



BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY

1st Floor, Udyog Bhawan, East Gandhi Maidan, Patna-04

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Letter No.....1182/TECH

Dated 19-03-2026

Responses to Bid Queries Received

The following amendment/Clarifications is being made for the Expression of Interest cum Request for Proposal having ref number: **EOI/BIADA/05/2025-26** dated **06.03.2026** invited for Empanelment of Consultant for Comprehensive Architectural and Engineering Consultancy Services: -

Request from Bidders	Clarifications/Amendments
We request that firms registered under the Indian Partnership Act, 1932 may also be explicitly allowed to participate in the empanelment process, subject to submission of partnership deed and registration certificate.	Firms registered under the Indian Partnership Act, 1932, shall be acceptable, subject to submission of the partnership deed, registration certificate, along with PAN, GST registration, and other required documents as specified in EOI-cum-RFP.
Considering the multidisciplinary nature of architectural and engineering consultancy assignments, we request that Joint Venture /Consortium participation be permitted so that firms can combine complementary expertise and resources to deliver high-quality consultancy services.	Bids from Joint ventures are not acceptable.
We request that ongoing projects with substantial progress or consultancy assignments under execution may also be considered for experience evaluation, provided valid work orders and client certificates are submitted.	Only completed assignments during the last 5 years will be considered.
Changes in Payment Terms	Payment terms shall be as specified in the EOI-cum-RFP document.
Please clarify on which portal, we have to submit the EOI-cum-RFP online.	Bid Submission are accepted in only Hard Copy. Technical Bid and Financial Bid will be in separate envelope; both bids will be in third envelope. Processing fees & EMD will be with the technical bid.
As per the Government notification, the bidders registered with the MSME (Micro, Small and Medium Enterprises) are exempted from submitting the EMD. We request to kindly follow the similar procedure and provide exemption, in submitting the Earnest Money Déposit (EMD) to the MSME registered bidders.	Exemption is not permitted
We understand that we have to give the presentation of our eligible assignments. Kindly confirm.	The presentation will cover the Bidder's technical capacity, proposed methodology, programme (timeline & milestones for future assignment), and basic approach along with innovative ideas for formulating and executing the assignment.

Request from Bidders	Clarifications/Amendments
<p>We understand that we have to submit the financial proposal in this format provided under section 3 on page No. 26. Please clarify whether we have to fill in the consultancy fee against only the Category for which we are applying or we have to submit the consultancy fee for all the Categories.</p>	<p>You are required to quote for the category under which you qualify as per the minimum eligibility criteria specified in the EOI-cum-RFP, along with all lower categories below it.</p>
<p>We request clarification on the following points:</p> <p>Whether the term "Comprehensive Architectural Services" refers only to the successful completion of Detailed Project Report (DPR) preparation and Architectural Desigs Consultancy services, or</p> <p>Whether the scope of Comprehensive Architectural Services implies that the Consultant should have undertaken both DPR/Design Consultancy as well as Project Management Consultancy (PMC) services for the same project.</p>	<p>Scope of work shall be as specified in the EOI-cum-RFP document.</p>
<p>As per Clause 4.11 on page 35 it Claims that the consultant shall get the structural design checked & vetted from any IIT/NIT /BCD, Bihar, before issuing the structural drawing for execution. All costs related to checking/vetting shall be borne by the consultant and is deemed so be included in the fees-This Scope can be felicitated from Consultant's Team but Fee/Charges for Structural Vetting from concerned Department ie. IT/NIT/BCD etc. can be paid Directly from Client to Department. Usually in Case of Local Building Authority Approval Fees is paid directly by the Authority consultant is only there to support on Approval by presenting Submission Drawings & Details. We request you to consider the modification in the clause accordingly.</p>	<p>Remain the same as specified in the EOI-cum-RFP document.</p>
<p>For Category A (above 100 Crores) & B (50-100 Crores) from PPR Approval to DPR preparation Timelines Should be 45 days in Both Categories as for Example if one project is based on value of (110 Crore & One on 95 Crores) Quantum of Work with respect to DPR preparation is Likely the same, as you have already given same timelines of 30 days from PPR to DPR for Category C&D. Thus the defined time lines are required to be reconsidered as this will not be feasible for the larger projects.</p>	<p>Remain the same as specified in the EOI-cum-RFP document.</p>

Request from Bidders	Clarifications/Amendments
For the structural stability certificate and vetting from IIT/NIT/BCD for the existing buildings it is submitted the fee charged by the certifying agencies are case to case basis depending upon the type and size of the structures. Therefore, this fee should be separately re-imbursed as charged by the agencies and not to be included in the professional fees of the empanelled consultant.	Remain the same as specified in the EOI-cum-RFP document.
Local Central Authorities Approvals Fees related to get Fire NOC/ NGT Clearances/Green Building Certifications etc. will be extra above consultant fees or can be paid Directly to Concerned department's-Consultants role in Felicitation & Producing drawings/documentation basis requirement underlines by BIADA	Remain the same as specified in the EOI-cum-RFP document.
Site Monitoring & Visits Per Charges above Scope as per required/mandatory visits Transport should be clearly mentioned from Department on Ex-Additional from Delhi as per Actuals. - Ideally its around 20k/day/per site visit-1 Person (inclusive travel + stay+visit) from Consulting Team	Remain the same as specified in the EOI-cum-RFP document.
We request you to kindly consider experience over the last 7 years instead of 5 years, as is generally followed in most Government and PSU tenders.	Only completed assignments during the last 5 years will be considered.
Request you to kindly reduce the amount of EMD, as it is much higher than the industry practice with respect to the EOI/Empanelment, OR kindly consider MSME exemption for Earnest Money Deposit (EMD) for this EOI.	Exemption is not permitted
We understand that only 50 marks are to be submitted at the Bidding stage, and the remaining 50 marks through the Presentation are to be submitted by the shortlisted bidders. Please confirm	The presentation is part of the Technical Qualification Stage. Only pre-qualified bidders will be invited to deliver the presentation.
Extension of Bid Due Date	Extended. Please refer Corrigendum 1

Other terms and conditions will remain applicable as mentioned in the RFQ-cum-RFP.


 DGM (Technical)
 BIADA, Patna

