

MINUTES OF PREBID MEETING-PMC (CPSU)

Date: 18TH June 2025 **Time:** 02.30pm

Venue: IIMB -N001

VC Link: <https://iim-b.zoom.us/j/94306916282m>

Meeting ID: 943 0691 6282

WORK: APPOINTMENT OF PROJECT MANAGEMENT CONSULTANCY SERVICES FROM CENTRAL PUBLIC SECTOR UNITS ONLY FOR CONSTRUCTION OF PHASE-I SUSTAINABLE UNDERGRADUATE CAMPUS FOR IIMB NEW CAMPUS AT SURVEY NO.47, MAHANTHALIGAPURA VILLAGE, JIGANI HOBLI, ANEKAL TALUK, BENGALURU URBAN DISTRICT

Ref: NIT No: NIIMB/EOI/UG/PMC(CPSU)/2025-26/01

Dtd. 22.05.2025

Members present for Pre-bid meeting:

From IIMB

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|------------------------|-------------------------------|
| 1. Col. S.D. Aravendan | CAO |
| 2. M S Vishwanath | Project manager |
| 3. Vasudev M | Chief Manager- Infrastructure |
| 4. Madhusudan | Resident Engineer |
| 5. Mahammad Iqbal | Asst Manager |
| 6. Mrs. Mahalakshmi | Project Executive |

IIMB – External Members

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|---------------------|-------------------------------|
| 7. Dr. Senthilkumar | Prof IIT-Palakkad- Via Online |
| 8. K. Mohan | Chief Engineer (Retd)-KPWD |

DDF Consultants – Project Architects

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|-----------------------|---------------------|
| 1. Mr. Ankur Mamgain | Online |
| 2. Mr. Keshav ram | Online |
| 3. Mr. Vishal Dhingra | Online |
| 4. Mr. Mohammad Samad | Online |
| 5. Mr. K.S. Janardhan | Local Architect-DDF |

PMC(CPSU) Firms.

- | | |
|-------------------------|---|
| 1. Mr. Mohan S | Representing NPCC Ltd |
| 2. Mr. Thangarasu | Representing NPCC Ltd |
| 3. Mr. K N Ashokumar | Representing M/s Engineering Projects Ltd |
| 4. Mr. Shivakur _ | Representing M/s Engineering Projects Ltd |
| 5. Mr. K Dinesh Kumar – | Representing M/s WAPCOS |
| 6. Mr. N Raman | Representing M/s WAPCOS – Online |
| 7. Mr. Vengadachalapati | Representing M/s WAPCOS – Online |

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| 8. Mr. V Srinivasulu | Representing M/s NBCC. |
| 9. Mrs . Ramya A.S | Representing M/s NBCC |
| | |
| 10. Mr.Srinivasa H, J | Representing M/s RITES. |
| 11. Mrs.Neha Jain | Representing M/s RITES. |
| 12. Mrs.Pooja Mishra | Representing M/s RITES. |

Note: Attendance sheet is enclosed for reference

Project Manager-IIMB Welcomed all attendees' & Introduced IIMB team, DDF Team and External members.

During the meeting the Project manager informed all the Representatives of PMC(CPSU) firms that the queries raised by various consultants have been replied to and uploaded in the CPP Portal IIMB Web site.

Architects, M/s DDF Consultants gave Brief Presentation of proposed Phase-I of Undergraduate Campus & Vision of Net Zero concepts considered.

The queries raised by PMC(CPSU) Firms are replied. Upon request by PMC (CPSU) firms' during Pre-bid meeting the receipt of Queries is extended up to Friday, 20/06/2025. All the queries will be replied along with the revised schedule of Tender Events will be uploaded in CPP portal and IIMB Web Site.

CAO, IIMB Mentioned that any payment towards EMD, NIT Fees shall be online/Bank Guarantee only as per details mentioned in NIT.

The Project Manager and Architects thanked all the representatives of PMC(CPSU) for attending the Pre-BID meeting

The following Attachments are uploaded:

1. Attendance Sheet
2. Reply for the queries raised by PMC(CPSU)
3. Revised Schedule of Tender Events

1. NBCC

S. No.	Clause No., Page No	Description as per RFP	NBCC Query	Reply
1	Clause 1, Pt. 3 Page 3 of 72	Assessed Cost for Professional Fee : Rs. 6.00 crores	Please confirm whether this Assessed Cost is just for reference or the same is maximum ceiling of PMC fee (to be quoted by bidders).	This is assessed cost, the bid may be higher or lower.
2	Clause 1, Pt. 6 Page 3 of 72	Earnest Money Deposit (in the form of NEFT/ RTGS/ Bank Guarantee as per bank details mentioned vide page no 14	As per Clause 1 on Pg 3, EMD can be deposited in the form of NEFT/ RTGS/ Bank Guarantee .	The EMD must be paid by online transfer as per clause 4.2 vii page 10. Clause 1 Pt 6 page 3 be ignored.
	Clause 4.2, vii Page 10 of 72	Due date for Submission of Bids: EMD must be paid through online transfer as per the bank details mentioned in this document within the due date of submission of bids.	Whereas as per Clause 4.2 (vii) on Pg 10, EMD is to be deposited through online transfer . This ambiguity may please be addressed and mode of payment of EMD may please be confirmed.	
3	Clause 2.1, v Page 5 of 72	Authorized Signatory: Any Regular Officer of the bidding organization who is authorized by the competent authority, viz. CAO/Head of organization. The original signed copy of authorization letter must be attached with the bid.	Mode of submission of tender may please be confirmed. In case Hard Copy of any of the documents is also required to be submitted then the	The submission shall be online mode as per clause 2.1 v page 5 . on the page no 37 it is format of financial bid. It is to be filled and uploaded with other documents.

