

Request For Proposal

for

Selection of Construction and Maintenance Agency (CMA) for Development of Main Building of Gujarat Biotechnology Research Centre (GBRC) at Gandhinagar.

Reply to Queries, Corrigendum-1 & Corrigendum-2

Dated 26th July 2023

(RFP No: GBRC New Building/02/2023)

Gujarat Biotechnology Research Centre (GBRC)
Department of Science & Technology,
Govt. of Gujarat

Reply to Queries

Sr. No.	Page No. / Volume / Ref. Clause No.	Text provided in the RFP	Clarification sought with justification, if any	Response to the Queries
1.	Page 21 Vol. 1 2.2.2 (b)	it has experience of completing construction (including MEPF and Finishing works) of at least 1 (one) Good Manufacturing Practices (GMP)/ Good Laboratory Practices (GLP) compliant/ certified NABL Accredited Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes with total value of executed works not less than INR 75 Crore (Rupees Seventy-Five crore only) in last 10 (ten) years preceding the Bid Due Date.	2.2.2 Pre-Qualification for Bidder - Evaluation Criteria (ii) b It has experience of completing construction (including MEPF and finishing works) of at least 1 (one) Super Specialty Hospital / Medical College / Laboratory Building with total value of executed works not less than INR 75 Crore in Last 10 (ten) years preceding the Bid Due date.	Kindly refer to Corrigendum-1.
2.	General	Batching Plant	Request to clarify that, area required to establish the Batching plant is to be provided/allow in the campus or not.	The contractor at its own discretion shall plan its area to establish a temporary batching plant, within the provided layout plan of the building.

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3.	Page 17-19 Vol. 1 2.1.4 Key Personnel:	Labour Colony	Request to clarify that, area required to establish the labour colony is to be provided/allow in the campus or not.	The contractor at its own discretion shall plan its area to establish a temporary labour colony, within the provided layout plan of the building.
4.	Article 6- Payment Page No. 14	6.10 Retention Money i. From every payment for Works due to the Contractor in accordance with the provisions of Schedule 6, the Authority shall deduct 10% (ten per cent) thereof guaranteed money for performance of as the obligations of Contractor during the Construction Period (the "Retention Money").	In general practice in all the government and PSU contract the retention money are to be deducted @ 5.00% from bill. Considering the Performance Security @ 5% and Performance Guarantee for DLB period @5% is also required to be submitted for this contract. Request to consider the Retention Money @ 5.00% instead of 10.00%.	No change.
5.	Schedule 6- Payment Page No. 76	Amount of monthly Payment for Works = 90%* Monthly Value of completed Works (in value terms) in the relevant month computed as per the BOQ rates by adjusting each line item rate to the extent of ratio that the total BOQ (Schedule-11) rate bears with the rate quoted by the Selected Bidder/CMA.	The rates to be submitted by the bidder in this tender is a specific amount only, and the BOQ is not found in the uploaded tender documents as specified "as per Schedule-11" which is in the not tender attached documents. Request to provide schedule - 11 to understand the payment method.	The same has been resolved. Kindly refer the documents uploaded on the n-procure portal.

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6.	Pg 21 2.2 Eligibility of Bidders 2.2.2 (ii) (a)	<p>it has experience of having completed at least 1 (One) Eligible Building Infrastructure Assignments in the last 10 (Ten) years preceding the Bid Due Date as the contractor for construction of the Project, having total project cost of each such assignment being at least 80% of Estimated Cost of Project.</p> <p>Or</p> <p>it has experience of having completed at least 2 (Two) Eligible Building Infrastructure assignments in the last 10 (Ten) years preceding the Bid Due Date as the contractor for construction of the Project, having total project cost of each such assignment being at least 50% of Estimated Cost of Project.</p> <p>Or</p> <p>it has experience of having completed at least 3 (Three) Eligible Building Infrastructure assignments in the last 10 (Ten) years preceding the Bid Due Date as the contractor for construction of the Project, having total project cost of each such assignment being at least 40% of Estimated Cost of Project</p>	As per Govt. norms, 7% escalation YOY on cost of project should be allowed in calculation. Current value of the project completed in the last 10 years should be derived as per the escalation factor.	No change.

