



TENDER ID: PRE202509001 DATED 11.09.2025

EXPRESSION OF INTEREST (EOI) FOR PROJECT MANAGEMENT CONSULTANT FOR PROPOSED CONSTRUCTION OF OFFICE AND RESIDENTIAL BUILDINGS AT STEPHENSON ROAD, PERAMBUR, CHENNAI.

CORRIGENDUM-1

The queries raised by the PMC firms / their representatives and Bank's response are as under.

SI No	Clause No. of the Bid Document	Page No	Queries and clarifications raised	Bank clarifications
1.	<u>General Conditions of Contract</u> 1. Eligibility Criteria "Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise Commercial / Residential / Institutional buildings including Civil, Plumbing, Sanitary, Interior & Furnishing, Fire Fighting and Electrical Installation work etc. for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept.	12	Does Private Sector experience count for eligibility criteria, please confirm. Whether experience of similar ongoing projects is considered for evaluation?	No Change in tender condition.

	/PSU/Public sector Banks/ Listed companies during last 7 years”.			
2	17. Scope of services: Point no.17.1: SBI intends to commence and complete the works in all respects viz. ready for occupation within a maximum time span of 36 months from the date of work order to L-1 EPC contractor.	18	After PMC is on board and before finalization of EPC contractor, can a separate time period may be provided for preparation of tender documents	Maximum one-month time period will be given for PMC for preparing tender documents.
3	<u>General Conditions of Contract</u> 3. Eligibility criteria (ii) The PMC should have rendered satisfactory professional services in planning, designing & supervision of similar high-rise building construction projects, from inception to completion stage for (a) One similar assignment with a project construction completion cost of Rs. 118 crores (excluding GST) or (b) Two similar assignments with a project construction completion cost of Rs. 74 crores (excluding GST); or (c) Three similar assignments with a project construction completion cost of Rs. 59 crores (excluding GST)	11	Threshold limit can be reduced?	No change in tender condition

4	<u>General Conditions of Contract</u> 10. Professional Fee: ii) The total professional Fee (i.e. Fee towards PMC) can be quoted by the perspective PMCs within following limits: - Upper cap (Maximum) @ 2% of the Actual project cost	16	Whether upper cap can be increased?	No change in tender condition.
5	17.4. The role and responsibilities of the PMC will broadly include: a) Pre-construction Stage before EPC contractor Selection Phase iii) Preparation of Preliminary Design and Block Estimate PMC shall arrange to prepare the preliminary / conceptual architectural designs and drawings based on the Bank's requirement and the CMDA norms which will be baseline for the contractor to develop detailed architectural drawings. Based on the conceptual design, PMC shall work out the block estimate for the project with reference to CPWD PAR /prevailing market rate.	18	Detailed Structural design drawings to be submitted?	Preliminary /conceptual architectural designs and drawings of the project which will work as baseline for the EPC contractor to develop detailed architectural drawings

6			Is there any tender fee & EMD to be submitted along with submission of application?	No tender fee & EMD
7			Is it possible to club GM & DGM quarters?	Design requirements will be given to the shortlisted firms separately.
8			Maximum Flood level of the plot?	Shortlisted firms have to verify hydrological data with corporation department.

Notes:

Please treat this corrigendum / Pre-Bid Minutes of meeting as part of the tender Document.

All other terms and conditions remain the same.

Design requirements will be given to shortlisted firms separately.

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Date: 08.10.2025