

PREPARED FOR
SEMOLINA KITCHENS PRIVATE LIMITED

TECHNO- COMMERCIAL OFFER



SERENE **BIM** STUDIOS

9th December, 2024

TECHNO COMMERCIAL PROPOSAL FOR BIM SERVICES OF FOOD OUTLETS AT NAVI MUMBAI AIRPORT

Submitted to:

SEMOLINA KITCHENS PRIVATE LIMITED

Kind Attn:

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SERENE BIM STUDIOS

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TECHNO COMMERCIAL PROPOSAL FOR BIM SERVICES

FOOD OUTLETS AT NAVI MUMBAI AIRPORT

Enclosed herewith the following;

Annexures A:	Brief Company Profile & List of Projects
Annexures B:	Project Details
Annexures C:	Team Structure
Annexures D:	Common Data Environment
Annexures E:	Scope of Work
Annexures F:	Assumptions and Exclusions
Annexures G:	Requirement & Deliverables
Annexures H:	Cost Estimate
Annexures I:	Payment Plan
Annexures J:	General Terms and Conditions

ANNEXURE – A

BRIEF COMPANY PROFILE & LIST OF PROJECTS

Serene BIM Studios (SBS), a BIM consultancy for clients around the globe. Our global reach ensures that projects comply with the most recent international industry standards and codes. By adhering to well-defined quality processes, we guarantee a smooth workflow, minimizing rework and delivering exceptional results that meet clients' exact specifications.

The Serene BIM Studios team brings together a wealth of Engineering expertise. Our unwavering commitment to quality, speed, and a collaborative approach fosters a seamless and successful project experience. What truly sets us apart is our robust engineering technical support team, a unique feature among BIM companies. This ensures unparalleled expertise through every stage of the BIM process.

Our commitment to continuous growth and exploration positions us at the forefront of the ever-evolving BIM landscape.

CORE SERVICE OFFERING – BIM and CAD

We utilize a wide range of BIM softwares and CAD tools, including industry-standard softwares like Revit, AutoCAD, Navisworks, BIM Collaborate Pro/ BIM 360, Fabrication, Recap, Solibri, Synchro and Showcase. This comprehensive set of tools allows us to meet your specific project needs and deliver results that align with the latest industry standards.

We have successfully executed prestigious Projects with Building Information Modelling (BIM) for our International and Domestic clients. Our core BIM expertise lies in virtual design, construction documentation, MEP, Architectural and Structural BIM services, developing 3D coordinated models, conflict and clash detection, point cloud modelling, preparation and extraction of drawings.

BIM Services Offerings:

- 3D Modeling
- BIM 4D & 5D Simulation
- Revit Family Creation
- BIM Clash Detection & Co-ordination
- Point Cloud scan to BIM Modelling
- Quantity Take-off from BIM Model
- CAD to BIM Modelling
- PDF & Image to BIM Modelling
- Shop drawings and As-Built drawings from BIM Model

We use Level of detailing and development from LOD 200 – LOD 500 to create a richer and more detailed model. Our Building Information models support easy inter portability and permit higher levels of flexibility and customization. Our quality BIM services have acquired a vast client base across the globe and facilitated for long termed business relations.

LIST OF PROJECTS BY SERENE GROUP

S.NO.	PROJECT NAME	CLIENT	STATUS
A)	HOTELS/RESORTS/CLUB/RESTAURANTS:		
1.	Raffles Hotel at Jaipur	TSDPL Architect Jaipur	In Progress
2.	Raffles Hotel at Udaipur	Triton Hotels	In Progress
3.	Hilton Double Tree – Bangalore	Dangayach Group	In Progress
4.	Hilton Double Tree – Nagpur	Rohit & Matin	In Progress
5.	Hilton Garden Inn-Sahibabad	Dangayach Group	In Progress
6.	JW Marriott Hotel at Udaipur	Dangayach Group	In Progress
7.	Taj Vivanta at Ayodhya (UP)	Rohit & Matin	In Progress
8.	Domestic Lounge, Goa Airport	Encalm Hospitality Pvt. Ltd.	In Progress
9.	Crown Plaza Hotel at Varanasi	IHG	In Progress
10.	Holiday Inn, Lumbini at Nepal	Rohit Matin Architect	In Progress
11.	Taj Resort & Spa at Alwar, Rajasthan	Pradeep Sachdeva Design Architect	In Progress
12.	Taj SeleQtions at Nainital	Leisure Hotels Limited	In Progress
13.	Taj at Jim Corbett	Leisure Hotels Limited	Completed
14.	Taj-Dhoot Resort, Damdama, Gurgaon	Dhoot Resorts and SPA Pvt. Ltd.	In Progress
15.	Lalitbagh at Udaipur	IHCL SeleQtions	In Progress
16.	Marriott Varanasi	Mr. Gaurav Jaiswal	In Progress
17.	Taj Vivanta at Ujjain (MP)	Rohit & Matin	In Progress
18.	Goa Airport Hotel	GMR/Encalm	In Progress
19.	IBIS Styles- Cox Bazar, Bangladesh	Rohit & Matin	In Progress
20.	IBIS Styles – Mysore	Brigade Enterprises Limited	In Progress
21.	Taj SeleQtions – Naukuchiatal	Leisure Hotels Limited	In Progress
22.	Transit Hotel at Hyderabad Airport	GMR	Completed
23.	Kamla Castle, Mussoorie	J K Traders Limited	In Progress
24.	International Lounge, Goa Airport	Encalm Hospitality Pvt. Ltd.	In Progress
25.	Taj Sawai Vilas at Ranthambore	Arvind Jain	In Progress
26.	CIP Lounge, Delhi Airport	Delhi International Airport Ltd.	In Progress
27.	Ramada Airport Hotel Lucknow	Rohit Matin Architect	In Progress
28.	Marriott Chennai	Brigade Enterprises Limited	In Progress

