

PRE-BID MEETING

Pre-Bid Enquiry Response Document

Building Construction Department, Government of Bihar

Project Name-
Proposed Bihar Judicial Academy, Punpun,
PatnaDate of Pre-Bid Meeting
22nd May 2026Time of Meeting
4:00 PM**PRE-BID ENQUIRY RESPONSE TABLE**

Sl. No.	Query / Clarification Sought	BCD Response
1.	Concept design – layout plan, floor plans, high resolution 3-D views, walkthrough, Physical Model etc. It is understood that a Physical Model is required to be presented during the presentation at Patna.	As projects will be executed through EPC, Obligation of obtaining all approval/certificates will be in the scope of EPC consultants. Primary consultants as selected by BCD will have advisory Role.
2.	For site visit, please intimate which staff member will be available and their name and contact number.	For the purpose of site visit, the Google Maps location link is available in Annexure D, Page No. 17 of the RFP cum EOI Document. Bidders may refer to the same for site access and navigation.
3.	The site view is not visible. Kindly send the AutoCAD format for reference.	A direct access link to the AutoCAD file for the site is provided in Annexure D, Page No. 17 of the RFP cum EOI Document. Bidders may download the file directly using the said link.
4.	Requirements for the IT Building and Shopping Center have not been provided.	The requirement details for the Shopping Centre and IT Building shall be based on the overall capacity of the campus. Bidders are requested to plan these facilities proportionately in accordance with the total campus capacity as outlined in the RFP document.
5.	Please confirm whether the central road between Pocket-B can be removed.	It is clarified that there is no central road between Pocket-B. However, the road between Pocket-B and Pocket-C is part of academy complex.
6.	Whether providing GRIHA consultancy and the application process for GRIHA certification fall under the Architect's scope of work.	Yes. Providing GRIHA consultancy and the application process for GRIHA certification are included within the scope of EPC Consultant.

1Car

Sl. No.	Query / Clarification Sought	BCD Response
7	Kindly clarify whether the areas mentioned in the RFP are carpet areas or built-up/super built-up areas.	The areas mentioned in the RFP are indicative and provisional, and may be suitably modified or adjusted in accordance with the final layout plan. For details, refer to Clause 6, Page No. 6/9 of the RFP.
8	Kindly confirm whether residential accommodation is to be provided only for Type C, Type A, Officers' Quarters, Senior Officers' Quarters, and Director's Residence.	As per the RFP. However, the Consultant may incorporate any additional facilities as deemed appropriate.
9	Kindly clarify whether, in addition to the centralized kitchen, separate satellite kitchens are also to be provided for all accommodation blocks such as hostels, etc.	Separate kitchen for all hostels to be provided..
10	Kindly clarify whether the multilevel parking is to be proposed in Site A or Site B.	As per proposal.
11	Detailed area requirements and/or the number of staff/users to be accommodated in the IT Building have not been mentioned in the RFP. Kindly provide the same for proper planning and design considerations.	Please refer Sl. No.4 above.
12	Page No. 02: Proposed Bihar Judicial Academy Punpun, Patna (Bihar) on design and build model EPC mode — Please clarify if it is EPC Mode project where we are being selected as preliminary design architects (Primary Consultant) to create a EPC tender for a contractor. Then contractor will do all Detailed Design and Build?	Please refer Annexure 'E' of RFP.
13	Page No. 2, v) Selection of consultant and award of work shall be based on Q.C.B.S. (Quality cum cost based service) by following criteria and associated weightage 70:30 — QCBS 80:20 can be used as it is a prestigious large scale project, large master planning work, specialized building endeavor, Green Building effort where high quality is required.	As per RFP.
14	Page No. 2,) 6.0 Tentative scope of work and schedule of services and agreement to be signed with BCD. Scope of work includes Site Evaluation and analysis, Soil test and site survey report — Please clarify if Soil test and site survey report is done	As per Annexure 'B' of RFP.

Sl. No.	Query / Clarification Sought	BCD Response
	OR will be obtained by consultant after allotment of work. If not done the fee will be included in financial bid or reimbursed by BCD to consultant.	
15	Page No. 5,) General Notes, Minimum 4 star GRIHA rating is aspired — May consider GRIHA 4 STAR / IGBC GOLD rating as deemed appropriate as per feasibility of the project.	GRIHA 4 Star or equivalent green certification recognised by the Government will be considered.
16	NIT PDF 4.5 Page No. 27,) Within 20% of enhancement in original approved project cost, no extra fee will be paid. In case of enhancement of more than 20%, the escalated BOQ amount will be discounted as per agreed time line @ 8% per annum for fee payable.	Refer RFP Clause 4.5, Page 10.
17	As this is an important project, a normal process of the govt. is to prequalify and charge an EMD. Is that being done?	As per RFP.
18	Kindly allow Physical model may be presented at the presentation time.	Yes, physical model is allowed to be presented at the time of presentation.

This document is issued under the authority of the Building Construction Department, Government of Bihar.