



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An autonomous body of GOI under the aegis of M/o Housing & Urban Affairs)
9th Floor, 'B' Wing, Janpath Bhawan, Janpath, New Delhi – 110 001.
Ph – 23717249/23355408/23322192, E-mail: cgewho@nic.in Website: www.cgewho.in

REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST FOR TURNKEY HOUSING PROJECT AT BHUBANESWAR

CGEWHO invites offers from construction agencies, for development of a composite housing project, on Turnkey model, complete with all infrastructure and amenities on 3 to 5 Acres of land at Bhubaneswar for approximately 250 Dwelling Units. The agency shall be responsible for transfer, registration of land in favour of CGEWHO, approval of plans and construction of the said housing project with all the essential services and amenities. The land should be within a radius of 10 km from C V Raman College, Bhubaneswar. The housing project proposed to be built, shall have preferably 3 BHK & 4 BHK types of Dwelling Units with lifts and other amenities that includes a Community Centre, swimming pool, badminton courts as per norms of the statutory authorities. While giving the proposal, it must be ensured by the agency that all the statutory requirements as per the local bye-laws and RERA guidelines of the State should strictly be followed. The construction agency may identify one or more places of suitable land.

2. The land details are to be given as per the “Land Proforma” uploaded along with this EOI document. CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined “Weightage Chart” on a scale of 200 points. Only those lands scoring 80% marks and above in the “Weightage Chart” shall be considered prequalified. CGEWHO, after assessing the suitability of land and the construction capability of agencies as per the prequalification criteria as mentioned in this document, shall forward the Design Parameters and draft Contract Agreement to the prequalified agencies, for the submission of price bid along with the Detailed Project Report. The price bid should be prepared on the basis of the pre- defined specifications, payment terms and other details provided in the draft contract agreement and design parameter. The cost quoted shall be lump sum price on the per square feet of the carpet area (as defined in RERA) inclusive of one covered car parking for each Dwelling Unit.

3. Application Form along with detailed minimum prequalification criteria, for this EOI can be downloaded from www.tenderwizard.com/CGEWHO or www.cgewho.in or CPP Portal (www.eprocure.gov.in) from 20/06/2025 onwards. Last date for submission of EOI is within the 30 days of release of advertisement. A non-refundable fee of Rs 10000/- + GST @ 18% towards cost of EOI documents through Demand Draft in favour of CEO, CGEWHO payable at New Delhi, should be submitted physically at H.O. address as mentioned above. No off line submission of EOI will be accepted and the same will be summarily rejected.

4. Any proposal received not conforming to EOI guidelines will be considered as technically non-compliant and is liable to be rejected. The procedure for selection of Construction Agencies will be made available with the application Forms.

5. CGEWHO reserves its right to qualify or disqualify any or all applications, without assigning any reason thereof. No correspondence in this regard shall be entertained.

Chief Executive Officer
CGEWHO

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Scope of Work

Scope of Work: Development of a composite housing project on Trunkey Model, including planning, designing and obtaining of approval for the project from relevant statutory authorities complete with all infrastructure and amenities on 3 to 5 Acres of land at Bhubaneswar for approximately 250 Dwelling Units. The agency shall be responsible for transfer, registration of land in favour of CGEWHO, approval of plans and construction of the said housing project with all the essential services and amenities. The land should be within a radius of 10 km from C V Raman College, Bhubaneswar. The housing project proposed to be built, shall have preferably 3 BHK & 4 BHK types of Dwelling Units with lifts and other amenities that includes a Community Centre, swimming pool, badminton courts as per norms of the statutory authorities. While giving the proposal, it must be ensured by the agency that all the statutory requirements as per the local bye-laws and RERA guidelines of the State should strictly be followed. The construction agency may identify one or more places of suitable land.

Definition of Turnkey Project: A fully functional complex shall have to be constructed for the organisation by the company on the land provided by the company from concept to completion including handing over of the complete functional complex to the beneficiaries of the organisation, performing Defect rectification during the Defect Liability Period & obtaining completion certificates.

**REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST
FOR TURNKEY HOUSING PROJECT AT BHUBANESWAR**

MINIMUM PRE-QUALIFICATION CRITERIA FOR EXPRESSION OF INTEREST

Estimated Construction Cost for Prequalification – Rs.168 Crs

Contractor fulfils the following criteria shall be eligible to apply. Joint ventures are not acceptable

(a) Experience of having completed works of similar nature:

Should have successfully completed the works as mentioned below during the last 7 **(seven) years** ending last day of the month previous to the one in which tenders are invited.

- i) Three similar works each costing not less than that Rs.67.20 Crs (40% of the ECPT)
Or
- ii) Two similar works each costing not less than that Rs.84.00 Crs (50% of ECPT)
Or
- iii) One similar work costing not less than that Rs.134.40 Crs (80% of ECPT)

Similar Work means - “Construction of RCC framed structure having stilt and floor up to four storeys or more including finishing works and other building allied works, all executed under one agreement”.

Or

Completing balance construction work of one building (i/c structural work) having stilt and minimum up to four storey or more including finishing work and other building allied works, all executed in one agreement.

Note:

1. Machine room and Mumty shall not be considered in storey.
2. Only works executed in India shall consider for similar work.
3. Basement and Stilt should not be considered in storey.
4. Qualified similar works shall be physically inspected by CGEWHO to ascertain the completion, performance on quality of works for finalizing the technical bids.
5. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum (without compounding), calculated from the date of completion to previous day of last date of submission of tenders.
6. If private work shown in support of eligibility criteria, certified copy of tax deducted at source (TDS) certificate (Form 16A and 26 A) shall be submitted along with the experience certificate and TDS amount shall tally with the actual amount of work done. Otherwise the amount that tally with TDS shall only be considered for eligibility

(b) Financial Capabilities, Average Financial Turnover

The bidder should have the average annual financial turnover of Rs.50.40 Crs (30% of Estimated Project Construction Cost) on construction works during the immediate last three years ending 31st March 2025 (scanned copy of certificate from Chartered Accountant with Unique Document Identification No to be uploaded). The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% interest per annum. Year in which no turnover is known would also be considered for working out the average.

(c) Profit / Loss

Should not have incurred any loss (profit after tax should be positive) during the last three consecutive years ending 31st March 2025, duly certified and audited by the chartered accountant. (The balance sheet in case of Pvt/ Public Ltd. Company means its standalone finance statement).

(d) Bankers Certificate or Net worth Certificate

Should have Banker's Certificate from commercial bank of amount for Rs.67.20 Crs (40% of ECPT) (scan copy of original to be uploaded in Form G)

OR

Should have net worth certificate (from CA with unique identification no-UDIN) of minimum 10% of ECPT i.e. Rs.16.80 Crs. The net worth certificate should not be older than six months from the date of the month of previous to the one in which tenders are invited.

(e) Bidding Capacity

The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

$$\text{Bidding capacity} = \{[A \times N \times 1.5] - B\}$$

Where,

A = Maximum turnover in construction works executed in any one Financial year during the last five years taking into account the completed as well as works in progress.

The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids has been invited (Three years).

B = Value of existing commitments and on-going works to be completed during the period of completion of work for which bids have been invited.

II. Land Criteria

The land details are to be given as per "land Proforma" uploaded on CGEWHO's website and along with this CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined "Weightage Chart" on a scale of 200 points. Only those lands scoring 80% marks and above in the Weightage Chart shall be prequalified.

