **Project Background & Objective**

###### **BACKGROUND:**

Chhatrapati Shivaji Maharaj International Airport (CSMIA) is in the heart of Mumbai city, near the suburban development of Santacruz & Andheri. CSMIA is the major international gateway to the industrial States of Maharashtra, Gujarat and entire central and western India and is an important hub for domestic traffic. Along with overall airport traffic and cargo growth from past, General Aviation (GA) Traffic at CSMIA has also been experiencing rapid traffic growth. With Indian corporate sector achieving growth opportunities, general aviation & private airplanes have seen much rise in recent past and demands key enhanced services for better and efficient General Aviation Terminal facility.

With intent to address the growth and service demands, MIAL intent to construct an additional terminal facility as an expansion to existing General Aviation Terminal at Kalina, on a site area of 5000.0 Sqm.

The existing General Aviation (GA) Terminal includes departure area, security, waiting area, arrival passenger & administrative area. As the existing facility is operating within constrained area, proposed new General Aviation Terminal expansion as an extension to existing General Aviation (GA) Terminal shall facilitate required additional areas for development of business lounge, passenger and crew facilities, terminal related retail, and other supporting activities.

**Project Brief:**

The proposed terminal expansion facility to present an iconic architectural building character, including integration of the existing General Aviation Terminal building. The proposed terminal expansion area to provide luxury interior and five-star hospitality facilities for the end user.

As per outline program, proposed General Aviation Terminal expansion shall be constructed as two basements + ground + two floors with an approximate expansion floor area of 1600 Sqm per floor along with provision for utilities and parking. Proposed design and build proposal to include design and construction of General Aviation Terminal business centre spaces, terminal operations, and support areas interior works. site development with relevant access and infrastructure provision. Proposed General Aviation Terminal expansion to address MIAL's sustainable and environmental guidelines.

**OBJECTIVE:**

**The main Objective of this Document** is selection of Turnkey agency for providing proposed projects Detail Design and Build services, for approved design intent, as per specified schedule of project on site completion and within approved budget, including but not limited to Enabling works, Architectural, Interior, Engineering, MEPF Design, and complete project Execution (Civil + MEPF + Interior) for Proposed General Aviation Terminal expansion at Kalina, CSMIA, Mumbai.

**PROJECT REQUIREMENTS:**

Appointed agency is required to understand and well acquaint themselves in totality with following **Requirements / Deliverables of the Project** before starting of the Turn-key project process:

Existing GA Terminal-Built up area (Sq. Mtr)	700
Site area (incl. existing GA) (Sq. Mtr)	5000.0
Proposed additional building footprint area (Sq. Mtr)	1600.0 (Approx.)
Number of Floors (G+2)	3
Number of Basements	2
Proposed additional total Built Up area (Sqm)	4800.0 (Approx.)
Proposed approx. building height	13.30 M AGL

**Scope of Work****GENERAL**

Proposed Scope of Work for Turn-key design and build services shall include following key requirements, along with relevant linked support services and design parameters as necessary for a comprehensive project completion, to the satisfaction of engineer in charge and management program requirements –

1. Architectural and Engineering Design (MEPF + Structure + ICT+ Acoustics)
2. Interior Design (Specialized luxury ambience for retail and hospitality spaces)
3. Civil+ MEPF Construction and Site management
4. Interior works execution, furniture + MEPF
5. Kitchen and supporting facilities.

The agency is required to prepare an Architectural, Interior, Engineering and MEPF Design, Detailed Design, GFC Drawings, As-Built Drawings for proposed GA Terminal expansion. The agency shall



also provide broad BOQ, broad cost Estimates, outline specifications and proposed make list for key elements and fixtures. As part of the design process, the agency shall carry out necessary site analysis and evaluate design options to identify a single preferred scheme.

The agency shall provide a fully integrated design and full documentation for all the facilities and infrastructure listed in Clause O above (“Works”) and as mentioned in clause

**Agency’s scope.**

The works shall include design and construction of project for all facilities, systems, services, utilities, works and enabling works required for commissioning of the project. All aspects of the works shall also be designed to allow for future expansion or refurbishment of existing building, wherever appropriate.