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7.	Pg. 23 2.2 Eligibility of Bidders 2.2.2 (ii) (b)	For the purpose of the RFP, Building Infrastructure Assignment shall mean Projects involving construction including MEPF and Finishing works for any building infrastructure project. It is clarified that building infrastructure project for the purposes of this RFP shall not mean residential, industrial, roads, bridges, dams and transmission tower projects.	Considering this as a building project, we understand that road, bridges, dams and transmission tower projects cannot be considered as similar works. But dairies, residential, industrial projects classify under building works. Companies who work at such a larger scale will have a wider portfolio, so we request you to consider residential as well as industrial projects for eligibility	No Change.
8.	Pg. 23 2.2 Eligibility of Bidders 2.2.2 (iii)(d)	the Bidder must have an average annual Turnover greater than INR 100 Crore (Rupees One Hundred Crores only) for the last 3 (three) financial years preceding the bid due date. This must be certified by statutory auditor/CA.	1. Request you to consider Average Turnover as 80% of Total Project Cost. 2. As per Govt. norms, 7% escalation YOY on turnover should be allowed in calculation.	No change
9.	Pg. 22 2.2 Eligibility of Bidders 2.2.2 (iii) (b)	it has experience of completing construction (including MEPF and Finishing works) of at least 1 (one) Good Manufacturing Practices (GMP)/ Good Laboratory Practices (GLP) compliant/ certified NABL Accredited Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes with total value of executed works not less than INR 75 Crore (Rupees Seventy-Five crore only) in last 10 (ten) years preceding the Bid Due Date.	1. Buildings like Dairies, Pharmaceuticals have similar / parallel specifications to Biotech Laboratories. But they might not have such certificate. Hence we request you to remove this certification requirement and consider above mentioned type of Projects. 2. Also INR. 75 Crore project value requirement in last 10 years seems very high. We request you to consider the project of any value during any time.	Kindly refer to Corrigendum-1.

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10.	General		We request you to provide B.O.Q. for further estimation of the project	The same has been resolved. Kindly refer the documents uploaded on the n-procure portal.
11.	Pg. 7 RFP Volume - 1 Bid Security	INR 2,50,00,000 in the form of Bank Guarantee	We request you to allow exemption of Bid Security for MSME registered companies which is allowed by many Government departments	Kindly refer to Corrigendum-1.
12.	General		We want to know exact location of your office and location of site	Kindly refer clause 2.1.3 of Vol I for office address. Kindly refer clause 1.1.2 of Vol I for location of site.

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13.	General		<p>EPABX:</p> <ul style="list-style-type: none"> • There are no clarifications whether we have to consider an IP phone or Analogue Phone? • If we have to consider an IP Phone then please specify the makes if any changes are there. <p>Approved Make list As per Tender:</p> <ul style="list-style-type: none"> • EPABX: CISCO / AVAYA / NEC <p>Telephone: Beetel / Panasonic</p>	Kindly refer to the make list of Corrigendum-1.
14.	General		<p>Query Passive Network:</p> <ul style="list-style-type: none"> • Passive Networking Makes Mentioned twice in Make Lists. So with which makes we have to consider. <p>Approved Make list As per Tender:</p> <ul style="list-style-type: none"> • Passive Networking (In IT/AV Make List): Legrand / CommScope / Panduit • Passive Networking (In ELV IP CCTV Make List): Molex / Digisol / CommScope 	Kindly refer to the make list of Corrigendum-1.

