

CORRIGENDUM
(INCLUDING CLARIFICATIONS TO QUERIES RAISED IN PREBID MEETING MINUTES DATED 19.05.2025)
Date:23.05.2025
Venue: Amaravati LHO, Hyderabad

PROJECT MANAGEMENT CONSULTANT FOR PROPOSED CONSTRUCTION OF BUILDING/S FOR AMARAVATI LOCAL HEAD OFFICE AND OTHER OUTFITS AT AMARAVATI, ANDHRA PRADESH.

SL No	Item/ Subject	Page No	Existing	Query / Clarification Sought	Bank's Reply / Clarification & Revised
1	SI No. 5	Page 1	The prequalification/eligibility criteria, scope of the services to be rendered, terms and conditions of appointment and prescribed formats for submission of application can be downloaded from Banks website www.sbi.co.in under procurement news (https://sbi.co.in/web/sbi-in-the-news/procurement-news) from 05th May 2025 to 26th May 2025 up to 3.00 PM. Interested Firms complying prescribed eligibility criteria should ensure submission of their applications in the prescribed format with supporting documents at this office latest by 3.00 pm on 26th May 2025.	-	The prequalification/eligibility criteria, scope of the services to be rendered, terms and conditions of appointment and prescribed formats for submission of application can be downloaded from Banks website www.sbi.co.in under procurement news (https://sbi.co.in/web/sbi-in-the-news/procurement-news) from 05th May 2025 to 31st May 2025 up to 3.00 PM. Interested Firms complying prescribed eligibility criteria should ensure submission of their applications in the prescribed format with supporting documents at this office latest by 3.00 pm on 31st May 2025.
2	SI No. 5	Page 3	Availability of EOI documents Available on Bank's website: https://sbi.co.in/web/sbi-in-the-news/procurement-news from 05th May 2025 to 26th May 2025 up to 3.00 PM.	-	Availability of EOI documents Available on Bank's website: https://sbi.co.in/web/sbi-in-the-news/procurement-news from 05th May 2025 to 31st May 2025 up to 3.00 PM.
3	SI No. 9	Page 3	Last date & time for submission Technical Bid along with price bid (in sealed cover). 26.05.2025 by 03:00 PM	-	Last date & time for submission Technical Bid along with price bid (in sealed cover). 31.05.2025 by 03:00 PM
4	SI No. 10	Page 3	Date and Time of opening of Technical Bid. 26.05.2025 by 03:30 PM	-	Date and Time of opening of Technical Bid. 31.05.2025 by 03:30 PM
5	SI No. 16	Page 4	Interested PMC Firms/Individuals fulfilling prescribed eligibility criteria are hereby invited and requested to ensure submission of their Proposals in the prescribed format with supporting documents to the Assistant General Manager (P&E), State Bank of India, LHO Amaravati, Premises and Estate Department, 2nd Floor, Gun Foundry, Abids, Hyderabad, Telangana – 500001 by 3.00 PM on 26th May 2025.	-	Interested PMC Firms/Individuals fulfilling prescribed eligibility criteria are hereby invited and requested to ensure submission of their Proposals in the prescribed format with supporting documents to the Assistant General Manager (P&E), State Bank of India, LHO Amaravati, Premises and Estate Department, 2nd Floor, Gun Foundry, Abids, Hyderabad, Telangana – 500001 by 3.00 PM on 31st May 2025.
6	Clause 3. ii	Page 9	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) 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. /PSU/Public sector Banks/ Listed companies during last 7 years".	-	"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. /PSU/Public sector Banks/ Listed companies during last 7 years".
7	Clause 5. ii	Page 11	The sealed technical document along with the price bid (Technical bid document in envelope-1, Price bid in envelope-2 and both the envelope in envelope -3) sent by SPEED POST or dropped in the tender box available in the Assistant General Manager (P&E), LHO Amaravati, Premises and Estate Department, 2nd Floor, Gunfoundry, Abids, Hyderabad, Telangana – 500001 all working days from 05th May 2025 to 26th May 2025 up to 03:00 PM.	-	The sealed technical document along with the price bid (Technical bid document in envelope-1, Price bid in envelope-2 and both the envelope in envelope -3) sent by SPEED POST or dropped in the tender box available in the Assistant General Manager (P&E), LHO Amaravati, Premises and Estate Department, 2nd Floor, Gunfoundry, Abids, Hyderabad, Telangana – 500001 all working days from 05th May 2025 to 26th May 2025 up to 03:00 PM.