S.NO.	PROJECT NAME	CLIENT	STATUS
29.	Ramada Plaza at Lucknow	Ramada	In Progress
30.	Hotel at Rishikesh		In Progress
31.	CY Aravali Faridabad, India (Courtyard by Marriott)	Marriott	Completed
32.	Hilton Hotel At N'Djamena, Republic of Chad, Africa	Hilton	Completed
33.	Six Senses 7 Star Luxury Resort at Thimphu, Bhutan	Bhutan Ventures Hospitality Pvt. Ltd.	Completed
34.	Six Senses 7 Star Luxury Resort at Paro, Bhutan	Bhutan Ventures Hospitality Pvt. Ltd.	Completed
35.	Six Senses 7 Star Luxury Resort at Bhumthang, Bhutan	Bhutan Ventures Hospitality Pvt. Ltd.	Completed
36.	Six Senses 7 Star Luxury Resort at, Punakha, Bhutan	Bhutan Ventures Hospitality Pvt. Ltd.	Completed
37.	Six Senses 7 Star Luxury Resorts at Gangtey, Bhutan)	Bhutan Ventures Hospitality Pvt. Ltd.	Completed
38.	Le-Meridien Hotel at Hyderabad	Starwood (Marriott)	Completed
39.	Novotel Hotel at Kolkata	Accor	Completed
40.	Novotel at Jaipur	Dangayach Group	Completed
41.	Dusit International Hotel at Thimphu	Dusit International	Completed
42.	Ramada Hotel at Darjeeling	Ramada	Completed
43.	Lords Hotel at Agra	Lords Hotel	Completed
44.	Sujan Raj Mahal Palace Hotel at Jaipur	Kimaya Hospitality	Completed
45.	Best Western Hotel at Dhaka	Rohit Matin Architect	Completed
46.	Taj SeleQtions at Haridwar	Pradeep Sachdeva Design Architect	Completed
47.	IBIS Styles Hotel at Vagatore, Goa	Studio u+a Architect	Completed
48.	Hotel Ratnamouli at Beltola, Guwahati	Rohit Matin Architect	Completed
49.	Hotel at Kolkata (BEEU Group)	Rohit Matin Architect	In Progress
50.	Golden Palms Hotel at Mussoorie	Leisure Hotels Limited	Completed
51.	Taj Theog Villas at Shimla	Pradeep Sachdeva Design Architect	Completed
52.	Raffles Hotel (modification) at Udaipur	Vardha Enterprises Private Limited	Completed
53.	Beeu Hotels at Shantipally, Kolkata	Beeu Hotels Pvt. Ltd.	In Progress
54.	Taj Vivanta- Jammu	KC City Centre Pvt. Ltd.	Completed
55.	Hilton Garden Inn at Gurgaon	Hilton	Completed
56.	Devi Ratna at Jaipur	Boutique Hotels India Private Ltd.	Completed

S.NO.	PROJECT NAME	CLIENT	STATUS
57.	Marriot, Jaipur	Marriott	Completed
58	Radisson Greater Noida	Victoria Hospitalities	Completed
59	Radisson Rudrapur	Assotech Ltd.	Completed
60	Radisson Hotel at Amritsar	Rajinder Kumar & Associates	Completed
61.	Radisson Hotel at Jaipur	Arcop Associates	Completed
62.	Holiday Inn, Pune	IHG	Completed
63.	Holiday Inn, Cochin	IHG	Completed
64.	Hotel Serena at Kabul, Afghanistan	Arcop Associates	Completed
65.	Dushanbe Serena Hotel, Dushanbe	Arcop Associates	Completed
66.	ISTA (Now Hyatt) Hotel at Amritsar	M/s IHHR Hospitality Pvt. Ltd.	Completed
67.	ISTA (Now Hyatt) Hotel at Ahmedabad	M/s IHHR Hospitality Pvt. Ltd.	Completed
68.	ISTA (Now Hyatt) Hotel at Hyderabad	M/s IHHR Hospitality Pvt. Ltd.	Completed
69.	Ananda in the Himalayas, Narendra Nagar	M/s IHHR Hospitality Pvt. Ltd.	Completed
70.	Holiday Inn Express at Chennai	IHG	Completed
71.	Holiday Inn Express at Ahmedabad	IHG	Completed
72.	Four Point Sheraton Now Radisson Blue at Agra	Starwood (Marriott)	Completed
73.	Four Point Sheraton at Jaipur	Starwood (Marriott)	Completed
74.	Four Point Sheraton at Pune	Starwood (Marriott)	Completed
75.	Claridges Hotel & Serviced Apartments at Surajkund, Haryana	Rajinder Kumar & Associates	Completed
76.	Formule 1 Hotel at Gurgaon	Accor	Completed
77.	Formule 1 Hotel at Whitefield, Bangalore	Accor	Completed
78.	Formule 1 Hotel at Hinjewadi Pune	Accor	Complete
79.	Formule 1 Hotel at Erramanzil, Hyderabad	Accor	Complete
80.	Formule 1 Hotel at Pimpri, Pune	Accor	Completed
81.	Formule 1 Hotel at Nasik	Accor	Completed
82.	Formule 1 Hotel at Gomti Nagar	Accor	Completed
83.	Formule 1 Hotel at Hitech City, Hyderabad	Accor	Completed
84.	Formule 1 Hotel at Chennai	Accor	Completed
85.	Formule 1 Hotel at Manyata Tech, Bengaluru	Accor	Completed
86.	Sheraton at Mysore	Siraj & Renu Architect	In Progress
87.	Vivanta Haridwar (IHCL)	Rohit Matin	In Progress
88.	WTC Chennai	Brigade Enterprises Limited	In Progress
89.	VET Hospital, Abu Dhabi	DYD Services	In Progress

