

PREBID REPLY

Project Name: Construction of InCITE Building at GBU

Tender ID: 292023

Date of Publication:01/04/2026

S. No	Pg No	Part of DTP	Clause No	Text provided in DTP	Bidder Queries	Response to Queries
A -				BIDDER A		
1	37	Volume I	2.20.1	The Bidder shall furnish as part of its Bid, a Bid Security referred to in Clauses 1.2.4 in the form of a bank guarantee issued by all Nationalized Bank including the public sector bank or Private Sector Banks or Commercial Banks or Co-Operative Banks (operating in India having branch at Gandhinagar) as per the GR No: FD/MSM/e-file/4//2023/0057/D.M.O. dated April 21, 2023 issued by Finance Department or further instruction issued by Finance department time to time, in favour of the Authority in the format set forth in Annexure D of Appendix –I (the “ Bank Guarantee ”) and having a validity period of not less than 240 (Two hundred and forty) days inclusive of claim period from the Bid Due Date, as may be extended by the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.	Kindly Allow Valid Bid security/ EMD Exemption Certificate issued by (1) Road & Building Department or (2) Narmada Water Resources, Water Supply and Kalpsar Department of Govt. of Gujarat. Exemption Certificate is applicable only when Registration Certificate of Appropriate Class and Category of approved Contractors is required as eligible criteria of bidder.	Corrigendum uploaded.
2	41 & 43	Volume I	3.3.3&3.3.4			Corrigendum uploaded.
3	7	Volume I	Data sheet	Duration of Project: - 18 Months (Construction Phase	The Project timeline be extended to 27 month instead of 18 Month	Tender Conditions to prevail, no change
4	98	Volume II	Schedule 6	Retention Money = 5% of monthly value/RA Bill of completed Works (in value terms) in the relevant month computed as per the percentage above/ below/ equal BOQ (Schedule-10) The Retention Money shall remain in force and effect for a period of 3 (three) months from	WE respectfully request that current practice of deducting 5% retention money from running bill be replaced with a Fixed Deposit Receipt (FDR) of	Tender Conditions to prevail, no change

				issuance of Provisional Certificate or Works Completion Certificate whichever is earlier, subject to adjustment as provided in this Clause 5.9. However, the Authority shall have right to retain balance Retention Money, up to satisfactory completion of Works as per the Authority, for a maximum period of 6 (six) months from the date of Provisional Certificate or Works Completion Certificate, whichever is earlier	equivalent Value or Bank Guarantee of equivalent value	
5	99	Volume II	Schedule 6 Note :6 nos	The Authority shall release the payments to the Contractor within 90 (ninety) days from the receipt of the duly completed invoice.	We respectfully request that the payment release timeline be revised. As per current terms, the Authority shall release payment to the contractor within 90 days from the receipt of the duly completed invoice, We propose that the payment period be reduced to 15 Days.	Tender Conditions to prevail, no change
6	3		Make list civil	Reinforcement Steel (CRS TMT- Fe 500D/CRS 550D)	WE respectfully request approval to include additional equivalent brands of reinforcement steel such as TATA, SAIL, Jindal, Panther, Electrotherm.	Corrigendum uploaded.
7	28	Volume II	Article 8, 8.12(iv)	The Contractor shall procure and provide Authority MoU(s) with companies (Shortlisted companies as per Make list) of major equipment's including Lift, HVAC, Transformer, DG Set, ELV, BMS etc as required by Authority including 5-year O&M.	We respectfully request that the contractor be required to procure and provide Authority MOUs with short listed companies from the approved make list for Major Equipment , such as Lifts, HVAC, Transformer, DG Set, ELV and BMS including providing for 5 years operation and Maintenance(O&M) is to be included, then specific item should be reflected in BOQ, as adequate man power and related resource are essential to ensure proper operation and maintenance.	Tender Conditions to prevail, no change.