8	Clause No 5.2 C	Page 55, 56	<p>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 that it shall deploy the following minimum staff at the site:</p> <ol style="list-style-type: none"> 1. One Project Manager for overall control, coordination, and liaison purposes. He may or may not be stationed at the site. He shall have a minimum of 15 years field experience after graduation. 2. One full time Resident Civil Engineer-in-charge. He shall have minimum 8 years field experience after graduation. He shall be stationed at site. 3. One full time Civil Engineer for supervision measurements, scrutiny of the bills, testing and quantity control. He shall have a minimum of 5 years field experience after graduation. 4. One full time Electrical Engineer to supervise Electrical and A/C/ works. He shall have a minimum of 5 years field experience in electrical works, installation of A.C, public address system, pumps etc. <p>For other specialized works, the PMC may appoint such other full or part time technical staff as may be required during the execution of those works.</p>		<p>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 that it shall deploy the following minimum staff at the site:</p> <ol style="list-style-type: none"> 1. One Project Manager for overall control, coordination, and liaison purposes. He may or may not be stationed at the site. He shall have a minimum of 15 years field experience after graduation. 2. One full time Resident Civil Engineer-in-charge. He shall have minimum 8 years field experience after graduation. He shall be stationed at site. 3. One full time Civil Engineer for supervision measurements, scrutiny of the bills, testing and quantity control. He shall have a minimum of 5 years field experience after graduation. 4. One full time Electrical Engineer to supervise Electrical and A/C/ works. He shall have a minimum of 5 years field experience in electrical works, installation of A.C, public address system, pumps etc. 5. One full time Safety Engineer. He shall have a minimum of 5 years field experience in safety of construction projects. <p>For other specialized works, the PMC may appoint such other full or part time technical staff as may be required during the execution of those works.</p>
9	General conditions of contract Section 7(a),	Page.12	PMCs shortlisted for participating in the presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	Please provide more details about expectations of level of detailings in drawings and plans as per the requirement.	Will be issued to all the qualified PMC's for the presentation
10		Page 3	Notice inviting EOI	Is it possible to provide us with an anticipated interval of time after technical bid shortlisting for design presentations?	Will be issued to all the qualified PMC's for the presentation
11	INSTRUCTIONS TO PERSPECTIVE PROJECT MANAGEMENT CONSULTANTS (PMC) Section 1, page.06	Page 6	Scope of work	Please provide more information about the nature of occupancy and their numbers.	Will be issued to all the qualified PMC's for the presentation
12	In GCC, clause 6, point xi		Green building rating	Please clarify the rating required, whether IGBC or GRIHA with required status	The specified project to be rated under IGBC with Platinum rating Certification.
13	Block estimate, page no.68	Page 68		Please clarify which version of CPWD PAR estimate to be considered	For Block estimate, Latest version of CPWD PAR estimate to be considered.
14	Specialized systems			Please clarify whether the facility requires any specialized systems (example: AI enabled CCTV or Access control system or similar) for this project	Will be finalized during Design Stage.

