

Subject: APP FOR REPLY / CLARIFICATION TO BIDDERS QUERIES RAISED DURING PRE-BID MEETING Selection of Architectural Consultant for Providing Comprehensive Architectural, Civil & Interior Design Services for the proposed Gujarat Energy Limited (GEL), Corporate Office Building at Vaishnodevi Circle, Ahmedabad e-TENDER ID- 344309

REPLY / CLARIFICATION TO BIDDERS QUERIES RAISED DURING PRE-BID MEETING Selection of Architectural Consultant for Providing Comprehensive Architectural, Civil & Interior Design Services for the proposed Gujarat Energy Limited (GEL), Corporate Office Building at Vaishnodevi Circle, Ahmedabad e-TENDER ID- 344309				
Sr. No.	Tender Clause No. / Annexures	Page No.	Bidders Comments / Queries	Gujarat Energy Reply / Clarifications to All Bidders
1	Section 3 – A. Bidder Qualification Criteria, Sr. No. 2 & 4; Notes under BQC; Section 4.4.n – Others	12–15 & 42	JV/Consortium is not allowed in the tender. Can we take an experienced Architectural Firm as our associate/sub-consultant? If yes, can we use their CoA registration and relevant project experience for meeting the tender's qualification requirements?	Per Section 3-A Notes, a JV/Consortium is not permitted, and only the Bidder's own experience will count.
2	As Per Section 3 Bidder Qualification Criteria (BQC) and other Information for Technical evaluation and Scoring Clause A Bidder Qualification Criteria (BQC) Sr No. 2 Registration Certificate:	12	The Bidder shall submit the Council of Architecture (CoA) Registration Certificate. A valid CoA (India) registration certificate is mandatory for the principal architect or lead partner. Kindly Consider A valid CoA (India) registration certificate is mandatory for the principal architect or lead partner /Associated Architect	The CoA registration shall be held by the Bidder or by the proprietor/partner/director/principal architect/regular employee of the Bidder, as applicable. The CoA registration, experience, credentials, or other qualifications of any associate/sub-consultant shall not be considered for meeting the Bidder's qualification requirements.
3	Section 3 – A. Bidder Qualification Criteria, Sr. No. 4 – Relevant Experience: Similar Projects	13	The tender mentions “corporate office buildings or similar building projects”. Please clarify what type of buildings will be considered as “similar projects”. Can large commercial, institutional, administrative, educational, healthcare, data centres or other similar buildings with complete Architectural and Engineering Consultancy work be considered?	"Similar Projects" includes corporate office, large commercial, institutional, administrative, educational, healthcare, data centre, or similar buildings, provided the Bidder rendered Architectural Planning, Detailed Design, and Engineering Consultancy Services, and provided the project independently satisfies the other conditions specified in the BQC.
4	Section 3 – A. Bidder Qualification Criteria, Sr. No. 4 – Relevant Experience: Similar Projects	13	If we have completed an industrial project of ₹100 Crore or above, including Architectural Planning, Architectural Design, Civil/Structural Engineering and other consultancy services, but it is not a corporate office building, will this project be accepted as a “similar project” for qualification?	Industrial projects fall outside this scope and shall not be considered as "Similar Projects," irrespective of the value or scope of services rendered. However, if an industrial project includes an integrated office setup, it will be considered for qualification only if the isolated cost of that office building component alone is ₹100 Crore or above, provided that separate information for such a component can be furnished by the Bidder as per the BQC.

5	As Per Section 3 Bidder Qualification Criteria (BQC) and other Information for Technical evaluation and Scoring Clause A Bidder Qualification Criteria (BQC) Sr No. 5 Relevant Experience – General	13	The Bidder shall have at least five (5) years of experience in providing Architectural Consultancy and Detailed Design, including interior design, for corporate office buildings or similar building projects executed for any Central Government, State Government, PSU, Statutory Authority, Autonomous Body, or other Government institution in India with at least one completed work valued at minimum Rs. 50 Lakhs in any one year. Kindly consider The Bidder shall have at least five (5) years of experience in providing Architectural Consultancy and Detailed Design, including interior design / Any Consultancy Services for corporate office buildings or similar building projects executed for any Central Government, State Government, PSU, Statutory Authority, Autonomous Body, or other Government institution in India with at least one completed work valued at minimum Rs. 50 Lakhs in Cumulative instead of in any one year.	No changes will be made, and the original tender terms shall prevail.