S.NO.	PROJECT NAME	CLIENT	STATUS
B)	INDUSTRIAL COMPLEXES :		
1.	Factory for Terry Plus at Neemrana	Grup India	Completed
2.	Brunei Shell Petroleum Project – Brunei	Brunei Shell Petroleum	Completed
3.	Substations at Qatalum for SNC, Qatar	Qatalum	Completed
4.	Black Cat Engineering and Construction at Doha, Qatar (Seven Projects)	Qatar Petroleum	Completed
5.	Scan Synthetic	Grup India	Completed
6.	G. S. Pharma – Pantnagar	M/s Nirman Consultants	Completed
7.	RH Agro Sonipat	RH AGRO	Completed
8.	S.L. Processing and Packaging – Noida	Conarch	Completed
9.	Surbhi Telelink Pvt. Ltd. at Sec-156 Noida	Artylize Design Studio	In Progress
10.	HI-Profile Packing Pvt. Ltd. at Sec-80 Noida	Rakesh Jain & Associates	In Progress
11.	Surbhi Satcom Pvt. Ltd. at Sec-155 Noida	Artylize Design Studio	In Progress
C)	DATA CENTRE:		
1.	Data Centre for Power Grid Corporation of India Ltd., at Hyderabad	IBM INDIA LTD	Completed
2.	Bharti Data Centre at Manesar	IBM INDIA LTD	Completed
3.	Super Computing Data Centre at Pune/Baddi	IBM INDIA LTD	Completed
4.	Proposed Integrated Data Centre for Tata Tele Services at Hyderabad	IBM INDIA LTD	Completed
5.	Bharti Data Centre at Noida	IBM INDIA LTD	Completed
6.	Tulip Data Centre at Bangalore (India's largest Data Centre)	IBM INDIA LTD	Completed
7.	Unique Identification Authority of India (UIDAI) Data Centre at Manesar, Haryana	Engineers India Ltd (EIL)	Completed
8.	Unique Identification Authority of India (UIDAI) Data Centre at Bengaluru, Karnatka	Engineers India Ltd (EIL)	Completed
9.	Bharti Data Centre at Lucknow	IBM INDIA LTD	Completed
10.	Bharti Data Centre at Noida	IBM INDIA LTD	Completed
11.	IBM Data Centre at Jorhat, Assam	IBM INDIA LTD	Completed
12.	IBM Data Centre at Vijaywada, Assam	IBM INDIA LTD	Completed
13.	Bharti Data Centre at Patna	IBM INDIA LTD	Completed
14.	Nxtradata Data Centre at Noida	Siemens Ltd.	Completed
15.	Nxtradata Data Centre at Chennai	Bharti Airtel	Completed

S.NO.	PROJECT NAME	CLIENT	STATUS
D)	OFFICE BUILDINGS:		
1.	DLF – Galleria Commercial Complex, Gurgaon	DLF Industrial Const. Division	Completed
2.	DLF – Gateway Tower, Gurgaon	DLF Industrial Const. Division	Completed
3.	Ranbaxy Corporate Office, New Delhi	Rajinder Kumar & Associates	Completed
4.	First India Place, Gurgaon	TCG Development	Completed
5.	H.B. Estate Developers, Gurgaon	Rajinder Kumar & Associates	Completed
6.	Enkay Tower, Gurgaon	DLF Industrial Const. Division	Completed
7.	SmithKline Beecham Corporate Office, Bangalore	M/s Venkataraman & Associates.	Completed
8.	MGF Office Building at Mathura Road, New Delhi	MGF Developments	Completed
9.	Uppal Business Centre, Gurgaon	Morphogenesis Architecture Studio	Completed
10.	KLG systel Ltd., Office Complex at Sector-34, Gurgaon	M/s Space Design Consultants	Completed
11.	MGF Centre, Hauz Khas	Architects Bureau	Completed
12.	MGF/Emaar Corporate Centre, ECE House	M/s Incubis Consultant (India) Pvt. Ltd.	Completed
13.	Masterpiece at Gurgaon	M/s MAAS Architecture	Completed
14.	India Glycols Corporate Office, Noida	Morphogenesis	Completed
15.	HT House, KG Marg, New Delhi	HT Media Ltd.	Completed
16.	Park Centra, Gurgaon	BPTP	Completed
17.	HT Office at Cyber Park, Gurgaon	HT Media Ltd.	Completed
18.	Ramtech Softtech Office at Dehradun	Architect Atelier	Completed
19.	Call Centre at Udyog Vihar, Gurgaon	Architect Atelier	Completed
20.	Nehru Place Ext. at Noida	Urbtech India Developers Pvt. Ltd	Completed
21.	Bombay Sweets Corporate Office at Dhaka, Bangladesh	Morphogenesis Architecture Studio	Completed
22.	NASSCOM Corporate office at Noida	Design plus Architecture Pvt. Ltd.	Completed
23.	Proposed Retail, Offices & Service Apartment, Restaurant, Multiplexes at Tulip Spectra at Gurgaon	Tulip Infratech Pvt. Ltd.	Completed
24.	Collage Corporate Office at Gurgaon	Unitech Limited	Completed
25.	Gulf Petro Chem Office at Gurgaon	Design Forum International	Completed
26.	Office Building for Aziz Group, Dhaka	Rohit Matin Architect	Completed
27.	National Bank Kuwait, Bahrain	GEMAC	In progress
28.	Portland House, London, UK	GIPL	In Progress

S.NO.	PROJECT NAME	CLIENT	STATUS
E)	HOUSING SOCIETY/ RESIDENTIAL:		
1.	Palm Drive, Gurgaon	Emaar MGF	Completed
2.	MGF Housing at Gurgaon	Emaar MGF	Completed
3.	Indian Oil Employees Sahkari Awas Samiti Ltd., Noida	Behal Joshi & Associates,	Completed
4.	Peach Tree Services Apartments, Gurgaon	Arcop Associates	Completed
5.	Tarudhan Valley Resort	Arcop Associates	Completed
6.	ERA Group Housing at Jaipur	Arcop Associates	Completed
7.	Assotech Rudrapur Housing	Assotech Supertech Joint Ventures	Completed
8.	Saluja Housing, Gurgaon	Morphogenesis Architecture Studio	Completed
9.	Palm Springs, Gurgaon	Emaar MGF	Completed
10.	Gurgaon one Mulahera	Alpha G Corp.	Completed
11.	Jaypee Villas/Estate Homes, Greater Noida	Jaypee Greens	Completed
12.	Puri housing, Faridabad.	Arcop Associates	Completed
13.	Amritsar Township for Collage Group	MAAS Architecture, Interiors, Planning	Completed
14.	Casa Estebana at Hyderabad	MAITHEL & ASSOCIATES	Completed
15.	IVY Gurgaon	GREEN MAX	Completed
16.	Navodya Housing Gurgaon	Raheja Developers Pvt.Ltd.	Completed
17.	Hibiscus Gurgaon	Arcop Associates	Completed
18.	AIC Fatehabad	Alpha G Corp.	Completed
19.	Raghunath Kanpur	Morphogenesis	Completed
20.	Mahindra Lifespaces at Mumbai	Morphogenesis	In Progress
21.	Mahindra Luminare at Gurgaon	Morphogenesis	In Progress
22.	Apartments Complex at New Town, Kolkata. West Bengal	Anik Industries Ltd.	In Progress
23.	Santur Housing Gurgaon Sector-3	Manish Jain Associates	In Progress
24.	Marbella -2 Villa at Gurgaon	Emaar MGF	In Progress
25.	Hero Homes at Ludhiana	Hero Realty Ltd.	Completed
26.	Hero Homes at Gurgaon	Hero Realty Ltd.	In Progress
27.	Sare Homes at Gurgaon	SARE Gurugram Pvt. Ltd.	In Progress