15	ELIGIBILITY CRITERIA	Page 8 & 9	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. 240 crores (excluding GST) or (b) Two similar assignments with a project construction completion cost of Rs. 150 crores (excluding GST); or (c) Three similar assignments with a project construction completion cost of Rs. 120 crores (excluding GST)"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) 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. /PSU/Public sector Banks/ Listed companies during last 7 years".during last 7 years ending on 30.04.2025. These building projects should be commercial/ residential/ institutional building projects.	<p>1.We request SBI to reduce the prequalifying Building height to be a 10-storied building (including the ground floor) . Additionally, we request that projects of other categories may also be considered under the category of "similar works." We kindly ask you to consider these points.</p> <p>2.Regarding prequalifying project cost, we request SBI to permit inclusion of projects prior to the 7 year cut-off considering inflation which is also allowed by Government Departments.</p>	<p>1. Please refer Point No. 6</p> <p>2. No change in Tender condition</p>
16			EXTENSION OF TIME	We request you to extend the last date of submission by two weeks.	Please refer Point No. 1-5
17	Cl.3 Eligibility criteria Sub Cl. ii & Annex-B Sr. no. 4	Page No 9,25	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) 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. /PSU/Public sector Listed companies during last 7 years".	It is requested, to kindly allow similar work projects for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies/ SBI Funded Projects/ Private Sector during last 7 years"	Please refer Point No. 6
18	Notice Inviting EOI - SL. 3 - Pg - 3	Page No 3	Total Time allowed for completion of the Project - 18 months from the date of award of work to L-1 EPC Bidder.	<p>We anticipate that the submission & approval of design & drawing including soil investigation report and statutory approval before commencing the construction activity by the EPC contractor, will take 5 / 6 months. By considering the same the actual construction period will be 13 /12 months which seems to be very aggressive timeline. Please review from your end & confirm.</p> <p>Post review on the time line, if you increase the time line, please increase the maximum CAP of PMC's Professional Fee on prorata basis.</p> <p>We presume that completion of the project will be defined as " Completion of project including commissioning & handover". However, final bill certification, as built drawing checking & submission, handing over of all manuals & warranty certificate, training to the client personnel will be done after completion period.Please confirm.</p> <p>PMC's contract completion period is linked with the performance of the EPC contractor and If the EPC vendor do not complete the project within 18 months despite of all good efforts by the PMC then PMC will be compensated reasonably for the cost incurred by the PMC for the contract time extension (If delay is not attributable to PMC).Please confirm.</p>	No change in Tender condition

19	GCC - Clause 3.iii - Pdf page - 9	Page No 9	The PMC should preferably have a full-fledged office or ready to establish an office in Amaravati/Vijayawada/Guntur and should have adequate number of qualified Architects, Engineers and other personnel	PMC shall establish a full fledge project office at site for the site deployment. Our in-house experts like Architects, Trade experts based out of Bangalore, Hyderabad offices and we shall give design support & other supports from theses offices. Hope this will meet your requirement. Please confirm.	No change in Tender condition
20	GCC - Clause 3.vi - Pdf page - 9	Page No 9	The PMC/ firm should either have their local / Branch Office in Amaravati/Vijayawada/Guntur (documentary evidence to be submitted) or prepared to setup an adequate office setup with in-house capability and infrastructure / expertise to Manage such high magnitude specialized projects in Amaravati within 2 months from the date of award of contract provided they are qualified for the project through laid down selection process. An undertaking to be submitted by the PMC to this effect along with their application	We shall set up a site office at site. Hope, this will meet the requirement of office at Amaravati / Vijayawada. Please confirm.	No change in Tender condition.
21	Appointment of Architect & Designer		The PMC/ firm shall be responsible and prepared to engage expertise/Architects for all specialized services of the project for which in house expertise is not available with them within the professional fee agreed and payable to them.	PMC shall engage experts for all specialized services, however, the same will be reimbursed by the SBI on submission of the necessary document.	No change in Tender condition
22	GCC -Clause 7.a - P 12 Presentation	Page No 12	PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	Please specify whether PMC need to submit any concept drawing / document / model along with the bid proposal or it is required during presentation.	Shortlisted PMCs only will be called for participation in presentation. Necessary data will be provided to the Shortlisted PMCs for presentation.
23	GCC -Clause 7.a - P 12 Presentation	Page No 12	PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	We require the following details from your end for presentation. 1. Building Configuration. 2. Expected Occupancy & Expected Customer Footfall during peak time. 3. Facility wise vis-a-vis floor wise Area Statement 4. Number of open & covered parking. 5. Requirement of Currency Chest & the area. 6. Requirement of Auditorium & capacity if any. 7. Requirement of Classroom & area if any.8. Requirement of Library if any.9. Number of Conference Room and area.10. Bank E-Lounge area.11. Number of Executive Cabins & area 12. Number of standard cabins & area. 13. Area & seating capacity of Cafeteria. 14. Area of office area	Necessary data will be issued to all the qualified PMC's.