8	41	Volume II	10.3.7	1% Testing Charges	<p>We Respectfully request cancellation of 1% testing charges currently deducted from each running bill. In practice the responsibility of arranging and maintaining payment to laboratories, as well as follow up lies with the department. To ensure fairness and proper accountability we propose that payment responsibility be shifted to the contractor.</p>	<p>Tender conditions shall prevail, with no change to the 1% testing charges. However, to avoid delays in testing activities, the contractor may be required to arrange the necessary tests and make payments to the laboratories. The amounts paid by the contractor to the laboratories shall be reimbursed as per applicable provisions.</p>
9	43	Volume II	10.7	The total variation due to price adjustment shall be limited to a maximum of +5% of the Contract Value	<p>We respectfully request that the current limitation of price adjustment to a maximum of +5% of the contract value be reconsidered. In today's global scenario, price escalation is highly unpredictable and restricting adjustment to only 5% may lead to severe financial strain during project execution. To ensure fairness and sustainability, we propose that the price adjustment clause be revised to remove the</p>	<p>Corrigendum uploaded.</p>

					upper limits, allowing actual market variations to be accommodated.	
10	61	Volume II	11.8(i)	The Scope of Project shall be subject to a cumulative Defect Liability Period (DLP) of 60(Sixty) months from the date of issuance of Works Completion Certificate. The Defect Liability Period of 60 (Sixty) months shall be inclusive of any guarantee/warranty provided by the manufacture/supplier of the Works, equipment. During the Defect Liability Period, the Contractor shall, at its own cost and the Contract. The Authority shall notify the Contractor, in writing, regarding the Defects at the Project. The Contractor, within the time notified by the Authority as per Good Industry Practice, shall repair or rectify the Defect or deficiency.	We respectfully request that the defect liability period be revised. As per the current contract, the Authority shall notify the contractor in writing regarding any defects at the project and the contractor is required to repair or rectify such defects within the time notified by the authority in line with good industry practice. In keeping with prevailing industry standards, we propose the defect liability period be extended to 12 Months ensuring adequate coverage and assurance for the project.	Tender Conditions to prevail, no change
11	98	Volume II	Schedule 6	For all the other BOQ items whose per unit price is more than INR 30 lakhs, the payment towards the works shall be made as per below mechanism: <ul style="list-style-type: none"> • 75% of the cost of line item to be considered towards value of works completed upon delivery at site and approval from the Authority/DTA • 15% of the cost of line item to be considered towards value of works completed upon Assembly/ Installation at site as per approved location and approval from the Authority/DTA • 10% of the cost of line item to be considered towards value of works completed upon testing, commissioning, procurement of statutory permissions and approval from Authority/DTA. 	WE respectfully request that the payment mechanism be revised to apply to all BOQ Item Whose per unit price is INR 5 Lakhs and above instead of current threshold of INR 30 Lakhs. This adjustment will ensure that significant items are fairly covered under the structured payment schedule, thereby supporting smoother cash flow and timely execution of work while maintaining accountability through the existing approval process.	Tender Conditions to prevail, no change
12	30	Volume I	2.5.1	Bidders are encouraged to submit their respective Bids after visiting the Site and ascertaining for themselves the conditions, location, surroundings, Applicable Laws, applicable permits and regulations, and any other matter considered relevant by them for submitting their Bids in	We respectfully request that submission of site visit certificate, duly signed by the concerned department, be made compulsory along with the bid. While bidder	Corrigendum uploaded.

				response to the DTP.	are already encouraged to visit the site and ascertain the conditions, surroundings , applicable laws, permits and other relevant parameters, a certified document will ensure that the contractor has physically visited the project locations and studied all necessary aspects before submitting the bid. This requirement will strengthen accountability and help avoid delays or misunderstanding during the execution.	
B				BIDDER - B		
1	7	Volume I	DATA Sheet Point No 5	Bid Security(EMD INR 2,95,97,472/- in the form of FDR / Bank Guarantee as per clause 2.20	AS per the tender conditions, the EMD is calculated at 3% of the tender cost. However as per prevailing tender from R&B and other departments, the EMD is considered @ 1% of estimate cost. In view of the above we kindly request you to consider the EMD @1% of the Estimated cost of this tender.	Corrigendum uploaded.
2a	64	Volume I	Annexure G- Bid Check list	MOU/ Undertaking/ Declaration for HVAC, Electrical , ELV and Lift Works	In check list – MOU are to be submitted at the time of bid submission. In affidavit for Appointment of Specialised agency- It is written that, The MOU shall be submitted only in the event of issuance of Letter of Intent (LOI)/ Letter of Acceptance (LOA)	Corrigendum uploaded.
2b	74 to 78	Volume I	Annexure L & Annexure P	MOU between bidder and Nominated Sub contractor for HVAC, Electrical and ELV work & MOU between bidder and Nominated Sub contractor for Lift.	So , we assume that:- MOU is not mandatory at the time of Bidding	
2c	79	Volume I	Annexure	AFFIDAVIT FOR APPOINTMENT OF SPECIALISED		