ANNEXURE – B

Project Details

Client: SEMOLINA KITCHENS PRIVATE LIMITED

Project: Project comprises of 26 Food Outlets at Navi Mumbai Airport

Sr NO	Category	Final Brand	Location	Unit No.	Area (sqm)
1	Coffee	AJ Kitchen	Domestic SHA	H2-0186(H2-0273+H2-0275)	128.92
2	Mumbai local restaurants(4 Cuisines wise)	KMC*+Bayroute	Domestic SHA	H2-0191(H2-0056+H2-190)	572.82
3	Mumbai local restaurants(4 Cuisines wise)	F00+Bombay Brasserie	Domestic SHA	H2-0192(H2-0189)	215.51
4	South Indian	Gully Kitchen	Domestic SHA	H2-0225(H2-0260)	125.00
5	Indian Food Hall	Mid-end Coffee(anchor)+ Food Hall	Domestic SHA	H2-7071(H2-0203)	425.36
6	Indian Food Hall			H2-0202(H2-0259)	489.32
7	Intl Casual Dining	Wagamama	Domestic SHA	H2-0058(H2-7073)	384.48
8	Microbrewery	Beer Bar	Domestic SHA	H2-0201(H2-0054)	299.10
9	QSR	Idli.com	Domestic SHA Piers	W2-0048	32.00
10	Coffee	Subway	Domestic SHA Piers	W2-0058	58.00
11	Coffee	Third Wave Coffee	Domestic Bus Gate	H0-0201	11.70
12	Coffee	Hatti Kaapi	Depature Forecourt	F2-0002	52.00
13	Mumbai Street Food	Mumbai Street Food	Depature Forecourt	F2-0007	54.00
14	Casual Dining	Nando's	Arrival Forecourt	F0-0023(F0-0024)	104.00

15	QSR	WOW eats - Momos china kulfi	Arrival Forecourt	F0-0019(F0-0020)	199.00
16	QSR	KFC+Dominos	Arrival Forecourt	F0-0016(F0-0018)	234.00
17	Microbrewery	Microbrewery	Arrival Forecourt	F0-0001(F0-0002)	387.78
18			Arrival Forecourt	FM - 0052(FM-0015+FM-0016)	627.00
19	International Lounge	International Lounge	International SHA	H3 5017	2616
20	Grab&Go	Flying Bites	International Bus Gate	H0-0208	10.64
21	Coffee+Chef concept+Tasting Bar	Gordon Ramsay	International SHA	H2-0102(H2-0271)	257.00
22	Premium Food Hall	Nando's	International SHA	H2-0235(H2-0055,H2-0112)	560.74
23	Premium Food Hall	Chef Pillai	International SHA	H2-0237	65.95
24	Premium Food Hall	Harpal Sokhi	International SHA	H2-0238	63.62
25	Grab & Go	Bombay Sweet Shop	International SHA	H2-0233(H2-0263)	21.97
26	Vegetarian Concept(including Gujarati concept)	Thepla House	International SHA Piers	E2-0041	42.00
Total Area (Sq m)					8037.91

Built-Up Area: Approximately 86,000 Sq ft

Scope:

1. Accessing the Primary BIM Airport Model (2023) provided by M/s ADANI.
2. Exporting/extracting AutoCAD Files from the existing Revit 2023 Model for all Disciplines (Architecture, Structure and MEP).
3. Design Development Stage.
4. Verification of all MEP services with the model.
5. Updating the Revit 2023 Model in LOD-300/350 based on the GFC design drawings (2D AutoCAD).
6. Upgrading the Model from LOD-300 to LOD-400. Preparation of Shop Drawings
7. Upgrading the Model from LOD-400 to LOD-500. Preparation of As-Built Drawings

ANNEXURE – C
TEAM STRUCTURE

A) Project Stakeholders

Project Owner	ADANI
Appointing Party	SEMOLINA KITCHENS PRIVATE LIMITED
BIM Consultant	Serene BIM Studios

B) Proposed Project Team

Role	Organization	Contact Name
Project BIM Manager	SBS	Shahzad Ali
BIM Coordinator (Architecture & Structure)	SBS	Yunus Parvez
BIM Coordinator (Mechanical)	SBS	Aamir Viqar
BIM Coordinator & Engineer (Electrical)	SBS	Rohit Pandey
BIM Architect (CLIENT)	SBS	Shiv K.
BIM Engineer (Mechanical)	SBS	Mohd. Furqan

C) Roles and Responsibilities of Project Team

Information can be graphical, non-graphical and documentation then any information produced on a project either in terms of the design or in terms of the management of a project included – thus every project team member has a role to play in information management.

Role	Responsibilities
Project BIM Manager	<p>Works directly with the Design Manager and Project Manager to ensure the project team meets project deliverable obligations.</p> <p>Kicking off the project internally with the Project BIM Coordinator, and discipline BIM leads.</p> <p>Providing client representation on behalf of the project team regarding BIM work.</p> <p>Liaising with external parties (sub-consultants, designers and architects, etc.) regarding BIM submission requirements.</p> <p>Ensuring that the BIM Project Execution Plan is followed through the project duration.</p> <p>Liaising with external parties to set up model and/or information exchange procedures.</p>
Task Team Information Managers (Discipline BIM Leads/Coordinators)	<p>Maintaining the BIM Project Execution Plan, specifically including:</p> <p>Update and maintain the project model list, project model division maps, and the Grids and Levels file.</p> <p>Performing regular QA/QC checks on discipline models to ensure compliance with project BIM standards.</p> <p>Acting as first point-of-contact over particular discipline, template and presentation issues.</p> <p>Ensuring the BIM Project Execution Plan is followed through the project duration on a regular basis</p> <p>Updating the project-wide Navisworks NWF, creating the weekly project NWD, and distributing to the entire project team.</p>