24	GCC -Clause 7.e - P 12 Presentation	Page No 12	The design brief can be seen in scope of work for the project.	We did not find any design brief in the document. Please share Design brief.	Will be issued to all the qualified PMC's for the presentation
25	GCC -Clause 10.ii - P 12 Presentation	Page No 12	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.	Is the upper cap is linked with the estimated project value i.e. 300 CR or with the actual cost of the project? In case the actual cost of project is coming out less than 300 CR and PMC quote is 6 CR (i.e. 2% of the estimated cost) what will happen like will SBI reduce the PMC professional fees? Since preparation of concept drawing & then checking of design in PMC's scope, we request you to increase the upper cap to 5% of the estimated cost of the project.	Consultancy fees will be paid based on the ACTUAL PROJECT COST only. No change in Tender condition
26	GCC -Clause 10.b - P 13 Professional Fees	Page No 13	The perspective PMC shall support to L-1 EPC Contractor / Builder or their Architect for obtaining all mandatory Building Permissions/Approvals (Essential for commencement of construction at site) and its periodical renewal, seeking Completion/Occupancy Certificates after completion of project etc. from the respective Department/Authorities including necessary liaison for procuring such permissions within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt's demand note/challan/Map fee etc, shall be paid by the SBI against production of original copies of such demand note/challans	# We understood that PMC shall only support the L1 EPC contractor / Builder for obtaining all mandatory Building Permission before commencement of construction at site and after completion of project CEIG certificate / Lift Inspector certificate / Fire NOC / occupancy certificates etc. # License to sign all the necessary documents for NOCs before commencement of the work and CEIG certificate / Lift Inspector certificate / Fire NOC / occupancy certificates after completion of the work will be under L1 EPC contractor. # Necessary liaisoning fees for procuring such permission will be under L1 EPC contractor's scope.	The scope of EPC contractor includes obtaining all mandatory Building Permissions/Approvals (Essential for commencement of construction at site) and its periodical renewal, seeking Completion/Occupancy Certificates after completion of project etc. from the respective Department/Authorities including necessary liaison for procuring etc. However, the perspective PMC shall only monitor and support EPC.

27	GCC -Clause 10.c.i - P 13 Professional Fees	Page No 13	Deduction on account of TDS & GST TDS as per applicable rules of Government.	We understand that client will deduct only TDS from the PMC bill. Please confirm.	As per Statutory Norms/Guidelines itself.
28	Clause 12Page 13 of 68	Page No 13	On award of the contract, the Firm will be expected to take up/commence the assignment within 15 days of time	Initially, we shall commence the project with the Conceptual drawings.	No change in Tender condition
29	GCC - Clause No. 17.4.a.i Preparation of Preliminary Design and Block Estimate & Detailed Project Report (DPR)		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 Page - 15 - of 68 CPWD PAR /prevailing market rate. A DPR incorporating the above details along with a Work Schedule etc. is to be prepared.	Is client is looking for 1 EPC contractor including all civil, finishes, façade, MEP, Elevator, IBMS & IT networking & External development scope? Please confirm. # For tendering process PMC will prepare the tender document & manage all the tendering process but using of any 3rd party portal or SBI portal not in PMC scope. Please confirm.	We propose to call EPC contractor in single RFP. However, it will be at the discretion of the Bank to have multiple/ single EPC.
30	GCC - Clause No. 17.4.a.ii Preparation of Tender documents for Selection of EPC Contractor		PMC shall prepare comprehensive EOI/ tender documents, including technical specifications, eligibility criteria and evaluation methodology complying CVC guidelines, incorporating clauses for integrity pact, transparency etc.		Bank will arrange for publishing of the tender documents in the Bank's website/portal along with NEWS PAPER advertisement. However, necessary tender documents to be prepared by the PMC.
31	GCC - Clause No. 17.4.b.ii Preparation of Tender documents for Selection of EPC Contractor	Page - 16 - of 68	Design review and Validation - 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.	# PMC will review and validate the design. Any 3rd party review/ Peer review is not considered. # Any review in the BIM model is not considered. Please confirm.	Third party proof checking for designs/ drawings etc. to be taken up as per the Bank's norms/ guidelines. However, the PMC to support and monitor EPC to liaise with the respective Department/ authorities for necessary approvals. Review in the BIM Model will not be considered as Third party proof check. However, PMC to consider efficient monitoring and reviewing of the designs, progress etc. for which no separate fees will be paid.
32	GCC - Clause No. 17.4.c.iv - Page 17	Page 17	Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages.	Are you looking for Green Building / IGBC rating? If yes, please specify the rating. We have not considered any IGBC consultant, and this will be under EPC contractor. Please confirm.	The specified project to be rated under IGBC with Platinum rating Certification. IGBC rating will be under scope of EPC. However, the PMC to Coordinate & Monitor accordingly.