	FINAN CIAL BID (PART – B) Page 37 of 72	(On the Letter Head of the Bidder in Separate Envelope)	same may please be specified.	
	Clause 4.2, i Page 10 of 72	Bids shall be submitted online only at CPP website https://eprocure.gov.in/eprocure/app .		
4	Page 06 of 72	ARCHITECTS shall mean Architects of the Project Selected by IIMB. "Contractor" means the EPC contractor or contractors or suppliers or agencies employed by the IIMB for the works or any connected works/Services, including the IIMB itself in case any work is done directly by the IIMB	It is understood that the Architect and the Contractor shall be appointed/ selected by IIMB. Same may please be confirmed.	The PMC shall prepare all documents and assist for selection of contractor.
5	ANNEXURE- XIII, Clause D, 2 Page 64 of 72	Project Management Consultant' shall provide for clauses in the contract and established procedure to recover liquidated damages from their contractors/ agencies as per CPWD General Conditions of Contract 2022 EPC Project. The liquidated damages recovered from the contractors for delay, if any, shall be credited to 'IIMB' in the project accounts.	As the Contractor is being appointed by IIMB directly, it is understood that any LD shall be directly recovered by IIMB. Hence, the said clause on Pg 64 may please be clarified.	The tender documents shall be approved by PMC &. shall provide the clauses in the contract for liquidated damages
6	Clause 3.3, e) Page 7 of 72	The broad category of works as per Table-1 vide page 71 .	Referred details may please be provided.	Read as Table 1 page 61

7	Clause 3.3, Page 7 of 72	g) PMC should co-ordinate & liaison to get approval from the statutory bodies. i) Obtaining completion/occupancy certificate including fire safety etc., if applicable.	It is understood that any payment to statutory authority for obtaining approval/ NOC shall be paid by IIMB. Same may please be confirmed.	All statutory payments shall be borne by IIMB upon Govt receipts only
	Clause 4.9, 1 Page 3 of 72	a) The prime responsibility of Project Management team is Obtaining clearance/ approval after the scheme, drawings and estimates prepared by the Architects/ Consultants for the project, completion time, sequence and quality of material and workmanship. b) Obtaining clearance/ approval after the scheme, drawings and estimates prepared by the Architects / Consultants for the project.		All statutory payments shall be borne by IIMB upon Govt receipts only.
8	Clause 4, Page 8 of 72	g) L1 will be arrived at considering the total amount quoted by the bidder including GST element.	Please confirm whether the PMC fee is to be quoted including GST or excluding GST.	The quoted amount shall be exclusive of GST.
	Clause 4.7, Page 12 of 72	The Agency (PMC) charges all-inclusive but excluding GST for Providing Comprehensive Project Management Consultancy (PMC) Services shall be quoted in terms of Fee both in figure and in words duly signed by the Authorized Signatory to be indicated in the prescribed format provided. GST as applicable shall be paid as per GOI Norms.		

9	Clause 6.3, Page 25 of 72	b) Furnish for the use of the Contractor all necessary topographic survey data as required for setting out of all permanent and temporary works.	As per clause 6.3 on Page 25, topographic survey is in the scope of PMC. Whereas as per clause 2 on Page 48, surveying is in the scope of the EPC Contractor.	Only topographic survey data is to be given by PMC team . The detailed survey is to be done by EPC bidder.
	Clause 2, Page 48 of 72	..... Since the responsibility of surveying , drawing, proof checking/vetting etc is in the scope of EPC contractor and the responsibility of PMC to cross check the work which is under execution including other responsibility stated in agreement.	Total scope of work for pre-tendering stage (including surveying) in the scope of PMC may please be confirmed.	PMC to cross check the work of surveying , drawing, proof checking/vetting etc.
10	Clause 8, Page 17 of 72	a) Submission of Completion Report; " As Built " drawings and Comparative Statements with respect to physical and financial inputs and outputs as compared to the original estimates and final cost on completion of job.	It is proposed that "As Built drawings"/ "as constructed" shall be in the scope of the Architect and not in the scope of the PMC.	All the documents shall be Verified/certified by PMC and routed through PMC.
	Clause 6.3, Page 26 of 72	y) Submit after review, to the Client one complete set of reproducible, revised contract drawings showing the “as constructed” project, to the extent requested by the client and to the extent possible from information provided by the Contractor or otherwise patently visible.		

