

Minutes of pre-bid meeting- e-tender from empanelled CPSUs for Selection of Project Management Consultant (PMC) for Phase I of Construction of Officers Residential Building and Phase II of Hostel Buildings of Reserve Bank of India at CAB, RBI, Pune, Maharashtra

e-Tender Number: [2026 RBI 289230 1](#)

The pre bid meeting of the captioned tender was scheduled at 11.00 am on September 24, 2026 at Reserve Bank of India, College of Agricultural Banking, Pune. The meeting was chaired by Shri Shubhabrat Agrawal, GM, Vice Principal & O-i-C, CAB. Shri Shree Kant Ranjan, DGM (Tech), from PMC (WZ), Shri Dandu Durga Prasad, DGM (Tech) and Shri M.J. Balaji, Manager (Tech) from PDCO attended the meeting through WebEx.

2. The following staff members of RBI and representatives of the prospective bidders were present during the pre-bid meeting:

(a) List of RBI Officials who attended the meeting:

Sr. No.	Name	Designation	Mode of attendance of meeting
1	Shri Shubhabrat Agrawal	General Manager and Vice Principal	Offline
2	Shri Shree Kant Ranjan	Deputy General Manager (Tech), PMC (WZ)	WebEx
3	Shri Dandu Durga Prasad	Deputy General Manager (Tech), PDCO	WebEx
4	Smt Komal Khandekar	Manager	Offline
5	Shri M.J. Balaji	Manager (Tech)	WebEx
6	Shri Sanjay Gajjar	Assistant Manager (Tech)	Offline
7	Smt Reena Jadhav	Assistant Manager	Offline
8	Shri Abhijeet Raut	Special Assistant	Offline
9	Smt Pooja pai	Junior Engineer (Electrical)	Offline

(b) List of Representative of CPSUs who attended the meeting -

Sr. No.	Name of the Representative	Name of Entity	Mode of attendance of meeting
1	Sriram Krishnan	HITES	WebEx
2	Vice president	HITES	WebEx

3	Sajal Maharshi	NBCC	WebEx
4	Shri Sanjay Vats	TCIL	WebEx
5	Shri Vishnu Sharma	EIL	WebEx
6	Shri Amit Pandya	NPCC	WebEx

3. At the outset, the Chairman welcomed the participants and advised them to put forth their doubts/ queries, if any.

4. All the major terms and conditions were explained to the CPSUs in detail. The queries received through emails and raised during the pre-bid meeting from/by the CPSUs were deliberated and clarified to their satisfaction. The representatives of CPSUs were advised to visit the site for having a clear and better understanding of the scope of work.

5. The following queries were raised by the CPSUs vide emails and during the pre-bid meeting and the clarifications furnished by the Bank are as under.

Pre-bid queries received vide emails in advance are as under:

Sr. No	Vendor Name	Clause No. of the Bid Document/General	Pre-bid meeting queries	Comment -CAB Pune
1	HITES	Point No.5.4 Part/Technical Bid iii. Architectural Vision	For preparing the 'Architectural Vision' for the cited project the following information are required 1. Design Brief 2. Site Drawings 3. Contours with trees & existing structures 4. Google location	1. Design Brief- As per the detailed given in the RFP. 2. Site Drawings –: The architectural vision is to be derived from the Architect's Brief as set out in Annexure XII. Bidders are advised to visit the site and familiarise themselves with the scope of work. The available site drawings is attached herewith for reference. 3. Contours with Trees & existing structures – The plan showing site existing structures is attached herewith

