

CORRIGENDUM # I & PRE-BID CLARIFICATIONS

Sub: NIT No: CDFD/ENGG/CIVIL/25-26/36 Dated 20-01-2026

Name of the work: Appointment of Consultant for Rendering Architectural and Engineering Consultant Services for Establishment of National Skill Development Centre at CDFD, Hyderabad.

With approval of Competent Authority, Corrigendum #1 and Pre-Bid Clarifications for subject NIT are issued as mentioned below:

S.No	As per Tender Document	Read as
1	Sub: Submission Date and Time extended In Page 3 Last date for Submission: 18-02-2026 at 1500 Hours Opening of Applications : 18-02-2026 at 1530 Hours	Last date for Submission: 11-03-2026 at 1500 Hours Opening of Applications: 11-03-2026 at 1530 Hours
2	Sub: Change in Site Location In Page No.7 Proposed Area for Skill Development Centre in Solar Power Generation Yard	Proposed Area for Skill Development Centre changed to near Main Building (i.e., from North-West corner of the campus to South-East corner of the Campus) – Master Plan showing new location and approximate site dimensions are enclosed herewith. New proposed site can be visited between 02-03-2026 and 05-03-2026 with prior appointment. For appointment email to: incharge-civil@cdfd.org.in

3	<p>In Page 5 & 6 – Under para 2. Design Intent</p> <p>The following are the infrastructure requirement in the proposed facility:</p> <ol style="list-style-type: none"> 1. Training Laboratories - Area required \approx 6,000 Sq.ft – In Modular to accommodate suitably for smaller and bigger trainee participants in parallel 2. Exhibition Area 3. Reception / Front Office 4. 300 Seating capacity Seminar Hall with each seating Row raised for clear sightlines 5. One 30 Seating and 50 Seating capacity Lecture Halls 6. Pantry with Buffet space for upto 300 members 7. Space for CoE – 3 to 4 nos. with each space having 500 to 600 sq.ft. 8. Space for Servers to have backup for Data Mirroring and Cyber Security –500 sq.ft. 9. 10 to 15 Guest Rooms (suite rooms) to accommodate experts/invitees/policy makers 10. Meeting Rooms for the guests – 2 nos. each with around 200 sq.ft. 11. Lounge / Common area for guests 12. Pantry in Guest House floor 13. Allied facilities like Laundry, Housekeeping, Bedding materials, etc. 14. Hostel Rooms in three floors – each room with attached toilet and balcony – approximate size of each hotel room 250 sq.ft. 	<p>The following are the infrastructure requirement in the proposed facility:</p> <ol style="list-style-type: none"> 1. Training Laboratories - Area required \approx 4,000 Sq.ft (2000 x 2 Nos.) – In Modular to accommodate suitably for smaller and bigger trainee participants in parallel 2. Exhibition Area – 1000 to 1500 sqft 3. Reception / Front Office / Lobby 4. 300 Seating capacity Seminar Hall with each seating Row raised for clear sightlines 5. One 50 Seating capacity Lecture Hall 6. Semi Open area about 200sq.ft to support beverages / snacks serving during meetings 7. Space for CoE – 3 to 4 nos. with each space having 500 to 600 sq.ft. 8. Space for Servers to have backup for Data Mirroring and Cyber Security –500 sq.ft. 9. 6 to 8 Suite Rooms for Guests and 20 Double Occupancy Rooms to accommodate experts/invitees/policy makers 10. Meeting Rooms for the guests – 3 nos. each with around 200 sq.ft. 11. Lounge / Common area for guests 12. Pantry in Guest House floor(stands deleted from Design intent) 13. Allied facilities like Laundry, Housekeeping, Bedding materials, etc. 14. Hostel Rooms in three floors (Total about 15 x 3 floors = 45 Rooms) – each room with attached toilet and balcony – approximate size of each hotel room 200 sq.ft.