33	GCC - Clause No. 17.4.c.x- Page 17	Page 17	Calling of competitive tenders each trade-wise at appropriate time from the pre qualified EPC contractor. Required sets of tender documents will have to be prepared by the PMC themselves at no extra cost to SBI.	Please confirm whether you are looking for trade wise EPC contractor or single EPC contractor?	We propose to call EPC contractor in single RFP. However, it will be at the discretion of the Bank to have multiple/ single EPC.
34	GCC - Clause No. 17.4.c.viii- Page 18	Page 18	During the defect liability period carrying out periodical inspection along with representatives of SBI/ SBI and contractor, preparation of defects list and arrange for its rectification from contractor.	What will be the defect liability period for PMC contract ? If any DLP is applicable for PMC, then what will be the PMC's role during DLP period?	Defect liability period will be 36 months after successful handing over of the building by the EPC contractor. PMC should monitor, verify and ensure to make good, defects, if any are found during this period.
35	GCC - Clause No. 20 No compensation on restrictions of work - Page 20	Page 20	The SBI shall be at liberty to abandon or reduce the scope of professional services of the PMC for the reasons whatsoever including unsatisfactory performance or inordinate delay in rendering professional services in the project. In such an eventuality, the PMC shall have no right to claim any payment/ compensation or otherwise whatsoever on account of any profit or advantage which he might have derived from the execution of the work fully but which he did not derive in consequence of the foreclosure of the whole or part of the work.	In the event of the foreclosure of contract and if the same is not attributable to the PMC, then PMC shall suitably compensate for the cost incurred by the PMC plus loss of profit.	No change in Tender condition
36	GCC - Clause No. 22.1.f Termination for Default - Page 21	Page 21	Termination for Default - If the PMC fails to open their office locally at Amaravati/Vijayawada/Guntur within the timeline specified in this EOI.	PMC shall establish a fully functional site office at project site. Hope, this will suffice the requirement. Please confirm.	Can not be considered. A separate Branch office to be opened within the timelines specified in the EOI.

37	GCC - Clause No. 26 Termination for Default - Page 22	Page 22	Termination for Convenience - The SBI, by written notice of not less than 30 (Thirty) days sent to the PMC, may terminate the Contract, in whole or in part, at any time for its convenience. The notice of termination shall specify that termination is for the SBI's convenience, the extent to which performance of the PMC under the Contract is terminated, and the date upon which such termination becomes effective.	If the contract is terminated for the convenience of the SBI, then PMC shall compensate as per the actual cost incurred by the PMC plus loss of profit. Please confirm.	No change in Tender condition.
38	GCC - Clause No. 28.1 Taxes & Duties - Page 23	Page 23	The PMC shall be liable to pay all corporate taxes and income tax that shall be levied according to the laws and regulations applicable from time to time in India and the price Bid by the PMC shall include all such taxes (excluding GST) in the approved professional Fee.	PMC shall not consider the BOCW cess in the quoted price. Please confirm.	No change in Tender condition.
39	GCC - Clause No. 28.3 Taxes & Duties - Page 23	Page 23	Fee payable to the PMC as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.	PMC will be compensated reasonably for the cost incurred by the PMC for the contract time extension if delay is not attributable to PMC.	No change in Tender condition.
40	GCC - 6.2 P 57	Page 57	For the purpose of supervision, the PMC agrees that they will set up a site office under the charge of competent Resident Civil Engineer – In – Charge who will be in a constant charge of the direction and control of the said works (as may be entrusted to PMC).	We presume that the cost of site office will be reimbursed by the SBI and the land for site office will be provided by the SBI within the project premises at free of cost.	No. PMC shall make their own arrangements at their own cost.
41	GCC - 6.7.4 P 59	Page 59	For survey instruments such as Total station, Theodolite, leveling instrument, prismatic 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	We presume that all survey instruments will be under EPC vendor scope and PMC will be limited to supervision & checking the survey. Please confirm.	No change in Tender condition. Survey instruments, if any necessary for checking etc. will be under PMC scope itself.
42	QAQC & Site Lab			Fully functional Site quality Lab will be established by the EPC contractor. PMC will supervise all tests and ensure the quality. All 3rd party tests will be under EPC contractor scope. Please confirm.	PMC to supervise all tests and ensure the quality.
43	GCC - 7.0 P 62 - Fault or Delays	Page 62	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.	Request you to change the maximum aggregate liability / deduction towards fault / delays by the PMC & LD from the PMC's fees shall not exceed 5% of the total contract value.	No change in Tender condition.
