

Tender for Selection of Architectural Consultant for Construction of Indian Bank Office cum Residential Building at Bazaar Street, Salem

Pre-bid Clarification

Sl. No.	Query	Reply/Clarification by Bank
1	Whether only Architects can participate in the tender or any Firms /PSUs which has Architectural wing can also participate.	Architects / Architectural Firms / PSUs which has in house Architectural wing can participate in the tender.
2	Whether cost of interior design works also included in the estimated cost of work and whether the selected architect has to do interior design work also.	Cost of interior design work is not included in the estimated cost of work. The selected Architect has to do interior design work also. The selected Architect has to prepare the estimate for the interior design work for which separate budget will be sanctioned by bank and the fees will be paid at the same rate quoted for the project.
3	Whether building services works are under the scope of Architect's work.	Yes. Design and execution of all building services works are included in Architect's scope of work.
4	Whether the estimated cost can be exceeded while designing the building for obtaining maximum possible FSI.	The building has to be designed so as to obtain maximum FSI within the estimated cost of work.
5	In clause 'z' of page no.17 of Technical bid it is mentioned that 'Architectural Consultant shall make minimum 1 visit in week at site'. Whether Chief Architect himself has to visit the site or visits of Architect's representative is sufficient.	Chief Architect / Architect's representative having technical qualification (Degree/Diploma in Engineering / Architecture) shall make periodical visits at site as mentioned in clause 'z' in page no.17 of Technical bid, so that there is continuation of works, without any break for want of instructions.
6	In page No.2 of Price-Bid, 'project management charges towards providing full time engineer' is mentioned as optional. Whether site supervision is under the scope of work of Architect. Please clarify.	Bidder's Quoting for 'project management charges towards providing full time engineer' is optional and the same will not be considered for selection of the Lowest bidder (L-1). Regarding Architect's scope for site supervision, please refer clause 'j' in page no.15, clause 'z' & 'dd' in page no.17 under 'Services to be rendered by the Architectural Consultants' of Technical bid.

7	<p>In clause No.7 of page No.21 of Technical bid, it is mentioned that the Architects shall engage qualified and competent reputed soil, structural, electrical, water supply & plumbing and air conditioning Consultants.</p> <p>While, in clause No. 'd' of page No.14 under 'Services to be rendered by the Architectural Consultants', it is mentioned that the cost of conducting soil tests will be reimbursed by Indian Bank. Please clarify.</p>	<p>The Architects shall engage consultants required for the works and the fees payable to the consultants shall be borne by the Architects.</p> <p>The cost of conducting soil tests and obtaining soil tests report only will be reimbursed by Indian Bank.</p>
8	<p>Whether Liasoning charges for obtaining approvals from concerned authorities will be reimbursed by Bank.</p>	<p>All Liasoning charges for obtaining approvals from concerned authorities shall be borne by the Architects/Contractor.</p> <p>The fees for obtaining statutory approvals will be reimbursed by Bank on submission of receipts.</p>
9	<p>The time period of 15 months given for entire project completion including obtaining approvals is not enough. Time required for obtaining approvals has to be 3 months and execution of work shall be 15 months.</p>	<p>The period of completion of project is modified as follows:</p> <p>a) Submission of plans to Local Planning Authority, obtaining necessary statutory approvals, making tender documents, floating tenders, selection of contractor for execution of work - 3 months</p> <p>b) Execution of work - 15 months (including interior furnishing work)</p> <p>Hence, total time for project completion shall be 18 months.</p>
10	<p>Whether the bidder has to submit EMD/tender cost/security deposit.</p>	<p>No. The bidder need not submit EMD/tender cost/security deposit.</p>
11	<p>Whether certified copies of letter of award of works which are completed has to be submitted along with tender.</p>	<p>Yes. Bidders have to enclose the certified copies of documents as proof against the Pre-Qualification criteria mentioned in page no.11 & 12 of Technical bid.</p>
12	<p>In Architectural Consultancy Firm - Profile, in Sl. No.18, Banker's name & Branch is mentioned. Please clarify.</p>	<p>Bidders have to provide the details of their Bank Account.</p>
13	<p>What is meant by AP & IGBC mentioned in page no.8 of Technical bid.</p> <p>What is meant by CTE mentioned in clause No. 't' of page no.16 of Technical bid.</p>	<p>IGBC - 'Indian Green Building Council'</p> <p>AP - 'Accredited Professional'</p> <p>CTE - 'Chief Technical Examiner' of Central Vigilance Commission</p>

14	In Pre Qualification criteria, it is mentioned that 'the architectural consultant should also have a full fledged office in Salem agglomeration area.' Chief Architects of PSUs would be posted in their Head Office only. Please clarify.	Chief Architect / Architect's representative having technical qualification (Degree/Diploma in Engineering / Architecture) shall be available in the Architect's office at Salem agglomeration area for co-ordination of various activities related to the project.
15	What are the requirements of Bank in each floor of the proposed building.	The basic requirements of the proposed building are as follows: Ground Floor – Parking, ATM /e-lounge, Lift, Electricity Panel Room First Floor - Banking Hall, Strong Room Second Floor - Banking Hall, Locker Plaza Third Floor - Banking Hall, Meeting Hall Fourth Floor - Quarters
16	If contractor goes for Arbitration, whether any deduction would be applied in the fees of the Architectural Consultant.	Please refer the clause 'u' in page no. 16 under 'Services to be rendered by the Architectural Consultants' & clause no.10 in page no. 21 of 'Format of Agreement' of Technical bid.
17	Whether any escalation would be permitted in the work for the contractor.	The rate quoted by the contractor shall be firm throughout the contract period. If there is project overrun due to the reasons beyond the control of the contractor, cost escalation would be considered with the recommendation of the Architectural Consultants. If there is any increase in the statutory Taxes/new taxes introduced by Govt, the same would be considered for payment on submission of proof by the contractor.
18	Whether there is any ceiling on the fees of Architectural Consultants.	Please refer 1 in page no. 18 of 'Format of Agreement' of Technical bid.

This Pre-Bid clarification shall be downloaded, signed, sealed and enclosed along with the Technical-Bid Documents'