<p>Task Team Information Authors (Per Discipline)</p>	<p>Ensure that established Information management standards methods and procedures (SMP) and associated workflow is being complied to</p> <p>Provide the TIDP to the BIM Coordinator for inclusion to the Project MIDP</p> <p>Check and ensure the quality of project information models prior to project submission for coordination.</p> <p>Re-work project information models and drawings where non-compliant to the BEP and MIDP.</p> <p>Conduct weekly QA/QC for discipline or functional project information models and drawings.</p> <p>Provide guidance and support to their respective discipline or functional design or document production team.</p> <p>Support the BIM Coordinator in assuring compliance to the project information management highlighting risks, assumptions, issues and dependencies that result in non-compliant deliverables</p>
<p>Discipline Engineers & Architects</p>	<p>Ensuring Project Team and Discipline BIM Leads are performing regular model QA/QC.</p> <p>Generating and reviewing coordination points (viewpoints) created by the project team in their zone of work (same for all team members), and addressing and closing issues</p> <p>Leading technical aspects and implementation process with the support of the Project BIM Coordinator</p>

ANNEXURE – D

COMMON DATA ENVIRONMENT (CDE)

Project Common Data Environment

Creating a CDE platform of information facilitates collaboration between project team members and helps avoid duplication and mistakes. A Common Data Environment (CDE) will be established using Autodesk Construction Cloud (ACC) to facilitate information sharing for the Kuwait project. SBS will create and manage collaborative CDE accounts for all team members to ensure effective coordination.

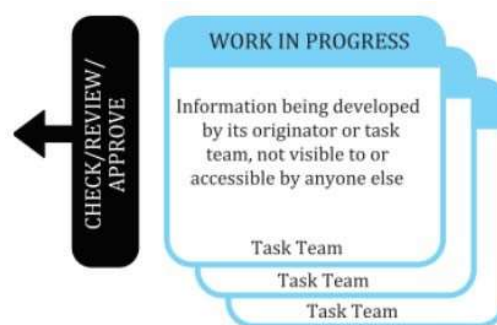
Ownership of information within the CDE remains with the originator of that information. Individual models produced by different project team members do not interact; they have clear authorship and remain separate. This means that the incorporation of their model into the federated model does not change the liabilities of the originators.

ISO 19650-1:2018 specifies following advantages of adopting CDE:

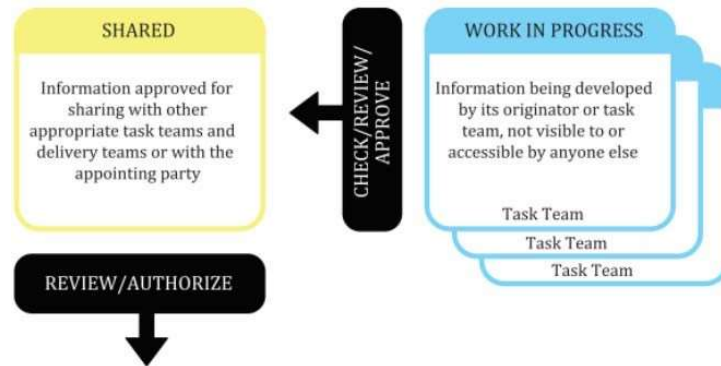
- responsibility for the information within each information container remains with the organization that produced it, and although it is shared and reused, only that organization is allowed to change the contents;
- shared information containers reduce the time and cost in producing coordinated information; and
- a full audit trail of information production is available for use during and after each project delivery and asset management activity.

Information within the CDE can have a wide variety of status levels. However, there will generally be four main areas of information, with a sign-off process allowing information to pass from one area to the next:

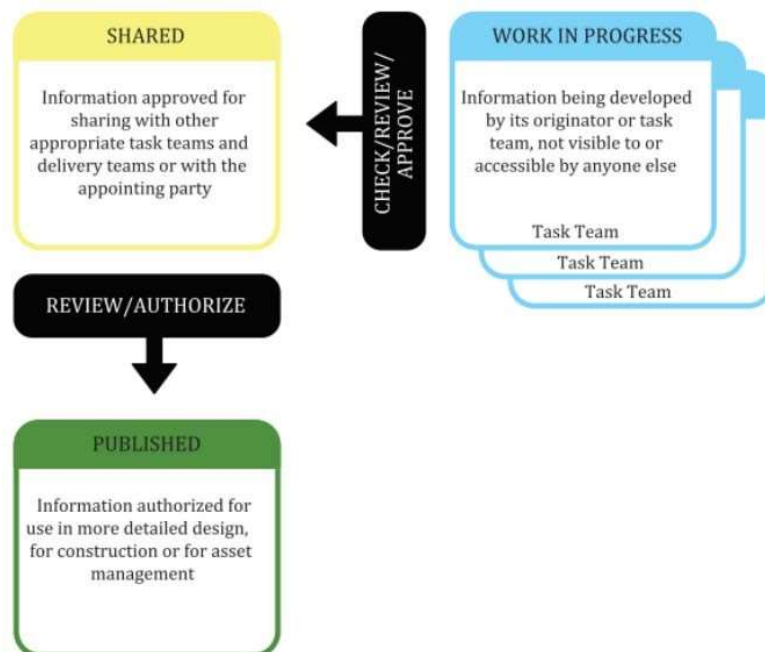
- A) Work in progress (WIP):** this area is used to hold unapproved information for each team;



- B) **Shared (or client shared) area:** this information has been checked, reviewed and approved for sharing with other teams, perhaps including the client;

