

PRE-BID MEETING
Date: 02.01.2025 at 3:00PM
Venue: IAD, Gachibowli

PROJECT MANAGEMENT CONSULTANT FOR CONSTRUCTION OF ABOUT 300 RESIDENTIAL FLATS AND OFFICE BUILDINGS FOR IAD, LINGAMPALLY POST, HYDERABAD.

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1)	As per Page No.3, Sl.no.5, NIT (EOI), Earnest Money Deposit – Rs. 7Lakhs	3	As per guidelines of Council of architects and the Gazette of India EMDs and Performance guarantees are exempted for Architects/ Project Management Consultants and the firms which are registered under MSME/NSIC. Hence we request you to kindly exempt the EMD of Rs.7, 00,000/-(Rs. Seven Lakhs only) to participate in the tender.	EMD is Exempted for all the PMC's. PMC's can submit the tenders with out enclosing the EMD. (including non MSE/NSIC/MSME/UDAY AM)
2)	As per RFP, Page No.3, NIT (EOI) the last date of submission is 10.01.2025	3	We request you to extend the last date for another 7 days.	No Change in tender Condition.
3)	“Similar Work” under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) Residential or Commercial buildings including Civil, Plumbing, Sanitary, Interior & Furnishing, Fire Fighting and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years”	9	This condition is too stringent & vague. The word “Minimum 15 storied buildings” may be modified as “High Rise buildings” which is the appropriate terminology as per Model building Bye Laws issued by MoHUA.	No Change in tender Condition.
4)	Eligibility criteria: “Similar Work” under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15	9	Does Private Sector experience counts for eligibility criteria, Please confirm on this	No Change in tender Condition.

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	storied including Ground Floor) Residential or Commercial buildings including Civil, Plumbing, Sanitary, Interior & Furnishing, Fire Fighting and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years”.			
5)	Scope of services: 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. GHMC, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from GHMC/Govt. authorities within the specified time frame.	14	We will only follow-up and alert contractor on necessary approval, PMC will not be responsible for any of the approval	The scope of EPC L-1 contractor includes obtaining Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities viz. GHMC, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from GHMC/Govt. authorities within the specified time frame. Yes PMC will not responsible for any approvals.
6)	Site and its location	6	Can you provide more information on the site location and any specific site conditions that need to be considered?	SBI, IAD Gachibowli, Adjacent to the meeting location.
			Are there any specific sustainability or green	The Specified project to be

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			building certifications required for the project? Can we have a site visit? whom should be contacted for the site visit?	rated under IGBC with platinum rating certification. For Site Visit AGM (Admin) is the contact person.
7)	Contract Terms		What are the specific terms and conditions related to the termination of the contract? Can we provide a sample of the proposed agreement to be executed upon selection?	AS mentioned in the EOI Proposed PMC Agreement is issued along with the pre-bid meeting.
8)	Pre-Bid Meeting:		Will the pre-bid meeting be held in person or virtually? Is it mandatory to attend the pre-bid meeting to be eligible to submit a bid?	Attending to pre bid meeting is not mandatory for eligibility.
9)	Financial Aspects:		Can you clarify the payment terms and schedule for the professional fee?	Mentioned in the agreement Annexure: 1 Page no :11 (published along with the Pre-bid clarifications)
10)	Liaison Responsibilities		Is there any liaison consultant is proposed to be appointed for driving the approval process?	No, the scope of liaison is the part of the EPC L-1 contractor.
	Project Details		Please provide building configuration details, No of Tower, No of Floors, Build up area, we need tentative area statement	Will be issued to the all the qualified PMC's for the presentation.
	Geo Technical Survey Status		Do we any update on this, if yes please share the report	No, the scope of liaison is the part of the EPC L-1 contractor
			This project of 300 Flats & a Commercial building, will be on how much Acres of Land	Will be issued to the all the qualified PMC's for the presentation.
			Can the PMC, be also EPC, (provide Development Management Services, in a way	No PMC will not be an EPC contractor.

