

CORRIGENDUM-1

PRE-BID MEETING

Date:11.04.2025 at 3:00p.m.

Venue: P&E Deptt., SBI, LHO, Bhopal

PROJECT MANAGEMENT CONSULTANT FOR CONSTRUCTION OF ABOUT 168 RESIDENTIAL FLATS, COMMUNITY HALL AND GUEST HOUSE (36 ROOMS) FOR SBI OFFICERS AT CHAR IMLI, BHOPAL AFTER DEMOLITION OF EXISTING BUILDINGS THEREAT.

S.No	Clause No. of the Bid Document	Page no	Query/Clarification sought	Remark
1	NIT- Sr. No.3	Page no.3 of 70	Clarification is sought whether the quoted Project Cost (i.e. ₹133 Cr.) is inclusive or exclusive of GST	Project cost of ₹133 Cr. is inclusive of GST
2	Clause no.3, Consideration of Enhancement Factor for similar work experience	Page no.9 of 70	Enhancement factor @ 7-8% per annum (or as per SBI) may please be considered on the completed cost for the projects meeting similar work definition in last 7 years.	No change in tender conditions.

3	Annexure-B, Local Office Requirement	Page no.29 of 70	If the bidder (PSU/PMC) is having their office in the state in other locations other than that of Bhopal, then too they shall be awarded same mark. Further an undertaking may please be sought from the PMC's to have an office in Bhopal in case they are qualified as the PMC for this work. Further HSCL is also having a project in SAI Bhopal	No Change in tender conditions.
4	Annexure-H, Cap on PMC Charges	Page no.41 of 70	The PMC fees to be quoted is inclusive or exclusive of GST. Maximum cap of 2% may please be reviewed.	The PMC fees is exclusive of GST. Maximum cap remains same as per tender condition.
5	Fees for appointment of Consultant/Architect		Since the cap has been fixed on PMC fees, thus the fees payable to the Architect hired by PMC for consultancy/architectural services may be paid extra by SBI	No extra fees will be paid for the fees payable to the architect hired by PMC for consultancy/architectural services

6.	Whether valuation of the Building Demolition is required?		As this works involves demolition, thus in such case whether salvage value is to be derived for the serviceable items and for such activity will the fees charges by the valuer be paid by client (i.e. SBI) or not.	No extra fees will be paid by Bank for hiring valuer for ascertaining salvage value.
7	Statutory Approval fees		The fees incurred for statutory approvals is borne by the principal employer. Thus, clarity is sought in this case	Please refer to page no.19 Clause C-(ii) which state as under: “The responsibility for liaising with all Govt. departments/authorities responsible for issuance of such mandatory permissions shall remain within the scope of services of the EPC L-1 contractor within their contract value and no extra charges toward liaising etc. shall be payable for the same <u>except reimbursement of fee payable against production of receipt /challans in respect of deposits made with the competent authorities, if any”.</u>
8	Eligibility Criteria- Clause 3(i)	Page No.9 of 70	We respectfully request the authority to reduce the minimum experience requirement from 7 years to 5 years as a Project Management Consultant (PMC) in the eligibility criteria	No change in tender conditions.

9	Eligibility Criteria- Clause 3(ii)	Page No.10 of 70	We request Authority for consideration of partially completed (more than 90%) PMC assignments with a total project cost exceeding ₹1000 crores for the eligibility criteria mentioned earlier.	Only fully completed project will be considered for eligibility criteria.
10	Pre-Bid Meeting		We kindly request the authority to consider our proposal and allow for an on-line/VC pre-bid meeting to be held in conjunction with the physical meeting. This would enable a more streamlined and inclusive bidding process.	No change in tender conditions.
11	Clause 3(i)	Page No.9 of 70	Since this tender is for architectural work under the EPC mode, we would like to understand why the experience requirement is specifically for PMC services. Given the nature of EPC contracts, which focus on engineering, procurement, and construction as a comprehensive package, we request you to kindly consider relevant EPC/ Architectural Experience in addition to or instead of PMC experience. This would allow more qualified firms with proven	The tender is invited for PMC services; hence, PMC experience is required. There is no change in the tender conditions.

			<p>EPC/Architectural expertise to participate, ensuring a competitive and technically competent bidding process.</p> <ul style="list-style-type: none"> Your tender is for EPC Mode Contractor 	
12	Clause 3(i)	Page No.9 of 70	<p>In response to the eligibility criteria specified regarding previous experience during last 7 years, we would like to inform you that, During the Covid Pandemic, Lockdown have had a significant impact on work. So, you are requested to consider the time for 10 years.</p>	No change in tender conditions
13	Clause 3(ii)	Page No.10 of 70	<p>We kindly request you to consider experience in multi-storied buildings or projects with a total of 8 floors, rather than specifying a particular breakdown of stories. Alternatively, you may consider a building height of 32 meters (9 floors × 3.5 meters = 31.5 meters). This approach would allow broader participation from experienced firms while ensuring the required technical competency for the project</p>	No change in tender conditions

14	Clause 3-(ii)	Page no.7 of 70	As per your requirement for new proposed building, the number of stories kept G+4, But for Qualification criteria you have asked for G+8 stories building which requested to keep maximum G+4 stories building.	No change in tender conditions
15	Clause 3-(iv)	Page no.10 of 70	Our request to rationalise this criterion as you have given for financial turnover of the firm and consultancy fee. You have kept max 2% fee on 133 cr project cost. This comes to 266 lacs fee to be paid in 36 months means Average 88.60lacs fees in one year. But here you kept yearly turnover of ₹79.80 Lacs.	No change in tender conditions
16	Annexure-B (A) Sr. No.1	Page no.29 of 70	With reference to above reasoning in same manner Technical Requirements of the Manpower of the Architects and Engineers with firm should be rationalised. We request to keep Max 10 no of Architects and Engineers for 15 marks.	No change in tender conditions