6	Section 3 – A. BQC, Sr. No. 6 – Professional Team	14	The tender requires minimum 10 in-house Architects and Civil Engineers. If our associate Architectural Firm has these employees, can their staff also be counted for meeting this 10-person requirement, or should all 10 persons be directly employed by the main bidder?	The Bidder shall independently meet all the stipulated eligibility and qualification criteria and Only Architects and Civil Engineers who is proprietor/partner/director/principal architect/regular employee of the Bidder shall be counted towards the minimum of 10 under BQC Sr. No. 6.
7	As Per Section 3 Bidder Qualification Criteria (BQC) and other Information for Technical evaluation and Scoring Clause A Bidder Qualification Criteria (BQC) Sr No.6 Professional Team	14	The Bidder shall have a minimum of 10 inhouse Architects and Civil Engineers working full-time with the firm. Kindly Consider The Bidder shall have a full-time with the firm or as a Associates with the firm.	The Bidder shall independently meet all the stipulated eligibility and qualification criteria and Only Architects and Civil Engineers who is proprietor/partner/director/principal architect/regular employee of the Bidder shall be counted towards the minimum of 10 under BQC Sr. No. 6.
8	As PerSection 3, BidderQualification Criteria(BQC) and otherInformation for Technical evaluation and Scoring Clause 3.Technical Evaluation Sheet (TQ – Sheet) Sr. No.1	19	Experience in providing Architectural Consultancy and Detailed Design Services or similar service for at least one (1), public building, or government building project having a minimum project cost of ₹100 Crore during the last seven (7) years. similar service as define in BQC. Up to 3 such project - 8 Marks More than 03 and up to 5 such project – 12 Marks More than 05 such project - 20 Marks Kindly Consider Experience in providing Architectural Consultancy and Detailed Design Services or similar service for at least one (1), public building, or government building project having a minimum project cost of ₹100 Crore during the last seven (7) years. similar service as define in BQC and 1 Project cost of ₹30 Crore and 1 ongoing work of ₹30 Crore.	No changes will be made, and the original tender terms shall prevail.
9	Section 4 – Scope of Work, Clause 4.2.1 – Comprehensive Architectural Design Services, Item 2: Schematic Design – Note on Structural Proof Checking	24	For structural proof checking, GEL will nominate/approve the third-party agency. Please clarify: who will pay the proof-checking agency's fees? Is this cost to be included in our consultancy fee, or will GEL pay the agency separately?	As stated in the Note under Clause 4.2.1 (Schematic Design), the Architectural/Consultancy Firm shall be responsible for arranging and coordinating the structural proof-checking process, and all associated fees and charges of the proof-checking agency shall be borne directly by the Architectural/Consultancy Firm. Accordingly, the Bidder shall include this cost within its quoted consultancy fee. GEL shall not pay the proof-checking agency separately. GEL prefers SVNIT, LDCE, or CEPT (Ahmedabad) for this purpose.
10	Section II & III – SOW, SOR, BQC and NIT Document; Section 4 – Scope of Work; Clause 4.2.1 – Comprehensive Architectural Design Services; Item 4 – Statutory Approvals and Liaison	24	Please clarify whether the statutory approvals for the project shall be obtained by the Consultant or by Gujarat Energy Limited (GEL). If the Consultant is responsible for obtaining such approvals, kindly confirm that all statutory scrutiny fees, application fees and other charges payable to the concerned authorities shall be borne by GEL	As per Clause 4.2.1, Item 4, the Consultant shall coordinate and liaise for all statutory approvals as part of its consultancy fee. Any application fees and other charges payable to authorities shall be borne by GEL.
11	Section II and III - SOW- SOR- BQC and NIT Document - Vaishnodevi. Section 3 Bidder Qualification Criteria (BQC) and other Information for Technical evaluation and Scoring A. Bidder Qualification Criteria (BQC). S.no.4 Relevant Experience – Similar Projects	12 & 13	We presume that centrally air-conditioned buildings, such as large-scale hospitals and administrative buildings, will be considered “similar building projects.” Kindly confirm	"Similar Projects" includes corporate office, large commercial, institutional, administrative, educational, healthcare, data centre, or similar buildings, provided the Bidder rendered Architectural Planning, Detailed Design, and Engineering Consultancy Services, and provided the project independently satisfies the other conditions specified in the BQC. Also refer to the point at Sr. No. 4.

12	Section 3 – A. Bidder Qualification Criteria, Sr. No. 4 – Relevant Experience: Similar Projects & Sr. No. 5 – Relevant Experience: General	13–14	The tender asks for one completed project of ₹100 Crore or above and also one completed work of ₹50 Lakh or above in any one year. Can the same ₹100 Crore+ project also be counted for the ₹50 Lakh requirement, or are two separate projects required?	The same project may be counted towards both Sr. No. 4 and Sr. No. 5, provided it independently satisfies the conditions of each.
