

Name of work: Project Management Consultant for Construction of Deluxe Hostels at Indian Institute of Science Education and Research Thiruvananthapuram, Kerala  
as per rule 133(3) of GFR 2025.

Tender ID: 2026\_IISRT\_908846\_1

### **MECON Queries**

**Represented by:** Mr. Anirban Sengupta, AGM (Elect.)

<b>Sl. No.</b>	<b>Query</b>	<b>Reference NIT Clause</b>	<b>IISER TVM Reply</b>
1	Whether Design is under PMC Scope? We understand that the PMC scrutinizes and certifies designs and Specification executed by Agency/Architect appointed separately by IISER TVM	Cl 8 of NIT	The preparation of the design, drawings, and cost estimates will be prepared by the Architects appointed by IISER. The PMC shall be responsible for scrutiny and certifies designs for the entire works as per Clause 8.6 (a) (III).
1.a	Please clarify whether the PMC is required to prepare the complete electrical design and Firefighting and fire Alarm works or to scrutinize/review the design prepared by IISER TVM's appointed Architect/Agency. In case the scope is to scrutinize/review the Design/Drgs, IISER TVM shall be required to share the electrical drawings, load calculations and layout drgs. prepared by the Design Consultant, to PMC.	Cl. 8.6(a)(III)(vi) & Annexure-A, Item 5	The preparation of electrical design, Firefighting and fire Alarm works will be prepared by the Architects appointed by IISER. The PMC shall be responsible for scrutiny and certifies designs for the entire works as per Clause 8.6 (a) (III).
1b	Please clarify whether approval of vendor drawings & documents is part of the PMC's scope or it is under the scope of the Design Consultant.	Cl. 8.6(b)(III)	<b>Yes</b> , the PMC has to scrutinize, review, and approve the drawings & documents submitted by the vendor as per Clause 8.6 (b) (iii).
1c	Please clarify whether the scope of electrical works includes CCTV surveillance system, Wi-Fi/LAN system, Access Control / Intrusion Detection System, Telephone / EPABX system, and any other associated facilities envisaged under the project scope		<b>Yes</b> , It may please be noted that the electrical scope of work includes CCTV surveillance system, Wi-Fi/LAN system, Access Control / Intrusion Detection System, Telephone / EPABX system etc. whereas the scope of work includes only laying of the conduits and data cables as per the design submitted by the Architectural consultants meeting the institute's requirements.
2	In price bid format (macro enabled excel sheet), the bidder is required to select " excess (+)" or " less (-)" in unit for quoting price. We presume it should be percentage (%). Please confirm.	Price Bid Format (Macro enabled excel file)	<b>Yes</b> , The Bidder has to quote their percentage with excess (+)

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Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
3	<p>It is noted that the current tender evaluation methodology is based on price-centric criteria. In view of the nature and scope of PMC services envisaged under this project, we request IISER-TVM to kindly consider adoption of <b>Quality and Cost Based Selection (QCBS) mode of evaluation</b>, as per the standard practice followed in almost all Government tenders for selection of PMC.</p> <p>The QCBS methodology, with a <b>70:30 or 80:20 ratio between Technical Score and Price</b>, ensures a fair and reasonable basis for selection. It balances technical competence with cost competitiveness, thereby safeguarding project quality while maintaining financial prudence.</p>	Cl 7	<b>No.</b> The tender evaluation method will be as stipulated in the EoI.
4	In Annexure-A it is mentioned as 175 Bedded (G+11) Deluxe Hostel Building of built-up area- 7,351 Sqm. However, the drawings attached with the tender shows there will be separate blocks with max G+9. Kindly clarify.	Annexure-A and drawings attached with NIT	The proposed building is of G+9 storied. Hence “G+11” may please be read as “G+9”
5	<p>With reference to the clause “...and any other issuance of occupancy certificate from all local/statutory authorities,” we understand that the Project Management Consultant (PMC) will assist IISER Thiruvananthapuram in obtaining statutory permissions from local authorities.</p> <p>However, it is submitted that:</p> <ul style="list-style-type: none"> <li>All correspondence with external bodies/authorities shall be issued by IISER Thiruvananthapuram, based on drafts prepared by the PMC.</li> </ul>	Cl. 8.6, a, III, (xvii)	<b>Yes,</b> The PMC has to coordinate and liaise with the Architect appointed by IISER and local authorities for obtaining statutory clearances and approvals from the concerned authorities. However, the PMC shall not bear any fees associated with such clearances and approvals. Fee to be paid to the statutory bodies if any shall be borne by IISER upon submission of the relevant supporting documents and details.