Procedure for selection of contractor for turnkey housing project at Bhubaneswar

- a) **Expression of Interest** would be invited on line through e-tendering website i.e. www.tenderwizard.com/CGEWHO, www.cgewho.in and CPP Portal (www.eprocure.gov.in). from civil construction firms to submit details/ data and other credential for scrutiny, as per the prescribed proforma, within three weeks' time.
- b) The Bids are to be opened first and checked as per minimum qualification criteria, after meeting the minimum Pre-Qualification criteria the grading of marks is to be done in accordance with the grading proforma by a Committee, constituted by CEO, of officers from the Technical Department assisted by representatives from the Finance Department. The team would submit tabulation sheet with the name of the agencies which has scored 60% or above marks to be considered suitable for the assignment.
- c) The committee may visit the offices and projects (either running and /or completed) of the firms which has scored 60% or above, for on spot realistic assessment of the details / data submitted by the firms. The committee can reject firm / firms for submitting wrong detail, data, credentials etc. and shortlist the firms.
- d) The land details are to be given as per the "Land Proforma" uploaded on the CGEWHO's Website and as provided along with tender doc. CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined "Weightage Chart" on a scale of 200 points. Only those lands scoring 80% marks and above in the "Weightage Chart" shall be prequalified.
- e) The bidders qualified under both b & d above, i.e grade marking and suitability of land shall only be considered as qualified bidders.
- f) The qualified bidders would be provided general specifications of works, no. of DUs etc. to work out the Price of the Bid within one month time. The price bid should be prepared on the basis of the pre- defined specifications, payment terms and other details provided in the draft contract agreement and design parameter. The cost quoted shall be lump sum price on the per square feet of the carpet area (as defined in RERA and excluding balcony area) inclusive of one covered car parking for each Dwelling Unit.
- g) A Pre-bid meeting with the firms would be arranged to clear the doubts, contradictories among documents etc. and accordingly Amendments, if any, will be issued to the bidders.
- h) Price Bid would be accepted strictly on line only. Bidders. Price Bid submitted offline would be rejected. The Committee as constituted by CEO will open the Price Bid on due date and recommend the lowest Bidder, if reasonable, for acceptance.
- i) The proposal will be put up to the Executive Committee, CGEWHO for acceptance.

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
9th FLOOR, 'B' WING, JANPATH BHAWAN, NEW DELHI – 110 001

Document for Expression of Interest (EOI)

Subject : REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST FOR
TURNKEY HOUSING PROJECT AT BHUBANESWAR

Important Note: Last date / Time of submission of the Proforma duly filled, shall be 1530 hrs
on [REDACTED]

The details of EOI are as under:

- i) The agency should meet the minimum Pre-qualifying (PQ) Criteria as mentioned in the advertisement. The detailed PQ Document can be downloaded from website i.e www.tenderwizard.com/CGEWHO or www.cgewho.in or www.eprocure.gov.in.
- ii) Applicants should give details in the order specified. If required additional details may be annexed with reference to the issues, proper referencing should be done.
- iii) A non-refundable amount of Rs 10000/- + GST @ 18% by way of Demand Draft in Favour of CEO, CGEWHO payable at New Delhi towards the cost of EOI Document.
- iv) No joint venture or consortium of agencies shall be allowed and the agency should meet the minimum prequalification criteria by himself.
- v) The intending agency should apply on the prescribed format as per the PQ document along with documentary evidence for the following:
 - a) Certificate of Incorporation in India.
 - b) Articles/ Memorandum of Association/ Partnership Deed etc.
 - c) Certificate of Registration from Registrar of Co.
 - d) EPF/ESI/ Registration No. along with copy of challan for the month of May 2025.
 - e) PAN Card.
 - f) Manpower details
 - g) Plant & Machinery holding
 - h) Details of pending litigation etc., if any.
 - i) Name and address of Bankers etc.
 - j) Audited Balance Sheet for the last three years.
 - k) GST Certificate.
 - l) Certificate of Investments
 - m) Latest bankers Certificate for minimum Rs 67.20 Crs Or Net Worth Certificate from CA having UDIN of minimum value of Rs 16.80 Crs.
 - n) Scanned copy of DD deposited towards fee of EOI Documents
 - o) Title Deed search report from BAR Council advocate
 - p) Latest report from the Town Country Planning Engineer regarding confirmation that no notification is issued by the authority/ Govt for the acquisition of the said plot/ land to be offered for development.
 - q) Undertaking regarding Encumbrances Free Land certificate.