13	Section 3 – A. Bidder Qualification Criteria, Sr. No. 7 – Financial Criteria; Notes under BQC	14–15	If the main bidder's turnover is less than ₹5 Crore, but our associate Architectural/Engineering Firm has the required turnover, can both turnovers be considered together to meet the ₹5 Crore requirement? If not, is there any relaxation for MSME or specialised engineering consultancy firms?	No. Per Section 3-A Notes, a JV/Consortium is not permitted, and only the Bidder's own turnover shall be considered. No MSME or specialised-firm relaxation is provided under the BQC; the prescribed BQC criteria apply uniformly to all Bidders.
14	As Per Section 3 Bidder Qualification Criteria (BQC) and other Information for Technical evaluation and Scoring Clause 3. Technical Evaluation Sheet (TQ – Sheet) Sr. No.2	19,20	The Bidder shall have at least Five (5) years of experience in providing Architectural Consultancy, Detailed Design including interior design for corporate office buildings, or similar building projects executed for any Central Government, State Government, Public Sector Undertaking (PSU), Statutory Authority, Autonomous Bodies or for any other Government Institution in India with at least one completed work valued at minimum Rs. 0.50 Crores in any one year. Kindly Consider The Bidder shall have at least Five (5) years of experience in providing Architectural Consultancy, Detailed Design including interior design / Any Consultancy Services for corporate office buildings, or similar building projects executed for any Central Government, State Government, Public Sector Undertaking (PSU), Statutory Authority, Autonomous Bodies or for any other Government Institution in India with at least one completed work valued at minimum Rs. 0.50 Crores in an	No changes will be made, and the original tender terms shall prevail.
15	1.7	p04	As mentioned in the Project Brief, IGBC Gold / LEED / GRIHA certification is optional. In the event that the Client elects to pursue any such certification, the registration and processing fees payable to the respective certification body, as well as the fees for documentation and specialist services, including those of a Green Building Certification Consultant, shall be borne separately by the Client and shall be excluded from the professional consultancy fees.	The BQC terms shall strictly prevail over the Project Brief. The Bidder is expected to submit a valid IGBC AP / LEED AP (or equivalent) certificate with the bid. If such expertise is not available in-house, the Bidder may associate with an external consultant by submitting a duly executed MoU/Agreement and the consultant's credentials upfront. GEL will not pay any separate consultancy or documentation charges, and all such specialist service costs must be included within the Bidder's quoted financial bid. However, any registration and processing fees levied by the certification body for the proposed project shall be paid by GEL.
16	3 (BQC)/(TES)	p13	kindly clarify whether the stipulated minimum value of ₹50 lakh for at least one completed work refers to the total project/work value (construction/project cost) or the consultancy fee/value of services received by the Consultant for that project.	The same project may be counted towards both Sr. No. 4 and Sr. No. 5, provided it independently satisfies the conditions of each.
17	3 (BQC)/(TES)	p13	Further, we request that Government/PSU projects that have been awarded and are currently under construction also be considered as eligible project experience, in addition to completed projects, subject to submission of the relevant Work Order/Letter of Award (LOA) and supporting documentation confirming the current status of the project. We also request that the qualifying project experience period be extended from 7 years to 12 years, thereby allowing relevant experience from projects completed within the last 12 years to be considered.	"No changes will be made, and the original tender terms regarding completed projects and the 7-year experience period shall strictly prevail. However, if a large-scale/big/major/mega/grand/multi-building ongoing or similar project is being executed in a phased manner, and a specific phase or part of that project is completed, it may be considered as an eligible project subject to the following conditions: The isolated value of the completed phase/part must be ₹100 Crore or above. All necessary supporting documentation and completion certificates for that specific phase/part must be provided strictly as per the BQC requirements."
18	3 (BQC)/(TES)	p13	We also request that commercial corporate parks and large-scale office developments undertaken by private developers be included within the eligible project typology, subject to compliance with the prescribed project value, scope, and other qualification requirements. Additionally, we request that the eligibility period for completed projects be extended from the current 7 years to 12 years, thereby enabling firms with relevant and substantial experience to participate in the tender.	No changes will be made to the original tender terms. "Similar Projects" includes corporate office, large commercial, institutional, administrative, educational, healthcare, data centre, or similar buildings, provided the Bidder rendered Architectural Planning, Detailed Design, and Engineering Consultancy Services, and provided it independently satisfies the other conditions specified in the BQC.