11	Clause 5, iv) Page 18 of 72	Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus " under EPC Mode. Having experience in hilly terrain may be given preference.	<p>The net zero sustainable institutional campus as defined/ detailed out in RFP is a new concept. There is only one institute/ university developed in India on the concept of "net zero sustainable campus". Hence, the stated parameter "for net zero sustainable campus" should not be the part of minimum eligibility criteria, as it is restricting fair competition among bidders.</p> <p>Moreover, the work will be executed under EPC mode-II where the responsibility of surveying, drawing, proof checking/ vetting, design engineering etc. is in the scope of EPC Contractor.</p> <p>In view of the above, it is requested to omit the parameter "Net-Zero sustainable campus" from the minimum eligibility criteria to have more technically competent bidders on Board. Hence, the stated clause may be</p>	Request to furnish matching similar parameters of Net Zero Campus
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12	Enclosure B, Clause 1, Page 49 of 72	(e) He should have handled at least one Projects as Team Leader Project Manager or similar capacity in Operation and Maintenance of Net Zero Buildings Projects (of cost 40% of Project cost or more).	This requirement may please be deleted being net zero a new concept.	Request to furnish matching similar parameters of Net Zero Campus
13	Clause 5.1, C Page 21 of 72	Experience in hilly terrain and Net Zero and carbon credit in last Seven (07) years' experience of successfully completed project in hilly terrain and net zero and carbon credit of value more than Rs.50 cores. Experience of ongoing project in hilly terrain and net zero and carbon credit of value more than Rs.50 crores.	This requirement may please be deleted being net zero/ carbon credit are relatively new concepts in building projects.	Request to furnish matching similar parameters of Net Zero Campus
14	Clause 5.1, Page 22 of 72	a) The Technical Evaluation shall be carried out based on the signed documents submitted by the bidder for technical bid. (No further clarification/additional document shall be entertained/obtained by the TEC after closing date of the Tender i.e. 24/02/2025	The given date may please be confirmed.	To be read as: 27.06.2025
15	Clause 6.3, Page 26 of 72	v) Organize and operate a materials testing laboratory on the basis of the provisions in the work contract and perform all laboratory and field testing of materials and products needed to assure that the quality as specified in the contract documents is attained.	It is understood that the materials testing laboratory shall be set up by the Contractor or from the Project Fund and shall be 'Organized and operated' by the appointed PMC. The same may please be confirmed.	The PMC is to certify only the quality as per tender documents; as EPC will operate and organize the lab setup verification process to be done as per BIS.

16	Clause 6.3, Page 27 of 72	bb) If there are repeated slippages between the actual progress and programme notwithstanding the action taken by the consultant as stipulated in clause 7.1 (s) the consultant shall report to IIMB with all the facts and figures including reasons for such repeated slippages in progress	The referred clause may please be confirmed.	Clause 7.1 (S) to be ignored.
17	ANNEXURE-X Clause 5, Page 44 of 72	n. The penalty will be levied in any professional services at the rate of 1% to 10% of the penalty amount levied on the EPC contractor as assessed by Project manager and his team.	It is proposed to not levy any penalty on PMC on the basis of the "penalty amount levied on the EPC contractor" as the Contractor is being appointed by IIMB. Furthermore, the range of "1% to 10%" is vast and ambiguous. Hence, it is requested that any penalty on the PMC may please be clearly defined.	To be read as: The penalty for deficiency in professional services will be levied and the EPC Contractor works needs to be effectively monitored and reported to IIMB. Clause will be implemented in case the shortfall works are not reported to IIMB.
18	Clause 8.2, Page 45 of 72	The Consultant should feel free to submit their proposal on the basis of the man-months which they consider to be necessary to undertake the assignment. All the CVs of the personals mentioned in Para 11 (iii) of Data Sheet shall be evaluated at the time of evaluation of technical proposal.	The referred clause may please be confirmed.	Professional fees will be paid vide Annnexusure-1.
19	Clause 2, Page 48 of 72	.... The payment shall be made based on actually deployment of staff irrespective of number of staff quoted by bidder.	Modalities of payment to PMC are not clear from the EOI.	Professional fees will be paid vide Annnexusure-1.

	ANNEXURE-XIII, Page 60 of 72	Whereas 'Project Management Consultant' have agreed to undertake the comprehensive project management services of above-mentioned work(s) at above mentioned location(s) for 'IIMB' as a ' Fixed cost Work ' on Project Management Consultant (PMC) basis.	Hence it is requested to define the same.	Professional fees will be paid vide Annexure-1.
	Quote Sheet (Excel format), Note 2)	The PMC charges shall be payable on physical completion of Agreed milestones to be furnished by selected PMC Firm.		
	Clause 5.2, Page 23 of 72	... The cost indicated in the Financial Bid shall be deemed as final and reflecting the total cost of services and should be stated in percentage (%) only on estimated project cost of Rs. 450 crores.		To be read: as per Annexure-1.
20	Clause B, 1, Page 61 of 72	1.1 95% of the quoted professional fees will be paid during tender period or extended period. 1.2 The balance 5% will be released after completion of O&M period and certification of all projects final bills.	As per clause 1.1 on page 61, 95% of the quoted fees shall be paid during the tender period, whereas as per clause 5 on page 65, 10% of the consultancy fee shall be withheld till certification of net zero campus. This ambiguity may please be addressed and total PMC fee which will be retained by IIMB after completion of the project may please be confirmed.	As per Annexure-1
	Clause 5, Page 65 of 72	.... Ten (10%) percent of the consultancy charges will be withheld by Institute till certification for net zero campus issued by IGBC is submitted by PMC.		

21	Clause 5, Page 65 of 72	.... Ten (10%) percent of the consultancy charges will be withheld by Institute till certification for net zero campus issued by IGBC is submitted by PMC.	As per RFP, the work will be executed under EPC Mode-II where the responsibility of surveying, drawing, proof checking/vetting, etc. is in the scope of EPC Contractor. PMC will get the project executed on behalf of Client and receives very nominal fee. Moreover, getting net zero campus certification is a time taking process. In this regard, a minimal percent of the consultancy charges may be withheld by university till certification for net zero campus issued by IGBC is submitted by PMC.	As per Annexure-1
22	Clause 4, Page 48 of 72	The project Manager @ his discretion may levy Upon a maximum of 0.25% of the total quoted fees for not confirming to contract clauses in discharging duties.	It is understood that maximum penalty levy that can be imposed on PMC is @ 0.25% of the total quoted fees.	As per Annexure-1
	Clause D, 1, Page 64 of 72	In case of transfer of engineer without approval of Project Manager 0.2% penalty of consultancy charges will be levied for each month.	The same may please be confirmed.	