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Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
	<ul style="list-style-type: none"> <li>The PMC shall not bear any charges/fees payable to such authorities for obtaining approvals.</li> </ul> Kindly confirm our understanding.		
6	<p>With reference to Clause 5.2 of the NIT, the stipulated time of completion is <b>30 months</b> (3 months for pre-construction activities, 24 months for construction activities, and 3 months for post-construction activities including settlement of accounts).</p> <p>However, Clause 8.6(c)(iii) further states that the PMC shall be responsible for <i>“ensuring rectification of defects up to the satisfaction of end users by the contractor during the defect liability period (within 12 months from completion of work), for which no additional charges will be paid. If the contractor fails to rectify the defects, it shall be got rectified by the PMC through other agency at the risk and cost of the contractor.”</i></p> <p>In view of the above, we seek your kind clarification on the following point:</p> <ul style="list-style-type: none"> <li>Whether PMC personnel are required to remain deployed at the project site beyond the stipulated 30 months (i.e., for an additional 9 months during the defect liability period), or whether the PMC’s role in the</li> </ul>	Cl. 5.2 and Cl. 8.6, c, (iii)	The period of three months after completion of the works is meant for settlement of final accounts and rectification of snag points, if any. IISER expects the PMC to ensure adherence to high standards of construction quality and supervision during execution of the project to minimize defects. During DLP, the PMC has to ensure to resolve any complaints raised by the client promptly as and when required by engaging the required staff. Deployment of staff throughout the DLP is not required.

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Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
	post-construction stage is limited to the scheduled 3 months as per Clause 5.2.		
7	<p>With reference to Clause 8.6 of the NIT, it is mentioned that: <i>“If so required, testing and checking of manufactured items must be carried out by PMC at the manufacturer’s factory as per provision in the Contract.”</i></p> <p>In this regard, we wish to submit the following for your kind consideration:</p> <p>Since the tours involved in carrying out FAT are dependent on the manufacturers’ factory locations, estimation of expenditure to be incurred by the PMC under this head is difficult to ascertain at the bidding stage. To enable bidders to quote a coherent and realistic price for PMC services, we suggest that the PMC’s expenses for witnessing FAT at locations other than the project city may kindly be reimbursed under two separate heads:</p> <p>a) <b>Tour cost at actuals</b> – on production of documentary evidence such as train/air tickets, hotel bills, local travel, incidental expenses etc. b) <b>Man-day inspection charges</b> – at a mutually agreeable rate.</p> <p>This arrangement will ensure transparency and fairness in cost recovery, while allowing bidders to submit competitive and well-structured offers.</p>	Cl. 8.6, b, (xiii)	As far as civil works are concerned, no FAT is required. In case of electrical works, inspection of electrical panels is required as per the scope of the work. The required charges towards this may please be included in the quote. No extra payment will be made.

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**Represented by:** Mr. Anirban Sengupta, AGM (Elect.)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
8	<p>It is stated that the <b>PMC fee is presently calculated as per the percentage quoted against the detailed estimated amount at the time of tendering or the actual completion cost of the project, whichever is less.</b></p> <p>In this regard, it is submitted that the PMC has to establish a site setup and incur recurring expenditure towards fixed costs for the entire duration of the contract. Any increase in project cost due to time overrun or additional work has a direct impact on the PMC's expenses. The existing clause, therefore, does not adequately safeguard the financial viability of PMC operations.</p> <p>We request that the clause be reviewed and amended as under:</p> <p><b>“PMC fee shall be calculated as per the percentage quoted against the detailed estimated amount at the time of tendering or the actual completion cost of the project, whichever is higher, with a minimum fee equivalent to the quoted percentage on the estimated cost.”</b></p> <p>This amendment will ensure fair compensation to the PMC, aligned with the actual scope and duration of services rendered.</p>	Annexure-L, Note	No change. The payment schedule for PMC will be as stipulated in the EoI.
9	In view of the <b>remote location of the IISER-TVM Campus (approx. 40 km from the city)</b> , it will be difficult to arrange suitable accommodation for Engineers deployed for PMC work	Cl 9.1, page-22	IISER TVM will positively try to provide accommodation for the PMC engineers inside the campus to effectively and efficiently monitor the project progress.