44	GCC - 7.2 P 62 - LD	Page 62	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 / 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.	Please confirm.	No change in Tender condition.
45	GCC - 7.3 P 64 - outstation Travel - Senior Partners and Senior Consultants	Page 64	Actual traveling charges (permitted to travel by air) lodging plus boarding charges together not exceeding Rs. 2000/- + taxes per day after producing necessary bills / receipts in support of their claims.	If any outstation travel is required by the PMC staff / experts/ senior partners / senior consultants for project requirement from their base location and the cost incurred by the PMC (Boarding , Lodging & local transport) for the same, will be reimbursed by the client as per actual on production of necessary bills. Travel will be by Air / Car as per the project requirement and based on the location Please confirm.	No change in Tender condition.
46	GCC - 7.3 P 64 - outstation Travel - Other Engineers / Architects / Employees / Junior Partners:	Page 64	Traveling expenses: 1st class train fare, lodging and boarding charges not exceeding Rs.1,000/- + taxes per day after producing necessary bills / receipts in support of their claims.	If any outstation travel is required by the PMC staff deployed at site for project requirement and the cost incurred by the PMC (Boarding, Lodging & local transport) for the outstation travel, will be reimbursed by the client as per actual on production of necessary bills. Travel will be by Air / Train / Car as per the project requirement and based on the location of visit. Please confirm.	No change in Tender condition.

47	GCC - 7.3 - P 63 Security Deposit and Performance Bond	Page 63	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 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	Request you to consider 5% security deposit in the form of Bank Guarantee for the project duration and 2.5% Performance bond in the form of Bank Guarantee to be valid for 12 Months from the date of virtual completion of different works.	No change in Tender condition.
48	GCC - 8.2 - P 63 - Terms of Payment	Page 63	# 5% after sketch scheme approval. # 5% after finalizes EPC L-1 contractor. # 80% payment against progressive bills after 15 days of payment to the contractor # 5% after 36 months of settlement of final bills of all the contractors. # Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR 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.	Request you to consider the following payment terms : # 5% against signing of contract agreement & submission of Security Deposit. # 5% on set up of fully functional PMC office at site. # 5% after Sketch scheme approval #5% after finalize EPC - L1 contractor (First contractor) #75% of the total fees to be paid in the form of 18 equal installments. #2.5% after settlement of final bills of all the contractors. #2.5% after successfully completion of Defect Liability Period.	# 5% after approval of Conceptual plan, Block Estimates, Tender document & preliminary Detailed Project Report. # 5% after finalization of EPC L-1 contractor/s. # 80% payment against progressive bills after 15 days of payment to the contractor # 5% After the PMC issues "No objection certificate" for the refund of contractors retention money on expiry of Defects liability period i.e., 36 months after issuance of Virtual completion Certificate to the various contractors. # Balance 5% after expiry of latest of the Defects Liability periods of the various contractors and 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.
49	Bill Payment Cycle		80% payment against progressive bills after 15 days of payment to the contractor.	Request you to pay PMC RA bills within 15 days from the submission of bill by the PMC to SBI. Please confirm.	No change in Tender condition.
50	ARBITRATION CLAUSE		If the Appointing Authority fails to send to the PMC the panel of three names as aforesaid within the period specified, the Consultants shall send to the Appointing Authority a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc.	Request to consider a panel of three Arbitrators 1 will be select by the SBI 1 will be select by the PMC and 3rd arbitrator will be select by these 2 selected arbitrators.	No change in Tender condition.
51	One Time office setup cost			Request to reimburse the one-time setup cost of PMC Office Please confirm.	No such payments shall be made seperately by the Bank.
52	Site Running Expenditure			We understand that the office running cost including electricity charge, water charge, consumables and computers, laptops, printers etc. will be provided by the client. Please confirm.	No such payments shall be made seperately by the Bank.
53	PMC's Site staff Accomodation			We presume that Client will provide PMC's Site staff Accomodation accordinlgn to their rank/ designation for the entire contract period & DLP period.	No such provision shall be made by the Bank nor Bank will reiimbures for such expenses. PMC to bear the necessary expenses.
