

Project Name: PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE CUM RESIDENTIAL) AT NO.317, Anna Salai, Teynampet, Chennai -600018 - INDIAN INSTITUTE OF BANKING AND FINANCE (IIBF), CHENNAI

Tender Ref. no. IIBF/Civil/Commbldg- 001/2024/25

Name of the Architect/PMC : M/s.PITHAVADIAN AND PARTNERS, ARCHITECTS ENGINEERS & PLANNERS

S.No	Item No	Clause	Page No	Tender Description	Bidders Queries	IIBF RESPONSE TO QUERIES
1	Similar Work Experience	2. ELIGIBILITY CRITERIA	15 of 108	<p>i) The BIDDER should be a well-established Civil Engineering contractor, registered as a legal entity and having an experience of minimum 7 years and shall have experience in Civil Construction, HVAC, Electrical HT/LT, DG Sets, IBMS, Fire Fighting, Plumbing, Landscaping & External Works minimum of G+4 Floors of multi-storied building works (minimum height of 15mtrs.)</p> <p>ii) One Similar Work" shall mean construction of Multistoried Buildings (minimum ground floor plus 4 storied) such as Institutional Buildings, Commercial Buildings/ Office complex and IT Buildings/ IT parks for which construction has been completed.</p>	We request you to consider the similar work experience including Residential Multistoried Buildings also.	No Change. Tender condition shall prevail.
2	Mobilization Advance	14. NOTICE INVITING TENDER	7 of 108	No mobilization advance will be given to the Contractor. Only Material Advance will be given as per Tender Conditions	We request you to pay 15% of contract value as mobilization advance against BG at single instalment.	No Change. Tender condition shall prevail.
3	Retention Money	15. NOTICE INVITING TENDER	7 of 108	5 % of Contract Value to be deducted from RA bills. In each bill 5% of gross amount will be deducted up to it reaches the maximum of 5 % of the Contract value	We request you to consider 2.5% of contract value as retention money. 50% of retention money shall be released on virtual completion and balance 50% shall be released after DLP.	No Change. Tender condition shall prevail.
4	Secured Advance on Non-perishable Material	18. NOTICE INVITING TENDER	8 of 108	70 % of the material cost (against submission of invoice) or 50 % of item rate, whichever is less.	We request you to pay 90% of the invoice amount as material advance and the same shall be recovered in running bills against certified Qty.	No Change. Tender condition shall prevail.
5	Payment Terms (minimum Bill Value)	19. NOTICE INVITING TENDER	8 of 108	Max. one bills per month will be entertained. No bill value should be less than Rs. 50 lakhs	We shall be submitting our RA Bills on monthly basis irrespective of any value of work done.	No Change. Tender condition shall prevail. IIBF will take the decision after analysing the Cash flow during the project execution and permit the low bill value accordingly.
6	Payment of Running Account Bills	20. NOTICE INVITING TENDER	8 of 108	All bills along with measurements to be checked by PMC/ Architect. However, if the EMPLOYER (IIBF) feels, they may get it cross-checked. The PMC / Architect will verify and certify the bill within 7 days. Once after certification of bills by PMC, the Client will release the payment within 21 (twenty one) days from the date of submission of certified bill. In case if there is a delay in releasing RA Bill within 21 days due to any reason, 70% of certified bill value shall be released as an adhoc payment to the contractor	75% of the RA bill value shall be paid as adhoc Payment within 7days from the date of bill submission and balance amount shall be paid with in 21 working days from the date of submission of bills.	No Change. Tender condition shall prevail.
7	Final Bill	21. NOTICE INVITING TENDER	8 of 108	Contractor to submit the final bill within 30 days of issue of virtual completion certificate. PMC / Architect to certify in next 30 days. EMPLOYER (IIBF) to release payment in next 30 days.	We request you to please consider that, Final bill shall be submitted within 30days after virtual completion and the same shall be certified and paid within 30days from final bill submission.	No Change. Tender condition shall prevail.
8	Quantity Variation	24. NOTICE INVITING TENDER	8 of 108	The Quantity mentioned in BOQ can vary up to any extent on either side. Any item can be deleted. Nothing extra shall be paid on this account in the rate quoted.	We request you to consider that the Qty variation limit shall be +/-10% of the each BoQ line items. If any variation beyond the limit our rates will be revised at actuals.	BOQ Quantity Variation +- 25%.
9	Escalation	25. NOTICE INVITING TENDER	8 of 108	No mobilization advance will be given to the Contractor. Only Material Advance will be given as per Tender Conditions	We request you to please pay Price escalation for all major value items.	No Change. Tender condition shall prevail.
10	Electricity & Water	26. NOTICE INVITING TENDER	8 of 108	Electricity, drinking water and water for construction to be arranged by CONTRACTOR at his own cost.	Kindly provide, Electricity & Water at site at free of cost at one point.	No Change. Tender condition shall prevail.
11	Liquidation Damages	28. NOTICE INVITING TENDER	9 of 108	0.5 % of Contract Value per week of delay, subject to a maximum of 5 % of Contract Value.	please consider the Liquidated damages percentages 2% of overall contract value for project and not intermediate.	No Change. Tender condition shall prevail.
12	Award of Contract	NOTICE INVITING TENDER	9 of 108	IIBF at its sole discretion and without assigning any reason thereof reserves the right to accept and/or reject any or all bids. Further, IIBF does not bind itself to accept the lowest bid and also reserves the right to award the entire work or part thereof to any one or more Bidders at its sole discretion without assigning any reason thereof.	We request that the entire scope of work will be awarded to us in total and all site shall be handed over to us in a single phase. In case of splitting up of jobs or delay in release of work fronts our rates and project duration is subjected to revision.	No Change. Tender condition shall prevail.
13	Signing of Tender Documents	1.5 GCC	12 of 108	Each page of the tender document is required to be signed and dated by the Tenderer's authorized representative.	Please consider that we shall seal and sign all the pages of tender documents and date will be mentioned in the covering letter only not all the pages of tender documents.	Kindly Seal and Sign all the pages of the Tender documents. The dates should be mentioned in the Covering letter.