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<p>15. Two Dormitories to accommodate 20 trainees. One for Boys and One for girls with each having capacity of 10 persons.</p> <p>16. Preferred separate entry for SDC center and Hostel</p> <p>17. Common Facilities for Hostel like Common Laundry, Drinking Water, TV Room, One Common wash room in each floor, Janitor Room.</p> <p>18. Lifts, Staircases, Power back-up with generator, UPS for sensitive lab instruments.</p> <p>19. LAN+Wi-Fi, CCTV, IBMS, Audio Visual System, Fire Alarm and Fire Fighting.</p> <p>20. External and Internal Electrification</p> <p>21. Water Supply and Drainage System</p> <p>22. Hot Water in Guest House Rooms and Hostel Rooms</p> <p>23. Existing Solar Power Generation Panels needs to be shifted to Roof top. Building Structure to be designed to take care of Wind and Panel Loads of Solar Generation.</p> <p>24. HVAC as per the guidelines of ISHRAE/TERI</p> <p>25. Hostel Rooms with Individual electricity meter (sub meter) reading</p> <p>26. Rain Water Harvesting</p> <p>27. Two wheeler and Four Wheeler Parking</p>	<p>15. Two Dormitories to accommodate 20 trainees, One for Boys and One for girls, each with a capacity of 10 persons and a dedicated Common Toilet for boys and girls respectively.</p> <p>16. Preferred separate entry for SDC center, Guest House and Hostel.</p> <p>17. Common Facilities for Hostel like Common Laundry, Drinking Water, TV Room, One Common wash room in each floor, Janitor Room.</p> <p>18. Lifts, Staircases, Power back-up with generator, UPS for sensitive lab instruments.</p> <p>19. LAN+Wi-Fi, CCTV, IBMS, Audio Visual System, Fire Alarm and Fire Fighting.</p> <p>20. External and Internal Electrification</p> <p>21. Water Supply and Drainage System</p> <p>22. Hot Water in Guest House Rooms and Hostel Rooms</p> <p>23. Existing Solar Power Generation Panels needs to be shifted to Roof top. Building Structure to be designed to take care of Wind and Panel Loads of Solar Generation.</p> <p>24. HVAC as per the guidelines of ISHRAE/TERI</p> <p>25. Hostel Rooms with Individual electricity meter (sub meter) reading</p> <p>26. Rain Water Harvesting</p> <p>27. Two wheeler and Four Wheeler Parking (stands deleted from Design intent)</p>
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4	<p>Sub: Building Model</p> <p>In Page 8 under 3. SCOPE OF WORK <u>Pt. No. 3.5:</u></p> <p>Preparation of Physical Building Model based on Conceptual Design</p>	<p>Point No. 3.5 – Preparation of Physical Building Model Based on Conceptual Design stands deleted. The work specified under this point is hereby removed from the Scope of Work.</p>
5	<p>Sub: Honorarium for Presentation</p> <p>In Page 16 Pt. No. <u>15. Presentation:</u></p> <p>The tenderers who meet the pre-qualification criteria are required to make a presentation to the Evaluation Committee on a date and time determined by CDFD, with at least five days' prior notice. The presentation shall cover the Design Intent of the project, brief overview of the bidder company's experience. The Evaluation will focus on the Design intent, Sustainability and Compliance Strategy, EPC Tendering methodology, the Bidder's Team composition and plan for overseeing the construction activity.</p>	<p><u>15. Presentation:</u></p> <p>The tenderers who meet the pre-qualification criteria are required to make a presentation to the Evaluation Committee on a date and time determined by CDFD, with at least five days' prior notice. The presentation shall cover the Design Intent of the project, brief overview of the bidder company's experience. The Evaluation will focus on the Design intent, Sustainability and Compliance Strategy, EPC Tendering methodology, the Bidder's Team composition and plan for overseeing the construction activity.</p> <p>Tenderers who secure at least 70% of the 80 marks (excluding the presentation component) in the Technical Evaluation and meet the Eligibility Criteria will be invited to give presentation.</p> <p>Only those Tenderers who are invited and deliver the presentation will be paid an honorarium of ₹25,000/-.</p> <p>No honorarium will be paid to the successful bidder.</p>



Approximate Dimension of
the Proposed Site for Skill
Development Centre

REPLY TO PRE-BID QUERIES – CDFD

Tender No: CDFD/ENGG/CIVIL/25-26/36 Dated:20-01-2026

Name of the Work: Appointment of Consultant for Rendering Architectural and Engineering Consultancy Services for Establishment of National Skill Development Centre at CDFD, Hyderabad.

