

Reply to Pre-Bid Queries : Selection of Architect for Renovation of GIDB Office

Sr. No.	Topic/ Clause as per RFP	Query	Response
1	The average annual turnover of the proprietor/Firm shall be Rs. 15 Crores during any 3 years in last 5 years	The average annual turnover of the Proprietor/Firm shall be 1.5 crores during any 3 years in last 5 years	Modified Criteria The Average annual Turnover of the Proprietor/firm Shall be Rs. 1.00 crores during any 3 years in last 5
2	The average annual turnover of the proprietor/Firm shall be Rs. 15 Crores during any 3 years in last 5 years. Average annual turnover as per Annexure - 3) 10 Marks 15.00 crores to 20 crores - 2 Marks 20 crores to 25 crores - 5 Marks More than 25 crores 10 marks)	Average annual turnover as per Annexure - 3) 10 Marks 1.00 crores to 1.5 crores - 2 Marks 1.5 crores to 5 crores - 5 Marks More than 2 .00 crores 10 marks)	Modified Criteria (Average Annual Turnover as per Annexure 3) 10 Marks (1 cr. To 2 cr. – 2 Marks 2 cr. to 5 cr. – 5 Marks More than 5 cr. – 10 Marks)
3	Existing Floor Plan	Could provide us with the existing floor plan of the office space. This will help us better understand the layout and facilitate our planning process.	The tentative/indicative floor plan is attached as Annexure - 1. The agency may suggest alternative layout. This plan is only for reference.

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4	Proposed Office Requirements	We kindly request information regarding the proposed office requirements. This will help us align our design and renovation plan to meet the needs of the office space effectively.	The proposed office requirements is attached herewith as Annexure- 2.
5	Project Management Consultancy/ Construction supervision	We That day- to day construction supervision is not within our scope as per the terms of the tender for the renovation of the GIDB office. We just wanted to confirm this understanding is correct. Please confirm	The Bid Condition shall prevail.
6	Project Duration	Could you please provide us with an estimate of the project duration from start to completion	The bid condition shall prevail.
7	Rework Payment	During the project timeline if the approved concept design or schematic design or tender design required to be revised due to client induced changes, is there any provision of additional payment for Rework?	The bid condition shall prevail.
8	Release of Payment	80% of the payment shall be made on submission and balance 20% on approval of each of the payment stage where client approval is required. We request that this note to be added under Payment Stages	The bid condition shall prevail.
9	Payment Cycle	We would like to request that payment for services be cleared within 30 days after the submission of invoice.	The bid condition shall prevail.
10	2- EMD - Rs. 50,000/- Through Demand Draft in favour of Gujarat Infrastructure Development Board, payable at Gandhinagar	Please Give Exemption on EMD submission for MSME Firms.	The bid condition shall prevail.

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11	3- C - Last Date of Submission At -02-07-2024, 17:00 Hrs.	Please give 20 days of extension for submission date.	The bid condition shall prevail.
12	Office area 1425 sqft. Budget is Rs. 5.5 Crores	We request client to provide civil floor plans for our further working od 8th and 9th floor. We understand that budget is excluding of GST and other relent Taxes. Also we understand that 5.5 Cr is excluding consultancy fee. This is pure budges for execution work. Please clarify.	The tentative/indicative floor plan is attached as Annexure - 1. The agency may suggest alternative layout. This plan is only for reference. Budget is all inclusive of GST, taxes and consultancy fees.
13	Minimum one of The Proprietor/partner /Director of the consultant firm must be an Architect registered with Council of Architecture (CoA). B) The Agency has to depute knowledgeable person to monitor the progress of work. If the monitoring of the work is not conducted properly, the fees payment for that stage will not be paid.	Please specify number of years of experience person requirement for the Key personal. Please specify how many number and what qualification staff to be deployed at site for supervision	The bid condition shall prevail.

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14	The proprietor/firm must have executed at least work of minimum 5 Crores for any 3 years in Last 5 financial years of similar nature	For similar work experience we understand any kind of interior work for Govt. and non Govt. organisation will be considered. If Not please define similar work. What all work will be considered as qualified projects	"Similar work" shall means the work to be performed as per this RFP for all Government Organisation clients
15	2. As the time is the essence of a contract, the ability and competence of the applicants to render required service within the specified time frame, shall be a major factor while deciding the selection of the Architect.	Please specify Design and Construction timeline. For the same.	The bid condition shall prevail.
16	A. To discuss the present requirements and prepare conceptual drawings in consultation with the GIDB, making revisions till GIDB approves the design.	Please provide Requirements like with required areas. no of staff no of person visitor details cabin requirement work station requirements storage requirements attached toilet requirements conference room capacity meeting room requirement pantry any other specific requirement of client.	As per Annexure - 2

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17	G. To provide the rate analysis for the items of major quantity when not in current Schedule of Rates (SOR) or when Schedule of Rates (SOR) is not updated for the year in which the work is being carried out.	As this is Interior tender there are no much items available in SOR. We request client to remove this clause.	Clause Modified: To provide rate analysis for the items of major quantity.
18	d) The agency has to complete work in stipulated period i.e. 9 months. If due to any unavoidable circumstances time limit has to be increase the agency has to submit in writing with logical reasons.	As we are Design agency, work on site is not in our control. Work on site is responsibility of contractor. We request to remove this clause from this RFP and can be mentioned in Contractor's RFP.	The bid condition shall prevail.
19	d) The agency has to complete work in stipulated period i.e. 9 months. If due to any unavoidable circumstances time limit has to be increase the agency has to submit in writing with logical reasons.	In case project extended beyond 9 months, due to reason which is not relevant to design agency, We request client to consider additional payment for extension of time to design agency on pro-rata basis.	The bid condition shall prevail.
20	e) Due to negligence during the renovation work, if the property of GIDB is damaged, the amount will be deducted from the fees of agency.	As we are Design agency, work on site is not in our control. Work on site is responsibility of contractor. We request remove this clause from this RFP and can be mentioned in Contractor's RFP.	The Agency shall ensure prevention of damage of GIDB property through monitoring the work of the contractor.
21	Presentation on the Approach & Methodology along with the tentative Concept Plan of the renovation of GIDB Office	Please provide floor plans and area requirements for the same.	As per Annexure - 1

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22	Presentation on the Approach & Methodology along with the tentative Concept Plan of the renovation of GIDB Office	<p>Do we need to Design presentation along with technical submission?</p> <p>If yes than we request client to provide extension of 3 weeks for the same.</p> <p>Or please ask for presentation for only qualified agency. After the technical evaluation.</p>	Presentation not to be submitted with the technical submission.
23	13. Selection of Architect	<p>We request client to change criteria from 70:30 to 80:20;</p> <p>80% weightage to technical and 20% weightage to financial .</p>	The bid condition shall prevail.
24	e - 6 months after completion of work 5%	<p>As after completion there is no role of Architect, we request client to remove this stage and adjust 5 % of payment to stage B. schematic design.</p> <p>so Schematic design stage payment will be 15% instead of 10 %</p>	The bid condition shall prevail.
25	General Query	Do we need to any approval from local body or any other authority for renovation project?	Agency is not required to take any approval from local body/local authority, other than GIDB.
26	General Query	Do we need to submit BOQ for review and approval of R&B or any other 3rd party department appointed by Client?	Approval of R&B/ 3rd Party department is not envisaged.
27	General Query	Do we need to submit our drawings to any third-party review or any other Govt. body for approval appointed by client?	Review of Drawings not required from R&B/ 3rd Party.