

**MINUTES OF PRE-BID MEETING**  
**Appointment of Project Management Consultant (PMC)**  
**For Construction of State-of-the-Art Office Buildings of JSPCB**

**Tender Reference No.: JSPCB/Build/HQ/01/2025**

**Name of Work:**

Appointment of Project Management Consultant (PMC) for Construction of State of Art Office Building (Stilt + Five Storeys) of Head Quarter near Indian Institute of Management, Greater Ranchi & Building at Tupudana Industrial Area, Ranchi and Regional Office Building (Three Stories) at Five (05) Regional Offices cum Laboratory at Jamshedpur, Dhanbad, Dumka, Hazaribagh and Palamu published in the news papers vide PR no.368717 dated 16.12.2025.

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| <b>Date&amp;TimeofPre-Bid Meeting</b> | <b>26.12.2025 at 3;00 PM</b>   |
| <b>Venue</b>                          | <b>JSPCB, Head Quarter, Dhurwa, Ranchi</b>   |
| <b>Committee Members</b>              | <b>Sri Rajeev Lokchan Bakshi,</b><br>Member Secretary  |
|                                       | <b>Sri SanjayKumar Srivastava,</b><br>Officer on Special Duty,<br>JSPCB, Ranchi  |
|                                       | <b>Sri Srinivas Pashupati,</b><br><b>Head of Department, Civil Engineering</b><br>IIT(ISM), Dhanbad                                |
|                                       | <b>Sri Mani Mohan,</b><br>Associate Professor,<br>B.I.T.Meshra,Ranchi  |
|                                       | To discuss and clarify the queries raised by participating agencies in respect of the above tender                                 |
| <b>Agenda</b>                         | <b>Pre bid meeting for the Appointment of Project Management Consultant (PMC) for Construction of State of Art Office Building</b> |

The pre-bid meeting was held on 26.12.2025 to resolve the queries raised by the different bidders. The representatives of the following bidders were present in the pre-bid meeting:

1. **M/s. National Projects Construction Corporation Limited.**
2. **M/s. NBCC INDIA**

## **Proceedings**

The Pre-Bid Meeting was held on 26.12.2025 at 3.0 p.m.. The queries raised by the participating agencies were received. The queries received from the agencies were discussed with committee members. The reply of the queries is annexed herewith. .

*Raj*  
(Rajeev Lochan Bakshi)  
Member Secretary

**ANNEXURE-1**

**1. PRE-BID QUERIES FROM M/s. National Projects Construction Corporation Limited**

| <b>S. No.</b> | <b>Page</b> | <b>Section</b> | <b>Clause Details</b>   | <b>Request Details</b>  | <b>Resolution to the Queries by Committee</b>  |
|---------------|-------------|----------------|---|---|--|
| 1             | 3           |                | <b>Notice Inviting EOI</b><br>Estimated Cost of the Project approximately Rs.50 Crores  | Total built up area given in the NIT is 1,00,000 sq. ft. and 25,000 x 5 = 125000 sq. ft., Total 2,25,000 sq. ft.<br><br>As per plinth area rate of CPWD it is not feasible to complete the project on given estimated cost. | The estimated project cost is indicative and has been mentioned as “approximately ₹ 50 Crore” in the NIT. The PMC shall prepare block estimates based on latest CPWD/State authority Plinth Area Rates during the pre-construction stage, as clearly provided under the Scope of Services and rates will prevail accordingly |
| 2             | 7           |                | Instruction to perspective Project Management Consultants (PMC)<br><b>Scope of Work:</b><br>1. Head Quarter Building: Stilt plus five storey's with approx. total built up area of 1,00,000 sq. ft. |   | The scope of work clearly specifies: (i) HQ Building: Stilt + Five Storeys, approx. 1,00,000 sq. ft., and (ii) Five Regional Offices: Three storeys, approx. 25,000 sq. ft. each. No change is proposed.   |

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|   |    |  | 2. Five (05) Regional office cum Laboratory Buildings: Three Storey with approx. built-up area of 25,000 sq. ft. The ground floor will be for the regional office 1st floor for the laboratory and the third floor is quarter/rest rooms. |   |                                     |
| 3 | 42 |  | <b>Annexure – H (Price Bid)</b><br>Upper Cap maximum fee is 2% of the actual Project Cost   | As per GFR 160/173 of 2017 and CVC guidelines, pricecapping/upper ceilingis generally discouraged to ensure transparency, fairness, andcompetitiveness. | The tender condition shall prevail. |