			e Q	AGENCY (HVAC / ELV / Electrical/ LIFT. we hereby submit this affidavit and confirm that if our Techno-Commercial Bid is found successful and LOA / LOI is issued, we shall submit MOU with prospective sub-contractor or manufacturer or authorised dealer who has specific experience qualifying the clause of the tender document before agreement.	stage for HVAC, Electrical ELV and Lift Work Please clarify	
C-				Bidder –C		
1	26	Volume I	2.2.2(iii)	Bidder should have experience of completed at least 1(One) Multi-storied RCC framed structure Building Infrastructure Assignment with minimum height of 30Mt in the last 5(Five) years preceding the bid due date as the contractor for construction of Projects having total project cost 32Cr excluding GST. AND Bidder having experience of completed at least 1(One) Building Infrastructure Assignment having certificate of IGBC/ GRIHA /TERI /ASSOCHAM /LEED with silver/ 3Star rated including HVAC in the last 5(Five) preceding the Bid due date as the contractor.	Bidder should have experience of completed at least 1(One) Multi-storied RCC framed structure Building Infrastructure Assignment with minimum height of 30Mt in the last 5(Five) years preceding the bid due date as the contractor for construction of Projects having total project cost 32Cr excluding GST. AND Bidder having experience of completed at least 1(One) Building Infrastructure Assignment having certificate of IGBC/ GRIHA /TERI /ASSOCHAM /LEED with silver/ 3Star rated including HVAC in the last 5(Five) preceding the Bid due date as the contractor.	Tender Conditions to prevail, no change
D				Bidder –D		
1	59	Technical Specification - Civil	Item no 70	5.8B.9 Rate The rate include cost of all inputs of labour, material and T&P, cost of handling, lifting and placing in position the reinforcement cage in the trench, including cost of reinforcement bar, welding, etc. involved in the work and all other incidental expenditure for completing the work as directed by the Engineer-in-charge shall include the cost of labour and material involved in all the operation described above.	In Item no 70 of BOQ, it is mentioned that rate is excluding the Reinforcement and inserts., Kindly Clarify is it including or excluding ?	Corrigendum uploaded.

2	7	Volume-I	Data Sheet	Bid Security(EMD) - INR 2,95,97,472 /- in the form of FDR / Bank Guarantee,	"We respectfully request consideration for revising the bid security from 3.45% to 1% of the estimated tender cost, aligning with practices adopted by other government agencies."	Corrigendum uploaded.
3	26	Volume-I	2.2.2 (iii)	Bidder having experience of completed at least 1 (one) Building Infrastructure Assignment having certificate of IGBC/ GRIHA/ TERI/ ASSOCHAM/LEED with silver/3 STAR rated including HVAC in the last 5 (Five) years preceding the bid Due Date as the Contractor	Request to remove HVAC Criteria and change it to as a "Bidder having experience of completed at least 1 (one) Building Infrastructure Assignment having certificate of IGBC/GRIHA/TERI/ASSOCHA M/LEED with silver/3 STAR rated in the last 5 (Five) years preceding the bid Due Date as the Contractor	Tender Conditions to prevail, no change.
4	43, 44	BOQ	Item No 409,410, 411,412	for the item of Lifts	Kindly Enable separate bid window for 15 years of lift maintenance, as other govt. agencies practicing in tenders	Tender Conditions to prevail, no change
5	15	Volume I	Clause 1.2.2	The Financial Bids of only those Bidders who are considered responsive and meet the Minimum Eligibility Criteria (the "Qualified Bidders") which includes Technical and Financial Capacity as set out in clause 2.2.2 hereof would be opened and evaluated for the purpose of identifying the Selected Bidder. The Bidder will be selected as per clause 3.3.3 of hereof.		Corrigendum uploaded.