

STRUCTURAL ADDITION OF FLOORS AT NIT CALICUT USING LIGHTWEIGHT PEB SYSTEMS AND SANDWICH PANELS OR LIGHTWEIGHT ROOFING

Prebid Queries - GENERAL

SI No	Ref	Description	Query/ Clarifications	Response
1	Section II, Clause 2	Eligibility Criteria	As per the tender clause, the applicant shall be an Architectural/Planner of Proprietary or Partnership Firm/Company/Joint Venture registered in India. We request that Co-operative Societies/Construction Firms may also be included in the eligible applicant category. Kindly consider and confirm.	Present tender condition prevails. The request can be considered positively for the future works.
2	Page 4	Time of Completion	The tender specifies a total completion period of 120 days for the entire scope. This includes design, drawings, structural vetting, fabrication, erection, and MEP works. Considering this is an EPC contract, the duration is not adequate. Design and execution activities are interdependent and require sequential completion. We request to revise and split the timeline into two stages: Stage 1 – Design Phase: 2 months (including design, drawings, and structural vetting). Stage 2 – Execution Phase: 4 months (post design approval, covering all works). Kindly consider and confirm. The Payment Clause also to be suitably modified stage wise to ensure cash flow	Time specified in the tender condition prevails. During the presentation, agency can suggest their proposal which will be considered by tender evaluation committee.
3	Section II, Clause 1	EMD Exemption	The tender specifies an EMD of ₹14,84,000/-. Kindly confirm whether EMD exemption applicable to Co-operative Societies, as per relevant Government Orders, is applicable for this work.	EMD Exemption is applicable only for MSME firms as per applicable prevailing norms.
4	Scope of Work	Statutory Approval & Scope	As per the tender clause, statutory approvals are under the scope of the contractor. Since this is an addition to an existing G+2 building, approvals may require modifications to the existing structure. We request clarification that any additional works required in the existing building (such as lift provisions, fire compliance, staircases, toilets, tanks, etc.) shall be treated as extra items. Such works shall be considered as change of scope and not part of the present tender. Kindly confirm.	Any such work shall not be considered as an extra item AND NOT CONSIDERED AS CHANGE OF SCOPE. Any work arising beyond the scope mentioned in the NIEOI can be proposed by the agency with proper and substantial justification. Approval for such additional work shall be subject to review by NITC.
5	Scope of Work	Structural stability certificate	Given that the proposed scope of work involves the vertical expansion (structural addition of floors) on top of the existing MSED building and IT lab complex, and considering these are actively used academic buildings in an educational institution, we request clarification regarding the existing structural data. Will the Institute (NITC) provide the 'as-built' structural drawings, foundation details, and a current Structural Stability Certificate for both existing buildings? Having these baseline documents provided by the client is critical for the successful agency to accurately design the new lightweight PEB structure, calculate the load-bearing capacities, and safely complete the mandatory structural vetting and impact assessment."	All the available drawings are published along with the NIEOI