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				for reference. however, contour with trees may be prepared by the CPSUs. 4. The Google location of the site is attached for reference.
		Point No.2.2 - Scope of work of the Selected Project Management Consultant (PMC) Sub-Point No. (vii) - Appointing Third Party Quality Auditor - TPQA (like IITs/NITs) for technical and quality audit, comply with their observations and implement their recommendations.	Current clause restricts the selection of TPQA agencies exclusively to IITs and NITs. While these institutions possess high academic standing, their faculty and labs often face heavy schedules, which can result in long lead times for site visits, testing, and report generation. To avoid execution delays and facilitate timely quality audits, we request you to kindly broaden the eligibility criteria for TPQA not restricting to only IIT, NIT, etc. but to also include: Renowned Central & State Government Public Sector Undertakings (PSUs) specializing in TPQA / Reputed Government Universities, State Engineering Colleges / Established NABL accredited / ISO-certified, independent Quality Assurance Agencies	The phrase at Clause 2.2 may be read as " <i>Reputed institutions like IITs, NITs, etc.</i> " instead of " <i>Like IITs, NITs</i> ".
2	TCIL- Harshit Goel	General	It is requested to kindly provide the AutoCad Drawings of the site plan or coordinates of the site boundary.	a) The available site drawings is attached herewith for reference. b) The Google location of the site is attached herewith for reference.
		Important Information sheet Sr. No. 16 (page no. 8)-	It is requested to kindly keep the last date of bid submission by atleast 2 weeks after publish of reply of pre-bid queries.	The last date of publishing pre-bid queries is September 30, 2026, and the last date for bid submission is

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		Date of closing of online e-tender for submission of Techno Commercial Bid & Price Bid - October 12, 2026 till 12:00 PM		October 12, 2026. As there is a sufficient time of 12 days for bid submission, the request is not acceded to.
		Important Information sheet Sr. No. 12 (page no. 7)- Date of holding pre-bid meeting (Physical/WebEx) - September 24, 2026 at 11:00 AM	It is requested to kindly share the Video conferencing (VC) link of Prebid meeting so as to attend pre-bid meeting through VC.	The link has already been shared vide email dated September 21, 2026.
3	National Projects Construction Corporation Ltd-Amit Pandita	<u>Annexure-XI A</u> <i>Guidelines on Debarment of firms from Bidding</i> a) I/we or any of our allied firm* is/ are not debarred / suspended / blacklisted by any public institution / entity in India or any other country as. On (last date of submission of bid)	It is requested to please remove allied firms* as we are Empanelled as single entity in RBI for this category.	The stated documents in Part I are required to be submitted by participating PMCs as it is declaration form only.

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		<u>Annexure – XI (B)</u> Declaration for Local Content (To be given on Company Letter Head for tender value below Rs.10 Crores and by Statutory auditor/ Cost Auditor/ Cost Accountant/ CA for tender valuing Rs.10 Crores or above)	It is requested to delete this declaration as it may be asked from Contractor, and PSU like NPCC follows CVC & Make In India guidelines in the tender process.	The stated documents in Part I are required to be submitted by participating PMCs even for Project Management consultancy services.
		<u>5.4 Part I/Technical BID</u> iii. Bidders shall upload detailed writeup of following information along with their Part I of the bid/ Technical bid: a. Understanding of the Terms of References b. Architectural vision c. Technical approach and methodology. d.....	It is respectfully requested to consider the detailed write-up, along with the supporting information, may be excluded from the Technical Bid submission and instead be presented in its entirety at the time of the presentation only.	The detailed write up may be given in brief by the bidder in the technical bid which can be explicitly elaborated later during presentation.
4	Engineers India Limited -Devanshu Vishwakarma	Clause 2.2, Clause 15.1.1.17, Clause 15.1.2.1 / Pg. 15, 35 & 37	It is understood that the PMC is required to engage/appoint contractors, consultants, vendors and other agencies for execution of the Project. Since the Project is owned by RBI and the PMC is engaged only for providing PMC services, such appointments are	With reference to Clause 15.1.3.12 of the tender document, the request cannot be acceded to.

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			essentially being made for implementation of RBI's Project. In view of the above, the Bidder requests that it may kindly be confirmed that all contractors/Consultants/Vendors engaged by the PMC shall be appointed for and on behalf of RBI, and that RBI shall be the principal employer/principal contracting entity for all legal, statutory and dispute-resolution purposes arising out of such contracts. RBI to kindly consider.	
		Clause 2.2(xi), Clause 15.1.3.12 & Clause 23.2 / Pg. 15, 44 & 52	The Tender Document requires the PMC to provide technical assistance in litigation/arbitration and is also required to deal with disputes involving Contractors/Consultants. Since such Contractors/Consultants are engaged for execution of RBI's Project, the associated contractual risks arise primarily from the execution of the Project. In view of the above, the Bidder requests that all costs and liabilities arising out of litigation/arbitration with Contractors/Consultants, including legal expenses, awards, decrees, settlement amounts and execution expenses, shall be borne directly by RBI through the Project account, and the PMC shall not be required to finance or initially bear such amounts. RBI to kindly consider.	The work is to be executed as per the clause 17.2 (V) of the tender document.
		Clause 15.1.2.5, Clause 15.1.3.12 & Clause 23.2 / Pg. 37, 44 & 52	It is noted that the Tender Document does not prescribe any aggregate limitation on the liability of the PMC, while the PMC is exposed to various obligations relating to project execution, contractors, consultants, statutory matters and disputes.	The terms and conditions shall remain unaltered.