23	Clause D, 1, Page 64 of 72	In case of transfer of engineer without approval of Project Manager 0.2% penalty of consultancy charges will be levied for each month.	The penalty "0.2% of consultancy charges" is very stringent for transfer of engineer without approval of Executive Engineer. Therefore, it is requested to delete the said clause.	As per Annexure-1
24	Clause B, 1, Page 61 of 72	The mobilization advance will be recovered along with the interest of 10% per annum on the amount released.	It is requested that interest free mobilization advance may please be provided to PMC.	The RFP condition shall prevail
25	Clause H, Page 66 of 72	1. PMC shall indemnify , defend, save and hold harmless IIMB and its directors, officers, employees etc., against any and all losses, damages, liabilities, proceedings, claims and liabilities arising out of or resulting from 3. Notwithstanding anything to the contrary herein, IIMB's total aggregate liability to the PMC shall, at all times, be limited to the consultancy fee due and payable to the PMC in accordance with this MOU, for the completed services.	It is requested that "Total aggregate liability" of PMC may also be defined.	The RFP condition shall prevail
26	Clause 2, Page 4 of 72	Date of Pre-Bid Meeting (Time & Venue will be Intimated later): 18-06-2025	It is requested to conduct the pre-bid meeting in online mode also and provide us the online link of pre bid meeting.	Please refer to Web Portal for updates
27	Clause 2,	Bid Submission End Date: 27-06-2025	In view of the above queries, it is requested to extend	As per RFP.

Page 4 of 72		the last date of Bid submission by at least 2 weeks from date of reply of pre-bid queries for preparation of the bid as per the reply.	2.
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Engineers India Ltd

1.	ANNEXURE-XIII MOU; Clause No: 4(C)(6)	<p>Bidder requests IIMB to kindly modify the said clause as under:</p> <p>“Project Management Consultant' shall ensure that its EPC Contractor(s) implement required Health, Safety & Environmental (HSE) practices at the Construction Sites, however PMC shall assist IIMB to ensure compliance of all statutory obligations related to work man deployed at the Construction Site by EPC Contractor.”</p> <p>IIMB is requested to kindly consider & confirm.</p>	The RFP condition shall prevail.
2.	ANNEXURE-XIII MOU; Clause No: 4(C)(3)	<p>Bidder requests IIMB to kindly issue Prior Notice to Project Management Consultant for inspection or monitoring of the works, either itself or through third party as and when it desires for assessing actual progress and quality of construction and any other aspect.</p> <p>IIMB to kindly consider & confirm.</p>	The RFP provision shall prevail.

3.	ANNEXURE-XIII MOU; Clause No: 4(F)(7) & 4(K)(11)	Bidder requests that the survival of confidentiality obligations (under the MOU to be signed between PMC & IIMB) may please be kept up to maximum period of 5 years. IIMB to kindly consider & confirm.	As per CPWD Norms
	ASNEXURE-X Clause 5.n	Bidder understands that the said LD clause is applicable for EPC Contractor. IIMB to kindly confirm.	The RFP provision shall prevail.
	Page No: 48; Clause No: 4	Bidder requests IIMB to kindly delete the clause.	The RFP provision shall prevail.
		Bidder requests IIMB to kindly consider & extend the Bid Submission date by at least 15 Days from the date of receipt of response to Pre-Bid Clarifications so that most competitive bid can be submitted.	The RFP provision shall prevail

3. Mecon

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
1.	Estimated Cost (Construction purpose) page no 3 of 72	We understand that the value mentioned as Rs.450/- Crores is excluding GST. Kindly confirm	The RFP provision shall prevail.
2.	Assessed Cost for Professional Fee. page no 3 of 72	We understand that the value mentioned as Rs 6 Crores is Excluding GST. Kindly confirm	The RFP provision shall prevail.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
		Further, we find that the professional fee kept for this tender appears to be much a lower side and hence request to furnish the basis of this estimate.	
3.	<p>3.2 DEFINITION S (page no 6 of 72)</p> <p>ARCHITECTS shall mean Architects of the Project Selected by IIMB.</p> <p>"Contractor" means the EPC contractor or contractors or suppliers or agencies employed by the IIMB for the works or any connected works/Services, including the IIMB itself in case any work is done directly by the IIM-B.</p>	<p>We understand that preparation of tender document, tender floating and tender evaluation for selection of Architects and EPC contractor are not in the scope of PMC and shall be take care by IIM-B.</p> <p>Kindly confirm</p>	The Architect will prepare all documents PMC shall verify, confirm and recommend to IIMB.
4.	(I) PMC should assist, co-ordinate & furnish the recommendation for selecting	Kindly elaborate the scope of PMC for selection of EPC contractor.	The tender documents for selection of EPC bidder shall be thoroughly checked by PMC and prepare all documents needed for selection of EPC bidder. After receipt of BID check all the credential of bidders etc.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	EPC contractor (Page no 12 of 72)		and submit recommendation to IIMB for selection.
5.	k) Maintenance of building and campus systems during the Operation and Maintenance period 3 months. (page no 8 of 72)	Kindly elaborate the scope of PMC w.r.t to maintenance of building and campus for period of 3 months	The PMC shall examine, monitor the performance of services and defects shall be made good though EPC contractor and handover to IIMB.
6.	PMC shall assist coordinate to get all statutory clearances of the project. (Page no 12 of 72)	Please elaborate on the extent of assistant required from PMC. Further, we understood that the obtaining statutory approvals are not in the scope of the PMC.	PMC shall assist coordinate to get all statutory clearances and all statutory payments shall be borne by IIMB upon Govt receipts personally pursue the matter.
7.	4.9 (b) TERMS & CONDITIONS OF ENGAGEMENT: Responsibilities of PMC (page no 13 of 72)	It is understood that the design, approval, vetting of design calculations & drawings, residual engineering, etc. are not in the scope of PMC. Kindly confirm	The RFP provision shall prevail.
8.	EVALUATION CRITERIA point no 5 clauses no (iv) Page 19 of 72 Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for	In line with the similar work experience we would like to submit the following. 1) The word under EPC mode may kindly be deleted as it does not alter the scope/functions/respons ibilities of PMC. Further, it may be restrictive leading to	The other condition RFP conditions prevail and read as matching parameters of net Zero criteria.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus" under EPC Mode. Having experience in hilly terrain may be given preference	<p>qualifications of a few targeted PSUs only.</p> <p>2) Further, the preference of "Having experience in hilly terrain" may kindly be deleted as project is coming up in an area which cannot be considered as hilly terrain. Accordingly, clause 5.1(C) evaluation of technical bid may be suitable modified.</p> <p>In view of the above, the clause may be modified as below:</p> <p>"Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus".</p>	
9.	EVALUATION CRITERIA (iv) (f) (page 19 of 72)	As per the "Guidelines on debarment of firms from bidding" circular dated	The condition of RFP shall prevail.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	<p>Agencies that are debarred or blacklisted by any Govt. Departments are not eligible to participate in the tender. A notarized Certificate is to be submitted along with the bid by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department. In case, it is found at later stage that the bidder is a blacklisted company declared by any Govt. Department then the works shall be withdrawn, and EMD/bid security will be forfeited.</p>	<p>02.11.2021 issued by Ministry of Finance which is the explanation of Rule 151 of GFR 2017, the banning is applicable/ limited to all the attached/ subordinate's offices, autonomous bodies, Central Public Sector Undertakings (CPSUs) etc of the concerned Ministry/ Department issuing the debarment Order.</p> <p>Accordingly, the clause may please be amended as "Agencies that are debarred or blacklisted by any departments under Ministry of Education are not eligible to participate in the tender. A notarized Certificate is to be submitted along with the bid by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department under Ministry of Education. In case, it is found at later stage that the bidder is a blacklisted company declared by any Govt. Department under Ministry of Education then the works shall be withdrawn, and EMD/bid security will be forfeited."</p> <p>Requesting to amend Annexure-VII accordingly.</p> <p>Necessary document to this effect is attached herewith for ready reference</p>	