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6	Section II, Clause 4.28	Material advance- The Contractor shall not be entitled to get any sort of advance for the work.	The core scope of this project is heavily reliant on the design, fabrication, and erection of PEB structures and steel components. As the market rates for structural steel are currently experiencing high and unpredictable fluctuations, procuring the bulk of these materials early is essential to freeze the project costs. Providing a material advance will allow the agency to procure the steel immediately upon design approval, mitigating the risk of price escalation and ensuring the project can be smoothly delivered. We kindly request you to amend this clause to allow a Secured Material Advance (up to 75% of the material value) specifically for the procurement of PEB structural steel components	Present tender condition prevails. Payment schedule can be proposed incorporating material procurement by the agency.
7	Clause 4.28, Page 30	Mobilization advance	Requesting you to include mobilization advance clause	Present tender condition prevails.No advance can be allowed as per prevailing norms.
8	Page 6,7	Scope of Work - Structural Assessment & Feasibility	We understand that structural assessment and vetting are under the scope of the contractor. Kindly confirm that the contractor shall carry out the structural assessment to determine feasibility of adding a floor over the existing building. 1) If found structurally feasible, the works shall be executed accordingly. 2) If found not feasible, kindly confirm that the contractor shall be compensated for services rendered up to that stage, including structural assessment charges. Kindly clarify.	No compensation shall be paid .Structural assessment shall be done. The extension proposal is as mentioned in the NIEOI
		Structural Strengthening Requirement	Further, if structural strengthening (such as column jacketing or similar measures) is required based on assessment, kindly confirm that such works shall be treated as extra items and considered as change of scope.	Any work arising beyond the scope mentioned in the NIEOI can be proposed by the agency with proper and substantial justification. Approval for such additional work shall be subject to review by NITC.
9	NIEOI-Page 6,7	Scope of Work- Statutory Approval	For statutory approvals, the complete site plan shall include details of all existing buildings. As per KIMBR Rule 3(1)(d), any building without a valid building number or legal authorization must be regularized prior to undertaking additions, extensions, or new construction. So kindly ensure all the existing buildings in campus are legally authorized and details provided by client. Any effort required to obtain approval for unauthorized structures shall be considered as additional scope of work. Kindly confirm whether the existing building satisfies fire and safety requirements. Kindly confirm whether the existing building considered for addition of new floor is legally authorized. If not, ensure compliance with the latest KIMBR 2019 new amendment 2025. Kindly confirm whether these buildings are connected to a common STP or waste management system, or is a separate system required. Required complete site plan and building section and elevation for proper statutory verification.	The work is invited as an EoI and constitutes a composite work. Hence, as mentioned in the NIEOI, the agency shall take all necessary actions required for obtaining the statutory clearances. Any work arising beyond the scope specified in the NIEOI may be proposed by the agency with proper and substantial justification. Approval for such additional works shall be subject to review and approval by NITC. Further details pertaining to the buildings, subject to availability, shall be provided by the Institute as required. Individual septic tanks are available, any augmentation required in this shall be worked out by the agency. All the available drawings are published along with the NIEOI

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10	Page 4	Last date and time for submission of BID	As per the tender clause, the last date and time for submission of bid is 18:00 hours on 08/05/2026. The available time is not sufficient for detailed preparation of the bid. We request that the submission date may kindly be extended up to 22/05/2026. This will enable adequate time for proper preparation and submission in line with tender conditions. Kindly consider and confirm.	The last date and time for submission of bid is 18:00 hours on 22/05/2026 as requested.
ELECTRICAL				
11	Scope of Work- MSED Building	Electrical Load Details – MSED Building (Material Science & Engineering Dept)	Kindly provide the expected number and type of electrical points required in each space (Labs, Rooms etc) of the additional floor — such as general power points, heavy-duty machinery/equipment points etc. Also, please confirm the approximate connected load of lab equipment/machinery to be powered from this floor, so that the distribution system can be sized appropriately.	The existing pattern of floor distribution of panels and points shall be taken as reference.
12	Scope of Work- MSED Building	UPS / Backup Power – MSED Building	Please confirm whether UPS-backed power supply is required for any of the spaces in the additional floor of MSED Building. If yes, kindly indicate the approximate capacity and the spaces to be covered (e.g., labs, rooms).	UPS support with the floor UPS DB is essential, usually requirement for MSED is 33% of the proposed total load at floor
13	Scope of Work- MSED Building	Specialised Equipment Power Supply – MSED Building	Equipment Power Supply – MSED Building The MSED building functions as a material science lab. Kindly confirm whether any heavy machinery or specialised lab equipment requiring dedicated power supply (such as 3-phase points, higher capacity outlets, or isolation transformers) is to be provided in the proposed additional floor.	The majority of the load requirement at MSED is single phase however to anticipate the future requirement 4 nos of 3 phase shall be accommodated in the floor.
14	Scope of Work-IT Lab Building	Computer / Data Points – IT Lab Building	Kindly confirm the approximate number of computer workstation points (power + data) to be provided in the additional floor of the IT Lab Complex, so that the electrical and networking layout can be planned accordingly.	Expected requirement to accommodate approx 150 computer points with UPS and data network.
15	Scope of Work-IT Lab Building	UPS / Backup Power – IT Lab Building	Please confirm whether UPS-backed power supply is required for computer workstations or server/networking equipment in the additional floor of the IT Lab. If yes, kindly indicate the approximate capacity and areas to be covered.	UPS support with the floor UPS DB is essential, requirement is to cater approx 150 system
16	Scope of Work- Common	Existing Electrical Infrastructure	Kindly confirm whether the existing electrical supply (main panel, transformer, cable risers etc.) in both buildings has sufficient spare capacity to cater to the additional floor loads, or whether augmentation/upgradation of the existing infrastructure is also within the scope of this contract.	Additional augmentation/ upgradation of the existing infrastructure is not envisaged in this contract. However such requirement of addition shall be reported and will take as extra item.
17	Scope of Work- Common	UPS System & Installation	Kindly confirm whether supply and installation of UPS system(s) is included in the scope of this contract for the additional floors. If yes, please indicate the approximate capacity required and areas to be covered in each building, so that the same can be estimated appropriately.	UPS circuit is included in the scope of work, but the procurement of UPS will be done seperately through institute
18	Scope of Work- Common	DG Set – Scope of Work	Kindly confirm whether the existing DG set(s) in both buildings have sufficient spare capacity to serve the additional floor loads. If not, please clarify whether supply and installation of a new DG set is within the scope of this contract, or whether only interconnection to the existing DG is required.	Existing DG doesn't have sufficient spare capacity. However such requirement of addition shall be reported and will take as extra item.
INTERIOR				