54	Notice Inviting EOI - SL. 9 - Pg - 3	Page 3	Last date & time for submission Technical Bid along with price bid (in sealed cover). - 26.05.2025 by 03:00 PM	As mentioned above some queries needs to be clarified and some inputs like area statement and other details are required from SBI end for preparation of concept drawing. Considering the same, we request you to extend the Bid submission date atleast for 15 working days from the date of SBI's response.	No change in Tender condition. However, Necessary data will be issued to all the qualified PMC's. Qualified PMCs will be given time for presentation seperately and will be informed accordingly. <u>Please refer Point No. 1-5 regarding Extension of Time</u>
55	Scope of work :	Page 6	Proposed Construction of Building/s for Amaravati Local Head Office, SMECCC, LCPC, CAO, RACPC, CPPC, SAMB, One Branch, SCAB (Mega) etc. offices with modern amenities and at Amaravati, Andhra Pradesh.	Functionality of each of the structures/ requirements. We will require a briefing to understand the specific requirements of each of these functions of these structures as mentioned.	Will be issued to all the qualified PMC's for the presentation.
56	Presentation, Pg no 7 (a)	Page 7	PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	We will require a briefing to understand the specific requirements of each of these functions of these structures as mentioned. We request you to kindly provide the design brief. The scope document, does not mention about the design requirements.	Will be issued to all the qualified PMC's for the presentation.

57	Eligibility Criteria (ii) :	Page 9	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) 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. /PSU/Public sector Banks/ Listed companies during last 7 years".	We request you to kindly include private sector in the above. If not so, kindly consider ongoing projects instead of completed projects.	Please refer Point No. 6
58	Eligibility Criteria (iii)	Page 9	The PMC should preferably have a full-fledged office or ready to establish an office in Amaravati/Vijayawada/Guntur and should have adequate number of qualified Architects, Engineers 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 Architects, Air-conditioning Architect etc.	We request you to kindly include "Hyderabad " also in the list as M/s XXXXX has a formal office set up in the Hyderabad city as mentioned with a proper workforce of professionals. We request you to kindly include "Hyderabad " also in the list as M/s XXXXX has a formal office set up in the Hyderabad city as mentioned with a proper workforce of professionals.	No change in Tender condition.
59	Eligibility criteria (vii)	Page 9	The PMC/ firm shall be responsible and prepared to engage expertise/Architects for all specialized services of the project for which in house expertise is not available with them within the professional fee agreed and payable to them.	We request an understanding of the total built-up area to be achieved for the project and a Scope of Work along with detailed Project Requirements in order to provide a fair quotation involving other consultants/professionals for this project.	Will be issued to all the qualified PMC's for the presentation.
60	Annexure B , Part A point no 4	Page 25	Experience with PSU/Public Sector Bank/Public limited (Listed) Company/Govt. and completed in the last 7 years as on 30.04.2025.	We request you to kindly include private sector in the above. If not so, kindly consider ongoing projects instead of completed projects.	No change in Tender condition.
61	Annexure B , Part A, point no 5:	Page 25	Having Local Office at Amaravati/Vijayawada/ Guntur.	We request you to kindly consider having local office in Hyderabad too.	No change in Tender condition.
62	Annexure B , Part B, point no 10	Page 25	Overall Presentation, Interpretation of Presentation Concept, Interaction on Concept, and response to queries of the committee members.	In order to present our design concept, we request you to kindly provide the design brief. The scope document, does not mention about the design requirements.	Will be issued to all the qualified PMC's for the presentation.
63	Also for selection of consultants and preparation of bid documents		Apart from the above points, we understand that the consultants who get shortlisted have to do a design presentation covering the points as mentioned in Annexure B. Design presentation will not be a part of initial submission.	Request you to kindly confirm the submission format	Please refer Clause No 5 Submission of Bids (page No 10,11) for information.
64	Annexure B, Clause No 7	Page 25	Certification level in green / energy saving building in LEED/ GRIHA/ IGBC rating system in any building (having project cost of Rs. 120 Cr or above) completed in the last 7 years as on 30.04.2025: a. Green certified 05 or more projects = 10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	We request you to kindly confirm whether it is acceptable to engage a third - party Green building consultant (who meets the specified certification experience) for fulfilling this eligibility criterion. We propose to associate with a certified Green building consultant who has successfully executed such projects and will be fully responsible for achieving the required certification in the proposed project. Kindly clarify whether this arrangement would be considered valid for meeting the technical eligibility requirement.	No change in Tender condition.
65				If any delay from EPC side, any separate compensation to the PMC	No such provision shall be made by the Bank nor Bank will reimburse for such expenses. PMC to bear the necessary expenses.