

**CMC/BR/26-27/FK/PR/SL/1350 - Hiring of Architect for Design & Supervision for Construction of Centre of Excellence Building at BRPL 33/11KV Substation, Shivalik Grid, Malviya Nagar, New Delhi-110017 of BRPL**

**PRE BID REPLIES**

<b>S. No</b>	<b>Query Type Technical/ Commercial</b>	<b>Page No</b>	<b>Clause No</b>	<b>BRPL Clause</b>	<b>Bidder Query</b>	<b>BRPL Replies</b>
1	Technical	Page 9	4.11	Quality and Process Certifications The bidder should have valid certifications such as: • ISO 9001:2015 (Quality Management) • ISO 14001 (Environmental Management) • Copies of valid certificates	This is not generally taken by Architects. Request you to please remove this	The clause remains unchanged. Tender Conditions Prevails
2	Commercial	Page 10	1)	The bidder must have a cumulative turnover of Rs. 2 Crores or more during the last three financial years (2023-24, 2024-25 and 2025-26).	For Year 2025-26 the audited certificate is not yet finalised request to either increase a year or allow provisional/unaudited certificate for 2025-26	As per NIT Commercial Criteria : "In case audited balance sheet of FY: 2025-26 is not available, then bidder can submit provisional balance sheet of FY: 2025-26 along with UDIN based CA Certificate."
3	Technical	Page 11	6) (c)	No joint ventures/ consortiums are allowed.	Request you to please consider consortium of other important stakeholders like Green building firm or MEP firm	Tender Conditions Prevails. The Architect may engage specialized sub-consultants such as Green Building firms, MEP consultants, and other important stakeholders. However lead bidder has to qualify all the commercial qualifications criteria. Also note all liabilities will remain with the lead bidder ONLY.
4	Technical	Page 32	Section III, Clause 10	GUIDELINES REGARDING INSPECTION & MAINTENANCE OF PITS /DUG AREA WHILE DOING WORK AT SITE IN BRPL AREA	Since this is a consultancy contract for an Architect and not a civil contractor, please clarify if these operational site safety and maintenance responsibilities apply to the Architect or the execution contractor.	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable during the design phase, the final architectural design must abide by these governing principles as applicable
5	Commercial	Page 36	SECTION – IV, Clause 1.1.16	Contract cum Performance Bank Guarantee (CPBG)	The RFP requires a CPBG issued from a nationalized/scheduled bank. For professional consultancy services, it is standard practice to provide a Professional Indemnity Insurance (PII) policy instead of a PBG.	Tender conditions prevails.
6	Technical	Page 41	SECTION – IV, Clause 11	PERIOD OF MOBILISATION	Assume these clauses are not applicable to us and were meant for contractor.	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable during the design phase, the final architectural design must abide by these governing principles as applicable.
7	Commercial	Page 41	SECTION – IV, Clause 12	OPENING OF SITE OFFICE:	Assume these clauses are not applicable to us and were meant for contractor.	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable during the design phase, the final architectural design must abide by these governing principles as applicable.

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8	Commercial	Page 42	SECTION – IV, Clause 15	DEMOBILISATION/ HANDOVER ON CONTRACT COMPLETION	Assume these clauses are not applicable to us and were meant for contractor.	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable during the design phase, the final architectural design must abide by these governing principles as applicable.
9	Technical	Page 47	Clasue 26	Termination clause	Clause 26 defines the Company's right to terminate. Please clarify the Architect's rights in the event of a material breach by the Company, such as persistent non-payment of certified invoices beyond 60 days or material breach of contract. Kindly reconsider as these terms are unilateral.	Section - V of NIT clearly described the SOW. Bidder will submit the invoice as per the SCC clause - 7 pg 30 of 106 and accordingly payment will be released. Tender condition prevails.
10	Technical	Page 50	SECTION – IV, Clause 30	SAFETY CODE : The Contractor shall ensure adequate safety precautions at site, as required under the law of the land to facilitate safe working, during the execution of work under agreement/work order and shall be entirely responsible for the complete safety of their workmen as well as other workers at site and premises during performance of work under agreement.	Assume these clauses are not applicable to us and were meant for contractor.	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable during the design phase, the final architectural design must abide by these governing principles as applicable.
11	Technical	Page 51	SECTION – IV, Clause 33	HUMAN RESOURCE ISSUES	There are clauses like age limit of 58 years, assume these are not applicable to Professionals	These guidelines serve as a foundational framework for regulatory awareness. While certain parameters may be non-applicable.
12	Technical	Page 73	3.2.1.1	Review the BRPL's requirements and program. Hold detailed discussions, record decisions, and finalise the design requirements as the basis for furtherance. Inspect the site and advise the BRPL on the need for site surveys, soil investigation, and other preliminary studies	The scope mentions the Architect must advise on the need for site surveys and soil investigations. Please clarify if the actual cost of conducting these technical surveys and the topographical survey is to be borne by the Architect or provided by the client.	Architect has to submit the design based on statistical data available in public. After finalization of Architech BRPL will share the actual soil invenstigation report and Topographycal survey report for the actual drawing and design for good for construction/further approval from competent authorities.
13	Technical	Page 75	3.2.2.15	Prepare coordinated General Arrangement (GA) drawings in compliance with applicable statutory codes and regulations, and optimise FSI consumption for obtaining statutory approvals	The architect is responsible for securing all statutory approvals from municipal bodies, the fire department, and environmental agencies. Please confirm that all official government fees, scrutiny fees, etc. required for these approvals will be paid directly by BRPL and are not included in the Architect's professional fee.	The architect will provide with the building design and BRPL will secure all statutory approvals from municipal bodies, the fire department, and environmental agencies. BRPL will bear all the statutory fees applicable in this case.
14	Technical	Page 76	3.2.2.1	Table 2: Design Stages and Timelines, Concept Design Architect 15 Days from Lol	The detail integrated design deliverable as required for this stage needs atleast 30 days	BRPL will revise the concept design timeline, maximum upto 30 days.
15	Technical		2.4 Site description	Section V: Scope and technical specifications	To ensure the highest level of precision in the architectural and structural design, could the Client please clarify if a detailed topographical site survey (marking dimensions and distances from existing permanent natural and man made structures) and a Geotechnical soil investigation report (covering soil strata, water table, and percolation rates) will be provided? We suggest BSES provide any existing levels and services (MEPF) route maps for better coordination.	Architect has to submit the design based on statistical data available in public. After finalization of Architech BRPL will share the actual soil invenstigation report and Topographycal survey report for the actual drawing and design for good for construction/further approval from competent authorities.
				3. Scope of services		