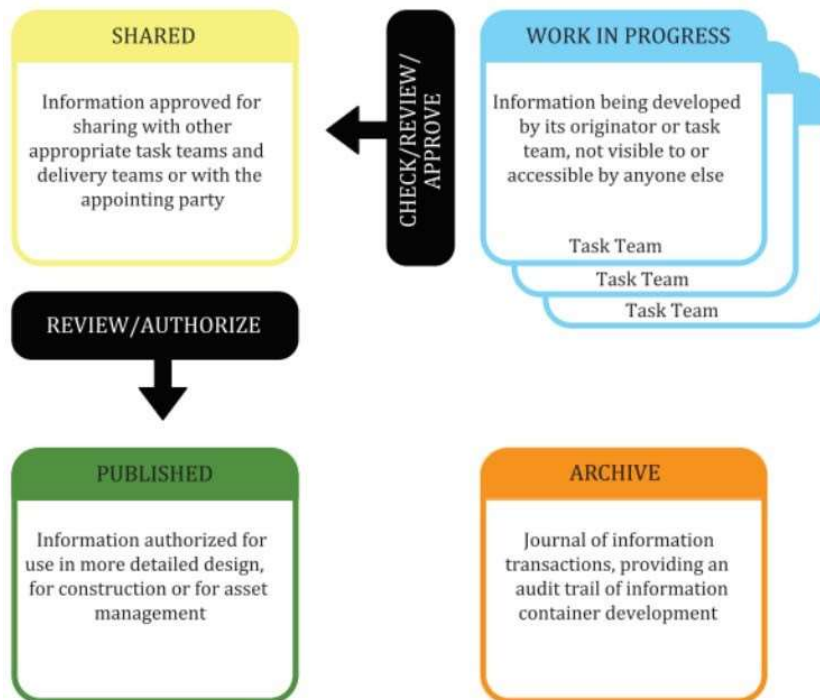


- C) **Published:** this information has been authorized or accepted by the client or their representative (often the lead supplier (designer/constructor)).

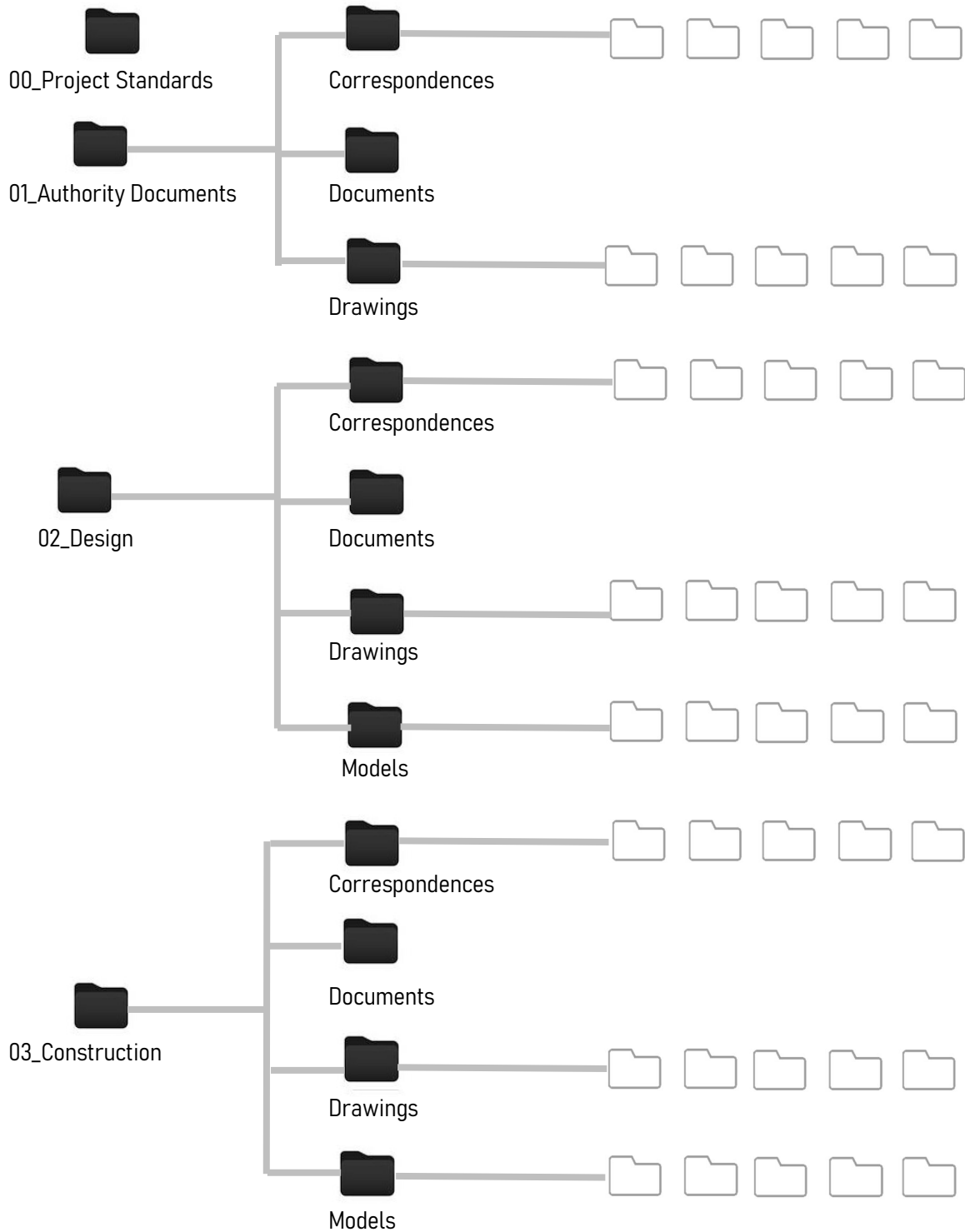


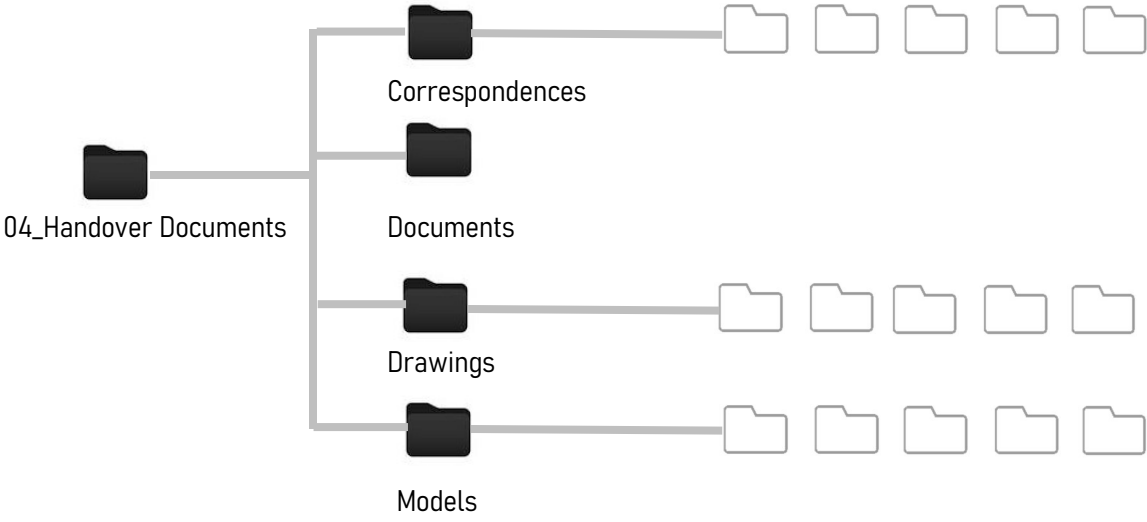
D) **Archive:** this area is used to create a constant record of progress throughout the lifecycle as well as all transaction and change orders.