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14	Labor hutments	1.21 SECTION - II: GENERAL INSTRUCTIONS TO TENDERERS	13 of 108	No Labor hutments will be allowed at site	Kindly Provide the land space for Labour camp near by / with in site at free of cost	No Change. Tender condition shall prevail.
15	Filling of BoQ rates	Clause 1.9	12 of 108	The Tenderer shall fill in the rates and amount both in figures as well as in words. The amount for each item should be worked out and totalled.	We request you to consider that, we shall be filling the rates in figures only against each item and not with words.	No Change. Tender condition shall prevail.
16	Soft Copy BOQ	General			We request you to Kindly share the Bill of quantities in the form of editable basis to fill our prices.	Soft Copy of Blank BOQ will be shared. We kindly request you to submit the Soft copy of the priced BOQ in Pendrive in sealed cover along with hard copy of your price bid.
17	Performance Guarantee	13. NOTICE INVITING TENDER		5 % of the contract amount (to be submitted before signing agreement) in the form of Bank Guarantee in favour of , IIBF, payable at Chennai. The Performance Guarantee shall be initially valid up to the stipulated date of completion plus 12 months beyond that.	We request you to please consider 2.5% of the contract amount as performance guarantee in the form of BG and valid till the project duration.	No Change. Tender condition shall prevail.
18	Commencement of work	10. NOTICE INVITING TENDER		Within 10 days from the date of Letter of Intent/ Work Order or handing over of site, whichever is later.	We request you to consider that the Date of Commencement of the work shall be 30 days from the date of issue of LOA/LOI/Work Order/Drawings/Site Hand over whichever is latter.	No Change. Tender condition shall prevail.
19	Existing site condition	4. SCC	67 of 108	The CONTRACTOR should inspect and examine the site and its surrounding thoroughly and should acquaint himself about the nature of ground, sub-soil conditions, topography of site, existing structure(s), availability of water, food stuff, labour and other facilities, before tendering for this work. No claims shall be entertained for his failure in this matter.	We have not considered any dismantling/removal of any under ground structures/foundations/Utility lines. The actuals cost incurred for the same shall be paid to us towards if any done at site	No Change. Tender condition shall prevail.
20	Client office facility at site	4. SCC	67 of 108	A waterproof and lockable Temporary Site Office for EMPLOYER (IIBF)/ARCHITECTS to be provided by the Contractor. These offices shall be provided with all sanitary, water supply and electrical services and shall be kept in clean and tidy conditions. Necessary display boards, office furniture, almiraahs, 1 laptop / PC with A3 Printer & Scanner and telephone facilities will be provided therein, all at CONTRACTOR'S cost.	Please mention the size of the client office to be given and what is the seatings to be provided. The facilities made are the property of the contractor and shall be demobilised after completion of the project duration.	Minimum office area will be 150 -200 sqft.
21	Facilities to Sub contractors	10 (vi) . SCC	70 of 108	Facilities such as power and water will be provided by the main contractor to other contractors on payment basis, based on sub-meter readings. Sub-Meters to be installed by other contractors at their own cost. Client shall deduct overall consumption charges for both water and electricity from the main contractor only.	Please consider that, the debit charges towards power & water shall be applicable for the direct sub contractor to the main contractors only who works under him. If any Vendors/Sub contractors working under Client directly the necessary debits shall be made from that particular contractors bill only and Main contractor no way connected with the debits	No Change. Tender condition shall prevail.
22	Piling Works	BoQ Item no.2	1 of 21	Boring, providing and installation bored cast-in-situ reinforced cement concrete piles of grade M-25 of specified diameter and length below the pile cap, to carry a safe working load not less than specified, excluding the cost of steel reinforcement but including the cost of boring with bentonite solution and temporary casing of appropriate length for setting out and removal of same and the length of the pile to be embedded in the pile cap etc. by percussion drilling using Direct mud circulation (DMC) or Bailor and chisel technique by tripod and mechanical Winch Machine all complete, including removal of excavated earth with all its lifts and leads (length of pile for payment shall be measured up to bottom of pile cap). Note: Truck Mounted rotary/TMR/Tubewell boring machine shall not be used .	Please confirm, we shall be using Tractor mounted rotary rig for piling work considering the dia of pile.	Tractor Mounted rotary rig can be used for Piling works
23	Piling Works	BoQ Item no.2	1 of 21	Boring, providing and installation bored cast-in-situ reinforced cement concrete piles of grade M-25 of specified diameter and length below the pile cap, to carry a safe working load not less than specified, excluding the cost of steel reinforcement but including the cost of boring with bentonite solution and temporary casing of appropriate length for setting out and removal of same and the length of the pile to be embedded in the pile cap etc. by percussion drilling using Direct mud circulation (DMC) or Bailor and chisel technique by tripod and mechanical Winch Machine all complete, including removal of excavated earth with all its lifts and leads (length of pile for payment shall be measured up to bottom of pile cap). Note: Truck Mounted rotary/TMR/Tubewell boring machine shall not be used .	Please confirm the pile cut of level.	Kindly verify the Structural Drawing,

