Ref: APCOB/GAD/ Technical Advisory Consultant

Date: 02.11.2026

REQUEST FOR PROPOSAL (RFP)

Engagement of an Independent Technical Advisory Consultant for Independent Technical Examination, and Technical Guidance for APCOB's Head Office Building (Phase I) at Amaravati

RFP Reference	APCOB/GAD/Ho Bldg/2026
Date of Issue	02.11.2026
Last date and time for submission	09.11.2026, 05.00 PM

1. Invitation and Purpose

The Andhra Pradesh State Co-operative Bank Ltd. (APCOB), hereinafter referred to as "APCOB" or "the Bank", invites a proposal from eligible technical institutions, engineering consultancy firms, architectural/engineering institutions or other competent agencies with relevant multidisciplinary expertise.

The purpose is to obtain independent technical examination of bills, verification of quantities and rates, review of project quality records and progress information, and technical guidance to APCOB in connection with the Head Office Building (Phase I) and Residential Quarters project at Amaravati.

The selected consultant shall provide independent professional advice solely to APCOB. The arrangement is intended only to support APCOB's internal review of bills and technical matters. It does not transfer, dilute or parallel the responsibilities of the Andhra Pradesh Industrial Infrastructure Corporation (APIIC), the Design Consultant, the contractor or any other party under their respective contracts or the Memorandum of Understanding dated 15 January 2025 between APCOB and APIIC.

The selected firm/institution may also be considered, at the sole discretion of APCOB, for construction of Residential Quarters of APCOB at Inavolu and for future projects of the Bank.

2. Project Background and APCOB-specific Particulars

APCOB has been allotted land at Amaravati for the following facilities:

Facility	Location / Land Particulars	Project Details

Head Office Building	Rayapudi Village, Thullur Mandal; 0.495 acres; Survey Nos. 348 and 349.	APCOB entered into an MoU with APIIC under the Deposit Contribution Works arrangement. Conceptual architectural drawings prepared by M/s F6 Architects. Built area approx. 2,00,000 SFT (Basement + G + 17 floors). Phase-I construction awarded by APIIC to M/s NJR Constructions Pvt. Ltd., Nandyal.

Under the MoU dated 15 January 2025, APIIC is the executing agency responsible for architectural consultancy, tendering, execution, supervision, quality control, payment to contractors and handover. The present engagement is strictly limited to independent technical assurance and advisory support to APCOB and shall not duplicate or interfere with APIIC's contractual role.

3. Objective of the Assignment

- Provide APCOB with independent technical scrutiny of contractor bills and supporting records submitted through APIIC.
- Verify claimed quantities, rates, measurements, calculations and compliance with approved drawings, BOQ, estimates, specifications and contract provisions, wherever required.
- Review the technical aspects of civil, structural, architectural, MEP and other related works, as applicable to the project and within the competence of the consultant's team.
- Identify material quality, quantity, specification, cost, safety and schedule concerns and provide clear written recommendations to APCOB.
- Provide technical guidance and suggestions in respect of ongoing and forthcoming works, without assuming the contractual role of APIIC or the Design Consultant.

4. Scope of Services

Initial document review: Review available approved drawings, estimates, BOQ, technical specifications, contract conditions, work programme, quality-assurance documents, measurement records and relevant correspondence. Submit an inception note identifying document gaps, review methodology and key risks.

Construction-bill vetting: Scrutinize running-account bills, final bills and other payment claims referred by APCOB. Cross-check claimed items against approved drawings, BOQ, contract rates, measurements, site records, test results and supporting documents. Provide item-wise observations and a reasoned recommendation.

Quantity and rate verification: Check quantities, rates, measurement sheets, calculations, applicable deductions and supporting records. Identify unsupported, duplicate, excess, incorrectly measured or otherwise questionable claims.

Variations and contractual technical matters: Examine technical aspects of deviations, extra items, substituted items, variations, extensions of time and related claims when referred by APCOB. Identify the supporting documents and decisions required from APCOB/APIIC or the competent contractual authority.

Site inspections: Undertake site visits at a frequency proposed by the bidder and accepted by APCOB. Inspect relevant work, record observations, take/verify measurements where feasible, review workmanship and materials, and maintain dated photographic and written records.

Quality review: Review quality-control plans, material test reports, inspection records, non-conformance reports and corrective actions. Advise APCOB on compliance with approved designs, specifications and applicable contractual requirements.

Multidisciplinary technical review: Review civil, structural, architectural, electrical, mechanical, plumbing, fire-safety and other building services, as applicable and within the competence of the proposed team. Identify matters requiring specialist examination.

Technical guidance: Provide written technical observations, recommendations and guidance to APCOB on ongoing and forthcoming works and respond to reasonable project-related technical queries.

Meetings and coordination: Attend review meetings called by APCOB and, where authorised or required, participate in technical discussions with APIIC and other project stakeholders. All advice shall be addressed exclusively to APCOB.

Other related assistance: Provide other reasonable technical assistance directly connected with the above assignment when requested by APCOB and within the agreed scope, resources and fee.