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
10.	<p>Evaluation Technical Manpower Max.10 marks Civil Engineers (Min. Qualification- B. Tech) (Page no 20 of 72)</p> <ul style="list-style-type: none"> i. 201 and Above: 10 Marks ii. Between 101 to 200 Engineers: 07 marks iii. Between 50 to 100 Engineers: 5 marks 	<p>Request you to modify the clause as below:</p> <ul style="list-style-type: none"> i. 151 and Above: 10 Marks ii. Between 101 to 150 Engineers: 07 marks iii. Between 50 to 100 Engineers: 5 marks 	The condition of RFP shall prevail
11.	<p>Experience in hilly terrain and Net Zero and carbon credit in last Seven (07) years (Page no 20 of 72)</p> <p>Experience of successfully completed project in hilly terrain and net zero and carbon credit of value more than Rs.50 crores. -: 05 Marks</p>	<ul style="list-style-type: none"> 1) Please clarify whether the experience in hilly terrain, net zero and carbon credit requirement in one single work order or they all can be meet through different work orders? 2) Further it is understood that the Experience required is from the "Institutional / Educational / University Campus" etc. 	The condition of RFP shall prevail and Matching parameters of net Zero concept

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	Experience of ongoing project in hilly terrain and net zero and carbon credit of value more than Rs.50 crores.: 03 marks		
12.	<p>Clause No. 5.1 D (IV) (Page no 21 of 72)</p> <p>MoU Rating marking to be considered for the last 7 consecutive years as follows:</p> <p>(a) Excellent - 1 points</p> <p>(b) Very Good - 0.8 points</p> <p>(c) Good - 0.6 points</p>	<p>In MoU rating the marking does not include FAIR rating.</p> <p>It is requested to amend the point (c) Good as (c) Good / Flair</p>	The condition of RFP shall prevail
13.	<p>Experience in Green Building: Max. 05 marks</p> <p>(Page no 22 of 72)</p> <p>i. 05 Marks for at least two projects successfully completed with 05-star GRIHA Rating/Platinum LEED rating.</p>	<p>Request you to modify the clause as below:</p> <p>i. Experience in green building 05 marks for atleast single project successfully completed with 05 Star GRIHA / Platinum LEED rating or Two completed with 04 star GRIHA / Gold LEED rating.</p> <p>ii. 04 marks for atleast single project</p>	The condition of RFP shall prevail

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	<p>ii. 04 Marks for single project with 5 Star GRIHA rating/platinum LEED Rating or 2 projects successfully completed with 04- star GRIHA rating/Gold LEED Rating.</p> <p>iii. 03 Marks for atleast one projects successfully completed with 04-star GRIHA rating/Gold LEED Rating or two projects successfully completed with 03-star GRIHA Rating! Silver LEED Rating</p> <p>iv. 02 Marks for one project successfully</p>	<p>successfully completed with 04 Star GRIHA / Gold LEED rating</p> <p>iii. 03 marks for atleast two projects successfully completed with 03 Star GRIHA / Silver LEED rating</p>	