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15.	2.2.2 Pre-Qualification for Bidder - Evaluation Criteria Page 22 - 23	It has experience of completing construction (including MEPF and Finishing works) of at least 1 (one) Good Manufacturing Practices (GMP) / Good Laboratory Practices (GLP) compliant / certified NABL Accredited Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes with total value of executed works not less than INR 75 Crore (Rupees Seventy-Five crore only) in last 10 (ten) years preceding the Bid Due Date. For the purpose of the RFP, Building Infrastructure Assignment shall mean Projects involving construction including MEPF and Finishing works for any building infrastructure project. It is clarified that building infrastructure project for the purposes of this RFP shall not mean residential, industrial, roads, bridges, dams and transmission tower projects.	We request the Authority that for Contracts of Similar Size and Nature as required herein any civil infrastructure Building work of similar value shall be considered for meeting the eligibility criteria as mentioned herein which create a healthy competition in this sector. Please do the needful as requested	Kindly refer to Corrigendum-1.
16.	General	Due Date Extension	We are keenly interested to participate in the above bid, but looking into the clarity required for participation in bid as requested above, we request the Authority to please extend the bid Due date of the Project by at least 21 days from the date of reply of Pre Bid queries from your end for submitting a comprehensive bid	No change

Corrigendum-1

S.N.	Clause No.	Original Clause	Modified Clause/New Clause
1.	Vol. I 2.2.2 (b) Eligible Assignments	b) it has experience of completing construction (including MEPF and Finishing works) of at least 1 (one) Good Manufacturing Practices (GMP)/ Good Laboratory Practices (GLP) compliant/ certified NABL Accredited Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes with total value of executed works not less than INR 75 Crore (Rupees Seventy-Five crore only) in last 10 (ten) years preceding the Bid Due Date	b) it has experience of completing construction (including MEPF and Finishing works) of similar facilities that are Good Manufacturing Practices (GMP) or Good Laboratory Practices (GLP) compliant /certified or NABL compliant/ certified or with relevant certification with total value of executed works not less than INR 50 Crore (Rupees Fifty crore only) in last 10 (ten) years preceding the Bid Due Date. Similar facility is defined as Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes or pharmaceutical (manufacturing/ R&D) facilities only.
2.	Vol-I Clause 2.2.2 Technical Score Serial No. 3	Experience of completing construction of at least 1 (one) Good Manufacturing Practices (GMP)/ Good Laboratory Practices (GLP) compliant/ certified NABL Accredited Biotech laboratories and/or Biotechnology Research & Development Centre and/or Biotech facilities and/or DBT approved research institutes with total value of executed works not less than INR 80 Crore (Rupees Forty crore only) in last 10 (ten) years preceding the Bid Due Date. <ul style="list-style-type: none"> • Bidder with one Eligible Assignment- 15 marks • Each additional assignment- 5 marks, subject to a maximum of 10 marks • The score under this category cannot exceed a total of 25 marks 	Experience of completing construction (including MEPF and Finishing works) of similar facilities that are Good Manufacturing Practices (GMP) or Good Laboratory Practices (GLP) compliant/ certified or NABL compliant/ certified or with relevant certification with total value of executed works in the facility being not less than INR 50 Crore (Rupees Fifty crore only), in last 10 (ten) years preceding the Bid Due Date. Similar facility is defined as Biotech laboratories or Biotechnology Research & Development Centre or Biotech facilities or DBT approved research institutes or pharmaceutical (manufacturing/ R&D) facilities only. a) Meeting Minimum Eligible Technical capacity for one assignment as per above - 10 marks Further for each additional facility -