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16	Technical		4. Order Value	Section III: Special conditions for contract	To help us develop a design concept that is both innovative and financially viable, we would appreciate it if a tentative or "not-to-exceed" budget for the total project development (including construction, finishing, and furnishing) could be shared. This will enable us to optimize material selection and MEPF specifications during the proposal stage.	The Architect is required to propose the least cost design without compromising on the objectives as defined in the Scope of Work.
17	Technical		7. Time schedule	Section I: Request for Quotation	As there have been updates to the original tender timelines, we would be grateful if the Client could provide a revised comprehensive schedule for the following milestones: 1) Technical & Financial bid submission, 2) Presentation of Concept Note, and 3) Final declaration of results. This will help us align our resource planning accordingly.	Revised dates will be communicated to the eligible bidders through mail.
18	Commercial	5		Earnest Money Deposit: Rs.2,00,000/- (Rupees Two Lakh only)	It is respectfully requested to kindly allow EMD exemption for MSME bidder.	Tender conditions prevails .
19	Technical	7 to 9		Technical Qualification Criteria 7. Capability in Building Performance Simulation and Energy Modeling, The bidder must have in-house or associated capability to perform: • Energy modeling and simulation • Daylight analysis • Thermal performance and envelope optimization • Life cycle cost analysis • List of tools used (e.g., eQuest, Energy Plus, IES, Design Builder) • Sample reports from previous projects	It is our humble request to you to please consider as following: Capability in Building Performance Simulation and Energy Modeling, • Energy modeling and simulation • Daylight analysis • Life cycle cost analysis • List of tools used (e.g., eQuest, Energy Plus, IES, Design Builder) • Sample reports from previous projects	The requirement stands as mentioned in the tender. Bidders must demonstrate full capability across all listed areas with supporting tools, sample reports, and past project evidence.
20	Technical	13		<b>8. Experience in Grid-Interactive and Smart Buildings (Preferred)</b> The bidder should demonstrate experience or understanding of: • Smart building systems, BMS integration • Renewable energy integration (solar PV, storage) • Grid-interactive buildings or demand response capabilities. • Project references or concept notes	<b>Experience in Smart Buildings (Preferred)</b> The bidder should demonstrate experience or understanding of: • Smart building systems, BMS integration • Renewable energy integration (solar PV, storage) • Grid-interactive buildings or demand response capabilities. • Project references or concept notes	The clause is retained as preferred. Bidders are encouraged to demonstrate relevant experience or understanding through project references or concept notes.
21	Technical	13		<b>12. Past Performance and BRPL Feedback</b> The bidder must provide evidence of successful completion of projects with satisfactory BRPL feedback. • Performance certificates • BRPL testimonials	<b>Past Performance and BRPL Feedback/any govt. department</b> The bidder must provide evidence of successful completion of projects with satisfactory BRPL feedback/ <b>any govt. department.</b> • Performance certificates • <b>BRPL/ any govt. department testimonials</b>	The bidder must provide evidence of successful completion of projects with satisfactory performance certificates. BRPL or any Government/PSU department feedback will be considered.
22	Commercial			Due Date for Submission: 23.04.2026, 15:15 HRS	Please extend the last date of submission atleast 7 Days	Bid Submission date has been extended upto 10.05.2026, 1500 HRS
23	Technical			SITE VISIT PLAN FOR BIDDERS		The site visit for the bidders was cordially arranged on 30/04/2026.