19	3 (BQC)/(TES)	p14	Considering the scale and multidisciplinary nature of the proposed GEL Corporate Office project, kindly consider revising the minimum annual turnover requirement from ₹5.00 Crore to ₹15.00 Crore to ensure adequate financial and organizational capacity for executing the required services	No changes will be made, and the original tender terms.

20	2	p17	Kindly consider allowing candidates with a Bachelor's Degree in Architecture, along with relevant experience in interior design and handling of similar large-scale projects, to be considered for the position of Senior Interior Designer.	Kindly read "Bachelor's Degree in Architecture / Bachelor's Degree in Interior Design or similar degree" at Sr. No. 2, page 17 of the project team requirements. A Bachelor's Degree in Architecture will also be accepted for the position of Senior Interior Designer, provided the candidate meets the experience criteria.
21	2	p17-18	The tender permits the engagement of specialist sub-consultants under Clause 4.4.n. Kindly confirm whether the Structural Engineering Services and Interior Services may be undertaken by a specialist Consultant/Sub-Consultant, including the deployment of the required Key Expert Position(s) as specified under the Project Team Requirements, while the Prime Consultant retains overall responsibility for the services, coordination, and deliverables.	Per Clause 4.4.n, Structural Engineering and Interior Design services, including the corresponding Key Expert Positions, may be undertaken through specialist Sub-Consultants, subject to GEL's approval, with the Bidder (Prime Consultant) remaining fully responsible for their performance and coordination, provided the Bidder independently meets all the stipulated eligibility and qualification criteria. Only Architects and Civil Engineers who are proprietors/partners/directors/principal architects/regular employees of the Bidder shall be counted towards the minimum of 10 under BQC Sr. No. 6 and the project team requirements.
22	3(TES)	p19	Please clarify whether museums, libraries, institutional/cultural buildings, and similar public buildings will be considered as "similar building projects".	Similar Projects" includes corporate office, large commercial, institutional, administrative, educational, healthcare, data centre, or similar buildings, provided the Bidder rendered Architectural Planning, Detailed Design, and Engineering Consultancy Services, and provided it independently satisfies the other conditions specified in the BQC. Also refer to the point at Sr. No. 4.
23	3.B.3 (Accreditation and Awards)	p20	Heading states 05 marks, detailed award table appears to allocate 6 marks. Please confirm maximum marks.	There is a typographical error in the heading. The actual marks, as mentioned in the sub-heading, i.e., 6, shall stand correct, and the details mentioned in the TQ Sheet shall apply.
24	4.2.1/4.4(m)	p23/41	Kindly provide surveyed site TES presentation Autocad format.	No AutoCAD survey drawing is presently available for issuance. As per Clause 4.2.1, site survey/mapping is the Consultant's own scope, post-award. For the bid-stage presentation, Bidders may rely on the indicative site area/location given in the NIT and on their own site visit/due diligence.
25	4.4(j)	p38	The clause states that changes, rework, abortive work and revised requirements are generally within the Consultant's scope unless exceptional and substantial. Kindly define/clarify the parameters for "exceptional" and "substantial" additional services.	No changes will be made, and the original tender terms.
26	1.8/4.3.1.b(ii)	p6 / p34	Page 6 states that the estimated project cost of ₹110 Cr includes the FSI Premium, whereas Page 34 indicates that Premium FSI/TDR is excluded from the Total Project Cost. Please clarify which basis should be considered for determining the Total Project Cost.	Please note that the ₹110 Cr amount mentioned under Section 1 is only an indicative estimate of the project cost, given to indicate the magnitude of the project size, and it includes FSI Premium for that limited purpose. For consultancy fee computation, the "Total Project Cost" shall strictly follow Clause 4.3.1, under which Premium FSI/TDR is excluded, and the Sanctioned Estimate per Clause 4.3.1(c) shall govern.
27	Submission of Documents		Kindly confirm whether any TES documents (including Technical criteria & Approach-Methodology) are required to be submitted only after BQC/PQ qualification with BOQ/PQ to be submitted by 5/10/2026	Pursuant to NIT Section 2.3, Bidders must submit all BQC and TES information and documentation concurrently within a single Technical Proposal, alongside their Commercial Proposal, by the deadline on the e-tendering portal. Simultaneous Submission Mandatory: Please refer to the Critical Date Sheet on the e-tendering portal for the exact bid submission date and time. Accordingly, Bidders are not required to submit any documents during Technical Stage 2.