S.N.	Clause No.	Original Clause	Modified Clause/New Clause
			<p>b) Additional 5 marks for Similar facilities that are Good Manufacturing Practices (GMP) or Good Laboratory Practices (GLP) compliant/ certified or NABL complaint/ certified to a maximum of 15 marks</p> <p>Or</p> <p>c) Additional 3 marks for similar facilities that would have a relevant certification other than those mentioned in (b) above</p> <p>d) Assignments for category (b) and (c) will be evaluated separately and cannot be clubbed. The total marks in any case cannot exceed 25 marks</p>
3.	Vol-I Data Sheet. Serial No. 2 of Note	No exemption shall be provided on the tender fee and BID security.	The exemption from payment of earnest money as bid security for Micro and Small Enterprises (MSMEs) can be considered upon submission of relevant supporting documents in respect of such claim in the Technical Bid, in line with the applicable policy of the state of Gujarat.
4.	Vol-I Data Sheet. Serial No. 7 -	Pre-bid Meeting-2: To be announced later	Pre-bid Meeting-2: 10.08.2023

Corrigendum 2

Please find below the changes to the following technical annexes to Volume 2 uploaded in the link.

1.	Vol II Schedule 2	Scope of work of CMA (during construction and O&M Phase)	Please review the revised schedule 2 vol II https://drive.google.com/drive/folders/1-VW0mUtqu0eishTe-JZeS-F6b8NyB2w_?usp=drive_link
2.	Vol II Schedule 3	Technical Specifications	Please review the revised schedule 3 vol II https://drive.google.com/drive/folders/1-VW0mUtqu0eishTe-JZeS-F6b8NyB2w_?usp=drive_link
3.	Vol II Schedule 10	Tender Drawings	Please review the revised schedule 10 vol II https://drive.google.com/drive/folders/1-VW0mUtqu0eishTe-JZeS-F6b8NyB2w_?usp=drive_link
4.	Vol II Schedule 11	Bill of quantities	Please review the revised schedule 11 vol II https://drive.google.com/drive/folders/1-VW0mUtqu0eishTe-JZeS-F6b8NyB2w_?usp=drive_link
5.	Vol II Schedule 12	Make list	Please review the revised schedule 12 vol II https://drive.google.com/drive/folders/1-VW0mUtqu0eishTe-JZeS-F6b8NyB2w_?usp=drive_link

Prebid Meeting List

Sr. No	Name	Designation	Online/Offline	Organization	Contact Number	Email Id
1.	Chaitanya G Joshi	Director	Offline	GBRC		dir-gbrc@gujarat.gov.in
2.	Madhavi Joshi	Joint Director	Offline	GBRC		dir-gbrc@gujarat.gov.in
3.	Kavin Shah	Director	Offline	RJP Infra		kavin@rjpinfra.in
4.	Nandlal	Dy. PM	Offline	MS Khurana		mskel@mskhurana.in
5.	Meru Ratiya	GM Tender	Offline	Shantipro Con	9925155350	md@shantiproconllp.com
6.	Himanshu	Manager	Offline	I IPL	9925462113	himanshusaha@gmail.com
7.	Karan Thackar	GM	Offline	KCL	9904992299	
8.	Prarek	Tender Division	Online	Cube Construction		

9.	Jeevan Singh Parmar	Tender Division	Online	Patel Infra		
10.	Neel Prajapati	Tender Division	Online	Riviera Infra Projects		
11.	Shubhankar Mane	Sr. Engg	Online	Kalpataru Inf. Pvt Ltd.		
12.	Jayantibhai Vasoya	Partner	Online	ShreejiKrupa		
13.	Chetan Prammar	Executive Tender	Online	PSP Projects		
14.	Rajesh Awasthi	Masters PMC DTA	Offline			
15.	Harshid Kadia	PM Masters PMC	Offline			
16.	Harsh Patel	Anand Tatu Architects DTA	Offline			
17.	Manoj Kumar	PDA Ahmedabad	Offline			
18.	Srikar Sandilya	Senior Manager	Offline	EY India LLP	+91 8939022196	srikar.sandilya@in.ey.com
19.	Divyanshu Bhatt	Manager	Offline	EY India LLP	+91 8320836442	divyanshu.bhatt@in.ey.com

20.	Sourabh Anand	Associate	Offline	EY India LLP	+91 840141628	sourabh.anand@in.ey.com
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