

CLARIFICATIONS TO QUERIES RAISED IN PREBID MEETING MINUTES DATED 25.08.2026

Venue: - SBI LHO Jaipur

PROJECT MANAGEMENT CONSULTANT FOR DEMOLITION OF THE EXISTING 8 NO'S OF G+3 RESIDENTIAL BLOCKS AND CONSTRUCTION OF PROPOSED 5 NOS OF BASEMENT PLUS STILT PLUS EIGHT FLOOR RESIDENTIAL BLOCKS (152 FLATS) ALONG WITH GUEST HOUSE AND CLUB HOUSE AT BANK'S OWN PREMISES AT JYOTI NAGAR, JAIPUR.

S.no	Item/ Subject	Page No	Existing	Query / Clarification Sought	Bank's Reply/ Clarification & Revised
1.	Cl. 3 Eligibility criteria Sub- Cl.(i) (ii) (iii)	11, 10	(i) Minimum 7 years' experience as a PMC as on 28.02.2026. The experience should include all consultancy services for buildings such as architectural, structural, engineering, Interior and Furnishing and all internal and external services such as electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, firefighting,	A) It is understood that Form 26 AS is to be submitted only for works executed for Private Sector Clients. For works executed for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks submission of Form 26 AS is not required. B) Since the present assignment is for PMC services and does not involve design preparation, we understand that review of architectural and structural drawings, along with review, coordination and monitoring of engineering, interior & furnishing, and internal and external services, shall be considered equivalent to the designing component specified under the eligibility criteria. Kindly confirm the same. C) Kindly allow inclusion of similar projects executed for SBI-funded projects and Private Sector clients as eligible work. Many reputed PMCs have rich experience in private sector	(A) Form 26 AS is to be submitted only for works executed for Private Listed Companies. (B) PMC will be responsible for Preparation of preliminary /conceptual architectural designs and drawings of the project which will work as baseline for the contractor to develop detailed architectural drawings based on the banks requirements and local municipal norm, apart from all other services obligatory on firm as per tender/Bank Guideline. (C) No Change in Tender Terms & Condition.

		horticulture, EPABX / Networking, solar, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of wastewater etc. (ii) Similar Work” under this clause means Planning, Designing and Supervision of Construction of Commercial / Residential / Institutional High-Rise buildings including Civil, Plumbing, Sanitary, Interior & Furnishing, Fire Fighting and Electrical Installation work for Central Govt. Dept./State Govt. Dept./Semi Govt. Dept.	high-rise developments and should be considered for wider competition. D) Kindly clarify whether projects/assignments completed after 28.02.2026, including assignments completed in July 2026, shall be considered for evaluation, particularly where the project was completed prior to submission of the bid.	(D) Projects/assignments completed after 28.02.2026 shall not be considered as this is an extension in last date of submission of already issued tender.
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			/PSU/Public sector Banks/ Listed companies during last 7 years as on 28.02.2026” (iii) The PMC should preferably have a full-fledged office or ready to establish an office in Jaipur and should have adequate number of qualified Chief Architects, Engineers, specialists, and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services, Architect firms, Electrical		
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			consultants, Air conditioning consultant etc.		
2	Cl.8 PMC Fees, Sub Cl.8.2 (d) (e)	69	Terms of Payment of Fees: d) 5% After the PMC issues “No objection certificate” for the refund of contractor’s retention money on expiry of Defects liability period i.e., 36 months after issuance of Virtual completion Certificate to the various contractors. e) Balance 5% after expiry of latest of the Defects Liability periods of the various contractors and after attending to the CTE’s	A) It is requested that the retention of PMC fee beyond physical/virtual completion be rationalized. It is requested that 5% of PMC fees be released after physical completion and handover of buildings to SBI. Balance 5% of PMC fee be released against submission of Bank Guarantee of same amount valid till completion of DLP. B) Kindly waive off this 5% payment condition and instead adjust it within stage (c) (i.e. 80% or 85% payment against contractor’s progressive bills). Additionally, we request that PMC payment be made on a fixed man-month basis during construction, independent of contractor’s payment cycle. This supports better cashflow and resource planning for PMC firms. D) Considering the 36-month DLP is extensive post-completion, we request releasing the 5% DLP-linked fee against a Bank Guarantee (BG) of equal value upon issuance of the Virtual Completion Certificate.	(A) No change in Tender terms & condition. B) No change in Tender terms & condition. C) No change in Tender terms & condition. D) No change in Tender terms & condition.

			observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.		
3	Cl.7 Sub Cl. 7.1,	67	SBI shall include in all contracts which may be entered into with the contractor or contractors such clauses as would provide for the payment to SBI by the contractor or contractors of adequate damages for losses or delay on his or their part in carrying out the terms of the said contract and the PMC shall take all necessary precautions are all their duties before and during the	The PMC's liability for delays/faulty supervision is stated to be limited to 15% of total fees, while Clause 7.3 also provides LD of 0.5% of total fees per week. Please confirm that the aggregate liability including LD, damages and other recoveries shall be capped at 15% of the total PMC fee.	Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective / faulty supervision on part of PMC shall be limited to maximum of 15% of total fees payable to PMC on entire actual work, for which the PMC's services availed by the Bank. The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC

			progress of the work as may be entrusted to them including determining claims of the contractor due to fault or delays caused by the PMC subject to the total liability of the firm on this account being limited to an amount equal to 15% of the total fees payable.		
4.	Cl.7 Sub Cl. 7.3	67	SBI shall be entitled to recover liquidated damages at the rate of 0.5% of the total fees per week (7 days) of delay. Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective /	A) It is submitted that, as per the standard provisions followed by CPWD for compensation for delay, the overall ceiling for such compensation is generally limited to 10% of the accepted/tendered value of the work Hence it is requested to review said clause keeping the maximum allowed LD as 10% of the PMC fees B) Please clarify if overall financial liability under all indemnity clauses is strictly capped at 100% of the total PMC fee realized by the consultant.	A) No change in Tender terms & condition. B) Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective / faulty supervision on part of PMC shall be limited to maximum of 15% of total fees payable to PMC on entire actual work, for which the PMC's services availed by

			faulty supervision on part of PMC shall be limited to maximum of 15% of total fees payable to PMC on entire actual work, for which the PMC's services availed by the Bank. The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC.		the Bank. The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC
5	Clause 7.4	69	The firm will furnish to SBI a security deposit in the form of a Bank Guarantee for an amount of 10% of their total fees (approx.) within 30 days of the date of Agreement. On completion of	Request to reduce the Security Deposit / Performance BG from 10% to 3%–5% of the contract value, in alignment with current Central Vigilance Commission (CVC) and Ministry of Finance guidelines for consultancy services.	A) No change in Tender terms & condition.

			the entire job the Bank Guarantee against security deposit will be converted to a Performance Bond to be valid for 36 months from the date of virtual completion of different works		
6.	CI B SI No.11	31	Technical approach and Methodology towards this project with respect to the nature of technology, structure, orientation, kind of finish, approaches for green building, sustainability, energy efficiency/ overall savings safety measures, innovations etc. and innovative idea if	Further, kindly clarify whether any specific design brief, performance criteria, technical parameters, sustainability targets, green building rating requirements, energy-efficiency benchmarks, structural system requirements, PEB/Modular construction requirements, safety parameters, or cost-saving targets are envisaged for the project. The detailed requirements may kindly be shared to ensure uniformity and objectivity in the technical presentations and evaluation of all bidders.	The Building design has to meet all the Criteria required for IGBC/GRIHA/LEED Platinum rating Green Building and Net zero Building.

			technology/ PEB /Modular construction.		
7.	Clause no 17	17	This will be a 'State of Art' design having all modern amenities and will comply / have features of 'Green' and Energy Efficient Building.	The detailed requirements may kindly be shared to ensure uniformity and objectivity in the technical presentations and evaluation of all bidders.	The Building design has to meet all the Criteria required for IGBC/GRIHA/LEED/ OR 5 Star/ Platinum rating Green Building and Net zero Building.
8.	Clause no 10	16	Professional Fee: While quoting the professional fee for the project, the PMC are as advised to consider the following: i) The PMCs are required to quote professional fee (excluding GST) for the Project Management Consultancy Services in the Price Bid.	A) Considering the comprehensive scope involving pre-construction, EPC tendering, design review, construction supervision, 100% measurement verification, statutory approvals, CTE compliance, DLP and arbitration support, kindly consider revising/removing the 2% upper cap and permit bidders to quote their competitive professional fee B) Since the project estimate is approximately ₹114 crore, please clarify whether the 2% fee cap is based on the present estimated project cost or final actual project cost, and whether the PMC fee can exceed the initially calculated amount if the actual project cost increases due to approved scope additions.	A) No change in tender terms & condition. (B) 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. (C) Fee quoted is exclusive of GST.