Limitation of Role: The consultant shall not issue instructions to the APIIC/Contractor, modify approved drawings or contract terms, approve variations, certify expenditure for payment, or act on behalf of APCOB unless expressly authorised in writing and legally permissible. Final decisions on payment, contractual matters and acceptance of work shall remain with the competent authority under the MoU and related contracts. The consultant's role is strictly independent technical assurance and advisory support to APCOB and shall not constitute parallel project management or supervision.

5. Deliverables and Indicative Timelines

The bidder shall confirm its proposed delivery times in the consolidated proposal. The following are minimum indicative requirements and may be finalised by APCOB before issue:

Deliverable	Indicative Timeline
Initial Inception Report	Within 15 days of commencement
Site Inspection Report	Within 3 working days after each visit
Bill-vetting Report	Within 7 working days of receipt of complete bill records
Urgent Issue Report	Promptly; normally within 24 hours of identification
Final Assignment Report	At completion or termination

6. Eligibility and Qualification Requirements

- The bidder shall be a legally constituted institution, company, partnership, LLP, firm or other eligible entity authorised to provide the proposed services.
- The bidder shall demonstrate relevant experience of a minimum of 15 years in project monitoring, technical audit, construction supervision, bill vetting or independent technical assurance for at least two or more institutional/commercial high-rise buildings, public-sector works or comparable projects.
- The bidder shall propose a suitable multidisciplinary team, including civil, architectural and structural engineering expertise and, where relevant, MEP and project-management disciplines.
- The bidder shall provide details of comparable assignments and supporting work orders, completion/performance certificates or client references, as available.
- The bidder shall confirm availability for site visits at Amaravati and its ability to meet the proposed reporting timelines.
- Years of experience, number and value of similar assignments shall be submitted with the proposal.

7. Single Consolidated Proposal

The bidder shall submit ONE consolidated proposal containing the technical and financial particulars together. The proposal shall be signed by an authorised representative and shall be arranged in the following order:

1. Covering letter confirming the bidder's interest, acceptance of the RFP conditions and validity period of the proposal.
2. Organisation/institution profile, constitution or registration documents, PAN, GST registration (where applicable) and relevant statutory particulars.

3. Proposed methodology for document review, bill vetting, quantity/rate verification, site inspection, quality review, risk reporting and technical advice.
4. Proposed team structure, names/designations, qualifications, relevant experience, and availability of key personnel.
5. previous projects details
6. Proposed frequency of site visits.
7. Years of experience, number/value of similar assignments.
8. Financial proposal, clearly stating the professional fee, taxes and all other costs. All amounts shall be in Indian Rupees.

8. Evaluation of the Consolidated Proposal

Since a single consolidated proposal is required, the technical and financial particulars shall be received together and evaluated as part of the same proposal. APCOB shall assess responsiveness, eligibility, relevant experience, proposed personnel, methodology, site-visit plan, deliverables, conflict-of-interest disclosures and the completeness/reasonableness of the financial quote.

9. Independence, Confidentiality and Conflict of Interest

- The consultant shall provide independent and impartial advice solely within the agreed scope and shall promptly disclose any actual, potential or perceived conflict of interest arising during the assignment.
- The consultant shall not share APCOB's documents or project information with unauthorised persons and shall protect physical and electronic records. On completion/termination, records shall be returned or securely disposed of as directed by APCOB.
- The consultant shall not accept any commission, benefit or consideration from the contractor, Design Consultant, APIIC or any other project stakeholder in connection with this assignment.
- The consultant shall preserve professional records and make them available to APCOB when reasonably required.

10. Limitation of Liability

The Consultant shall perform the services with reasonable skill, care and diligence in accordance with generally accepted professional standards. The Consultant's role is advisory in nature and APCOB shall retain sole responsibility for all decisions relating to project execution, payments, approvals, contractual matters, and implementation of recommendations.

The Consultant shall not be liable for any indirect, consequential, incidental, special, or punitive damages, including loss of profit, loss of business opportunity, or loss arising from

the acts, omissions, defaults, delays, or negligence of APIIC, contractors, consultants, suppliers, or any third party associated with the project.

The Consultant shall be liable for losses arising out of fraud, wilful misconduct, gross negligence, professional negligence, breach of confidentiality, or violation of applicable law.

11. Termination

APCOB may terminate the engagement, in whole or in part, at its sole discretion by giving one (1) month's written notice to the Consultant without assigning any reason.

In the event of termination, the Consultant shall submit all reports, records, documents, and work completed up to the date of termination. APCOB shall pay the Consultant for services satisfactorily performed up to the effective date of termination, subject to submission and acceptance of relevant deliverables.

APCOB reserves the right to terminate the engagement with immediate effect in the event of fraud, misconduct, material breach of contractual obligations, conflict of interest, insolvency, or any act prejudicial to the interests of APCOB.

12. Submission Address and Contact

The Deputy General Manager (GAD)

The Andhra Pradesh State Co-operative Bank Ltd. (APCOB)

Head Office, #27-29-28, N.T.R. Sahakara Bhavan,

Governorpet, Vijayawada – 520002, Andhra Pradesh

Phone: 0866-2429044

Email: premises@apcob.bank.in

APCOB reserves the right to accept or reject any or all proposals and to cancel, modify or re-invite the RFP in accordance with applicable rules. Issuance of this RFP shall not by itself create any obligation on APCOB to award the assignment.