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
	completed with 3-star GRIHA rating/Silver LEED Rating		
14.	Average Annual Profit before tax (PBT) in last three financial years: (Page no 22 of 72) i) Between Rs.20-Rs.50 Cr: 2 marks ii) Between Rs.50-Rs.100 Cr: 3 marks iii) Above Rs.100 Cr: 5 marks	Request you to modify the clause as below: i) Between Rs.10-Rs.20 Cr: 2 marks ii) Between Rs.21-Rs.50 Cr: 3 marks iii) Between Rs 51-Rs 100 Cr: 4 marks iv) Above Rs.100 Cr: 5 marks	The condition of RFP shall prevail
15.	Net worth as on 31 March of previous Financial Year: Max.5 marks (Page no 22 of 72) i) Above Rs.500 Cr: 5marks ii) Between Rs.200-Rs.500 Cr: 3 marks iii) Between Rs.100-Rs.200 Cr: 2 marks	Request you to modify the clause as below: i. Above Rs.400 Cr: 5marks ii. Between Rs 301- Rs 400 Cr: 4 marks iii. Between Rs.201-Rs.300 Cr: 3 marks iv. Between Rs.100-Rs.200 Cr: 2 marks	The condition of RFP shall prevail
16.	Man-Months input for Key Professional Staff Authority's Engineers (Page no 47 of 72)	As per Enclosure-A, 508 man-months are specified for the entire construction period of 24 months and O&M period of 3 months. However, it is	The condition of RFP shall prevail

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
		proposed to deploy the manpower as per the requirement of the project and as found suitable by the PMC considering the progress of works.	
17.	IIMB' shall make the work site available free from encumbrances to 'Project Management Consultant' of CPSU. (Page no 62 of 72)	Please clarify whether electricity, water, kaccha drain etc are arranged by IIM-B at site for smooth execution of construction works by the construction agencies.	As per RFP.
18.	<p>E. Completion and Handing over of Completed Works and Facilitates: Page no 65 of 72</p> <p>The PCR shall be submitted along with Final Project Accounts including return of unspent balance amount to 'Public Authority' within one month of settlement of final bills of the EPC contractors/other agencies deployed on the work by 'Project Management Consultant'.</p>	Please elaborate the concept of “return.....authority” to be covered in PCR.	The PMC shall complete the project as per tender documents and after project completion hand over to IIMB.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
19.	General: Time extension of the contract Completion period Construction period = 24 months Operation & Maintenance = 03months Total = 27 months.	<ul style="list-style-type: none"> ➤ If the project gets delayed due to reasons not attributable to PMC, request IIM-B to incorporate suitable clause to compensate the PMC. ➤ It is understood that any man months required to be deployed beyond the proposed construction period of 24 months shall be paid separately. 	<ul style="list-style-type: none"> ➤ The condition of RFP shall prevail.
20.	General: Escalation clause	Escalating the cost of project cost @5% per annum may please be allowed for arriving at the project cost for similar completed projects to meet the PQ criteria.	The condition of RFP shall prevail.
21.	General: Foreclosure	<p>If the project is foreclosed, the method of settlement is not mentioned in the tender.</p> <p>The following clause is proposed to be added:</p> <p>“In the event of foreclosure of the project for any reasons, the expenditure incurred on the project shall be settled along with PMC man-hours spent till that intermediate stage at the prevailing man-hour rate of the PMC on production of documentary evidence”.</p>	Foreclosure conditions will be as per CPWD norms.

Sl. No	Clause Description	MECON's Query: Clarification / Additional information requested	
22.	General Time extension	After receipt of response of all bidder's queries from IIM-B, it is requested that atleast 10 days' time be given to the bidder in order to prepare a competitive and qualitative techno commercial bid.	The condition of RFP shall prevail.

4. HLL Infra Tech service

Sl. No	Clause No/Page No	As per document	Queries	Reply
1	(1EOI)-Sl .6/Page No:72 clause4.8 /Page No:13	Rs.15,00,000/- (Rupees Fifteen Lakhs only) through transaction gateway provided in the online e-portal. Bids without EMD and Tender Fee shall be rejected summarily.	We request exemption from the Earnest Money Deposit (EMD) requirement and seek your kind consideration to allow us to submit our tender without the EMD.	The RFP provision shall prevail.
2	Clause 5/sl no IV; g(page no:	The bidders fulfilling the minimum eligibility criteria will be notified on the date and venue for the presentation to be presented before the Consultancy Evaluation Committee (CEC) constituted by the Institute. The qualified firms will cover the following aspects in their presentations. The	Please confirm online or offline presentation	Please refer to Web Portal for updates

		presentation by each firm should be of 30-45 minutes duration		
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5. INFRA SUPPORT ENGINEERING CONSULTANTS PVT. LTD., BANGALORE: Not a CPSU, hence queries will be on hold

6. NPCC

S. No.	Reference Page / Section Clause of Tender	Clause as mentioned in NIT	Query/ Suggestion	Comments From IIMB
1	Point no 3 of IMPORTANT INSTRUCTIONS (NIT page no. 3)	Assessed Cost for Professional Fee is Rs. 6.00 Crore	It is requested you to clarify that 6 crore rupees as PMC fees is upper limit or not. It is suggested to consider the lowest fee of successful bidder in QCBS system.	This is assessed cost, the bid may be higher or lower.
2..	Point no 6 of IMPORTANT INSTRUCTIONS (NIT page no. 3)	Earnest Money Deposit: Rs.15,00,000/- (Rupees Fifteen Lakhs only) through transaction gateway provided in the online e-portal.	It is requested to clarify the EMD amount as 20 lacs rupees mentioned in details of tender bid at www.eprocure.gov.in	Refer to web portal for corrigendum
3	Point no iv of Eligibility Criteria (NIT page no. 18)	Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative,	Since Net Zero campus is limited in India and due to its limitation, it is hard to have similar work for net zero sustainable campus under EPC mode and in hilly terrain. It is suggested to consider similar	The condition of RFP shall prevail and Matching parameters of net Zero concept

