



**अखिल भारतीय आयुर्वेद संस्थान, गोवा**  
**ALL INDIA INSTITUTE OF AYURVEDA (AIIA), GOA**  
(आयुष मंत्रालय, भारत सरकार के अंतर्गत स्वायत्त संस्थान)  
(An Autonomous Organization under the Ministry of AYUSH, Govt. of India)

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**Tender No. K-12/7/2025-AIIAGoa**

**Date: 15.12.2025**

**Subject: For Preparation of Technical Feasibility Report, 2D/3D HVAC–VRV Layout Design, BIM Modelling & BOQ Development for Second Floor (IPD Wards) – AIIA Goa, Hospital Block.**

**NOTICE INVITING EXPRESSION OF INTEREST (EOI)**

Online Expressions of Interest (EOI) are invited from eligible and reputed HVAC consultancy firms/agencies for preparation of a Technical Feasibility Report and BIM-based 2D/3D layout design and model development for the HVAC system of the second floor (IPD wards) of the Hospital Block at AIIA Goa. The work will assist AIIA Goa in finalizing a suitable and cost-effective HVAC solution for the said area.

The consultancy shall, inter alia, evaluate the feasibility of

- (a) extension of the existing centralized chiller-based HVAC system and**
- (b) installation of an independent VRV/VRF-based HVAC system, and submit a comparative technical and financial analysis with clear recommendations.**

## 1. Introduction

All India Institute of Ayurveda (AIIA), Goa is a tertiary-care teaching hospital under the Ministry of Ayush, Government of India. The Hospital Block is presently served by a centralized chiller-based HVAC system. AIIA Goa proposes to operationalize the second floor (IPD wards) of the Hospital Block and requires a detailed technical feasibility study and HVAC design before execution.

This EOI is being issued to shortlist technically competent HVAC consultancy firms/agencies who will be engaged for preparation of a Technical Feasibility Report, detailed design, drawings and BIM model, BOQ and tender inputs in accordance with Government procurement procedures (GeM/CPPP) and relevant CPWD/ASHRAE/IS standards.

## 2. Tentative Cost / Budget

The tentative estimated cost for the consultancy services is **Rs. 4,00,000/- (Rupees Four Lakh only)**. The estimate is indicative and subject to revision based on administrative approval and availability of funds.

## 3. Key Dates (for CPPP e-Procurement)

The following tentative schedule shall be followed for this EOI:

<b>Publication of EOI on CPPP</b>	<b>15/12/2025 at 17:00 hrs.</b>
<b>Last date &amp; time for online submission of EOI</b>	<b>23/12/2025 at 15:00 hrs.</b>
<b>Date &amp; time of opening of Technical Bids</b>	<b>23/12/2025 at 15:30 hrs.</b>
<b>Date and time of opening of Financial Bid</b>	<b>Will be communicated in due course</b>

## 4. Instructions for Bidders

4.1 The tender document can be downloaded from the Central Public Procurement Portal (CPPP) (<https://eprocure.gov.in/eprocure/app>) as well as from the Institute website [www.aiiagoa.org](http://www.aiiagoa.org) for reference. However, submission of bids shall be strictly through CPPP only.

4.2 Bidders are advised to carefully read all the terms and conditions of this EOI before submitting their online bids. Submission of the bid shall be deemed to indicate unconditional acceptance of all the terms and conditions of the EOI.



4.3 (i) Technical Bid and (ii) Financial Bid the Technical bid and the financial bid should be sealed by the bidder in separate covers duly super-scribed and both these sealed covers should be placed in a bigger cover which should also be sealed and duly super -scribed.

4.4 The pages of the bid submitted by the bidder shall be properly numbered, indexed and bound. Bids submitted in loose sheets or unsigned shall be liable to be rejected.

4.5 Rates shall be quoted in Indian Rupees (INR) only, both in figures and words, in the BoQ format provided on CPPP. Bids quoting price in any other currency shall be treated as non-responsive.

4.6 AIIA Goa shall not be responsible for any delay due to technical or other reasons.

4.8 Contract, if awarded, shall be for the specific consultancy assignment as described in this document. Any extension of scope, if required, shall be with the approval of the Competent Authority on mutually agreed terms.

4.9 AIIA Goa reserves the right to cancel this EOI at any stage without assigning any reason thereof. Submission of EOI does not guarantee award of contract.

## **5. Eligibility Criteria**

The bidder must satisfy the following minimum eligibility criteria:

5.1 The bidder shall be a registered Company/Partnership Firm/LLP/Proprietorship engaged in HVAC design/consultancy services. A self-attested copy of Certificate of Incorporation/Registration shall be uploaded.

5.2 The bidder shall possess valid GST registration and Permanent Account Number (PAN). Self-attested copies of GST registration certificate and PAN card shall be uploaded.

5.3 The bidder shall have a minimum of three (03) years of experience during the last seven (07) years in HVAC design/consultancy for hospitals/healthcare or similar multi-storey institutional/commercial buildings.

5.4 The bidder shall have successfully completed at least three (03) HVAC design/consultancy assignments of similar nature (preferably including both chiller-based and VRV/VRF systems) during the last seven (07) years. Copies of work orders and completion certificates shall be uploaded.

5.5 The bidder shall have on its rolls qualified technical personnel such as Mechanical/HVAC Engineers with adequate experience in healthcare HVAC design, BIM/Revit modelling, and preparation of BOQ/drawings.



5.6 The bidder must not have been blacklisted/debarred by any Central/State Government Department, Autonomous Body, PSU or any international organisation. A self-declaration to this effect shall be provided.

5.7 The bidder must agree to carry out mandatory site visit(s) at AIIA Goa for assessment and coordination as part of the consultancy assignment.