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19	Scope of Work- MSED Building and IT lab complex	External and internal wall details- masonry/lightweight wall systems using AAC/EPS blocks	Kindly confirm the material proposed for the wall. If EPS panels are being used, please share the wall thickness	Agency can propose any lightweight material of suitable thickness with proper justification and substantiating documents.
20	Scope of Work- MSED Building and IT lab complex	Toilet Area	The toilet entrance wall and individual toilet area walls are shown with reduced thickness. Kindly provide the materials of wall (Masonry /EPS/HPL,etc)	Modular type toilets are preferred with HPL panel or similar materials. Agency shall propose with proper justification.
21	Scope of Work- MSED Building and IT lab complex	Joinery- UPVC/wooden doors, windows, and flexible/temporary internal partitions	Please provide the joinery details of the UPVC joinery and confirm whether any additional internal partitions are required	These details shall be prepared by the agency and submitted to NITC for review. Internal partitions shall be provided in consistency with the existing building.
22	Scope of Work- MSED Building and IT lab complex	General	Please provide Flooring Layout	
23	Scope of Work- MSED Building and IT lab complex	General	Please provide details regarding Name Boards and Signages, if required	To be provided at later stage
24	Scope of Work- MSED Building and IT lab complex	General	Kindly confirm whether textures, wall art, wallpapers, or other related design elements are required	To be provided at later stage
FABRICATION				
25	Scope of Work- Common	Detail specification for Structural steel	Kindly provide detailed specifications of the structural steel to be used in the project, including the grade of steel for primary members (rafters and columns) and secondary members (purlins, girts, and bracings), the yield strength requirements (e.g., YST 240, YST 350, or equivalent), and the type of sections to be used (such as built-up sections, hot-rolled sections, or cold-formed sections)	All steel sections shall comply with relevant IS codes, and materials shall be procured from approved manufacturers. The selection of section type (built-up, hot-rolled, or cold-formed) shall be based on structural design, load considerations, and economy, duly approved by the Engineer-in-Charge
26	Scope of Work- Common	Surface preparation and protective coating	Kindly confirm whether any surface preparation treatment, such as grit/shot blasting, is required for the PEB works. Also, kindly provide detailed requirements for protective coatings, including primer and paint	All structural members shall undergo the required surface preparation and protective treatment as per codal provisions and corrosion resistance standards and shall comply with the structural vetting recommendations. The complete painting system—including the brand, type, and coating thickness—shall be submitted by the contractor for prior approval before execution
27	Scope of Work- Common	Sandwich/ Lightweight roof	Kindly provide detailed specifications for the sandwich panels / lightweight roofing to be used in the works. Also provide make list for this items	The agency may propose the same during the presentation stage with substantial justification.
28	Scope of Work- Common	Facade works	Kindly confirm whether any facade works are required for the building.	The façade shall be finished matching with the existing structure.