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24	Piling Works	BoQ Item no.2	1 of 21	Boring, providing and installation bored cast-in-situ reinforced cement concrete piles of grade M-25 of specified diameter and length below the pile cap, to carry a safe working load not less than specified, excluding the cost of steel reinforcement but including the cost of boring with bentonite solution and temporary casing of appropriate length for setting out and removal of same and the length of the pile to be embedded in the pile cap etc. by percussion drilling using Direct mud circulation (DMC) or Bailor and chisel technique by tripod and mechanical Winch Machine all complete, including removal of excavated earth with all its lifts and leads (length of pile for payment shall be measured up to bottom of pile cap). Note: Truck Mounted rotary/TMR/Tubewell boring machine shall not be used .	1. Please mention the Cement content for Piling concretes (M25 & M30 Grades). 2. As per drawing we should use PPC for foundation concretes, please confirm.	1. Cement Content for Pile Concrete - M25 - 360 Kg/m ³ , M30 - 400 kg /m ³ . 2. PPC Cement for Foundation can be used.
25	Dewatering works	BoQ Item no.9	2 of 21	Dewatering : In or under foot position, including pumping out water as required Note for item no. 2.24:- The extra percentage rate is applicable in respect of each item but limited to quantities of work executed in these difficult conditions. The unit, namely, metre depth, to be considered for payment, shall be the depth measured from the sub soil water level up to the centre of gravity of the qty executed in difficult conditions. The depth shall be reckoned correct to 0.10 m, 0.05 m or more shall be taken as 0.10 m and less than 0.05 m ignored.	Please consider the measurement unit in Hp/Hr instead of Sqm. Also please clarify we don't have any boq item called item no. 2.24. Waster disposal point shall be near to the site boundary.	It will be measured in Plinth Area basis as per DSR item 2.24 .
26	Earth filling works	BoQ Item no.11	2 of 21	Excavating, supplying and filling of local earth (including royalty) by mechanical transport upto a lead of 5km also including ramming and watering of the earth in layers not exceeding 20 cm in trenches, plinth, sides of foundation etc. complete.	Please clarify, soil filling is with available earth or brought out earth.	Soil Filling is with both available earth and brought out earth. It depends on the quantity of soil.
27	Hand Rail	BoQ Item no.48	8 of 21	Providing and fixing of hand rail made of SS of grade 304, gauge 16. The baluster is made of 40mm dia pipe fixed to alternate tread using base plate of thickness 8mm and 3 no's of bolt with SS cap . Top hand rail is made of 50 dia SS pipe is fixed in position and fixing 12mm thick toughened glass panels as per design as shown in drawing including all hardware fittings etc., complete all as instructed by engineer in charge.	Please share the detailed drawings for Hand Rail works.	Drawing PDF attached
28	Moulded Band	BoQ Item no.61	10 of 21	12 mm thick plain cement mortar bands in cement mortar 1:4 (1 cement : 4 fine M sand): Moulded Band. Unit: Cm Per Meter.	Please elaborate the mode of measurement for better clarity.	Band width is 15 cm . Measuemnt will be taken as per actual running meter.
29	Plaster drip course/ groove in plastered surface	BoQ Item no.62	10 of 21	Add for plaster drip course/ groove in plastered surface or moulding to R.C.C. projections.	Please mention the size of the grooves/drip.	Grooves size 25x25mm and Drip size 100x50
30	Expansion Joints	BoQ Item no.71 & 72	11 of 21	Floors & Walls	Please share the detailed drawings for Expansion Joint works.	No Change. Tender condition shall prevail.
31	MS. SHEET PILE SHORING	BOQ MS. SHEET PILE SHORING	1 of 1	Note:- Billing measurement of the area to be taken by length of the driven sheet multiplied by perimeter of the boundary if the sheet pile The Quoted rated need to consider for two- month basis	We request you to consider that, actual driven length to be measured for payment for any duration.	Actual Driven Length will be measured for Payment
32	HVAC works	BoQ			Please share BoQ for HVAC works.	HVAC BOQ has been already uploaded. Kindly check.
33	Mechanical car parking's	BoQ			Please share makes of Mechanical car parking's.	WOHR Parking systems, STELZ, KLAUS & SIEGER PARKING SYSTEM
34	STP Works	BoQ			Please share BoQ for STP works & Technical specifications	BOQ has been already uploaded. Kindly check.
35	CCTV	BoQ			Please share Drawing for CCTV	Refer Electrical Drawing NO 4306-00-EL 03-07
36	DG	BoQ			Please share the structural or stack details required	DG Vendor has to provide the Structural Stack details.