17	Annexure-B (A) Sr. No.2	Page no.29 of 70	With reference to above reasoning similarly for Experience of the firm you have already asked for minimum 7 years' experience then the again asking 20 years' experience for maximum marking can be reduced to 10 years to obtain maximum 10 marks.	No change in tender conditions
18	Annexure-B (A) Sr. No.3	Page no.29 of 70	With reference to above reasoning similarly, the experience of Double Project Cost of ₹266 Cr. Against your Project Cost of ₹133 Cr. Needs to be rationalised to Max 150 Cr., to obtain maximum marking of 10.	No change in tender conditions
19	Annexure-B (A) Sr. No.6	Page no.29 of 70	This Type of rating is generally not given by the Government Organisation on Project experience hence need to correct, otherwise it intends to make for selected few agencies.	No change in tender conditions
20	Annexure-B (A) Sr. No.7	Page no.29 of 70	We request to consider credentials of associate consultants for Green Building certifications.	Only credential of PMC firm will be considered.

21	Clause 3-(vi)	Page no.11 of 70	Definition of branch office	An office with adequate office set up with in house infrastructure.
22	Clause10-(ii)	Page no.14 &15 of 70	Required clarification on upper cap	Upper cap is the maximum fee i.e., 2% payable by the Bank on actual project cost plus GST as applicable subject to deduction of income tax (i.e., TDS & GST TDS) as payable to statutory authorities.
23	Clause 17.2	Page no.16 of 70	Description required for the same or scope	As mentioned in the tender.

24	Clause 17.4 (iii) (b)	Page no.17 of 70	Preconstruction stage scope	As mentioned in the tender.
25	Clause 17.4 (c)	Page no.19 of 70	Scope of GRIHA or other specification required	All GRIHA norms to be adhered for obtaining green building certification.
26	Professional fee- Upper Cap @2% of the actual project cost subject to		Can we quote the PMC charges > (greater than) 2%	No, upper cap limit is 2% of the actual project cost.

27	Project cost is approx..133 cr		Can PMC distribute the work of 133 cr (Dismantle + Construction. etc), to more than one contractor for the quick completion of project..., etc	No.
28			Are there any pre completion awards?	No.
29			After awarding the work to PMC, will sub-Tenders be online or offline?	QCBS system will be followed.

30	Clause-3 (ii)	Page no.10 of 70	<p>The PMC should have rendered satisfactory professional services in Supervision of similar high rise building construction projects, from inception to completion stage for</p> <p>(a) One similar assignment with a project construction completion cost of Rs.106.40 crores (excluding GST) or</p> <p>(b) Two similar assignments with a project construction completion cost of Rs. 66.5 crores (excluding GST); or</p> <p>(c) Three similar assignments with a project construction completion cost of Rs. 53.2 crores (excluding GST) during last 7 years till bid submission date.</p> <p>These building projects should be residential/ commercial/ institutional building projects.</p> <p>Ongoing assignments meeting above requirements, which have completed at</p>	Only fully completed project will be considered for eligibility criteria.
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			<p>least 12 months of consultancy works or completed 70% works of project cost from the date of letter of Acceptance, shall be considered as eligible assignment for evaluation.</p> <p>Kindly Consider.</p>	
31	Annexure-B Sr. No.7	Page no.29 of 70	<p>We understand that LEED/GRIHA certifications are typically held for the architectural firms, as they are directly involved in the design and planning of a project. Since this project is focused on the role of Project Management Consultants (PMCs), we kindly request the removal of the clause requiring certification for green-certified projects under LEED/GRIHA/IGBC. This requirement is more relevant to architectural firms and does not align with the responsibilities of PMCs.</p> <p>We appreciate your consideration of this request.</p>	It will be as per tender condition.

Evaluation Method

The PMC who scores maximum marks put together for technical bid and price bid shall be considered for selection.

a) The final selection of PMC will be made based on 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).

b) Both scores (technical & price bids) will be converted into percentile score and weighted combined score will be worked out to determine the highest scoring PMC firm to whom the project will be awarded after obtaining approval from the competent authority. The weightage given to the bids are as below:

Sr. No.	Bid	Weightage	Marks obtained
1	Technical Bid	70%	X
2	Price Bid	30%	Y
		100%	X+Y

- The bidder who scores maximum marks (X+Y) put together for “Technical Bid “& “Price Bid” shall be considered for acceptance.
- Technical Bid (X) = ((respective offer/Highest offer) x100) x 70%
- Price bid marks of bidders (Y) = ((lowest offer / respective offer) x100) x30%

ILLUSTRATION:

Sr. No.	Bidders	Technical score out of 50	Technical score out of 70	Fees quoted in %	Marks out of 30	Total marks
			(A)		(B)	
1	Party-01	40	62.22	1.25%	30.00	92.22
2	Party-02	35	54.44	1.75%	21.43	75.87
3	Party-03	45	70.00	2.00%	18.75	88.75
4	Party-04	44	68.44	1.30%	28.85	97.29
5	Party-05	40	62.22	2.50%	Rejected (fee quoted above the limit specified)	

Result: From the above, Party-04 is the successful PMC