The scope of the Contract includes but is not limited to Planning, Design, Engineering, Preparation of Drawings, Preparation of outline BOQ, Broad Cost Estimate, Outline Specifications, proposed make list of all items, Site Execution, Construction of the interior and exterior part of the building, overall site development, in the manner and to the specified standards within the time frame stipulated in the Contract along with any and all other works required for completion of the Work. The scope shall also include everything necessary to provide a fully compliant and fit to purpose Works as described below in the scope of Work and shall be in compliance with the requirements set forth in this EOI, contract conditions, drawings, specifications so far as they relate to the Works.

This scope of work shall be inclusive of all related works in all respect & to the satisfaction of Design coordinator / Engineer-In-Charge / end users ensuring compliances to all applicable norms / standards / statutory requirements & adopting best industrial practices and Airport regulatory norms and guidelines.

**TURN-KEY AGENCY SCOPE OF WORKS**

Main objective is to execute & complete the work in stipulated time schedule in all respect including design, supply, construction/installation, testing and commissioning, charging, and handing over to the Employer.

The broad scope of Works shall include but not limited to the following:

Sr. No.	Design and Construction
1	Complete architectural & Engineering design for Detail Design, Tender, GFC, As-built drawings, Site supervision, Project Management, as per project requirements.
2	Preparing and issuing all Design drawings and other documents including as built drawing.
3	Liaisoning for CFO, Tree permissions and other relevant local statutory authority permissions prior to start of construction work and during construction.
4	Enabling Civil & MEPF etc. works prior to start the work including relocation of existing structures/ Buildings.
5	Procurement, supply, installation, and Construction of Building, MEPF, connection to existing services, etc.
6	Procurement, supply, installation, and Construction of Luxury Interior works, MEPF, etc.
7	Complete Project management, Design management, including design and construction scope of work
8	Testing, commissioning, and handing over including ORAT for all services within defined project schedule & as per approved budget.

The scope of work to include comprehensive project completion including –

- Stakeholder coordination for understanding detailed functional requirements / deliverables as per project scope.
- Scope of work includes submission of plans, elevations, sections, connection details, load details, GAD, P&ID, SLD, graphics design, interior design, exterior and interior 3D views of proposed development and all required reports / drawings, as per approved Concept and including Detail Design till GFC and complete design management till successful completion of the project.
- Design and implementation for all interior works including furniture, landscape, signage, artworks, media, etc. as per the approved design.
- Procurement and supply of specialized security equipment is excluded, however the coordination and installation for required networks including cabling shall be part of scope.
- Prepare & Submit Outline BOQ, Broad Cost Estimate, Outline Material Specifications, proposed make list for key elements and fixtures, etc.
- The scope of work shall include planning, designing, execution keeping all provisions for phasing if any, considering all requirements of the building services etc.
- Site development to address overall site level Landscape planning, design, coordination, and execution including related Lighting, Boundary wall, fencings, road works, pavements, street furniture, etc.

- Design of Building Services including preparations of detailed designs, plans, specifications, schedule of materials/BOQ (E&M, ICT, VHT, Ventilation and Air-Conditioning, Fire Fighting (FAS+FPS) etc.)
- BMS & automation

Any work shown, indicated or included in the EOI, conditions of contract, and/or schedule of prices, except otherwise explicitly stated as exclusions, shall be deemed to form a part of the scope of Work covered by the Contract, notwithstanding failure to show, indicate or include such work in any other or others among the documents aforesaid with the intent that the indication or inclusion of the work within any of the said documents shall be deemed to be a sufficient indication or inclusion of the work within the work covered by the Contract.

The Agency shall be required to complete all aspects of the Works such that the final infrastructure is fully operational, meeting all applicable criteria, specifications and standards, and requirements of this EOI. Specifically, the Agency shall certify that all Works meet all Applicable Laws and criteria of DGCA, AAI, and other statutory bodies or relevant authorities as applicable.