28	Submission of Documents		It would be helpful if the Client could provide an indicative timeline outlining the duration available to the consultants between each stage of the evaluation and selection process, including BQC/PQ evaluation, TES submission, technical evaluation/scoring, financial scoring and subsequent stages.	"The tender schedule, including bid submission and opening dates, is as published on the e-tendering portal (N-procure). The evaluation will proceed in the sequence given in Section 2 of the NIT (Clauses 2.2 to 2.5). Pursuant to NIT Section 2.3, Bidders must submit all BQC and TES information and documentation concurrently within a single Technical Proposal, alongside their Commercial Proposal, by the deadline on the e-tendering portal. Simultaneous Submission Mandatory: Please refer to the Critical Date Sheet on the e-tendering portal for the exact bid submission date and time. Accordingly, Bidders are not required to submit any documents during Technical Stage 2. Information regarding the qualification/disqualification of Bidders at various stages of the evaluation process shall be communicated through the e-tendering portal and the registered e-mail addresses of the Bidders. Documents for the Presentation on Evaluation of Approach & Methodology are not required to be submitted on the e-tendering portal. Bidders will be given reasonable time, not less than 7 days, for the Presentation of Approach & Methodology.

29	Project Team Requirement - Sr. Structural Engineer		Can the required Senior Structural Engineer be engaged as an associated specialist consultant instead of being an in-house employee, while the Lead Consultant remains fully responsible for coordination?	The requirement for the Senior Structural Engineer is part of the Technical Evaluation/Scoring Criteria. The technical evaluation shall be carried out based on the information and supporting documents submitted by the Bidder against the respective evaluation criteria. Non-submission of this information shall result in non-marking (zero marks/no additional marking) for these specific criteria during the technical evaluation (TQ) and scoring.
30	BQC Clause 6 / Project Team - Civil Engineers		Please clarify whether the requirement of 10 in-house Architects and Civil Engineers refers to the combined team strength. Also, can the required Senior/Junior Civil Engineers be associated professionals rather than full-time employees?	The Bidder shall independently meet all the stipulated eligibility and qualification criteria, and only Architects and Civil Engineers who are proprietors, partners, directors, principal architects or regular employees of the Bidder shall be counted towards the minimum of 10 under BQC Sr. No. 6.
31	Project Team - Sr. Interior Designer		We have an experienced Interior Design team with more than 15 years' experience; however, some senior professionals may not have a Bachelor's Degree specifically in Interior Design. Can equivalent qualification and relevant experience be considered?	Kindly read "Bachelor's Degree in Architecture / Bachelor's Degree in Interior Design or similar degree" at Sr. No. 2, page 17 of the Project Team Requirement. A Bachelor's Degree in Architecture will also be accepted for the position of Senior Interior Designer, provided the candidate meets the experience criteria.
32	Similar Project Experience		Some of our comprehensive consultancy projects are nearing completion. Can such projects be considered if supported by a Provisional/Substantial Completion Certificate issued by the client stating project cost, scope and completion status?	As per BQC Sr. No. 4, only successfully completed projects (FY 2019-20 to FY 2025-26), supported by a Work Order/Contract and the client's completion certificate, will be considered. For more details, please refer to Query No. 17.
33	Project Office Requirement		If the Consultant already has an established office in Ahmedabad near the project site, can the same office be considered as the required Project Office instead of establishing a separate site office?	The BQC requirement is that the Bidder shall have a registered office/branch office in Gujarat. No specific location or distance from the project site is prescribed under the BQC. Accordingly, an existing registered office/branch office of the Bidder in Gujarat may be considered for meeting the BQC requirement. The requirement of a separate Project Office, if applicable during execution, shall be governed by the relevant provisions of the tender document.
34	Resident Engineer / Project Manager		For a locally based Consultant, can the Resident Engineer/Project Manager operate from the Ahmedabad office with regular site presence as required, instead of continuous full-time deployment at site? Also, please clarify whether Resident Engineer and Project Manager can be the same person.	The technical evaluation shall be carried out based on the information and supporting documents submitted by the Bidder against the respective evaluation criteria. The deployment and site presence requirements of the Resident Engineer/Project Manager shall be as specified in the tender document and shall be governed by the relevant terms and conditions thereof.
General Terms of Contract				
GTC-01	5	p8	It is understood that unite rates shall remain firm and fixed for 36 months from the date of award/agreement abd same shall be applicable for consultancy services, kindly clarify.	The quoted professional fees have no relationship with the project duration; both are entirely separate parameters. The financial bid and consultancy fees shall remain firm and fixed as per the terms specified in the tender document, independent of the actual project execution timeline or any extensions thereof.