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Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
	<p>outside the campus. Moreover, daily commutation from the city to the campus would be extremely challenging.</p> <p>To facilitate smooth execution of the PMC contract and ensure uninterrupted deployment of Engineers, it is requested that <b>accommodation and canteen facilities within the IISER-TVM Campus be provided to PMC Engineers on chargeable basis.</b></p> <p>This arrangement will enable efficient site operations and seamless functioning of the PMC services throughout the contract period.</p>		<p>With regard to food arrangements, IISER has a Central Dining Hall facility on campus. The personnel deployed by the PMC may avail themselves of this facility on payment basis, as per the applicable rules and charges. In addition to the Central Dining Hall, other private food courts are also available in the campus.</p>
10	<p>With reference to <b>Sl. No. 3</b> of the tender conditions, it is stated that <i>“80% of the PMC fees shall be released during construction on pro-rata basis of the cost of items of work completed and billed for the contractor.”</i></p> <p>In this regard, it is submitted that the PMC has to establish a site setup and incur regular monthly recurring expenditure towards fixed costs for the entire duration of the contract. To ensure smooth functioning of the project, regular cash flow is essential for deployment of PMC Engineers and maintenance of the site establishment.</p> <p>Accordingly, we propose that:</p>	Annexure L: Payment Schedule for PMC	<p>IISER expects the PMC to ensure adherence to stringent targeted work schedules and compliance for timely completion of the project.</p> <p><b>Hence no change</b> in the payment schedule for PMC as stipulated in the EoI.</p>

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Represented by: Mr. Anirban Sengupta, AGM (Elect.)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
	<ul style="list-style-type: none"> <li>• <b>40% of the PMC fees (half of the 80% payable during construction)</b> may be released in <b>equal monthly instalments</b> as fixed cost towards deployment of PMC Engineers and establishment of the site setup.</li> <li>• The <b>balance 40%</b> may continue to be released on <b>pro-rata basis</b> of the cost of items of work completed and billed for the contractor.</li> </ul> <p>This arrangement will ensure uninterrupted project management services and effective site operations throughout the construction period without financial constraint to the PMC.</p>		
11	It is mentioned that “Contractor at his own cost shall take out, carry and maintain insurance as applicable from the list below”. We presume that PMC to ensure that insurance as listed in the NIT has been taken and maintained by the Execution Agency/EPC Contractor and taking such Insurances is not in the scope of PMC.	Cl. 8.6, b, (iv)	<b>Yes</b> , the PMC shall ensure that the contractors obtain and maintain all insurance policies and coverages as stipulated in the Notice Inviting Tender (NIT) and other applicable contract documents throughout the execution of the works.
12	The estimated cost of <b>Rs. 28.18 Cr.</b> appears to be on the lower side considering all the facilities envisaged in the project and in view of the <b>Green Building requirements</b> .  You are therefore requested to kindly confirm whether the estimated cost has been worked out after duly considering all the above aspects.	Cl. 3.0 (Invitation), cl. 8.6 b), (xxv).	The estimate has been prepared based on the latest CPWD PAR. Cost variation on account of green building requirements will be reflected in the detailed cost estimate.
13	We respectfully request you to kindly extend the date of submission of bids by at least <b>two weeks from the date of</b>	Last date of Submission of	Considering the request, IISER agrees for extension of the date for submission of bid from 04.06.2026 to 15.06.2026.