## 2. PRE-BID QUERIES FROM M/s. NBCC INDIA

| S. No. | Page | Section    | ClauseDetails   | Request Details   | Resolution to the Queries by Committee   |
|--------|------|------------|---|---|--|
| 1      | 8    | Clause 4.1 | 4.1 Completion Period: Time is essence of the contract. The Project has to be completed in all respect & in accordance with the terms of contract within a period of 24 months from the date of award of work to PMC. | Please clarify whether the total time duration of 24 months will be both for Head Quarter and 5 Regional Office Buildings at various locations i.e. all the building works will be executed simultaneously. | The total completion period of 24 months shall apply to all buildings covered under the scope of work, as per the Final RFP. |
|        |      |            | Submitting the project technical report based on the successful bidder &  | Clarification is sought regarding appointment of Contractor and payment to Contractor. Please   | The tender condition shall prevail.  |

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| 2 | 19 | Clause 17.3 (a)<br>(iii)                         | recommending to the Client for financial sanction.  | clarify who will appoint the Contractor and payment to the Contractor will be done by PMC Agency/Client.   |  |
| 3 | 24 | Clause 17.3 ( C)<br>(xviii)                      | (xviii) During the defect liability period carrying out periodical inspection along with representatives of JHARKHAND STATE POLLUTION CONTROL BOARD/ JHARKHAND STATE POLLUTION CONTROL BOARD and contractor, preparation of defects list and arrange for its rectification from contractor. | Please specify the defect liability period duration.   | The Defect Liability Period shall be as per the EPC contract conditions finalized by the Client. PMC shall assist during the DLP as defined in the contract.                                     |
| 4 | 7  | Table-Point no. 4, Page no. 3<br>Clause 1. Scope | Point no. 4, Page no. 3<br>Estimated cost of the project: Approximately Rs. 50 Crores<br>Clause 1. Scope of work, Page no. 7:Department propose to  | The estimated cost of the project of 50 Cr. appears to be less as compared to the total built up area of the head quarter and 5 regional office buildings. | The estimated project cost is indicative and has been mentioned as “approximately ₹ 50 Crore” in the NIT. The PMC shall prepare block estimates based on latest CPWD/State authority Plinth Area |

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|   |    | of work                                | construct the following: -<br><br>1. Head Quarter Building: Stilt Plus Five Storeys with approx. total built up area of 1,00,000 sqft.<br><br>2. Five (05) Regional Office cum Laboratory Buildings: Three Storey with approx. built up area of 25,000 sqft                              | Please clarify the same.   | Rates during the pre-construction stage, as clearly provided under the Scope of Services and rates will prevail accordingly |
| 5 | 13 | Clause 3 (xii)<br>Eligibility criteria | The PMC Firm should have been in the field of Project Management Consultancy and should have minimum 7 years' experience as on 30.11.2025 and have been registered as consultant in any Government/ Semi Government Department. Firms registered for multiple activities need not apply. | It is understood from the said clause that PMC agencies are empanelled as consultant /PMC in any Government/ Semi Government Department.<br><br>Therefore, it is requested to amend the said clause as under:.....have been registered/empanelled as consultant in any Government/ | The tender condition shall prevail.   |

|    |    |   |   | Semi Government<br>Department.....  |                                     |
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| 6. | 13 | Clause 6 (e)<br>Eligibility criteria,   | All shortlisted PMC shall be advised to submit their techno-commercial offer and detailed presentation by the eligible BIDDERS will be held on the date and venue intimated to the concerned BIDDERS. | It is understood from the bid document that the evaluation will be according to QCBS method and all eligible PMC will submit their techno-commercial offer. However, it is contradictory from the said clause.<br><br>Please clarify the same and evaluation criteria for the selection of PMC. | The tender condition shall prevail. |
| 7  | 35 | ANNEXURE –B<br>PARAMETERS<br>FOR DESIGN | For Selection of PMC, Quality cum Cost Based Selection (QCBC) method with Technical: Financial weightage of 70:30 respectively is   | Please clarify whether the individual cut off marks for each technical parameter of Annexure-B is 50%.  | The tender condition shall prevail. |