FORM 'A'

- a. Name of the Firm :
- b. Year it was incorporation :
- c. Address
- i) Head Office :
- ii) Branch Office/s :
- d. Telephone (s) & Mobile (Office)
- i) Head Office :
- ii) Branch Office :
- iii) E Mail ID :
- e. Contact person(s)
- i) Head Office :
- ii) Branch Office :
- f. Status of firm
- i) Limited/ Private Limited :
- ii) Partnership :
- iii) Proprietary :
- g. Class, year and details of enlistment with CPWD, MES or any other Central/ State body, if any.
- h. Professional membership like Membership of Builders Association etc., if any.
- i. Area of Specialization (Development, housing, commercial, industrial etc.)
- j. Experience of firm in
- i) Civil Works
- ii) Sanitary (Internal & External)
- iii) Internal electrical works
- iv) External Development
- k. Method of execution of works (Departmental/ sub-contract)

FORM 'B'

In the following questions please include projects undertaken by the firm only (not by the individual partner/ employees/ Group Construction). Articles of Agreement / Work Orders for recently completed Housing Projects similar in nature to be attached.

Details of Similar Works completed (within the period of last seven years)

Sl. No	Project Title	Configuration (No of Stories)	Total Plinth Area (Sq M)	Details of Accommodation			Project Value (Cr Rs)	Enhanced project Value upto previous day of last day of submission	Date		Clients address, Tel No. & e-mail address
				Type	Area	No. of Units			Started	Completed	

Note- The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of interest 7% per annum (without compounding) calculated from the date of completion to previous day of last date of submission of tender.

FORM 'C'

In the following questions please include projects undertaken by the firm only– (not by the individual partner/ employees/ Group Construction). Articles of Agreement/ Work Orders for In-hand Projects similar in nature to be attached

Details of Similar Works In- hand

Sl.no	Project Title	Configuration of (No of Stories)	Details of Accommodation			Project Value (Cr Rs)	Date of start of Construction	Stipulated date of Completion	VWD Till Date	Remaining time of Completion	Clients address, Tel /Mobile No. & e-mail address
			Type	Area	No. of Units						

FORM 'D'

ADMINISTRATIVE INFORMATION

1. Information about your full-time permanent staff in regular appointment for the last three years
(Do not include any part-time or contract staff).

No.	Description	Total No.
1.	Graduate/ Post Graduate/ Other Professionals a) Designation	
2.	Civil Engineers (Graduate/ Post Graduate) a) Designation	
3.	Diploma Civil Engineers	
4.	Electrical/ Mechanical Engineers	
5.	Administrative Office Staff	
6.	Others (Please specify) a. b. c.	
Total Manpower		

(Please include the resume of your key staff)

2. Any Arbitration/ Litigation in any of the projects till date. If yes provide complete details thereof.

FORM - E

DETAILS OF PLANTS & MACHINERIES AVAILABLE WITH THE FIRM

- i) List of tools, plants and other construction machinery available with the firm.
- ii) Details of workshop/ fabrication/ manufacturing facility available.



FORM – F

PERFORMANCE REPORT

1.	Name of Work/ Project & Location				
2	Name of Client				
3	Agreement Amount				
4	Estimated Cost				
4.	Tendered amount				
5	Completed cost of work				
6	Date of start				
7	Date of Completion				
(i)	Stipulated date of completion				
(ii)	Actual date of completion/ likely date of completion				
8	Amount of compensation levied for delayed completion, if any				
8.	Performance Report				
a)	Quality of Work	Very Good	Good	Fair	Poor
b)	Resourcefulness	Very Good	Good	Fair	Poor
c)	Financial Soundness	Very Good	Good	Fair	Poor
d)	Technical Proficiency	Very Good	Good	Fair	Poor
e)	General Behavior	Very Good	Good	Fair	Poor

- 1) The performance report preferably be submitted in the above pro forma. In case, different pro forma is used, the applicant shall ensure that the report/ certificate shall contain the above information.
- 2) This report should be signed by the authority of owner not less than the rank of Executive Engineer or equivalent.