Query No.	Query Received	Clarification by CDFD
1	In alignment with central public procurement policies and state-specific initiatives, generally exempts registered Micro and Small Enterprises (MSEs) and recognized Startups (Certified under DPIIT) from paying the cost of tender documents. xxxxxx has a Udyam registration & is also has a start up certification under DPIIT. Based on the above , we understand that we would be exempt from paying Earnest Money Deposit (EMD) on submission of valid documents.	No, EMD exemption is not applicable in this works consultancy tender.
2	We, xxxxxx (www.xxxxxx.com) was founded on 21 July 2025 and is a registered MSME STARTUP registered with DPIIT (Cert. no: DIPP239359) . While xxxxxx is 6 months old, we the 3 founder ARCHITECT PARTNERS each have 30 years experience behind us. Given the circumstances, we believe; and we would like you to confirm, if under the STARTUP status, would the qualifying criteria be waived off under the STARTUP criteria favouring our case and that we would be allowed to participate and submit our proposal.	No, waiver of the prescribed qualifying criteria cannot be considered.
3	Please clarify meaning of Tendered Value of Work. Shall we assume that " Tendered Value of Work" for the consultant is the total fee quoted for the work by the consultant.	Yes, its Tendered Value of Work.
4	Please clarify if the scope of architectural services includes Structural, MEP, Electrical, and allied services, or will these be executed separately by the appointed EPC contractor?	As per Tender Document
5	Inclusion of MSME Benefits: We request the formal inclusion of EMD and document fee waivers for MSME-registered firms, in adherence to standard procurement policies.	No, EMD exemption is not applicable in this works consultancy tender.
6	Please provide the site plan in CAD format.	Site plan will be shared with the selected Architect.

7	<p>Request for Honorarium (Technical Bid Evaluation): Regarding the "Design Presentation" (Technical Bid, pg. 16-17), which carries 20 marks:</p> <p>We would like to highlight that asking for a specific design solution at the tender stage technically classifies this selection process as a "Limited Architectural Competition" under Council of Architecture (COA) norms.</p> <p>COA Guidelines explicitly state that in a limited competition where specific designs are requested, all invited participants must be paid an honorarium to cover the substantial cost of time, office resources, and intellectual property.</p> <p>As only one agency will be awarded the work, the absence of an honorarium forces other professional agencies to incur significant financial loss. We strongly request that you to introduce a fixed honorarium for all unsuccessful bidders who reach the presentation stage, to ensure fair professional practice.</p> <p>Preparing a high-quality presentation involves significant financial implications and covers a major part of the architectural workload.</p>	<p>Bidders who secure at least 70% of the 80 marks (excluding the presentation component) in the Technical Evaluation and meet the Eligibility Criteria will be invited to give presentation.</p> <p>Only those bidders who are invited and deliver the presentation will be paid an honorarium of ₹25,000.</p> <p>No honorarium will be paid to the successful bidder.</p>
8	<ol style="list-style-type: none"> 1. The land area proposed for development of the National Skill Development Center is mentioned as 20,000 sq. ft. Please confirm. 2. The built-up area as per RFP is indicated as 2,222 sq. yard (0.5 Acre). Please clarify whether this refers to plot area, footprint area, or permissible built-up area. 3. The proposal considers a G + 5 floor building without basement parking. Kindly confirm whether: <ul style="list-style-type: none"> o Basement parking is not required, or o Open / surface parking is acceptable. 4. The floor-to-floor height is considered as 3.6 meters. Please confirm acceptance. 5. The overall building height is calculated as 21.6 meters. Please confirm compliance with applicable local regulations. 6. Fire & life safety provisions are proposed as per NBC (2023) based on the height of the building calculated above as 21.6Meter which is above 15 Meter. Kindly confirm if any additional local fire authority guidelines are to be followed. 	<p>Land Area will be appropriately allotted. Building shall be designed by fulfilling the norms. The total built up area will be based on requirement.</p>