			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	c) Kindly confirm if GST will be paid over and above the quoted percentage fee as indicated in Annexure H.	
9.	Sr. No.9	4	Last date & time for submission Technical Bid along with price bid 02.09.2026 by 03:00 PM	We kindly request a 2-week extension of the bid submission deadline to enable a more competitive and complete submission, including price bid and compliance documentation.	The last date for submission to be considered up to 12.09.2026.
10.	Annex-B Sr. no. 5	11,29	Having Local Office at Jaipur, Rajasthan. Full Fledged Office = 5, Branch Office = 3, No Office = 0	As per the provision on pg. 11, bidders may submit an undertaking to establish a local office in Jaipur within 2 months of award. Therefore, we request this clause not be evaluated on a marking basis, but compliance may be accepted via undertaking.	No change in tender terms and condition.
11.	Cl.6.0 Sub Cl. 6.7.(4)	64	For survey instruments such as Total station, Theodolite, leveling instrument, prismatic	We request that survey instruments and other testing equipment be arranged by the Contractor, as these are primarily required for execution activities. PMC's role is supervision and certification. Making PMC responsible for procuring these tools without cost reimbursement may not be feasible.	No change in tender terms and condition.

			compass, chain, measuring tapes, plain tables and ranging rods, such other survey equipment including tents for shelter, the firm shall make their own arrangements at no extra cost.		
12.	Clause 5	8	The Project has to be completed in all respect & in accordance with the terms of contract within a period of 24 months from the date of award of work to L-1 EPC Bidder	PMC's professional services shall also be limited to this 24-month period, excluding any separately defined DLP/extended services.	No change in tender terms and condition.
13.	Clause 19	23	The PMC shall not directly entrust and engage or indirectly transfer, assign or underlet the Project or any part or share	The document requires the PMC to engage specialist Architects/consultants where in-house expertise is unavailable within the approved professional fee, while structural design is to be undertaken by the EPC Contractor. Please clarify the anticipated specialist consultancy requirements and whether specialist consultant costs are	The fee quoted includes towards the expenses/ cost for the desired scope of services as mentioned in the tender document.

			thereof or interest therein to any other PMC without the written consent of the SBI and no undertaking shall relieve them from the responsibility of active & superintendence of the work during its progress. Wherever, the in-house expertise is not available with the PMC, they shall engage professionally qualified Architects for Structural / Electrical / Lifts / Firefighting / HVAC and other similar specialized professional service required for the verification of	reimbursable separately or must be absorbed within the 2% fee.	
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			project within the approved professional Fee as per agreement other than structure design which shall be done by the EPC contractor through their structural consultant shall be duly checked by the PMC for its stability, safety and economy. However, responsibility in all matters pertaining to the project shall remain with PMC.		
14.	Clause 17.4 (A)	18	Pre-construction Stage before EPC contractor Selection Phase	The PMC is required to prepare preliminary designs and block estimates. Please clarify the extent of design responsibility of the PMC versus the L 1 EPC Contractor and its Architect, particularly since the EPC Contractor is subsequently responsible for detailed design.	PMC shall arrange to prepare the preliminary drawings and designs based on the Bank's requirement and the local municipal 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