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37	Approval	General			Please confirm what all are the approvals in our scope like statutory, Fire Noc,Localbody NOC,CC,Lift Licence,DG,Electrical Liasoning etc., Also Please add an line item in MEP BoQ to capture the above amounts.	No Change. Tender condition shall prevail.
38	Mechanical car parking's	Technical Specifications			Kindly clarify the Mechanical Car parking maintenance Period - Annual service contract for regular upkeep	Annual Service Contract for regular upkeep accepted
39	Basic Price	BoQ			Please share the basic prices for the followings 1. Cement, 2. Steel Reinforcement	No Basic Price for Cement and Steel
40	ELIGIBILITY CRITERIA (2)	ELIGIBILITY CRITERIA (2)	Page 14 of 108	The BIDDER should be a well-established Civil Engineering contractor, registered as a legal entity and having an experience of minimum 7 years and shall have experience in Civil Construction, HVAC, Electrical HT/LT, DG Sets, IBMS, Fire Fighting, Plumbing, Landscaping & External Works minimum of G+4 Floors of multi-storied building works (minimum height of 15mtrs.)	It is requested to consider as follows: "The BIDDER should be a well-established Civil Engineering contractor, registered as a legal entity and having an experience of minimum 7 years and shall have experience in Civil Construction, HVAC, Electrical HT/LT, DG Sets, IBMS, Fire Fighting, Plumbing, Landscaping & External Works minimum of constructed area equal to the proposed building (2630 sqm)". As per the tender eligibility criteria, we have plenty of similar nature experience in different departments (SIPCOT, GCC, IOCL, CPCL, TWAD, TNHB, CMDA Etc.), including buildings, HVAC, electrical, plumbing, landscaping, and external works, except for multi-storied building works.	The BIDDER should be a well-established Civil Engineering contractor, registered as a legal entity and having an experience of minimum 7 years and shall have experience in Civil Construction, HVAC, Electrical HT/LT, DG Sets, IBMS, Fire Fighting, Plumbing, Landscaping & External Works minimum of constructed area equal to the proposed building (2630 sqm) with Minimum of G+2 Floors (Minimum Height of 9 mtrs)
41		PILE TEST			Any specified agencies to be done	Main Contractors scope only
42		CUBICAL TOILETS			Any Specific Brand/Agencies has to be need / Provide	M/S Merino, M/S Hygree., M/S Stylam
43	EMD	EMD		EMD : Can we provide EMD Via Bank guarantee /Postal Bond?	EMD : Can we provide EMD Via Bank guarantee /Postal Bond?	The EMD can be submitted in the form of a Demand Draft (DD) or a Bank Guarantee issued by a Public Sector Bank (PSB) or a Scheduled Commercial Bank. When submitted in the form of a Bank Guarantee, the EMD validity period is 120 days, which is the same as the Bid Validity period.

14.02.2025

HEAD - PDC
SOUTH ZONE, CHENNAI