	<p>7. Based on RFP requirements, the approximate total built-up area is arriving at ~40,000 to 50,000 sq. ft. Please confirm whether it is in line with your requirement considering all the space provisions for multiple facilities.</p>	
9	<p>8. Kindly confirm the exhibition area requirement, including:</p> <ul style="list-style-type: none"> a) Approximate size b) Whether it is a permanent display or temporary / flexible exhibition space c) Whether it forms an integral internal part of the NSDC <p>9. Please confirm whether interior scope is to be considered for the following areas:</p> <ul style="list-style-type: none"> a) False ceiling & acoustics b) Wall paneling c) Video conferencing d) Screens, audio-visual systems, and seating arrangement. <p>(Especially for seminar / multipurpose halls)</p> <p>10. The pantry for up to 300 persons is mentioned in the RFP. Kindly clarify whether:</p> <ul style="list-style-type: none"> a) It is an enclosed, Ventilated space, or b) A semi-open pantry / serving area <p>11. Please confirm the Centers of Excellence (COE) space requirements, including number, size, and functional intent.</p>	Follow the Tender Document
10	<p>12. The RFP mentions 10–15 guest rooms / suite rooms. Kindly clarify:</p> <ul style="list-style-type: none"> a) Configuration of each unit (reception, living, dining, pantry, bedroom, toilets) b) Whether two toilets per unit are mandatory <p>13. Please confirm whether the guest house pantry requires:</p> <ul style="list-style-type: none"> a) Full cooking facilities, or b) Only warming / serving arrangements 	Follow the Tender Document

	<p>14. The dormitory requirement is not explicitly specified in the RFP. Kindly confirm:</p> <ul style="list-style-type: none"> a) Whether a dormitory is required b) Capacity and duration of use (short-term / long-term stay) 	
11	<p>15. For training laboratories, please clarify the nature of labs proposed:</p> <ul style="list-style-type: none"> a) Dry lab b) Wet lab c) Instrumentation / specialized lab <p>This will impact MEP and safety provisions.</p> <p>16. Kindly confirm whether:</p> <ul style="list-style-type: none"> a) A dedicated transformer and DG yard is to be planned for the NSDC, or b) Power supply will be drawn from existing electrical infrastructure at site. <p>17. Please clarify whether:</p> <ul style="list-style-type: none"> a) New borewells and fire water storage are to be provided for this project, or b) Existing plumbing and fire water connections at site are to be utilized. <p>18. Please clarify</p> <ul style="list-style-type: none"> a) HVAC systems: A dedicated Chilled water & its associated equipment is to be planned for the NSDC or b) HVAC Chilled water will be drawn from the existing HVAC Central plant located at Cellar of the Main lab building. <p>19. Please clarify whether</p> <ul style="list-style-type: none"> a) A dedicated Fire Fighting system including fire pump room & fire tanks are planned for the NSDC or b) New Fire Fighting system to be installed at NSDC as per Fire Department norms. 	Follow the Tender Document