15.	Clause 17.4 (B)	19	Pre-construction Stage post selection of EPC contractor (L-1)	The PMC is required to review and validate architectural, structural and MEP designs submitted by the EPC Contractor. Please clarify that the EPC Contractor and its appointed designers shall retain primary design responsibility, design liability and statutory certification responsibility, with the PMC's role limited to review/verification.	The PMC is required to review the detailed design prepared by the L-1 EPC contractor to ensure it meets the tender specifications, regulatory requirements and applicable quality standards. • Validate the structural, architectural and MEP (mechanical, electrical, plumbing) designs ensuring the constructability and value engineering. • PMC shall ensure that the Contractor's designs align with the technical specifications and Bank's requirements as outlined in the tender. • Recommend necessary modifications in consultation with the user department and concerned project engineer from the Bank, within a defined timeframe.						
16.	General / Risk			Please clarify whether SBI requires the PMC to maintain Professional Indemnity Insurance, Workmen Compensation/Employee Insurance, General Liability or other project-specific insurance, including the required coverage limits.	Yes, PMC is required to maintain Professional Indemnity Insurance, Workmen Compensation/Employee Insurance, General Liability or other project-specific insurance, including the required coverage limits.						
17.	General / Contract			Please provide the draft standard PMC Agreement referred to in the EOI for review before submission, as several contractual obligations and liabilities are stated to be governed by the standard agreement.	Draft standard PMC Agreement is attached on page no 55 of tender document.						
18.	Terms of Payment of Fees	69	a) 80% payment against progressive bills after 15 days of payment to the contractor.	We suggest replacing the existing payment provision with the following clause: <table><tr><td>Sl.No.</td><td>Stage / Milestone</td><td>% of Total PMC Fee</td></tr><tr><td>1</td><td>Appointment & Mobilisation</td><td>5%</td></tr></table>	Sl.No.	Stage / Milestone	% of Total PMC Fee	1	Appointment & Mobilisation	5%	No change in tender terms and condition.
Sl.No.	Stage / Milestone	% of Total PMC Fee									
1	Appointment & Mobilisation	5%									

			b. 5% after finalization of EPC L-1 contractor/s. c. 80% payment against progressive bills after 15 days of payment to the contractor. d. 5% After the PMC issues “No objection certificate” for the refund of contractor’s retention money on expiry of Defects liability period i.e., 36 months after issuance of Virtual completion Certificate to the various contractors. e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors and	<table><tr><td>2</td><td>Pre-Construction / Preliminary Design Stage</td><td>10%</td></tr><tr><td>3</td><td>EPC Tendering & Contractor Appointment</td><td>10%</td></tr><tr><td>4</td><td>Design Development & Pre-Construction Approvals</td><td>10%</td></tr><tr><td>5</td><td>Construction Stage – Progress up to 25%</td><td>10%</td></tr><tr><td>6</td><td>Construction Stage – Progress from 25% to 50%</td><td>10%</td></tr><tr><td>7</td><td>Construction Stage – Progress from 50% to 75%</td><td>10%</td></tr><tr><td>8</td><td>Construction Stage – Progress from 75% to 90%</td><td>10%</td></tr><tr><td>9</td><td>construction Stage – Progress from 90% to 100%</td><td>10%</td></tr><tr><td>10</td><td>Completion & Handover</td><td>10%</td></tr><tr><td>11</td><td>Defect Liability / Post-Completion Services</td><td>5%</td></tr><tr><td></td><td>Total</td><td>100%</td></tr></table>	2	Pre-Construction / Preliminary Design Stage	10%	3	EPC Tendering & Contractor Appointment	10%	4	Design Development & Pre-Construction Approvals	10%	5	Construction Stage – Progress up to 25%	10%	6	Construction Stage – Progress from 25% to 50%	10%	7	Construction Stage – Progress from 50% to 75%	10%	8	Construction Stage – Progress from 75% to 90%	10%	9	construction Stage – Progress from 90% to 100%	10%	10	Completion & Handover	10%	11	Defect Liability / Post-Completion Services	5%		Total	100%	
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	Total	100%																																				

			after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.		
19	Clause 1.2 & Clause 17.2 Scope of Work	7,18	(1.2) SBI proposes to demolish existing 8 no's of G+3 residential blocks and construction of proposed 5 no's of basement plus stilt plus eight floor residential blocks (152 flats) along with guest house and club house at bank's own premises at Jyoti Nagar, Jaipur. (17.2) The proposed PMC will take up all further necessary work on the project	The scope involves demolition of existing 8 blocks (G+3) and construction of 5 blocks (B+S+8). Please clarify if the demolition process, site clearance, and structural stability certifications for adjacent structures fall under the PMC's purview or the EPC contractor's scope.	Demolition process, site clearance, and structural stability certifications for adjacent structures falls under EPC Contractors scope.