The Agency shall provide all the necessary permissions, licenses, and copyrights to the Employer for the use of all the digital or physical documents submitted by the Agency to the Employer. The Employer shall have the absolute rights to use in any form and for any purpose all the information and documents submitted by the Agency to the Employer.

### **Stages of the project**

To provide Design and Build services for comprehensive project completion within specified time and approved budget, as follows-

**a. Detailed design stage:**

- i. Detailed design shall comply with all relevant statutory and regulatory requirements. (NBC, IS, IATA, ICAO, etc.)
- ii. Detailed project schedule indicating resource and procurement plan.
- iii. Enabling works
- iv. Liaison submissions and approvals (CFO, Tree relocation, Kitchen, other relevant statutory approvals).

**b. Execution stage:**

**1. General Points**

- i. GFC and detailed BOQ and make list.
- ii. Construction contract execution and site supervision
- iii. Regular reporting of progress and other parameters, as agreed with client representative.
- iv. Submission of project documentation like QAP (Quality Assurance Plan), HSE plan, Organization chart etc.
- v. Procurement and supply of bought out materials including all services and finishes should be approved by MIAL design team in coordination with EIC.

- vi. Installation and execution as per approved GFC drawings and manufacturer instructions
- vii. On-site support from Architectural and Interior team
- viii. Installation of various ancillary items like signages, artworks, landscapes, external works
- ix. Hook-up and connections to existing services
- x. Provision for services and all utilities including but not limited to electrical, HVAC, plumbing, FPS, FAS, Fire suppression, PA system, VHT, parking management, BMS, CCTV, access controls etc to be executed as per approved design.
- xi. Excavated materials shall be shifted and disposed at approved disposal yard with documented proof of disposal,
- xii. Anti Termite treatment to be done for substructure, super structure and all interior furniture.

## **2. Enabling Works**

- 1. Site Logistics and project office setup
- 2. Access/Egress Ramp
- 3. Construction of barrication as per norms and as instructed by EIC.
- 4. Demolition of existing structures and services such as but not limited to DG and DG room, Water Tank, Toilet block and office area, Panel Room, AEML substation etc.
- 5. Relocation and construction of existing/temporary structures and services as but not limited to DG and DG room, Water Tank, Toilet block and office area, Panel Room, AEML substation etc.
- 6. Water and electricity will be provided at one point and electricity will be provided on chargeable basis whereas alternate arrangement for power supply will be in vendor's scope.
- 7. Material Shifting plan with equipment.

## **3. Substructure**

- 1. Any underground utility identified during excavation shall be re-routed/Diverted as instructed by EIC.
- 2. Construction of Foundation and 2 basements using diaphragm wall method as per fire norms and approved GFC.
- 3. Provision of water proofing internal and/or external to ensure zero water seepage with guarantee of 15 years after completion.
- 4. Supply, Installation, testing and commissioning of services and parking as per approved GFC including but not limit to FPS, FAS, Smoke detection, ventilation system, electrical, plumbing, drain water management system, forced ventilation, rainwater pumping and harvest, parking management system, CCTV, BMS etc.
- 5. Provision shall be made for appropriately designed drivers resting area including washrooms.

## **4. Super Structure and area development works**

- 1. Construction of Ground plus two floors as per fire norms and approved GFC.
- 2. Area development shall be taken up for landscape and hardscape including but not limited to walkway, pathways, water bodies, street furniture, area lighting, irrigation system, compound wall, PIDS, gates, access roads etc. as per approved GFC.
- 3. Airside facing windows and façade shall be design and executed as bullet proof as per guidelines of DGCA and BCAS.
- 4. Window and façade cleaning system as per approved design by MIAL

5. Provision of water proofing for terrace and external walls to ensure zero water seepage with guarantee of 15 years after completion.
6. Supply, Installation, testing and commissioning of services as per approved GFC including but not limit to FPS, FAS, Smoke detection, ventilation system, electrical, plumbing, drain water management system, forced ventilation, rainwater pumping and harvest, VHT, CCTV, BMS etc.