FORM - G

FINANCIAL INFORMATION

1. Financial Analysis: Details to be furnished duly supported by figures in Balance Sheet/ Profit & Loss Account for the last three years duly certified by the Chartered Accountant (certified copies to be attached).

		2022-23	2023-24	2024-25	Average Annual Turnover
		A	B	C	(A+B+C)/3
(i)	Gross Annual turnover				
(ii)	Profit/ Loss				
(iii)	Net Worth (Paid up capital + reserves) (As on 31.03.2024)	-	-	-	-
(iv)	Latest Bank Solvency	-	-	-	-

2. Financial arrangements for carrying out the works (Own arrangements & Fund based & Non-Fund based sanctioned limits).
3. The following certificates are to be enclosed:
- Name and address of bankers, auditors etc.
 - Audited balance sheet & Profit & Loss Account along with Audit Report with annexures for the last 3 Years
 - Net Worth Certificate or Banker's Certificate
- 4 The value of Annual Turnover shall be brought to current level by enhancing the actual Turnover at simple rate of interest 7% per annum (without compounding).

**Signature of Chartered Accountant
With Seal**

Seal & Signature of Applicant

LETTER OF TRANSMITTAL
(ON THE LETTER HEAD OF COMPANY)

From:
To:
CGEWHO
9th Floor, "A" Wing
Janpath Bhawan, Janpath
New Delhi-110001

Sub: Pre-qualification of construction agency for **EOI no T-704/I dated _____**
Sir,

Having examined the details given in Notice for Pre-qualification and Pre-qualification Application documents for the above EOI no T-704/I dated _____ work, we hereby submit our relevant documents for pre-qualification.

- i) We hereby certify that all the statements made and information supplied in the enclosed Forms 'A' to 'G' and accompanying statements are true and correct.
- ii) We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
- iii) We have submitted the requisite Banker's Certificate/ Performance Reports and authorize CGEWHO or their representatives to approach individuals, employers, firms and corporations to verify our submittals, competency and general reputation.
- iv) We hereby confirm that we have read and understood all the stipulations given in this pre-qualification shall be final and binding on us.
- v) We have submitted the following certificates in support of our meeting the minimum Pre-qualifying criteria of completed work(s) as specified for having successfully completed the following works:

	NAME OF WORK	CERTIFICATE FROM
1.		
2.		
3.		

Enclosures:
Date of Submission
(Seal of Company)

(Signature of Applicant)

DECLARATION

(To be submitted on non-judicial stamp paper of Rs.10/- duly certified by Notary Public)

Affidavit of Sh _____ s/o _____ r/o _____
_____. I, the Deponent with above name do hereby solemnly affirm and
declare as under:

1. That I am the Proprietor/ Authorized Signatory of M/s _____ having its Head Office/ Regd Office at _____.
2. I/we have no objection if enquiries are made about the work listed by me/ us in the accompanying sheets/ annexure.
3. I/ we agree that the decision of committee in selection will be final and binding to me/ us.
4. I/ we have read the instructions appended to the proforma and I/ we understand that if any false information is detected at a later date the committee is at liberty to act in a manner it feels deemed fit.
5. I _____ the Proprietor/ Authorized Signatory of M/s _____ do hereby confirm that the contents of the above affidavit along with the information furnished with respect to EOI document no are true to my knowledge and nothing has been concealed there from and that no part of it is false.

Verified at _____ this _____ day of _____ 2025

DEPONENT

UNDERTAKING

I undertake to comply with the following and submit the same, as asked :

- i) Title Deed search report from BAR Council advocate
- ii) Latest report from the Town Country Planning Engineer regarding confirmation that no notification is issued by the authority/ Govt for the acquisition of the said plot/ land to be offered for development.
- iii) I will submit the Encumbrances free land certificate (on letterhead).