		Academic, hostels and residential buildings, etc for net zero sustainable campus" under EPC Mode. Having experience in hilly terrain may be given preference.	work means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc only for better competition.	
4	Point no C of Evaluation of Technical Bid (NIT page no. 21)	Experience in hilly terrain and Net Zero and carbon credit in last Seven (07) years' Experience of successfully completed project in hilly terrain and net zero and carbon credit of value more than Rs.50 cores. Experience of ongoing project in hilly terrain and net zero and carbon credit of value more than Rs.50 cores.	It is requested to consider Experience in Hilly region only for marking due to limitation of similar work in India.	The condition of RFP shall prevail and Matching parameters

National Projects Construction Corporation Ltd				
S. No.	Clause no and Page no		Query/ Suggestion	Reply
1	Point no 3 of (NIT page no. 3)	Assessed Cost for Professional Fee is Rs 6.00 Crore	It is requested you to clarify that 6 crore rupees as PMC fees is upper limit or not. It is suggested to consider the lowest fee of successful bidder in QCBS system.	This is assessed cost, the bid may be higher or lower.
2..	Point no 6 of (NIT page no. 3)	Earnest Money Deposit: Rs.15,00,00 0/- (Rupees Fifteen Lakhs only) through transaction gateway provided in the online e-portal.	It is requested to clarify the EMD amount as 20 lacs rupees mentioned in details of tender bid at www.eprocure.gov.in	Refer to web portal for corrigendum
3	Point no iv of (NIT page no. 18)	Similar works means experience in "Providing Comprehensive Project Management	Since Net Zero campus is limited in India and due to its limitation, it is hard to have similar work for net zero sustainable campus under EPC mode and in hilly terrain. It is suggested to consider similar work	The condition of RFP shall prevail and Matching parameters of net Zero concept

		<p>Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus" under EPC Mode. Having experience in hilly terrain may be given preference.</p>	<p>means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc only for better competition.</p>	
4	Point no C of (NIT page no. 21)	<p>Experience in hilly terrain and Net Zero and carbon credit in last Seven (07) years'</p>	<p>It is requested to consider Experience in Hilly region only for marking due to limitation of similar work in India.</p>	Match similar parameters

		<p>Experience of successfully completed project in hilly terrain and net zero and carbon credit of value more than Rs.50 cores.</p> <p>Experience of ongoing project in hilly terrain and net zero and carbon credit of value more than Rs.50 crores.</p>		
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Part II: Reply to Bid Queries, Post Pre-Bid Meeting -PMC(CPSU)

NBCC

SI No	Ref	Description	NBCC earlier query	IIMB pre-bid reply through Corrigendum 3	Additional Pre-bid Queries	REPLY
1	Page 06 of 72	ARCHITECTS shall mean Architects of the Project Selected by IIMB. "Contractor" means the EPC contractor or contractors or suppliers or agencies employed by the IIMB for the works or any connected works/Services, including the IIMB itself in case any work is done directly by the IIMB	It is understood that the Architect and the Contractor shall be appointed/ selected by IIMB. Same may please be confirmed.	The PMC shall prepare all documents and assist for selection of contractor.	It is requested that the said para may be reframed as below: "Contractor" means the EPC contractor or contractors or suppliers or agencies employed by the PMC for the works or any connected works/Services, including the PMC itself in case any work is done directly by the PMC. Furthermore, it is requested that the work may be awarded on deposit work basis to the PMC in line with the tenders awarded by IIM Visakhapatnam, IIM Sambalpur and IIM Ranchi. Accordingly, clauses pertaining to Mobilization Advance and schedule of payment may be amended accordingly.	The PMC shall prepare all documents and assist for selection of contractor. 'IIMB' shall release phase wise payment as per the actual deployment of staff irrespective of number of staffs quoted by the bidder and on physical completion of Milestones declared in tender document.

11	Clause 5, iv) Page 18 of 72	Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus " under EPC Mode. Having experience in hilly terrain may be given preference.	The net zero sustainable institutional campus as defined/ detailed out in RFP is a new concept. There is only one institute/ university developed in India on the concept of "net zero sustainable campus". Hence, the stated parameter " for net zero sustainable campus " should not be the part of minimum eligibility criteria, as it is restricting fair competition among bidders. Moreover, the work will be executed under EPC mode-II where the responsibility of surveying, drawing, proof checking/ vetting, design engineering etc. is in the scope of EPC Contractor. In view of the above, it is requested to omit the parameter " Net-Zero sustainable campus " from the minimum eligibility criteria to have more technically competent bidders on Board. Hence, the stated clause may be amended as under. " Similar works means experience in "Providing	Request to furnish matching similar parameters of Net Zero Campus	It is once again requested to omit the parameter "Net-Zero sustainable campus" from the minimum eligibility criteria in Similar work definition to have more technically competent bidders on Board.	Similar parameters of Net Zero Campus may be treated as similar work.
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			<u>Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc under EPC Mode. Having experience in hilly terrain may be given preference."</u>			
3	Sr. No. 18 to 23 of the pre-bid replies provided by IIMB on 18.06.2025			Professional fees will be paid vide Annexure-1	Annexure-1 not found attached with the pre-bid replies. The same may please be shared.	Refer CPP Portal.

IRCON INFRASTRUCUTURE AND SERVICES LIMITED

QUERY	REPLY
<p>In reference to the above-mentioned tender, we wish to inform you that Ircon Infrastructure & Services Limited (IrconISL) is keen to participate in the tender. The current submission deadline is 27.06.2025.</p> <p>We kindly request an extension of the submission date of the bid, as some necessary documents are taking additional time to complete. To ensure the submission of a comprehensive and competitive bid, we request that the</p>	

bid submission date be extended by at least ten days, i.e., up to 07.07.2025.
We appreciate your consideration of this request and look forward to your favorable response.