#### **5. Services**

1. Supply, Installation, testing and commissioning of services as per approved GFC including but not limit to FPS, FAS, Smoke detection, ventilation system, electrical, earthing, plumbing, drain water management system, forced ventilation, rainwater pumping and harvest, VHT, CCTV, BMS, parking management system, solar, boiler, chiller etc. including liaisoning and liaisoning support.
2. Tracing, planning and connection of services to existing network including but not limited to electrical, plumbing, water supply, rainwater drain, CCTV, access control, PA system, AV system, ICT etc. including liaisoning and liaisoning support.
3. DLP for all system shall be 2 years from date of handover.
4. Execution of PNG line as per approved GFC.
5. Submission of mood boards and mockup for procurement approval as per MIAL approved make list.
6. Provision of data and power of all security equipment where equipment is provided by MIAL.
7. Installation, testing and commissioning for equipment supplied and MIAL.

#### **6. Interior Finishes**

1. Submission of mood boards and mockup for procurement approval as per MIAL approved make list.
2. Execution of all interior finishes as per GFC including but not limited to flooring, dado, ceiling, paneling, movable partitions wallpapers and paint, loose furniture, fix furniture, decorative and bought out items, carpets and area rugs, wooden flooring, white goods for office and pantries and lounges/meeting rooms, all signages, chandeliers, FF & E, operation supply equipment, sanitary fixtures and toiletries etc. as approved by MIAL.
3. All material to be designed and procured keeping High standard with Service support for future as approved by MIAL.
4. For all material, MTC and MDCC to be submitted for approved makes.
5. All furniture and fixtures to be installed as per approved makes.
6. All loose furniture and fix furniture made at factory should be quality check and verified at different stages as per approved quality plan and as instructed by EIC.
7. Provision of attic stock for all finishes works to be handed over to operations at the time of HOTO.

#### **a. Commissioning stage:**

- i. Preparation, Documentation and support for ORAT for operational phase
- ii. Document, support and final approvals from statutory authorities
- iii. Testing & Commissioning of all systems services etc. with all documentation as per Indian Standard and Airport Requirement.
- iv. Handing over to relevant stake holders with support for any system integration requirement

**b. Closing stage:**

- i. Submission of documentation for all project like As-Built drawings, Manufacturer Warranty documents, Final inspection reports, O&M Manuals etc.
- ii. DLP communication and contact list

Agency's submittals during the execution of the projects shall include following stages of Project requirements:

- a) Detail Designs for complete Architectural, Engineering and all relevant services for comprehensive completion of the project implementation.
- b) Liaisoning for CFO, Tree permissions and other relevant local statutory authority permissions prior to start of construction work and during construction.
- c) GFC Drawings and Site supervision
- d) Procurement, supply, and implementation
- e) Civil, MEPF, ICT, HVAC, VHT, etc. - Site Execution and construction management
- f) Specialized Hi-end Interior works, Kitchen, etc. implementation.
- g) Furniture and all Interior accessories supply and installation
- h) Signage, Artworks, landscape, graphics, design, supply, and installation.
- i) Testing, commission, completion and handing over for operations as per satisfactory approval from concerned stakeholder and Project in-charge.

**Project Deliverables**

Agency's design drawings together with the design documents and construction specifications shall be developed and submitted to the Employer for review and comments, to specify comprehensively the design and construction of the Works and where appropriate, it shall include, but not be limited to, the following:

- Agency's submission shall include drawings that shall illustrate the proposed design and shall include, but not limited to the following:
  - a. General arrangements of all facilities, functions, and structures
  - b. Plans, elevations, sections of all disciplines of Works at 1:100 scale and all schematic working enlarged details at appropriate scales.
  - c. 3D views and walkthrough for presentation purpose
- Drawings shall be prepared to A0 size and to ISO A1 size where appropriate or as otherwise approved by Employer's Representative.
- All design calculations and analysis
- Analysis of the structures carried out using STAAD/ ETABS/ SAP model and necessary input and output files (in native format) shall be submitted to the Employer's Representative.
- All supporting design calculations in native format and PDF for items and disciplines of works.
- Outline Material, Construction and Workmanship Specifications
- Fully coordinated documents set including but not limited to Design Basis Reports, Drawings (Overall plans, Part Plans, Elevations, Sections, Details, at appropriate scale), Outline Specifications, proposed make list of all items, outline BOQs, Design Calculations, Design Schedules, broad cost estimation etc.