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			In view of the above, the Bidder requests that a suitable aggregate cap on the liability of the PMC may kindly be incorporated, with the aggregate liability of the PMC arising under the Contract being limited to an agreed percentage of the PMC fees actually received under the Contract, except in cases of proven fraud or wilful misconduct. RBI to kindly consider.	
		Clause 17.2 & related provisions / Pg. 47	As the PMC is appointed for providing professional Project Management Consultancy services, and the Project expenditure is ultimately required to be funded by RBI. In view of the above, the Bidder requests that it may kindly be confirmed that the PMC shall not be required to finance the Project or assume any financial liability on behalf of RBI at any stage, including payment of contractor/consultant claims, awards, decrees, litigation expenses or other Project-related liabilities.	The payment will be made as per the clauses no 17.8 and 17.9 of the tender document.
		Clause 2.2(xii) & Clause 15.1.3.10 / Pg. 15 & 44	The Tender Document requires the PMC to provide technical assistance in preparing replies and complying with observations of CTE, CVC, CAG, Vigilance and other authorities, including assistance till compliance of such observations. In view of the above, the Bidder requests that the PMC's responsibility may kindly be limited to providing technical assistance in respect of matters arising directly from its scope of services. Any assistance required beyond the normal project duration/DLP or in respect of matters not attributable to the PMC may kindly be treated as an additional/chargeable service.	PMC is liable for the scope of work mentioned in the RFP vide Clause 2 along with the other terms and condition. Clause no 2.2 (X) and (XII) states that the PMC's liability is till obtaining the Occupancy Certificate.

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			RBI to kindly consider.	
		Clause 14.8 / Pg. 30	Clause 14.8 provides for payment of expenditure incurred for the Project up to the date of termination/abandonment. However, the provision does not specifically address accrued PMC fees, committed liabilities and costs incurred by the PMC towards closure/demobilisation. In view of the above, the Bidder requests that, in the event of termination or abandonment of the Project by RBI, RBI shall settle all accrued PMC fees, committed liabilities, demobilisation/closure costs and other legitimate dues of the PMC up to the effective date of termination. RBI to kindly consider.	The terms and conditions shall remain unaltered.
		Clause 15.1.2.20 / Pg. 42	Clause 15.1.2.20 requires the PMC to devise a suitable dispute-resolution mechanism but does not specify the parties or categories of disputes to which such mechanism would apply. In view of the above, the Bidder requests RBI to kindly clarify the scope and applicability of the dispute resolution mechanism proposed under the said clause and the respective responsibilities of RBI, PMC, Contractors and Consultants in such mechanism. RBI to kindly consider.	Please refer to the clauses no 15.1.3.12 and clause no 23. (2) (ii) for clarification.

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		Clause 20.1(b) / Pg. 51	Under Clause 20.1(b), where delay is attributable to the Architect/Consultants/Contractors/Agencies/Suppliers engaged for the Project, the PMC is made primarily/solely responsible for recovery of Liquidated Damages. In view of the above, the Bidder requests that it may kindly be confirmed that the PMC's responsibility in such cases shall be limited to identification of delay, recommendation/initiation of recovery and recovery of Liquidated Damages from the concerned agency, and the PMC shall not be financially liable for any unrecovered Liquidated Damages where the delay/default is not attributable to the PMC. RBI to kindly consider.	PMC's responsibilities are mentioned in RFP Clause 15.1.2.7, in conjunction with Clause 24 on Force Majeure.
		Clause 23.1 / Pg. 52	Considering that the PMC is a CPSE and RBI is a Government organization. In view of the applicable Government framework governing resolution of commercial disputes between CPSEs and Government organizations, the Bidder requests that RBI may kindly confirm the applicability of the AMRCD mechanism, wherever applicable, for resolution of disputes between RBI and the PMC prior to invocation of arbitration. RBI to kindly consider.	It is stated that the clause 23.1 of the tender document may prevail.
		Clause 15.1.2.5 / Pg.37	PMC fee is generally a small percentage of the project cost and is intended to compensate the PMC for the manpower engaged for the professional consultancy and project management services. Accordingly, an unlimited or disproportionate liability exposure,	The terms and conditions shall remain unaltered.

