

CLARIFICATIONS TO QUERIES RAISED IN PREBID MEETING MINUTES DATED 05.08.2025

Venue: - SBI LHO Jaipur

PROJECT MANAGEMENT CONSULTANT FOR DEMOLITION OF THE EXISTING 6 NO'S OF G+3 RESIDENTIAL BLOCKS ALONG WITH THE OLD GM BUNGALOW AND CONSTRUCTION OF PROPOSED 7 Nos OF STILT PLUS TEN FLOOR RESIDENTIAL BLOCKS (280 FLATS) AND MULTIPURPOSE HALL AT BANK'S OWN PREMISES AT HASANPURA, JAIPUR.

S.no	Item/Subject	Page No	Existing	Query / Clarification Sought	Bank's Reply/ Clarification & Revised
1.	Cl. 3 Eligibility criteria Sub-Cl.(ii)	11,29	"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. /PSU/Public sector Banks/ Listed companies during last 7 years as on 30.06.2025".	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 high-rise developments and should be considered for wider competition.	No change in tender condition
2	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 condition
3	Cl.8 PMC Fees, Sub Cl.8.2 (d)	69	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	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,	No change in tender condition

			issuance of Virtual completion Certificate to the various contractors.	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.	
4	Cl.6.0 Sub Cl. 6.7.(4)	64	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 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 condition. Survey instruments, if any necessary for checking etc. will be under PMC scope itself.
5	NIEoI Sr. No.9	3	Last date & time for submission Technical Bid along with price bid 22.08.2025 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.	No change in Tender condition
6	Clause no 7	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	Please Clarify regarding the submission of security deposit or EMD to be paid along with the Tender or to be submitted on receiving LOA	Security deposit is to be submitted within 30 days of the date of Agreement applicable for L-1 bidder only.

7	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. 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	Please Clarify in case of increase in deployment at a later stage of project the cost to be considered within the mentioned 2% or it can be higher than that.	Maximum fee payable will be the actual percentage as quoted by the L-1 bidder with maximum cap of 2%.
8	Clause no 3(iii)	11	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 consultants, Airconditioning consultant etc	Please clarify if office other than Jaipur IN Delhi NCR shall be accepted.	Refer Clause 3(VI) on page no 11 of tender document. The Selected PMC firm has to establish the local office in Jaipur within 2 months of award of contract.
9	Clause no 5.2(C)	60	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. 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. 60 2. One full time Resident Civil Engineer-in-	Please clarify is it required to submit CVs of mentioned staff at the time of submission of tender, and is there any penalty applicable in case of change in resource at a later stage	CVs of the mentioned staff is to be submitted after the award of contract which will be approved by the Bank's Competent Authority. This is the minimum requirement as per the tender terms and condition.

			charge. He shall have minimum 8 years field experience after graduation. He shall be stationed at site. 3. 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. 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.		
10	Clause no 3(iv)	11	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. 1.20 Crores. 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	make the average turnover Rs.1.10 Crores instead of 1.20 Crores.	No change in Tender condition