WAPCOS LIMITED

S.No.	As per EOI cum RFP document	Clarifications requested	REPLY
1	Please refer Clause 5 of Sl.No. iv (a to c) - Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus" under EPC Mode. Having experience in hilly terrain may be given preference.	The concept of a net zero sustainable institutional campus, as defined in the RFP, is relatively new and still emerging in the Indian context. We would like to mention that while we have successfully executed projects of similar scale and also projects with GRIHA star ratings and are well-versed in implementing sustainable design principles. In light of this, we request IIMB to kindly consider removing or relaxing the Requirement for prior experience specifically in net zero sustainable campuses, in order to enable broader Participation and foster a more competitive bidding process.	Similar parameters of Net Zero Campus may be treated as similar work.
2	Please refer Clause 5 of Sl.No. iv (e) - The agency should not have suffered any financial losses during last 3 Financial Years.	As per Clause 7.3 of Section II of Annexure-24 as "Guidelines for Fixing Eligibility Criteria for Two/Three Bid System" of SOPs for CPWD Work Manual 2022 states that: "The bidder should not have incurred any loss (profit after tax should be positive) in more than two years during available last five consecutive balance sheets, duly certified and	The RFP provision prevails.

		audited by the Chartered Accountant.” We would request IIM to kindly consider modifying the clause which states that “the agency should not have suffered financial losses during any two consecutive years.”	

HLL LTD

S.NO.	QUERY	REPLY
1.	<p>We observed that in the recently issued fee corrigendum, the heading "Details Before Corrigendum" has been placed above the updated EMD amount of Rs. 20 Lakhs.</p> <p>As per standard practice, "Details Before Corrigendum" should refer to the original information—in this case, the earlier EMD amount of Rs. 15 Lakhs—prior to any amendments. The updated amount of Rs. 20 Lakhs should instead appear under a heading like "Details After Corrigendum" or similar.</p> <p>We kindly request you to review this and clarify whether the EMD amount has indeed been revised to Rs. 20 Lakhs, and if so, to correct the heading accordingly to avoid confusion.</p> <p>Looking forward to your clarification.</p>	Request to Refer in CPP portal.

NPCC

S. No.	Reference Page / Section Clause of Tender	Clause as mentioned in NIT	Query/ Suggestion	REPLY
1	Point no 3 of IMPORTANT INSTRUCTIONS (NIT page no. 3)	Assessed Cost for Professional Fee is Rs 6.00 Crore	It is requested you to clarify that 6 crore rupees as PMC fees is upper limit or not. It is suggested to consider the lowest fee of successful bidder in QCBS system.	This is assessed cost of professional fee. It may be lower or higher. The RFP provision shall prevail.
2..	Point no 6 of IMPORTANT INSTRUCTIONS (NIT page no. 3)	Earnest Money Deposit: Rs.15,00,000/- (Rupees Fifteen Lakhs only) through transaction gateway provided in the online e-portal.	It is requested to clarify the EMD amount as 20 lacs rupees mentioned in details of tender bid at www.eprocure.gov.in	Refer CPP Portal for Corrigendum
3	Point no iv of Eligibility Criteria (NIT page no. 18)	Similar works means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential buildings, etc for net zero sustainable campus" under EPC Mode.	Since Net Zero campus is limited in India and due to its limitation, it is hard to have similar work for net zero sustainable campus under EPC mode and in hilly terrain. It is suggested to consider similar work means experience in "Providing Comprehensive Project Management Consultancy (PMC) Services for Educational, Institute of Higher learning like IITs, IIMs, AIIMs, Universities of equivalents comprising of Administrative, Academic, hostels and residential	Similar parameters of Net Zero Campus may treated as similar work.

		Having experience in hilly terrain may be given preference.	buildings, etc only for better competition.	
4	Point no C of Evaluation of Technical Bid (NIT page no. 21)	Experience in hilly terrain and Net Zero and carbon credit in last Seven (07) years' Experience of successfully completed project in hilly terrain and net zero and carbon credit of value more than Rs.50 cores. Experience of ongoing project in hilly terrain and net zero and carbon credit of value more than Rs.50 crores.	It is requested to consider Experience in Hilly region only for marking due to limitation of similar work in India.	Similar parameters of Net Zero Campus may be treated as similar work

REVISED SCHEDULE OF TENDER EVENTS 27-06-2025

1	Date of Publishing	21-05-2025
2	Bid Document Download Start Date	21-05-2025
3	Last date of Submission of Queries to be sent by e-mail as stated in Sl. No: 9	09-06-2025
4	Bid Submission Start Date	21-05-2025
5	Date of Pre-Bid Meeting (Time & Venue will be Intimated later)	18-06-2025
6	Bid Submission End Date	09-07-2025, 12.00 Noon
7	Technical Bid Opening Date	10-07-2025, 12.00 Noon
8	Presentation by PMC(CPSU) firms	21-07-2025 (Venue and time will be intimated later)
9	Date of Opening of Financial Bid	To be Intimated later
10	Address for Communication	The Project Manager, IIMB, Bannerghatta Road, Bengaluru-560076. Email: 1) madhusudan.r@iimb.ac.in 2) ms.vishwanath@iimb.ac.in
11	Contact Number	080-26993741/3551/3019

Minutes of the Pre-Bid Meeting furnished for confirmation, which is also vetted by Architects DDF Consultants, New Delhi

(Vide Page numbers 1 to 38)