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			particularly for actual loss or cost of rectification, may not represent a balanced allocation of contractual risk. As per the standard practices being adopted throughout the industry, liabilities mentioned in the aforementioned clause lie with the execution contractor, for which PMC shall ensure to incorporate the provision of such liabilities in the contract to be signed with the execution contractor. RBI to kindly consider.	
		Relevant provisions relating to demolition and Project Cost	In case of demolition/dismantling of existing structures, if any, may generate salvage materials having residual/realisable value. In view of the above, the Bidder requests RBI to kindly clarify the treatment of demolition salvage value, including whether such value shall be credited to the Project account/RBI and PMC Agency Charges shall be calculated on the gross Project expenditure without adjustment of salvage value. RBI to kindly consider.	(i) The realisable/salvage value, if any, arising out of demolition/dismantling of the existing structures shall accrue to and be credited to the Bank, and the same shall not form part of the Project cost. The PMC Agency shall ensure that such salvage material is disposed of only with the prior written approval of the Bank, and the entire realisation is accounted for and remitted to the Bank. (ii) The PMC Agency Charges shall be calculated on the gross Project cost, i.e. the tender/contract value of the work, without any deduction or set-off on account of the salvage/realisable value referred to above. Except as clarified above, all other terms and conditions of the RFP shall

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				remain unchanged. Bidders may factor the above position while submitting their financial bids.
		Clause 9.1, Clause 17.1 & Clause 17.2 / Pg. 23, 46-47	Clause 9.1 and Clause 17.1 provide for calculation of PMC Agency Charges with reference to the Project cost/expenditure sanction, while Clause 17.2 specifies the components forming part of the actual cost of the Project. In view of the above, the Bidder requests RBI to kindly confirm that PMC Agency Charges shall be calculated and finally settled on the basis of the actual Project Cost incurred/executed during the Project, with appropriate reconciliation against the expenditure sanction, rather than being calculated on the estimated Project Cost. It is further requested that the basis for determination of Actual Project Cost may kindly be clarified, including the treatment of statutory charges, testing, consultants, demolition/salvage, litigation/arbitration expenditure and other Project-related costs. RBI to kindly consider.	It is clarified that the PMC fees shall be paid as per the clause no 17.1 & 17.2.
		Clause 17 / Pg. 46-47	While the Tender specifies the basis for calculation of PMC Agency Charges but does not provide sufficient details regarding the periodic billing and payment mechanism. In view of the above, the Bidder requests RBI to kindly clarify the detailed payment terms, including billing frequency, applicable milestones/stages, basis of certification, payment timeline, treatment of PMC fees during the construction and DLP periods, adjustment against actual Project expenditure and settlement of	Clauses 17.8 and 17.9 of the tender document clearly depict the mode and methodology of payment. Hence, the PMC is requested to refer to the same for further clarification.

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			outstanding PMC fees upon completion/termination of the Contract. RBI to kindly consider.	
		Clause 14.7, Clause 15.1.2.7–15.1.2.8 & Annexure X / Pg. 30, 38 & 90	The Project completion period is stipulated as 49 months, while the Tender provides for extension of time for reasons beyond the control of the PMC. In the event the Project period is extended for reasons not attributable to the PMC, it is requested that RBI may kindly confirm that the PMC shall be entitled to additional PMC Agency Charges for the extended period, along with reimbursement of additional deployment/establishment costs, as mutually agreed. RBI to kindly consider.	The terms and conditions shall remain unaltered
		General (Limitation of Liability)	Bidder requests to kindly incorporate the following clause. PMC's overall liability under this contract for all guarantees or warranties of whatsoever nature, whether expressed or implied, and for all causes whatsoever, shall be limited to 5% of 'PMC Fee' plus corrective services without any additional cost to Bank for any faulty services arising due to reasons solely attributable to PMC, i.e. error or omission in the technical work/ services performed by PMC in respect of PMC's scope of services. RBI to kindly consider.	The terms and conditions shall remain unaltered
5	BDDivision NBCC- Rakesh Roshan	Clause 2.2 (ii)	Please confirm that expenditure on soil investigation, digital survey, and tree survey, shall be booked in the project cost.	The Actual Cost of Project is defined vide Clause no 17.2 & 17.3 of the tender document.
		Clause 2.2 (vii),	Please confirm that expenditure towards Third Party Quality Auditor- TPQA (like IITs / NITs) for technical and quality audit, shall be booked in the project cost.	The definition provided in the RFP states that the TPQA shall be