- Project schedule
- Material supply and delivery schedule
- Approved makes for Civil, MEPF, Interior fit outs, ICT, HVAC, etc.
- The organization chart for the project (design, construction, planning, quality, safety etc.)
- List of construction equipment (including shuttering material) owned to execute the project.
- Sub-contractors list and man-power schedule
- Monthly project targets and monitoring
- Project Management
- Cost estimation and monitoring
- Quality and HSE compliances
- Quality Assurance Plan (QAP)
- Interior finishes, equipment's, furniture, fixtures, etc.
- Stagewise 3D, Revit/ BIM Model.

#### **Design Compliance**

The design to be undertaken by the Agency shall fulfil the mandatory technical requirements as specified in the contract documents in addition to those specified hereunder:

- a) International standards for Airport Terminal / IATA / ICAO norms / NBC / Local applicable rules and regulations
- b) Conditions, regulations, measures, and all requirements of whatever kind imposed by any Applicable Laws, IS Codes etc.

#### **Review Procedure**

- a) The Employer's Representative shall review and comment on any Agency's documents submitted within the time specified in the contract conditions or such time as notified by the Employer ('Review Period') after receipt of the Agency's Document except in cases where the Employer's Representative determines that additional information or data is required and in such cases the Review Period shall commence only upon the submission of such additional information or data.
- b) If, before reviewing and commenting on any design contained in any Agency's Documents, the Employer's Representative considers any change or modification is necessary to such Agency's documents, the Employer's Representative may notify the Agency accordingly whereupon the Agency shall affect the same and re-submit the Agency's documents.
- c) No review, comment, suggestion, approval, or implied approval on any other communication by the Employer's Representative made in accordance with the

review procedure or in any other system, method or procedure subsequently agreed, shall in any way relieve the Agency of any of its obligations under the Contract.

- d) Agency shall Incorporate inputs, comments, refinements and/or detailing to the design due to any requirements from the Employer.

### **Inception Deliverables**

Agency shall submit the following documents within ten (10) days of execution of Contract Agreement:

- a) Document Control Index for all project development stages.
- b) CAD standards Manual & Management plan; and
- c) Overall Integrated and detailed execution program.

### **Project Schedule**

Schedule for the works after issuance of LOI/WO **shall need to be completed within and not more than 360 Days / 12 Months**, including complete design and construction scope of work, including handing over the premises to the client for successful and efficient initiation of operations.

### **Project Governance**

#### MEETINGS AND WORKSHOPS

Anticipated meeting and workshops allowances for each stage are outlined below:

- a) Kick-Off Meeting on appointment Agency and key presentation to Senior management on key design milestones, at Employer office at Mumbai,
- b) Agency's progress review meeting with Employer's representatives as per project schedule requirement

The Agency shall participate in all meetings as indicated and requested by the Employer. All the meetings discussion points shall be incorporated into the minutes of the meeting by the Agency and submitted to the Employer's representative for his review.

#### PROGRESS REPORTING

The Agency shall prepare a progress reporting plan ("Progress Reporting Plan") as part of the inception deliverables and submit to Employer's representatives for approval. Progress reporting shall be conducted in accordance with Progress Reporting Plan unless otherwise advised or agreed with the Employer's representatives.

#### PROJECT INFORMATION

The Agency is required to create a project information sharing workspace for collaborative design development. The Agency shall define the information protocols and CAD Standard strategy that shall be duly approved by the Employer's representative.