Four main states can be illustrated as seen below.



CDE Folder Structure





ANNEXURE – E

SCOPE OF WORK

Scope of work described for this Project is as follows;

- Accessing the Primary BIM Airport Model (2023) provided by M/s ADANI.
- Exporting/extracting AutoCAD Files from the existing Revit 2023 Model for all Disciplines (Architecture, Structure and MEP).
- Design Development Stage.
- Verification of all MEP services with the model.
- Updating the Revit 2023 Model based on the GFC design drawings (2D AutoCAD).
- Upgrading the Model from LOD-300 to LOD-400. Preparation of Shop Drawings
- Upgrading the Model from LOD-400 to LOD-500. Preparation of As-Built Drawings

The contents of scope of work shall include, and not limited to the, following;

- a) Client shall provide access to the BIM model (BIM 360) to the SBS Modeling Team. SBS will share the specific details of team members, requiring access, with the Client.
- b) SBS shall provide comprehensive orientation and training to project team, ensuring their effective use of the CDE platform for collaboration and information management.
- c) SBS shall extract the 2D drawings from the existing 2023 Revit model in AutoCad & PDF format for all disciplines (Architecture, Structure and MEP Disciplines).
- d) SBS is to ensure that the AutoCAD drawings extracted include all necessary information, annotations and other relevant elements for the design stage.
- e) SBS shall share the AutoCAD drawings with the client/ Design Consultants for further development and integration into the overall design process.
- f) Once the Design development stage is completed, client shall provide the latest and updated GFC drawings, from the Design Consultants, to SBS.
- g) SBS shall verify all MEP services against the BIM model to ensure consistency with the design requirements.
- h) SBS shall update the Revit model to ensure compliance with GFC drawings for all disciplines (Arch, Structure & MEP) in adherence to International BIM standards.
- i) SBS shall carry out clash analysis for all disciplines and submit 3D federated models, clash markups and clash free analysis reports to Client for review.

- j) All critical aspects to be considered by SBS for preparation of clash free BIM 3D models. SBS shall use Revit and Autodesk modelling software to obtain clash/conflict free models and push the models in Autodesk Navisworks platform for integration or any other reputed software on confirmation by the Client.
- k) SBS shall ensure the accuracy level while maintaining horizontal and vertical clearances and on basis of tolerances in consultation with the client.
- l) Upon confirmation from client, SBS shall update the BIM model to LOD-400 on the basis of approved 2D Shop Drawings shared by contractor/client.
- m) Once the (LOD-400) Model is approved, all shop drawings will be prepared within the Revit model and submitted to client for approval.
- n) Upon confirmation from client, SBS shall update the BIM model to LOD-500 on the basis of 2D As-built Drawings shared by contractor/client.
- o) Once the (LOD-500) Model is approved, As-built drawings will be prepared within the Revit model and submitted to client for approval.
- p) SBS shall update the Revit model to include all necessary COBie fields which shall be provided by Client.
- q) SBS shall ensure that COBie information (such as element properties, serial number, lifecycle data, etc.) is accurately populated and maintained within the model.
- r) Information exchange between SBS, the client, and other stakeholders will be through CDE or as per client's instructions.
- s) During the project, SBS shall raise Request for Information (RFI) to avoid any non-compliance activity during the execution.
- t) SBS shall populate the weekly/monthly BIM progress report during project timelines.
- u) The BIM model shall be completed and available in stages of design development to provide in Authority requirements.

The above scope of work will be applicable for the following disciplines;

- A. ARCHITECTURAL PACKAGE
- B. STRUCTURAL PACKAGE
- C. MEP SERVICE PACKAGE

Project Understanding;

1. The estimate has been proposed based on the Scope of work mentioned in Annexure –E.
2. It is assumed that the latest model is hosted on Autodesk Cloud Platform (BIM 360) or Autodesk BIM Collaborate Pro (ABC Pro).
3. The scope will consist of extracting the 2D AutoCad drawings from the existing BIM Model for all disciplines, submitting the drawings for Design development and updating the model to LOD-300 as per the GFC drawings issued, upgrading the model from LOD-300 to 400, preparation of shop drawings, upgrading the model from LOD-400 to 300 and preparation of as-built drawings.
4. SBS is to ensure that the model is clash free & clash reports to be submitted if model updating is required for any case.
5. The model shall be exported in Navisworks (.nwc, .nwd,), Revit (.rvt) or (.ifc) formats as required and the interim model shall be shared for submission and review.
6. The clash analysis shall be done on Navisworks & clash report as viewpoints shall be generated for review.
7. The detailed 2D drafting views available in sheet shall be linked with the respective mother views at larger scale referring to that detail with Section/Elevation/Callouts.
8. Extracted drawings to be submitted to CLIENT for final verification in CAD & PDF format.
9. SBS shall follow the CAD standards, file naming conventions and LOD specifications provided by the CLIENT or best industry standards.
10. All related software and licenses will be in the SBS scope.
11. SBS shall use Revit (2023) for modelling & extraction of sheets.
12. Revisions upto 10% of design changes are considered to be included in the offer.
13. Further revisions beyond 10% of changes in design shall be paid on pro-rata basis. However, minor changes in design shall be ignored.
14. The overall duration is expected to be based on the project/ approval timelines.
15. Payment milestones to be as follows based on deliverables (refer Annexure-I).
16. In the event of an expected hiatus (a break or gap in project) which exceeds thirty (30) days, CLIENT shall communicate via email indicating the same so that the consultant can divert its resources without idling.