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				appointed by the selected PMC at PMC's Cost. The same has been mentioned at point no (XXXVii) under "Definitions"
		Online Price Bid Format	The Price Bid format uploaded along with the tender documents is not in conformity with the Annexure-II – Financial Bid Format. There is a discrepancy between the two formats. Kindly clarify which of the two formats shall prevail for submission of the Financial/Price Bid	The Financial/Price Bid format has been suitably modified and is uploaded on the CPP portal (BOQ). Bid shall be submitted in the captioned format only. Please note that the rates should not be quoted in the annexure-II provided on the page 58 of the tender document.
		Annexure II - Financial bid-Column D: Quoted percent age	It is requested to clarify whether the "Agency charge" in 'Column D' has to be quoted including GST or excluding GST.	It is clarified that the Agency charge" in 'Column D' has to be quoted excluding GST.

	Clause 2. Broad Scope of the works/ Project Description 2.1 Objective: Note: Changes may be likely in the number of residential flats and configuration of the Hostel Building specified in the Architect Brief (Annexure XII). Changes, if any, will be communicated before the PMC floats the tender for the appointment of the Project Architect.	In the financial bid (Annexure II), PMC has to quote its price in %age. Also Clause 9 (Agency charges) states that PMC shall be paid the agency charges at the quoted %age (in the financial bid) of the actual cost of the project or expenditure whichever is lower. Further as per Clause 2.1, the project cost is tentative and may vary due to change in scope (i.e. likely change in no. of flats to be constructed). However, as per Annexure XIV (Articles of Agreement), PMC shall get the total contract price as sum stated in the LOA. It appears that PMC shall get the lump sum amount for work done whereas the scope may vary in later stage.	The payable amount to PMC agency shall be as per Clause 9 of the Tender. The text "of Rs_____ being the sum " mentioned in the format of agreement may be considered as deleted.
	9 Agency charges (PMC's Charges)- 9.1 Agency charges/PMC's charges shall be the charges to be paid, from time to time, by Bank to PMC for providing end to end services by them to the Bank as stipulated in the tender and at the quoted percentage (in the Financial Bid) by the PMC of the actual cost of the project as per Clause 17.2 excluding GST hereinafter or	In view of above, it is requested to modify the said clause of agreement as under: "In consideration of the payments to be made by RBI to the PMC as hereinafter mentioned, the Project Management Consultant hereby covenants with RBI to execute and complete the Project by (date) (30 months from 15th day of issuance of Letter of Award) and remedy any defects therein in conformity in all respects with the provisions of the Contract RBI hereby covenants to pay the PMC in consideration of the execution and completion of the Project and the remedying of defects therein, the total Contract Price at the quoted percentage (in the Financial Bid) by the PMC of the actual cost of the project as per Clause 17.2 excluding GST hereinafter or expenditure	

		expenditure sanction (excluding PMC/ agency charges granted by the Bank based on the Preliminary Architectural Drawings and Preliminary estimate at the time of Administrative Approval, and excluding GST) whichever is lower, qualifying for determination of the total extent of these charges to PMC as per the related terms of payment.	sanction (excluding PMC/ agency charges granted by the Bank based on the Preliminary Architectural drawings and Preliminary estimate at the time of Administrative Approval, and excluding GST) whichever is lower subject to such additions thereto or deductions there from as may be made under the provisions of the Contract at the times and in the manner prescribed by the Contract. Both parties shall have obligations as per the Contract."	
		Annexure II – Financial bid- The quoted Fee in percentage (%) towards “Agency Charges” toward Project Management, Supervision, Services including Architectural Services for planning, designing, and Consultancy Services as per the scope defined		
		Annexure XIV - Articles of Agreement- In consideration of the payments to be made by RBI to the PMC as hereinafter mentioned, the		