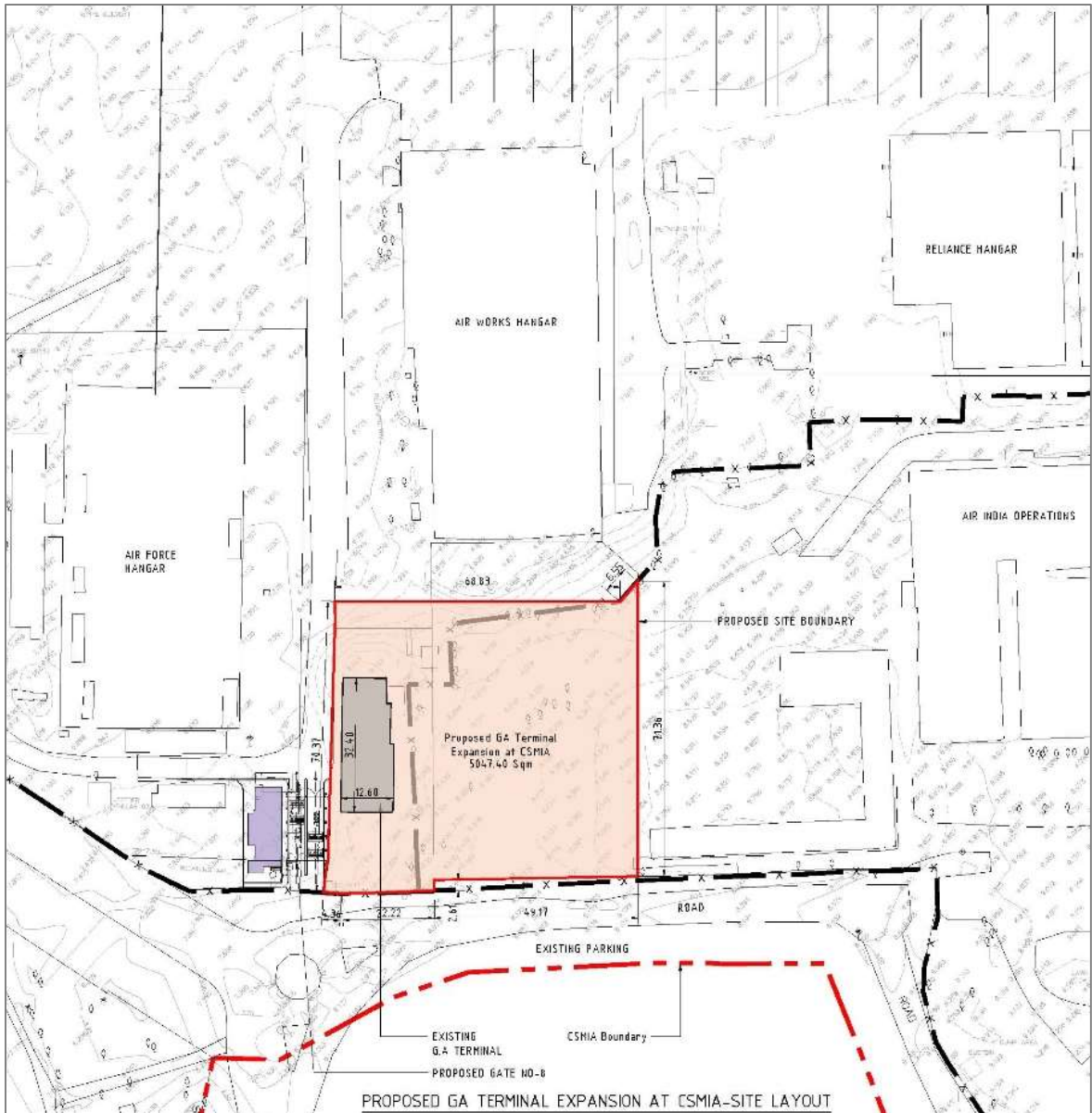
Project documents and files shall be produced using relevant industry standard software such as Autodesk Revit, BIM 360 (central Model), Microsoft office, primavera, AutoCAD,



Adobe PDF, and others. Agencies shall discuss and take prior approval from Employer's representatives before use of any special software.

The soft copy of deliverable shall be provided in native format. Wherever applicable all files should be provided in AutoCAD & PDFs. Agency shall be responsible for delivering CAD files for complete Scope of Services as per agreed BIM 360, CAD standards. Agency shall submit fully coordinated and clash free design drawings incorporating the inputs from Employer's representatives along with period progress submission.

**Existing and Proposed Site Layout.**



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