

**INSTITUTE FOR PLASMA RESEARCH**  
**BHAT GANDHINAGAR**

<b>Tender Ref No</b>	IPR/TN/CIVIL-PR/02/2025	<b>CPPP Tender ID</b>	2025_IPR_887053_1	<b>Tender Date</b>	03/12/2025
<b>Name of work:</b>	Providing Comprehensive Consultancy Services including Architectural, Civil & Structural, Plumbing, Electrical, HVAC, Fire Detection, Fire Fighting & safety, Interior, ELV Systems, Acoustic, General Development works, & to make facility in use for Construction of Multipurpose Administrative Block and related allied works at IPR campus Gandhinagar.				

Bidders have raised queries on above mentioned Tender to which the clarifications are as follows, the same to be noted by all Bidders:

<b>Sr. No.</b>	<b>Bidder's Query</b>	<b>Clarification</b>
1	Please Share overall budget of the project	Overall budget is Rs 23.00 Crore to Rs 27.00 Crore (Tentative), however consultant will have to prepare detailed estimate based on DSR and market rates for non DSR ITEMS as mentioned in Tender Document, which shall form the basis of payment, subject to stipulations in respective paras of the tender.
2	Please Share CAD file and location of the site. Also share site area.	A pdf file of the Campus layout indicating the proposed Buildings is attached.  For administrative reasons, CAD file(s) shall be shared post work award.
3	We request client to increase the annual turnover to at least 10 crores.	The annual turnover to be read as per details mentioned in the Eligibility criteria on page no.18 of the Technical bid which shall hold good.
4	Kindly confirm whether the overall campus / premises drawing showing proposed site locations of new construction and upgradation works will be provided. Availability of the same will help the consultant in preparing a context-responsive and accurate design proposal.	Campus layout indicating the proposed Buildings locations is in attached pdf file.
5	The tender specifies upgradation of existing infrastructure into a seminar hall for 200+ persons with podium and seating. Kindly clarify whether existing building floor plans, sections, and available services drawings will be shared with bidders to assess current conditions and propose appropriate architectural, acoustic, and MEP upgrades.	Yes, The drawings of the existing building which shall be upgraded into Seminar Hall shall be shared post award of the work.
6	Kindly clarify whether as-built drawings and structural stability details of the existing building	The Up-gradation of the Existing building (Single storey building with curved roof top having clear ~5.8 m height at the centre) and ~240 Sqm foot

	proposed for seminar hall upgradation will be provided. This is essential to assess feasibility of acoustic treatment, seating layout, and podium loads.	print area. (Existing constructed area ~ 184 Sqm ) + (Open space ~ 17 Sqm ) + (Corridor Area ~ 33 Sqm), into Seminar Hall with allied area, is planned on the ground floor. Necessary modification to upgrade this space into seminar hall without major structure modification is to be planned and executed based on details drawings & estimate etc. Prepared by consultant after the award of the work.
7	It is stated that no additional fee shall be paid for multilevel parking design. Kindly confirm whether only concept design and preliminary cost estimate are required, and no detailed GFC / tender drawings are expected for parking.	<p>The Consultant shall include the cost in their quoted percentage fees. The estimated total cost for fees calculation for consultancy services shall be exclusive of Multilevel Vehicle parking estimated amount.</p> <p>The consultant shall only provide concept design and preliminary cost estimate, and no detailed GFC / tender drawings are expected for parking.</p> <p>As per page 64 of 86, of the Technical bid, the consultant shall submit at least two conceptual designs, of the Multilevel Vehicle Parking for Institute's Perusal.</p>
8	Kindly clarify whether the cost of geotechnical investigation and surveys shall be borne by IPR directly or is to be included in the consultant's quoted percentage fee.	As per Clause 10 (b) & Clause 10 (c) on page 69 of 86, of the Technical bid, the quoted percentage fees by Bidder shall be inclusive of the cost of Geo-Technical investigation and Topological survey.
9	The project duration is stated as 48 months / project closure. Kindly clarify whether the consultancy fee shall be linked to stage-wise milestones or remain valid for the entire project duration without escalation.	<p>Payment of fees shall be as per "Schedule of Payment" as per Clause 21 on page 72 of 86, of the Technical bid, please refer the same. No escalation payment shall be made under the above consultancy work even in cases where completion of project extended for any reason thereof.</p> <p>Completion period is 48 months (Till Project Closure).</p>
10	Kindly clarify whether acoustic consultancy experience is mandatory as an in-house service or whether it can be provided through associate firms, similar to other allied services.	Acoustic consultancy can be provided through associate firms, similar to other allied services. Evaluation shall be as per the marking scheme mentioned in the Technical Bid.
11	The tender asks for conceptual designs for proposed buildings. Kindly clarify whether seminar hall up-gradation concepts are also expected at bidding stage, or only post-award.	<p>The conceptual design for up-gradation of Existing Building to be submitted post award of work.</p> <p>The presentation during Tender evaluation shall be done on the Conceptual design of Multipurpose Administrative Block only.</p>
12	Kindly clarify whether the fees quoted by the bidder shall be inclusive or exclusive of applicable taxes (GST). If exclusive, please confirm whether GST shall be paid additionally as per actuals against valid tax invoices.	Please refer GST clause on page 35 of 86, of the Technical bid, which state that the quoted percentage fees shall be inclusive of GST as well as any other prevailing Taxes/levies etc.
13	Kindly clarify the estimated project cost (in INR) considered by IPR for the purpose of quoting consultancy	Overall budget is Rs 23.00 Crore to Rs 27.00 Crore (Tentative), however consultant will have to prepare detailed estimate based on DSR as

	fees. Further, please confirm whether the quoted percentage fee shall be applicable on (a) total civil + MEPF cost including allied works, or (b) limited to specific buildings only, excluding items such as multilevel parking and future provisions.	mentioned in Tender Document, which shall form the basis of payment subject to stipulation in respective paras of the tender. The quoted percentage fee shall be paid on MEPF and allied work components of the work.  The estimated total cost for fees calculation for consultancy services shall be exclusive of estimated amount of Multilevel Vehicle parking.
14	Khasra Map	Campus layout indicating the proposed Buildings is available in the attached .pdf file
15	AutoCAD Layout Plan	CAD file shall be shared after the award of the work with the selected bidder.
16	Detailed Survey Plan (soft copy)	Campus layout indicating the proposed Buildings is available in the attached .pdf file
17	Uploading of Conceptual Design Drawings for Evaluation.	As per page 21 of 86 of the Technical Bid, point no 27, the Conceptual design drawings can be uploaded at the time of uploading of Tender, if any issue in uploading then the same can be shared at the time of Presentation, however, bidders have to upload an undertaking that they shall submit the design drawings and details at the time of Presentation.
18	Scope of work	Refer page no. 14 & 15 for Brief Particulars of work, and page 62 of 86 for detailed scope of work in the Technical Bid.
19.	Submission of Form- D as per Tender Format by Bidders.	The bidders shall submit Performance Report of work in Form D as per Tender. If in case the bidders face difficulty in obtaining report in tender format, they may submit completion certificate in Form 3A or the Completion Certificate in lieu of Form D for the purpose of tender qualification, however all the parameters asked in Form D should be available in the submission, based on which the bidders shall be evaluated.

**Sd/-**  
Tender Inviting Authority,

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