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FIRE PROTECTION SYSTEM (FPS)				
29	FPS - General	Existing Building Details	Kindly provide the existing buildings details, including the building height, total built-up area, and the occupancy category considered for obtaining the Fire NOC certificate.	Agency shall conduct site visit along with EIC to obtain such details from site.
30	FPS - General	Existing Architectural Drawing	Kindly provide the architectural drawings (AutoCAD) for the existing G+2 buildings. Please include the site plan, sections, terrace floor plan, and RCP layout, if available.	All the available drawings are published along with the NIEOI
31	FPS - General	Existing Protection	Kindly confirm whether a fire protection system is available in the existing buildings. If yes, please provide the FPS as-built drawings.	Not available
32	Scope of work - Common	Conceptual Architectural Drawing	Kindly provide the conceptual architectural drawings (AutoCAD) for the proposed third floor, including the conceptual RCP layout and section drawings - for both buildings.	All the available drawings are published along with the NIEOI
33	Scope of work - Common	Building Height	Kindly advise the maximum building height to be considered for building category selection, including the proposed third floor and any future expansion, if applicable.	The agency shall submit its proposal in this regard for review by NITC.
34	Expression of Interest (Tender)	Approved Make - FPS	The list of approved makes for the fire protection system is not included in the tender documents. Kindly provide the same.	The agency shall submit its proposal in this regard for review by NITC.
35	Tender Documents	Technical Specifications	Kindly provide the technical specifications for the fire protection system to be considered for tendering.	The agency shall submit its proposal in this regard for review by NITC with proper justification and supporting documents.
36	FPS - GENERAL	Existing Fire Water Tanks	Kindly provide the details and capacities of the fire water sump and fire OHT available at the site.	Not available
37	FPS - GENERAL	Existing Fire Pump Room	Kindly confirm whether a fire pump room is available at the site at ground level or underground. If available, please provide the fire pump room dimensions and fire pump capacity.	Not available
38	FPS - GENERAL	Fire NOC Certificate	Kindly provide the Fire NOC certificate and the relevant drawings for the existing buildings, if available.	Not available
PUBLIC HEALTH ENGINEERING (PHE)				
39	PHE - GENERAL	Drawings	Kindly share relevant CAD/PDF drawings for PHE services for existing as well as proposed buildings	All the available drawings are published along with the NIEOI
40	PHE - GENERAL	GENERAL TOILETS	Will there be wall suitable to conceal pipes and PHE related items?	This comes under the scope of new work.
41	PHE - GENERAL	GENERAL	Griha requirements is mentioned as (if required) in Tender notice. Pls clarify the requirement	The agency shall endeavour to incorporate green building construction standards in line with the sustainability development policy of the Institute.
42	PHE - GENERAL	GENERAL	Please provide Technical specifications	The agency shall submit its proposal in this regard for review by NITC.

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43	PHE - GENERAL	GENERAL	<p>Please specify if any additional occupancy shall be considered for the proposed building?</p> <p>Please specify current water supply plan. Also mention whether that can be used for the proposed work</p> <p>Any specific water treatments needs to be considered.</p>	<p>The occupancy for the new space shall be considered in consistency with the existing building usage. For water supply, an OHT of 15 kL capacity is available for the building. Augmentation, if required, shall be planned by the agency. For the proposed work, the agency may make use of water as per the prevailing norms of NITC. Provision for a water purifier-cum-dispenser shall also be considered by the agency for the additional floor.</p>
44	PHE - GENERAL	GENERAL	<p>Please specify the current drainage plan. Can the drainage of the proposed building be connected to existing system?</p>	<p>Agency shall verify based on available site conditions.</p>
45	HVAC	GENERAL	<p>Please clarify if Air conditioning is required. If required please clarify the area to be air conditioned and also provide specification for HVAC work</p>	<p>The agency shall submit its proposal in this regard for review by NITC.</p>
46	HVAC	GENERAL	<p>AC make is not mentioned in the make list. Please provide AC make, if Air conditioning is to be considered</p>	<p>Hitachi, LG, Bluestar, Daikin</p>