12	20. Kindly confirm whether bidders registered under the MSME category are eligible for exemption from submission of Earnest Money Deposit (EMD).	No, EMD exemption is not applicable in this works consultancy tender.
13	<p>?LAND AREA? proposed is mentioned as 20,000 sft. Pl mention what is the total builtup area considered for the budget of 18.70 cr</p> <p>2. Pl clarify is the estimated cost of 18.70 crores is only for the civil works or is this including the interior and lowside MEP services.</p> <p>3. Considering the nature of the rooms ? seminar halls verses the hostel rooms on the upper floors ? should we consider only one multi storied building or do we have the option of strategically positioning number of buildings/ floors to maximise space efficiency and have uninterrupted spans of area for 300 pax seminar hall& buffet area for 300 pax etc</p>	Land Area will be appropriately allotted.
14	<p><u>Preparation of Physical Building Model Based on Conceptual Design:</u></p> <p>1. Conceptual designs shall not have the detailed architectural designs & detailed engineering and shall be part of the EPC contractor's scope. With extensive usage of computer graphics and 3d modelling we may not need the physical building model. Kindly reconfirm if this is a must have, in which case the physical model will have to be made once the EPC contractor is on board. And only block model can be made based on the conceptual design.</p>	The requirement stands cancelled, Please refer Corrigendum-1
15	<p><u>Hostel Rooms in three floors – each room with attached toilet and balcony – approximate size of each hostel room 250 s.ft.</u></p> <p>How many rooms ? pl specify</p>	Total 45 Rooms (about 15 rooms x 3 floors) – each room with attached toilet and balcony – approximate size of each hostel room 200 sq.ft.
16	<u>Assisting CDFD in monitoring progress by deputing experienced site engineers suitable for the project with a) One Civil Engineer from the commencement of construction by the contractor to the completion of Construction, b) One Electrical Engineer during the Electrical works execution by the Contractor. The Minimum qualification for the site engineers</u>	As per Tender Document

	<p><u>shall be B.E/B.Tech (Arch./Civil/Elec.) with minimum 3 years of experience.</u></p> <p>Should these man power resources considered as dedicated team full time positioned at the site for the construction time of the project. Pl confirm. Should we consider the salaries and perks within the fee payable to us or should we assign the resources and the payment of salaries be added on to the fee quoted on monthly basis payable by CDFD</p>	
17	<p>On the MEP and infrastructure development side, we have the following clarifications ?</p> <p>Power Backup Arrangement Please clarify whether the power backup will be provided through the existing DG sets or if a new dedicated DG set is proposed. If the existing DG sets are to be utilized, kindly specify the method of tapping power, whether the DGs operate individually or in synchronized mode, and whether they are synchronized with the grid. Additionally, please provide the existing capacities of the power supply and DG systems.</p>	As per Tender Document
18	<p>LAN and Wi-Fi Connectivity Please confirm whether LAN and Wi-Fi connectivity will be extended from the main laboratory building Data Centre or if a separate IT infrastructure is required to be provided for the SDC.</p>	As per Tender Document
19	<p>3: Integrated Building Management System (IBMS) Please specify whether the IBMS is intended to cover all HVAC and electrical parameters. Kindly provide detailed requirements and the scope of integration.</p>	As per Tender Document
20	<p>4: Fire Fighting System Please clarify whether the fire-fighting system will be extended from the existing system or provided as a separate installation. Detailed information on the existing fire-fighting infrastructure may be provided so that accurate costing can be worked out for either system extension or a new installation.</p>	As per Tender Document
21	<p>5: HVAC System Configuration Please clarify whether the proposed HVAC system will be a separate central chiller plant, a VRF system, or an extension/tapping from the existing central HVAC plant. Also, please provide the present</p>	As per Tender Document

	Coefficient of Performance (CoP) of the existing HVAC systems.	
22	6: Lifts and Hot Water System: Please indicate the number of lifts proposed. Further, please clarify whether hot water for the guest houses will be provided through solar water heating systems (FPC/ETC) or through hot water generators, and specify the required capacities.	As per Tender Document
23	7: Solar PV and Hybrid Power System As per MNRE guidelines, the installation shall include solar PV power generation with a hybrid power system. Kindly specify the required capacity and configuration based on the project requirements.	As per Tender Document

sd/-
Incharge – Civil Engineering