**WEIGHTAGE CHART FOR SELECTION OF LAND FOR TURN-KEY PROJECT
DETAILS OF LAND OFFERED**

(Please provide exact location address)

		Point of reference	Weightage	Max. Marks	Scored marks (*)
1		Habitation	20		
	a	Fully		20	
	b	Partially		10	
2		Distance from heart of city(As specified in Advt.)	10		
	a	Up to 10 km		10	
	b	10-15 km		5	
	c	>15 km		3	
3		Distance from Railway station	10		
	A	Up to 10 km		10	
	b	10-15 km		5	
	c	>15 km		3	
4		Distance from terminal Bus Station	10		
	a	Up to 10 km		10	
	b	10-15 km		5	
	c	>15 km		3	
5		Availability of public transport	10		
	a	Public transport		10	
	b	No public transport		0	
6		Nature of land use	10		
	a	Residential		10	
	b	Agricultural		0	
7		Right of way	10		
	a	12 m & above		10	
	b	9-12 m		5	
8		Road facings	5		
	a	Three sides		5	
	b	Two sides		3	
	c	One side		1	
9		Level of plot wrt surrounding levels	5		
	a	At level		5	
	b	Up to 2 feet below		3	
	c	Low lying		0	

10		Ground water table (General) Affecting construction process	5		
	a	Very low		5	
	b	Low		3	
	c	High		0	
11		Availability of electric supply	5		
	a	Available		5	
	b	Not available		0	
12		Availability of Municipal water supply	5		
	a	Available		5	
	b	Not available		0	
13		Availability of sewage disposal system	5		
	a	Available		5	
	b	Not available		0	
14		Availability of Hospital	5		
	a	Within 1 km		5	
	b	Within 5 km		3	
	c	Beyond 5 km		0	
15		Availability of primary education system /school/Collage	5		
	a	Within 1 km		5	
	b	Within 5 km		3	
	c	Beyond 5 km		0	
16		Free from polluting factors	10		
	a	Yes		10	
	b	No		0	
17		Rental opportunity	5		
	a	Good		5	
	b	Satisfactory		3	
	c	Poor		0	
18		Land under	5		
	a	Development Authority		5	
	b	Municipality		3	
	c	Village panchayat		1	
19		Land owner by	20		
	a	Construction agency		20	
	b	Associate of construction agency		10	
	c	Under agreement with land lord		5	
20		Circle rate of the land (attach copy of the Government circular)	40		
		(maximum marks for costliest land and proportionate marks for other lands)			
		TOTAL	200		

(*) to be filled by the bidder

PREQUALIFICATION OF CONTRACTORS – TURNKEY HOUSING PROJECT AT BHUBANESWAR PH-III

(i)	Name & Address of Agency			
(ii)	Project qualified	Bhubaneswar		
(iii)	Grading			
SL.NO.	DESCRIPTION	TOTAL MARKS	MARKS GIVEN	
1.	Year Established			
	10 Yrs & above	5		
	5-10 years	3		
	2-5 years	2		
	0-2 years	0		
2.	Status of Company			
	Limited/Private Ltd	5		
	Partnership	3		
	Proprietary	2		
3.	Registration with Government Agency Unlimited Class	5		
	Otherwise	0		
4.	Technical Staff as on Pay Roll			
	Plenty	10		
	Sufficient	5		
	Insufficient	0		
5.	T & P			
	Plenty	10		
	Sufficient	5		
	Insufficient	0		
6	Building Projects completed			
	3 or more nos. of similar no. of Building project	15		
	2 no of similar nos of Building project	10		
	1 no of similar nos of Building project	5		
7.	Housing projects in hand			
	2 or more nos of similar nos of DUs	10		
	1 no of similar nos of DUs	5		
8.	Solvency/Net worth			
	Solvency 50% and above of estimated value or Net Worth 25% of EV	10		
	Solvency 34% of Estimated value/ Net Worth 10% of EV	5		
	Below	0		
9.	Specialization			
	4 Nos of projects of 1/3 no of DUs each	5		
	Otherwise	0		
10.	Arbitration/Litigation			
	No claim	10		
	Claimed	0		
11.	Certificate of Performance			
	Good	10		
	Satisfactory	5		
	Otherwise	0		
12.	Location of Contractor			
	Local	5		
	Outstation	0		
	Total	100		