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			provide end to end Solution)	
	<p>Submission of bids:</p> <p>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 (Admin), Internal Audit Department, Admin Wing, Corporate Centre, State Bank NireekshanBhavan, Lingampally Post, Hyderabad, Telangana – 500019</p>	10	Kindly clarify financial bid submission along with technical bid or at the time of presentation.	Financial bid is to be submitted along with the technical bid as per the clause :5 page no : 10
	General Clause		Kindly Clarify how many engineer/experts deploy at site.	<p>As mentioned in Annexure: 1 (page 4 & 5)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.</p> <p>1. One full time Resident Civil Engineer-in-charge. He shall have minimum 8 years field experience after graduation. He shall be</p>

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				<p>stationed at site.</p> <p>2. One full time Civil Engineers for supervision measurements, scrutiny of the bills, testing and quantity control. He shall have a minimum of 5 years field experience after graduation.</p> <p>3. One full time Electrical Engineer to supervise electrical and A/C/ works. He shall have a minimum of 10 years field experience in electrical works, installation of A.C..... public address system, pumps etc. 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>ANNEXURE –B</p> <p>PARAMETERS FOR DESIGN TECHNICAL COMPETITION</p> <p>A. BRIEF TECHNICAL PARAMETER FOR</p>	26	<p>1. Number of technical staff (Architects and Engineers) in main office (on pay roll):</p> <p>Up to 20 =8, More than 20 and up to 35 = 10, more than 35 =15,</p>	<p>No Change in tender Condition.</p>

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	<p>EVALUATION BEFORE DESIGN COMPETITION (TOTAL MARKS-75)</p> <p>1. Number of technical staff (Architects and Engineers) in main office (on pay roll): Up to 20 =4, More than 20 and up to 35 = 6, more than 50 and up to 75=8, More than 75 up to 100= 10 More than 100 = 15</p>			
	<p>ANNEXURE –B</p> <p>PARAMETERS FOR DESIGN TECHNICAL COMPETITION</p> <p>A. BRIEF TECHNICAL PARAMETER FOR EVALUATION BEFORE DESIGN COMPETITION (TOTAL MARKS-75)</p> <p>Certification level in green / energy saving building in LEED/ GRIHA/ IGBC rating system in any building (having project cost of Rs. 130 Cr or above) completed in the last 7 years as on 19.12.2024:</p> <p>a. Green certified 05 or more projects =10</p> <p>b. Green certified 04 or more projects =</p>	25	<p>Kindly modify clause</p> <p>Certification level in green / energy saving building in LEED/ GRIHA/ IGBC rating system in any building (having project cost of Rs. 130 Cr or above) completed in the last 7 years as on 19.12.2024:</p> <p>a. Green certified 5 star rated =10</p> <p>b. Green certified 4 star rated =8</p> <p>c. Green certified 3 star rated =6</p>	No Change in tender Condition.

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	08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04			
	10 marks are allocated for PMC agency having 05 or more No.s of Green Certified projects having project cost of Rs. 130 Cr and above in the last 7 years.		Experience in Green Building certification may be sought without specifying any project value. Similarly requirement of completing in last 7 years may also be deleted. Further marking for experience in Green Building certification may be modified as; a. Green certified- more than 03 projects =10 marks b. Green certified- 03 projects =8 marks c. Green certified- 02 projects=6 marks d. Green certified-01 project=3 marks	No Change in tender Condition.
			Remove the capping of PMC fee at 2% which is neither viable nor appropriate as per CPWD guidelines.	No Change in tender Condition.
			Invite bids only from CPSE PSU/Govt. Institutions or give additional weightage to them when compared to Private agencies which shall be in the interest of the Bank.	No Change in tender Condition.
	7e	Pg12	Kindly provide clarity on the 'design brief' as not see under Scope	Will be issued to the all the qualified PMC's for the presentation.
	10c	Pg13	Kindly provide the Fee structure for PMC as per SBI as not see in the RFP.	Mentioned in the agreement Annexure: 1 Page no :11