## **6. Documents to be Submitted with Technical Bid**


The following documents shall be Submitted as part of the Technical Bid:

- (a) Covering letter on the bidder's letterhead, duly signed and stamped.
- (b) Certificate of Incorporation/Registration of the firm/company.
- (c) GST Registration Certificate and PAN card.
- (d) Brief profile of the firm with organization structure and key personnel.
- (e) Details of similar works completed during last five years, in the prescribed format.
- (f) Copies of work orders and completion certificates for similar projects.
- (h) Self-declaration regarding non-blacklisting/debarment.
- (i) Any other documents in support of eligibility and technical capability.

## **7. Scope of Work**

The scope of work broadly includes the following components:

### **A. Technical Feasibility Study**

- i. Review of existing HVAC infrastructure of the Hospital Block, including but not limited to: chillers (**4 × 300 TR**), cooling towers, pumps, AHUs, FCUs, chilled water and condenser water piping, control panels and electrical systems.
  - ii. Assessment of feasibility of extending chilled water pipelines, AHUs, ducting, risers and associated services to the second floor (IPD wards), including hydraulic and structural considerations.
  - iii. Site assessment for VRV/VRF-based system or cassette AC system, including identification of outdoor unit locations, refrigerant piping routes, electrical load requirement, condensate drainage, access and maintainability.
  - iv. Constraint analysis of corridors and shafts with existing services such as MGPS, electrical ducts, fire-fighting, exhaust and other utilities.
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v. Comparison of different options (central chiller extension vs VRV/VRF or other suitable system) in terms of capital cost, operating cost, energy efficiency, maintainability, redundancy, infection-control requirements and future expansion needs.

vi. Recommendation of the most suitable, technically sound and cost-effective HVAC solution for the second floor, with clear justification and risk analysis.

## **B. BIM-Based 2D/3D HVAC Design and Documentation**

i. Preparation of detailed HVAC load calculations for the second floor IPD wards and associated service areas, taking into account occupancy, internal heat gains, fresh air requirements and climatic data for Goa.

ii. Selection and sizing of major HVAC equipment such as AHUs, FCUs, VRV/VRF outdoor and indoor units, pumps, ducts, pipes, control valves, etc., in line with relevant IS/ASHRAE/CPWD norms.

iii. Development of BIM-compliant 2D/3D drawings and layouts (plan, section, isometric views) for all HVAC components, coordinated with architectural, structural, electrical and MGPS drawings.

iv. Preparation of schematic diagrams, P&IDs and single-line diagrams for the recommended HVAC scheme.

v. Preparation of detailed item-wise Bill of Quantities (BOQ) with technical specifications suitable for floating execution tender on GeM/CPPP.

vi. Submission of soft copies of all drawings and BIM models in editable formats (e.g. Revit/AutoCAD) along with PDF exports and an indexed document set.

## **8. Deliverables and Timelines**

The bidder shall deliver the following within the indicated timelines from the date of Work Order:

- Site visit and preliminary assessment report – within 7 (seven) days.
- Draft Technical Feasibility Report, layouts and BIM/3D model – within 20 (twenty) days of site visit.
- Final approved report, drawings, BOQ and BIM model (after incorporating AIIA's comments) – within 30 (thirty) days thereafter.



## 9. Evaluation Method (QCBS)

The selection of the bidder shall be based on Quality and Cost Based Selection (QCBS). Technical Bids will be evaluated first and only the Technically Qualified bidders will be considered for Financial Evaluation.

The broad criteria for technical evaluation shall be as under:

S. No	Evaluation parameter	Maximum Marks	Methodology
1.	Firm's experience in HVAC design	25 Marks	Minimum <b>5 years'</b> experience in HVAC consultancy/design projects. – 25 Marks
2.	Similar Experience Must have completed at least <b>similar works</b> of value $\geq$ <b>₹1 Crore</b> in hospitals/institutions.	25 Marks	I. More than 2 similar work and Above - 25 marks  II. Minimum 1 similar work- 10 marks
3.	Presentation of the Bidder	25 marks	I. Understanding of the requirement. II. Details of resources of the bidder and capability of handle the services. III. Plan for execution of similar works in good manner.
4.	Past performance and client feedback	25 Marks	performance certificates, references, repeat assignments, timely delivery, etc.
	Total marks	100 Marks	

Total Technical Score (T) shall be 100 marks.

Financial Bids of Technically Qualified bidders shall be opened and the lowest financial quote (Fmin) will be assigned a Financial Score (Fs) of 100. Financial Score of other bids shall be computed as:  $F_s = (F_{min} / F) \times 100$ , where F is the quoted price of the bidder.

The Composite Score (Cs) shall be calculated as:  $C_s = 0.70 \times T + 0.30 \times F_s$ . The bidder with the highest Composite Score shall ordinarily be recommended for award of contract, subject to approval of the Competent Authority.

## **11. General Terms & Conditions**

11.1 The bidder shall ensure that all designs comply with relevant CPWD, IS/IEC, ASHRAE and local statutory requirements applicable to healthcare facilities.

11.2 All reports, drawings, models and documents prepared under this assignment shall be the intellectual property of AIIA Goa. The consultant shall not use or share the same with any third party without prior written consent of AIIA Goa.

11.3 The consultant shall maintain confidentiality of all information, drawings and data obtained or developed during the course of the assignment.

11.4 In case of delay in submission of deliverables beyond the stipulated timelines without valid justification, AIIA Goa reserves the right to impose liquidated damages as per terms to be specified in the Work Order/Agreement.

11.5 Any dispute arising out of or in connection with this assignment shall be subject to the jurisdiction of competent courts at Goa only.



Sd/-

Store & Purchase Officer

All India Institute of Ayurveda (AIIA), Goa