ANNEXURE – F

ASSUMPTIONS AND EXCLUSIONS

The Proposed Estimate has been prepared only based on project details and inputs provided via mail and 'scope of works' as described above and assumptions as follows:

Project Assumptions:

1. The estimate has been proposed based on the Scope of work mentioned in Annexure –E.
2. It is assumed that the latest model is hosted on Autodesk Cloud Platform (BIM 360 or Autodesk BIM Collaborate Pro (ABC Pro).
3. SBS shall work on the Model in Revit (2023).
4. All extracted drawings shall be provided by SBS in CAD & PDF format. (Directly extracted from Revit Models)
5. Coordinated and Clash free 3D BIM model will be prepared & delivered as defined in the Scope of work.
6. During Project execution, any third-party involvement between the Client and SBS has not been considered in this proposal.
7. The size of Sheets is considered as A1 size in the proposed estimate.
8. Any unforeseen delay in the project due to lack of information/ inputs from other stakeholders would attract additional charges as per mutual agreement.
9. Any other work may be done with additional timeline and cost which is not considered/ mentioned in this proposal.
10. No Re-bar modelling and steel connection details to be included in the BIM model for Structural model.
11. Soft Data transfer/ Information Exchange protocol shall be established before execution of work.
12. SBS is responsible to create the respective families if not available in data bank or respective websites.
13. SBS shall utilize the latest industry-standard family libraries. However, if any specific family details are to be incorporated, CLIENT shall arrange the specific Revit families, catalogues, specifications and other relevant details.
14. It is assumed that Common Data Environment (CDE) will be on Autodesk Construction Cloud (ACC) or as per Client's instructions.

EXCLUSIONS:

1. Any hard paper printout.
2. Visual Walkthrough, Presentation Image & Graphical 2D Presentation, and Animation with any other software.
3. Any design and design related effort for the entire project work.
4. Re-bar modelling and steel connection details included in the BIM model for Structure.
5. Any item and specification of any element changed due to Design changes without following agreed protocol.
6. Any work/ modification which is not mentioned in this proposal.
7. Site Survey, collection of as-built information & scanning of site.
8. Using modeling software other than those already mentioned above.

ANNEXURE – G

REQUIREMENTS & DELIVERABLES

REQUIREMENTS:

1. Approved RVT, RFA, IFC, CAD, NWD, DWF, PDF drawings, 3D model, Details related to the project will be provided by the Client for all Architectural, Structural and MEPF services.
2. Drawing Register MDDR for all disciplines.
3. Project Specifications, Standards and Project delivery schedule will be provided by the Client.
4. CLIENT standards/samples for drawing presentation shall be provided by CLIENT to ensure compatibility.
5. Guidance/ technical support for Design related issues.

DELIVERABLES

1. 3D Model in Revit (RVT, .IFC).
2. Drawings in CAD & PDF format.
3. Navisworks (NWC/ NWD) format.
4. Clash Report & Matrix (.xml, .html, excel)

ANNEXURE – H

COST ESTIMATE AND DELIVERY TIMELINE

1. COST ESTIMATE:

- i. The Project shall be delivered according to the stages, agreed by both the Parties.
- ii. Estimate Fee Break down in INR of the project is as follows;

Sl No.	STAGES	Built-Up Area	Rate	TOTAL
		Sq. Ft.	INR per Sq. Ft.	INR
1.	Drawing Extraction in AutoCAD	86,000	-	-
2.	BIM Modeling LOD-300 to LOD- 500 (As-Built Stage)		30	INR 25,80,000
	GST (@18%)			INR 4,64,400
	GRAND TOTAL			INR 30,44,400

*Rates are considered for A1 sheets

2. DELIVERY TIMELINE

The final delivery plan of the project will be prepared as per mutual agreement with client.

ANNEXURE – I

PAYMENT PLAN

Client: SEMOLINA KITCHENS PRIVATE LIMITED

Date: 9th December, 2024

The payment stages for the project shall be invoiced on a pro-rata basis for each of the 26 outlets. Client shall issue separate PO for each outlet.

Payment Terms: Each Outlet will be completed in accordance with the following payment plan:

- a) **STAGE -1:**
Mobilization Charges : 30%.

- b) **STAGE -2:**
Model Development in LOD 300 (Arch, Struc, ID & MEP) : 20%.

- c) **STAGE -3:**
Upgradation of Model to LOD-400 and LOD-500 (Arch, Struc, ID & MEP)
and preparation of Shop drawings. : 20%.

- d) **STAGE -4:**
COBie Implementation and Final Approval : 30%.

Invoice shall be raised, post submission and approval of deliverables by client for each payment stage.

Fees shall be payable on presentation of bills corresponding to the respective stage of work. We will submit debit note to this effect duly signed by us or our authorized representative.

ANNEXURE – J

GENERAL TERMS AND CONDITIONS

- 1) CLIENT will issue signed Purchase Order as a part of this contract of engagement.
- 2) Delivery dates are fixed based on the project submission schedule. All RFI's needs to be replied within 2 business days by CLIENT. If delay in response of RFI's may affect delivery date.
- 3) Change, addition/ alteration in scope of work due to design revisions will be estimated and billed separately as per mutual agreement.
- 4) CLIENT is requested to give the feedback for the approval/ disapproval within **15** days from the submission.
- 5) Payment terms & Invoice processing for projects shall be mutually discussed and agreed through MOU.
- 6) Discrepancies in invoices and its attachments shall be notified to SBS by CLIENT in writing within one week after the receipt of invoice, such computation shall be deemed to be accurate and complete for all purposes.
- 7) Any other stipulations not covered in this proposal shall be negotiated or amended in writing and agreed by both parties. Communications shall bear acceptance of both parties as shown by the signature of duly authorized representatives of either party.
- 8) **Force majeure:** CLIENT agrees to free SBS of any liability for any failure to perform the services, if such failure to perform is beyond the control of such party caused by acts of God, prohibition by governments of either party, war, fires, floods, and other similar situations.
- 9) **NOTICES:** All notices in relation to this Agreement shall be made in writing duly signed by authorized representative and delivery is fully acknowledged by the parties concerned. Deliverables will be completed as electronic file format and transferred by internet.

For Serene BIM Studios


Partner

Dr. M. Nadeem
Serene BIM Studios

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Authorized Signatory

SERENE BIM STUDIOS

Web: www.serenebimstudios.com
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SERENE BIM STUDIOS

PREMIUM BIM CONSULTANCY
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