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				(published along with the Pre-bid clarifications)
	17	Pg14	Please provide the envisaged Plot Area, Anticipated Construction area of the development.	Will be issued to the all the qualified PMC's for the presentation.
	17.1	Pg14	Please clarify if 'span of 33 M' is only construction tennure i.e. timeline for handover after onboarding the EPC Contractor.	Yes, the Time period of 33 months is for the construction to the EPC Contractor.
	17.4a)i)	Pg15	``Please provide the Bank's brief to understand the scope along with the applicable norm's to the site/project.	Will be issued to the all the qualified PMC's for the presentation.
			i) Preparation of Preliminary Design and Block Estimate PMC shall arrange to prepare the preliminary drawings and designs based on the Bank's requirement and the local municipal norms' - Kindly clarify would there be SBI's specialist designer available for providing the design consideration/assumptions and concept drawings as per bank's brief to enable us to compy with the rest as mentioned in RFP 'Based on the conceptual design, PMC shall work out the block estimate for the project with reference to CPWD PAR /prevailing market rate'	PMC has to arrange the preliminary drawings (Tentative) and designs based on the Bank's requirement and the local municipal norms' as per the Bank's guidelines). The final design and drawings will be done by the EPC Contractor. The Drawings and Estimates will be scrutinized by the internal Committee formed by the Bank.
	17.4a)i)	Pg15	Please confirm availability of specialist designers to be directly engaged by SBI for Preparation of drawings and design for getting EPC contractor on board and later review of designs, as need be.	Preparation of drawings and design will be prepared EPC contractor and it will be scrutinised by both PMC and Bank.
	17.4b)ii)	Pg16	Please confirm about SBI/Bankers, specialist designer's availability also during the design	Preparation of drawings and design will be prepared EPC

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			process. The same would ensure the needful clarity at our end for Fee Proposal.	contractor and it will be scrutinised by both PMC and Bank.
	17.4c)ix)	Pg17	Please confirm about SBI/Bankers, specialist designer's availability for providing special conditions of contract, tentative specifications, bill of quantities (BOQ) as per the design brief and tentative budget of banker's/SBI.	PMC has to prepare the tender document as per the Bank's Guidelines.
	17.4c)x)	Pg17	Our understanding is that there would be only 01 EPC contractor who shall do the needful. Please confirm the understanding as the RFP Say's 'Calling of competitive tenders each trade-wise at appropriate time from the prequalified EPC ...' The same is important for clarity for number of other trade packages to be floated.	We propose to call EPC contractor in a single RFP.
	NewPoint		Please clarify the location of SBI's POC location for the needful coordination after PMC is appointed.	For Site Visit AGM (Admin) is the contact person. The site locates and tender submission location is same.
	NewPoint		As per general standard practices. various preliminary surveys i.e. Soil investigation, Contour Survey of site including existing building, Infra and services in CAD format etc would be made available by SBI/Bankers as would be exclusion from PMC's fee proposal. The same for site clearing, fencing, security room etc similar works. thus exclusion for PMC's fee proposal.	Entire scope is the part of EPC contractor. PMC fee will be applicable as per the EPC Contract amount.

