



ASIAN UNIVERSITY FOR WOMEN

EXPRESSION OF INTEREST (EOI)

Consultancy Services for Comprehensive Integrated Building Management System (BMS) Design & BOQ & Method Statement Preparation Asian University for Women (AUW) Permanent Campus Development Project

1. Invitation

Asian University for Women (AUW) invites qualified and experienced consulting firms to submit an Expression of Interest (EOI) for providing **Comprehensive Integrated Building Management System (BMS) Design Services**, including preparation of a **detailed Bill of Quantities (BOQ), Method Statement** for facilities under the **Permanent Campus Development Project**.

This EOI is issued to identify capable firms for potential shortlisting. **Submission of an EOI does not constitute a tender offer, does not create any contractual obligation, and AUW reserves the right to accept or reject any or all EOIs without assigning any reason.**

2. Project Overview and Objectives

The BMS is intended to provide a campus-ready platform that supports:

- Centralized monitoring and control of building systems
- Improved energy efficiency and occupant comfort
- Enhanced reliability through alarms, trending, and preventive maintenance tools
- A scalable and open platform for future expansion and integration

Note: The final list of buildings/systems and the integration boundaries will be confirmed by AUW at kickoff based on the project phasing and current MEP design status. The Consultant shall develop a design that is **integration-ready** for all systems listed in this EOI (as applicable).

3. Scope of Work

The selected consulting firm shall be responsible for delivering, including but not limited to, the following services:

A. Design and Engineering

1. Conduct site survey and assessment of existing/proposed building services relevant to BMS.
2. Develop BMS **Design Basis** and **Control Philosophy**, including sequences of operation.
3. Prepare BMS **architecture and network design**, including (as applicable):
 - iBMS Server/SCADA architecture
 - iBMS Control & Work Station
 - Controllers and field networks
 - iBMS web based graphics software
 - Integration gateways and protocol architecture
 - Cybersecurity basics (secure access model, user roles, audit logs, network segmentation recommendations)
 - Sensors, controller, field device & DDC
4. Prepare a complete **Points List / I/O Matrix**, equipment schedules, and **Integration Matrix**.
5. Define system standards and open protocols to be used (e.g., **BACnet/IP, BACnet MS/TP, Modbus TCP/RTU**, and required gateways).
6. Provide point tagging & naming conventions, documentation standards, database backup/export requirements, and as-built deliverable requirements.

B. Systems to be integrated (As Applicable)

The BMS design shall consider integration/monitoring/control requirements for the following systems serving the Permanent Campus facilities, as applicable:

- **HVAC Systems:** FCU, AHU, Chiller, Chilled Water Pump, Thermostat, Motorized Damper, Water Flow Meter, and Control Valves, Ventilation & Temperature.
- **Electrical metering and energy monitoring** (Only for LT Panel & HVAC Panel-Current, Voltage, Demand Factor, Load Factor, Connected Load, Power Quality, Power Consumption, Voltage Drop, Maximum Demand etc.)
- **Domestic Water Pump:** Pressurized pump system
- **Fire and life-safety interface for monitoring only:** Fire protection system(Hydrant, Sprinkler & Fire Pump)

- **Elevator System:** All elevator for academic building only
- **Water Treatment Plant:** Only for academic building

Important: Any interface with life-safety systems shall be limited to monitoring only, unless explicitly permitted by applicable codes and OEM/vendor requirements.

C. BOQ Preparation and Costing

Prepare detailed BOQ with budgetary estimates, including (as applicable):

- BMS controllers (DDC/PLC), expansion modules, relays
- Method Statement
- Sensors (temperature, humidity, CO₂, pressure, flow, level, energy meters, etc.)
- Actuators (valve actuators, damper actuators, VFD interfaces, etc.)
- Control panels, isolators, power supplies, enclosures
- Cabling and containment; communication cabling; network switches and accessories
- Integration gateways and protocol converters
- Server/workstation requirements (if on-prem), software licenses, backups, redundancy (if required)

D. Software Platform and Graphics Requirements

Specify BMS software platform requirements including:

- Graphics and floor/system dashboards
- Scheduling and time programs
- Alarm management, escalation, and audit logs
- Trends/historian and reporting templates
- User roles and access control
- Mobile/remote access requirements (secure access model)

E. Drawings, Specifications, and Design Documentation

Provide a tender-ready set of working drawings and documentation, including:

- System architecture/topology diagrams
- Panel layouts, typical wiring diagrams, and network diagrams

- Points List / I/O List and Integration Matrix
- Complete technical specifications and installation standards
- Testing, commissioning, and acceptance criteria
- Handover documentation requirements (outline)

Design Brief Report (DBR): Provide a comprehensive DBR covering design assumptions, control philosophy, equipment integration approach, cybersecurity basics, testing/commissioning approach, and rollout/phasing (if applicable).

F. Technical Coordination is required

If requested by AUW, provide technical support during procurement and implementation, including:

- Technical clarifications during tender/procurement stage
- Review of shop drawings and submittals
- FAT and SAT checklist review
- Commissioning plan review and participation/witnessing as requested
- Review of handover documentation and as-built deliverables
- Proper supervision is required by technical team during execution time by the contractor

G. Compliance

Ensure compliance with applicable codes, standards, and engineering best practices relevant to BMS and MEP controls.

4. Deliverables and Format Requirements

The Consultant shall provide deliverables in **PDF** and **editable formats** as applicable:

- Drawings: **DWG** (or AUW-approved equivalent) + PDF
- BOQ / Points Lists / Schedules: **XLSX** + PDF
- Reports/Specifications/DBR: **DOCX** + PDF
- Hard Copy of A3 paper-01 set & A2 paper-01 set for drawings & A4 paper-02 sets for documentation
- CD submission of soft copy

The final deliverable set shall be suitable for inclusion in a tender/procurement package.

5. Expected Timeline

Firms shall propose a methodology and schedule to complete the design and BOQ deliverables. AUW expects the assignment to be completed within a reasonable timeframe following kickoff (to be agreed during contracting).

6. Eligibility and Submission Requirements

Interested consulting firms must submit the following documentation:

1. **Company Profile** with valid Trade License, TIN, BIN, and latest Tax Return.
2. Evidence of relevant experience in BMS design, controls engineering, points list development, technical specifications, and BOQ preparation for similar multi-building/campus/commercial projects.
3. List of key technical experts/engineers, including qualifications and experience (BMS/Controls/MEP coordination).
4. Methodology, work plan, and tentative timeline for completing the design and BOQ deliverables.
5. At least two references from prior relevant consultancy engagements.
6. Completion/experience certificates or client confirmation letters indicating scope and contract value for comparable projects (where available).

7. Submission Details

Please submit the EOI along with all supporting documents to:

✉ **Email:** tender157@auw.edu.bd

📅 **Deadline:** 10 March 2026 (12:01 PM GMT +6)

Note: Proposals should be submitted **ONLY** to the following email address: tender157@auw.edu.bd

Please ensure that no other AUW email addresses are included in the TO, CC, or BCC fields. Any proposal submitted in violation of this instruction may be disqualified from consideration.

Shortlisted firms will be invited for technical discussions and the subsequent selection process.

Contact Information

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