

CLARIFICATIONS TO QUERIES RAISED IN PREBID MEETING MINUTES DATED 09.10.2025

Venue: - SBI LHO Jaipur

ENGAGEMENT OF PROJECT MANAGEMENT CONSULTANT FOR CONSTRUCTION OF BUILDING FOR ACCOMODATING VARIOUS OFFICE ESTABLISHMENT ALONG WITH PROVISION OF RESIDENTIAL QUARTERS AT BANK'S OWN PLOT AT MAHINDRA SEZ, JAIPUR.

S.no	Item/Subject	Page No	Existing	Query / Clarification Sought	Bank's Reply/ Clarification & Revised
1.	Clause No. 03 (iv) – Eligibility Criteria	14	The average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2024 shall not be less Rs. 252 Lacs. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2024 shall be submitted in support of claims	The average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2025 shall not be less Rs. 252 Lacs. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2025 shall be submitted in support of claims. In the event that the audited financials for FY 2024–25 are not yet available, you may submit Form 26AS for FY 2024–25, along with the provisional unaudited balance sheet for the same period, as valid documentation for meeting the financial eligibility criteria	No change in tender condition
2	General		Estimated cost of the project = INR 420.00 Cr.	This value is inclusive of exclusive of GST Please clarify.	The value is exclusive of GST.
3	General		Pre-bid meeting on 09.10.2025	To enable wider participation, it is requested to conduct the pre bid meeting via online/VC mode also.	No change in tender condition
4	7.3 of agreement	67	Maximum liquidated damages = 15% of total fees payable to PMC	Requested to limit the maximum liquidated damages to 10% of total fees which is in line with clause 2 of CPWD works manual	No change in Tender condition.

5	7.1 of agreement	67	Liquidated damages	In case the delay is caused by reasons not attributed to the PMC, no LD will be imposed on the PMC. Please confirm	The decision of the Bank in this matter will be after giving due hearing to the PMC's arguments and shall be final and binding on the PMC. The SBI shall be indemnified against any legal issues in this regard.
6	8.1 of agreement	68	In consideration of the performance of the contract, SBI agrees to pay the firm, as compensation for his services, total professional fees as under: For civil, sanitary, and plumbing, electrical fire protection & A.C. Works etc. % fees on coat of works payable to contractors after PMC reports at site.	Since the PMC agency will be quoting with estimated project cost as INR 420.00 Cr. Please confirm that in case of entire works mentioned in page no. 7 - 9 of tender document is not sanctioned by SBI and subsequently the total project cost is substantially reduced, the PMC shall receive the total contractual amount as agreed upon at the time of signing of contract. Furthermore, in case the scope of work is increased or the price quoted by the EPC contractor is more than 420.00 Cr. The PMC shall receive payments as per quoted percentage. Please confirm	The fee payable will be based on percentage quoted by the PMC on the actual cost of the project.
7	7.4 of agreement	68	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	Since SBI is already retaining 10% of PMC fees till the completion of Defect Liability Period. (Ref. clause 8.2 of agreement, page 69) Since the construction will be completed, requirement of additional 10% of PMC fees as Security deposit during DLP seems redundant.	No change in Tender condition

				Client is requested to review this clause.	
8	17.2 & 17.4.b.iv of GCC	21 & 22	Scope of PMCAs per Cl. 17.2The 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 obtaining occupation and completion certificate from Jaipur Municipal Corporation / JDA/Govt. authorities within the specified time frame.As per Cl. 17.4.b.ivIssuing work order subject to fulfillment of all mandatory requirements as stipulated in LOI including obtaining all necessary statutory approvals, permissions from local authorities for architectural drawings, fire NOC, Third party vetting of structural designs etc. by the EPC contractor.	As per Bidder's understanding, PMC shall support the EPC contractor in getting all statutory approvals as mentioned in cl. 17.4.i of GCC (pg. no. 23).<i>"The PMC will support to EPC L-1 contractor on behalf of the Bank for obtaining all required approvals, NOCs, building permission / commencement certificate / Building / Municipal Permission from the Jaipur Municipal Authority / JDA / local Municipal Corporation, Town & Country Planning department, Aviation, State Electricity Board, Electrical Inspector, Lifts/Elevators Inspectors/CEA/CPCB/ Fire department and any other Govt. / Statutory Authorities for commencing of the project , building completion / Occupation Certification and any other permission as applicable for establishment. However, all such building permissions shall be procured by the L-1 EPC contractor in a time bound manner as per the agreement with the Bank."</i>Please confirm	PMC will provide support to the L-1 contractor for obtaining all Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities.
9	General		Third Party vetting of EPC contractor's design.	As per Bidder's understanding, cost of Third-Party vetting of EPC contractor's design shall be reimbursed by SBI as per actuals and is not included the quoted PMC fees. Please confirm.	EPC Third-Party Contract vetting cost will be borne by the bank.

10	NIT, Pt. 9	4	Last date & time for submission Technical Bid along with price bid (in sealed cover) 30.10.2025 by 03:00 PM	Considering the upcoming holidays of Dussehra, Durga Puja, and subsequently Diwali on the 20th of October, we kindly request an extension of the proposal submission deadline by at least two weeks. This extension will allow bidders sufficient time to finalize their submissions in light of the amendments and clarifications issued, and to submit competitive bids. Kindly consider.	No change in Tender condition.
11	Pt. 9	12	Joint Venture / Consortium shall not be allowed, and Prospective PMC should meet the mentioned Eligibility criteria themselves	We kindly request you to allow Joint Venture/Consortium participation in this assignment, so that firms can combine their strengths and bring together complementary expertise and resources for enhanced project delivery. If permitted, we request that the joint credentials of the participating firms be considered for eligibility and evaluation purposes.	No change in Tender condition.
12	Annexure-B, Pt. no 5	32	Having Local Office at Jaipur, Rajasthan. Full Fledged Office = 5, Branch Office = 3, No Office = 0	We request you to kindly remove the marking associated with having an office in Jaipur from the evaluation criteria. An office can be readily established post-award of the assignment; therefore, location-based marking may create an undue advantage for certain bidders and restrict fair competition.	No change in Tender condition.

13	Annexure-B, Pt. no 6	33	Performance Certificate from Existing Clients a. Excellent = 10 b. Good= 8 c. Satisfactory = 6	We kindly request that the marks assigned for Performance Certificates from Existing Clients be removed. We further request that these marks be reallocated to the evaluation of Approach and Methodology, as we are already submitting completion certificates and work order/contract documents to substantiate our experience for eligibility and evaluation purposes	No change in Tender condition.
14	Annexure-B, Clouse B, Pt. (b)	35	The final selection of PMC will be made on the basis of techno-commercial evaluation by assigning weightages in the ratio of 70% to the presentation scheme (various technical parameters) made before the committee and 30% to the price bid (professional fee quoted in sealed cover).	We request you to kindly modify the selection method by assigning 80% weightage to the technical proposal and 20% to the financial proposal. This adjustment will encourage technically proficient and eligible firms to participate on technical grounds and provide quality deliverables as per the expected standards.	No change in Tender condition.
15	8.2 of agreement	69	Terms of Payment of Fees.	We kindly request that the payment terms for PMC services be on a monthly basis against invoices raised for services rendered, in line with the general practice followed in PMC projects, to ensure timely and smooth compensation for consultancy services	No change in Tender condition.