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	NewPoint		Green Building rating envisaged by SBI to be clarified	Entire scope is the part of EPC contractor.
	NewPoint		Site security related matters, we will be considering as exclusion for PMC's fee proposal as per general standard practices.	Entire scope is the part of EPC contractor.
	As per Document, Sl No ii): Minimum 15 storied including Ground Floor	Page No: 9	<p>1) We successfully completed PMC services for Tech Mahindra, a 13 & 15-floor building project (including basements), in June 2016.</p> <p>2) We completed two residential projects for the Ministry of Defence (MoD), Government of India, with 5 floors each, in February 2017 (Project Cost: ₹240 Crores) and March 2018 (Project Cost: ₹176 Crores)</p> <p>3) We completed a 2 BHK affordable housing project in Hyderabad, featuring 11 floors, with a project cost of ₹300 Crores, in September 2019.</p> <p>Request you to please make it consideration for tender participation.</p>	No Change in tender Condition.
	As per Document, Number of technical staff (Architects and Engineers) in main office (on pay roll): Up to 20 =4, More than 20 and up to 35 = 6, more than 50 and up to 75=8, More than 75 up to 100= 10 More than 100 = 15		<p>We have 45 on-roll staff (Including Architects, Designs and PMC)</p> <p>Request you to please make it consideration for tender participation</p>	No Change in tender Condition.
	ANNEXURE –B Maximum value (Project Cost) of any	26	1) We successfully completed PMC services for Tech Mahindra, Project Cost 642	No Change in tender Condition.

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	single project handled, up to Rs 130 crores =7, More than 260 crores and up to 325 Crores =8, More than 325 crores=10 in the last 7 years as on 19.12.2024		<p>Crores, in June 2016.</p> <p>2) We successfully completed two residential projects for the Ministry of Defence (MoD), Government of India, with 5 floors each, in February 2017 (Project Cost: ₹240 Crores) and March 2018 (Project Cost: ₹176 Crores)</p> <p>3) We successfully completed a 2 BHK affordable housing project in Hyderabad, featuring 11 floors, with a project cost of ₹300 Crores, in September 2019.</p> <p>Request you to please make it consideration for tender participation.</p>	
	<p>ANNEXURE –B (Page No: 26) Certification level in green / energy saving building in LEED/ GRIHA/ IGBC rating system in any building (having project cost of Rs. 130 Cr or above) completed in the last 7 years as on 19.12.2024</p>	26	<p>a) We have achieved IGBC Certificate in the year of 2011 for ISB PMC Services and its Project Cost approx. 50 Crores (2011).</p> <p>b) We have Completed PMC Services for Tech Mahindra and Tech Mahindra achieved Green Building Certificates.</p> <p>Request you to please make it consideration for tender participation.</p>	No Change in tender Condition.
	<p>As per RFP, Page No.26, Certification level in green/ energy saving building in LEED/ GRIHA/ IGBC rating system in any building (having project cost of Rs. 130 Cr or above) completed in the last 7 years as on 19.12.2024.</p>	26	<p>We request you if bidder has applied for a GIRHA/ ASSOCHAM/ IGBC/ LEED rating certificate then suitable marks will be awarded depending on rating in the certificate/ relevant document produced.</p>	No Change in tender Condition. Only Certified project will be considered for evaluation.
	<p>As per RFP, Page No.12, The Technical bid and commercial / Price Bid will have weightage of 70 and 30</p>	12	<p>The Selection method for Project Management Consultant should be based on</p>	No Change in tender Condition. QCBS 70:30 (70 for Technical and 30 for

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	marks respectively.		<p>either QCBS 80:20 Or QCBS 90:10 over L1 or any other ratio weightage selection in PMC/ SQC tenders offers several benefits:</p> <p>Improved Quality: Quality cum cost basis ensures selection of a PMC based on expertise and capabilities, leading to superior project outcomes compared to solely focusing on the lowest bid.</p> <p>Risk Mitigation: By considering both quality and cost factors, it reduces the risks associated with project delays, budget overruns, and substandard deliverables inherent in the lowest bidder approach.</p> <p>Long-term Value: While lowest bidder selection may offer initial cost savings, prioritizing quality cum cost ensures long term value by minimizing total project costs and maximizing success.</p>	Price bid)

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

All other terms and conditions are remains same.

Date : 03/01/2025

The Asst. General Manager (Admin)