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|   |    | TECHNICAL COMPETITION,     | adopted. The individual cut-off marks for technical bid evaluation is 50%, with overall cut-off of 70%.  |  |  |
| 8 | 42 | ANNEXURE – H<br>PRICE BID  | (Upper cap maximum fee is 2 % of the actual project cost)  | Since the scope of PMC includes preparation of Architectural design & drawings, tender process management for contractor, supervision, quality control & cost optimization etc. therefore, upper cap in PMC fee is very less. Hence, it is requested to remove the upper cap limit of PMC fee. | The tender condition shall prevail.                      |
| 9 | 42 | ANNEXURE – H<br>PRICE BID, | We, further agree that in case we fail to deliver satisfactory services, JHARKHAND STATE POLLUTION CONTROL BOARD will be at liberty to discontinue our services as PMC for the project | The said clause is very stringent. As per standard practice, if client will have to discontinue the services of PMC, then fee for the work done by PMC till the time of discontinuation of services shall be claimed by  | The clause shall remain as per the Final RFP provisions. |

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|    |    |   | <p>within their sole discretion and no fee shall be claimed by us for the project.</p>                               | <p>PMC.<br/>Therefore, it is requested to amend the said clause as under:</p> <p>We, further agree that in case we fail to deliver satisfactory services, JHARKHAND STATE POLLUTION CONTROL BOARD will be at liberty to discontinue our services as PMC for the project within their sole discretion and fee for only upto the work done till the time of discontinuation shall be claimed by us for the project.</p> |  |
| 10 | 56 | <p>LETTER OF UNDERTAKING<br/>Clause 11,</p> | <p>.....The designs can be proof checked through a third party like IIT/NIT or other reputed engineering college</p> | <p>Please specify the cost of proof checking by IIT/NIT will be borne by which agency PMC/contractor.</p> <p>Further, it is requested to clarify</p>  | <p>As per the RFP, statutory approvals and third-party proof checking shall be within the scope of the EPC contractor, unless otherwise specified.</p> |

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|    |       |                                     |  | the cost of statutory approvals and appointment of third party quality agency will be borne by which agency.   |   |
| 12 | 74-75 | Clause 7.3<br>Liquidated<br>damages | 11. The rate for Professional Fee quoted in the price Bids are as per the EOI and subsequent clarifications/ modifications / revisions furnished by the JHARKHAND STATE POLLUTION CONTROL BOARD, without any exception. Moreover, our Fee approved shall remain firm and fixed till completion of entire project and we shall not raise any claim for any escalation/enhancement in the approved fee structure for the | The said clause is very stringent. If the new or additional scope of work is added to the PMC's scope or deviation in works beyond a certain limit should be payable to the PMC. Therefore, it is requested to remove the said clause. | The clause shall remain as per the RFP. Payments, if any, shall be governed strictly by the contract terms. |

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|  |  |  | reasons whatsoever.  |   |  |
|  |  |  | <p>.....JHARKHAND<br/>STATE POLLUTION<br/>CONTROL BOARD shall be<br/>entitled to recover liquidated<br/>damages at the<br/>rate of 0.5% of the total fees<br/>per week (7 days) of delay.<br/>Total recoveries on account of<br/>delays and / or any other loss or<br/>damage caused to the Client<br/>due to defective / faulty<br/>supervision on part of PMC<br/>shall be limited to maximum of<br/>15% of total fees payable to<br/>PMC on entire actual work, for<br/>which the PMC's services<br/>availed by the Client.</p> | <p>PMC executes the project on<br/>behalf of Client and receives<br/>very nominal fee. In this regard,<br/>it is requested to modify the said<br/>clause as per standard practice<br/>i.e.:</p> <p>.....Total recoveries on<br/>account of<br/>delays and / or any other loss or<br/>damage caused to the Client due<br/>to defective / faulty<br/>supervision on part of PMC<br/>shall be limited to maximum of<br/>5% of total fees payable to PMC<br/>on entire actual work, for which<br/>the PMC's services availed by<br/>the Client.</p> | <p>The liquidated damages and fee<br/>conditions shall remain unchanged<br/>and shall be governed strictly by<br/>the RFP and agreement terms.</p> |

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| 13 | 4 | Table-Point no. 9 | 9. Last date & time for submission Technical Bid along with price bid separate bid for two location Ranchi i.e.Tupudana& near Indian Institute of Management, Greater Ranchi and one price bid for other location. (in sealed cover):. 06.01.2026 by 06:00 PM | In view of the above queries and preparation of bid documents for hard copy submission, it is requested to extend the last date of submission by at least 2 (Two) weeks from the date of receipt of reply to above queries. | The extension date has already been notified. |

*Reply*