		Project Management Consultant hereby covenants with RBI to execute and complete the Project by (date) (49 months from 15th day of issuance of Letter of Award) and remedy any defects therein in conformity in all respects with the provisions of the Contract RBI hereby covenants to pay the PMC in consideration of the execution and completion of the Project and the remedying of defects therein, the total Contract Price of Rs_____ being the sum stated in the Letter of Award subject to such additions thereto or deductions there from as may be made under the provisions of the Contract at the times and in the manner prescribed by the Contract. Both parties shall have obligations as per the Contract.		
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		Annexure VI - Format of professional indemnity bond Page no. 83-85- AND WHEREAS the (name of the Indemnifier) shall indemnify the RBI against any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the (name of the Indemnifier) design responsibility (including architectural, structural and MEP, firefighting) <u>till completion of service life of the project.</u>	The said clause provides for unlimited liability on PMC for complete service life of the project, which seems too stringent and not in line with the standard industry practices. Further this liability also covers all types of damages, expenses, liability, loss or claims from design including architectural, structural, MEP, firefighting for long duration which can occur from many reasons including wear and tear, poor O&M etc. In view of the above, it is requested to delete this provision from the said clause.	The terms and conditions shall remain unaltered.
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Queries raised during the pre-bid meeting:

1	NBCC	Annexure VI- Format of Professional Indemnity Bond). Clause No. 15.1.3.15 of tender	It states that: ...AND WHEREAS the..... (name of the Indemnifier) shall indemnify the RBI against any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the (name of the Indemnifier) design responsibility (including architectural, structural and	The terms and conditions shall remain unaltered. Further, the clause 15.1.3.15 may read as under: PMC shall indemnify the BANK on any breach of the design responsibility as well as on infringement of any patent, copyright,
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			MEP, firefighting) till completion of service life of the project. In view of the above, it is kindly requested that the overall liability of the PMC Agency under the aforesaid Clause No. 15.1.3.15 mentioned above, may kindly be restricted to not more than 10% the total PMC/ Consultancy Fee only payable under the contract.	intellectual property, royalty issue and also for any disputes due to any violation of labour laws in connection with the project. The indemnity bond as per Format provided in Annexure VI of this tender duly registered shall be submitted before commencement of work. If necessary, the PMC Agency may include suitable clauses in their agreements with the Project Architect/ Contractor. The text in Annexure VI may be read as under: AND WHEREAS the (name of the Indemnifier) shall indemnify the RBI against any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the (name of the Indemnifier) design responsibility (including architectural, structural and MEP, firefighting) as well as on infringement of any patent, copyright, intellectual property and royalty issue till completion of service life of the project. The(name of the Indemnifier) shall also indemnify the RBI against any disputes due to any violation of labour laws in connection with the project.
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2	HITES	Site visit	Who should the PMC contact to coordinate the site visit?	As stated in ANNEXURE IX of tender document, Contact person for RBI, CAB, Pune are as under- 1)Biswanath Dey, Assistant General Manager, Contact- 020-25582378/9463952113 2) Sanjay Gajjar Assistant Manager (Tech-Civil), Contact- 020-25582373/9099938217
3	EIL	Detailed payment term	Clause 17.2 of the tender document does not specify the detailed stage-wise payment terms. Kindly clarify on the same.	Clauses 17.8 and 17.9 of the tender document clearly depict the mode and methodology of payment. Hence, the PMC is requested to refer to the same for further clarification.

All the prospective bidders were requested to adhere to the timelines specified in the tender.

Please note:

- (i) This document (minutes of the Pre-Bid Meeting) shall form a part of the tender.
- (ii) Rest of the terms and conditions and specifications of the bid document shall continue to remain unchanged.
- (iii) The above amendments / clarifications are issued for the information of all the intending bidders; and
- (iv) The submission of bid by the firm shall be construed to be in conformity to the bid document and amendments / clarifications given above.

CGM & Principal

College of Agricultural Banking

Pune