			including support to the L-1 contractor for obtaining Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities viz. Jaipur Municipal Corporation / JDA, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from Jaipur Municipal		
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			Corporation / JDA/Govt. authorities within the specified time frame.		
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20	Clause 17.4.c.xiv & Clause 5.2.c Deployment of Site Staff	21,60	(xiv) Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying One Project Manager, One full time Resident Civil Engineer In-charge, One full time Civil Engineer for supervision, One full time Electrical	Please clarify if the Project Manager needs to be stationed 100% full-time on-site, or if periodic site visits with full-time Resident Engineers are acceptable, as noted differently in Clause 5.2(c)1.	PMC is required to deploy One Project Manager, One full time Resident Civil Engineer In-charge, One full time Civil Engineer for supervision, One full time Electrical Engineer and One full time Safety Engineer at site ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc.
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			Engineer and One full time Safety Engineer at site (engineering graduates of civil & engineering graduates of electrical branch with minimum 5-15 years of site experience) for all works and services at their own cost within the fee payable. {5.2 (c)} For the purpose of supervision and site activities, the PMC shall employ or engage suitably qualified and experienced engineers and overseers of adequate number at their own cost. Without prejudice to this, the PMC agrees		
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			that it shall deploy the following minimum staff at the site.		
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21	Clause 17.2 & Letter of Undertaking	18,52	The proposed PMC will take up all further necessary work on the project including support to the L-1 contractor for obtaining Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities viz. Jaipur Municipal Corporation / JDA, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including	Please confirm that all official fee/statutory payments for approvals will be paid directly by SBI upon production of demand notes/challans, and PMC is only responsible for technical review and assistance.	All official fee/statutory payments for approvals are in scope of EPC Contractor.
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			obtaining occupation and completion certificate from Jaipur Municipal Corporation / JDA/Govt. authorities within the specified time frame.		
22	SI No.6 Submission of Bids (Instructions to Bidders / Notice Inviting Tender)	4	Address for submission of EOI: Hard copy of the document to be submitted to The Assistant General Manager (P&E), State Bank of India, LHO Jaipur, Premises and Estate Department, Ground Floor, Tilak Marg, C Scheme , Jaipur – 302005 Ph No: 0141-2256351	Request to explicitly permit hand delivery / in-person submission of sealed tenders at the designated department (Premises & Estate Dept, LHO Jaipur) during working hours against a formal acknowledged receipt/acknowledgment slip.	It is reiterated. Hard copy of the document to be submitted to The Assistant General Manager (P&E), State Bank of India, LHO Jaipur, Premises and Estate Department, Ground Floor, Tilak Marg, C Scheme , Jaipur – 302005 Ph No: 0141-2256351

23	Annexure-C Sr. No-21	36	Number of Architects/ Engineers who are promoters or permanent employee of the firm (These numbers should tally with details being given in Format VII and VIII)	We did not find any Format VII and VIII in the published NIT.	Format VII and VIII to be read as Annexure-D & Annexure-E

24	Time Schedule / Important Dates (Notice Inviting Tender)	4	Notice Inviting EOI	Given the tight timeline of this tender, the pre-bid meeting conducted on 25.08.2026, and the anticipation of SBI's official responses/addendums, bidders require adequate time to thoroughly review the clarifications, finalize technical staff deployment, and compile all supporting documentation. Furthermore, ongoing festive week holidays pose operational constraints in obtaining third-party certificates, bank documents, and stamp papers. Request to extend the bid submission due date by at least 15 days from the current submission deadline to enable bidders to prepare complete, compliant, and competitive proposals.	The last date for submission to be considered up to 12.09.2026.
25	Annexure-E	39	Bio Data of Technical Staff (Architects / Engineer)	We understand that details of Key Personnel as mentioned in the NIT at Pg. 21 [5 dedicated full-time engineers - Project Manager, 2 Civil, 1 Electrical, 1 Safety] is only to be given. As the organization having 1000+ staffs on payroll and providing such data for each and every personnel is not possible.	Bio data of technical staff is required to enable for technical scrutiny as per Annexure-B page no. 29 of tender document.