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**Represented by:** Mr. Anirban Sengupta, AGM (Elect.)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
	<b>publication of the Pre-Bid clarifications.</b> This extension will enable Bidders to incorporate the clarifications appropriately and ensure a comprehensive submission.	EoI in Cl 3: Invitation	
	<b><u>Additional queries</u></b>		
14	As per Clause 8.5 of the NIT, the actual number of technical personnel to be deployed and the deployment schedule shall be prepared by the PMC and mutually agreed upon after award of work. In this context, is it required to submit Annexure-F (stating the minimum number of Key Technical Personnel at site) in this stage along with the offer?	Cl 8.5	<b>Yes,</b> Considering the project scope and requirement, the PMC has to assess and deploy its proposed deployment of personnel (as per general construction practices) in line with the project requirements. The proposed deployment of personnel need to be furnished in Annexure F along with the offer.
15	In the marking system (Annexure-J, Pg-35) under Sl. No. 1, the PMC Agency's Turnover on Consultancy Services has been considered for scoring. However, in the Eligibility Criteria, only the overall Turnover figure has been stipulated to ascertain eligibility. Kindly clarify whether the figures to be mentioned in Annexure-E (pg-31 of NIT) should reflect the Company's overall Turnover or specifically the Turnover from Consultancy Services.	Annexure-J	PMC has to submit the turn over details for their consultancy services
16	In addition to the modalities for submission of EMD, we also request you to kindly provide your bank account details viz. Account Name, Account No., Branch, IFSC Code, and Address, so that the EMD can be remitted directly to your account. Proof of its remittance shall then be corroborated in our offer.		As mentioned in Clause 5.1, the Bidder may remit the EMD amount online through "SBI Collect" as detailed below: <a href="https://www.onlinesbi.com/sbicollect/icollecthome.htm">https://www.onlinesbi.com/sbicollect/icollecthome.htm</a> > Accept Terms & Conditions then Click Proceed > Select State- Kerala & Select Type of Corporate / Institution – Educational Institute->Select Educational Institutions Name-IISER THIRUVANANTHAPURAM > Select Payment Category – Works- Civil/Civil >

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**Represented by:** Mr. Anirban Sengupta, AGM (Elect.)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
17	<p>we would like to submit that project work by us are primarily being executed by professional from our existing pool of qualified and experienced manpower, who are engaged on time-bound service agreements and are on MECON's payroll. The subject project will be executed using the same deployment model.</p> <p>Request you kind confirmation about the above manpower arrangement.</p>		<p>As specified in clause 8.2, the PMC shall act as EIC for the project and hence PMC shall be responsible for the entire project. Being a GoI. Organisation, the work is liable for audit &amp; inspection by the authorities for which regular employees are needed.</p> <p><b>Hence no change</b> in the stipulation in the EoI.</p>

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**RITES- Queries**

**Represented by:** 1) Mr. R Karunanidhi, General Manager, RITES.  
2) Ms. Anisha G S, Manager, RITES

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
1	It is suggested to provide the number and experience details of the key personnel proposed to be deployed for the project, as per Annexure-G	Annexure G	Considering the project scope and requirement, the PMC has to assess and deploy its proposed deployment of personnel (as per general construction practices) in line with the project requirements. The proposed deployment of personnel need to be furnished in <b>Annexure F</b> along with the offer. In <b>Annexure G</b> , available personnel with the organisation shall be furnished towards evaluation of the bid as per Clause 7.
2	It is also requested to modify the requirement of staff in the regular cadre to include both regular and contract staff combined.		As specified in clause 8.2, the PMC shall act as EIC for the project and hence PMC shall be responsible for the entire project. Being a GoI. Organisation, the work is liable for audit & inspection by the authorities for which regular employees are needed.  <b>Hence no change</b> in the stipulation in the EoI.

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**BRIDGE AND ROOF CO. (INDIA) LTD- Queries**

**Represented by:** Mr. Rishabh Rathor, Manager (Co-ordination)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
1	It is requested that the clause be reviewed and amended as Effective Date of Agreement This agreement shall be deemed to have become effective from the 15th day of issue of award letter or the date of handover of encumbrance free site to the PMC whichever is later.	Cl 10.9	<b>No modification in the EoI condition.</b> The scope of PMC work, includes pre construction works like scrutiny of proposal, tender process, placing the work order for the construction agency for which 3 months period is catered to. Also, the site is free from hindrances, and hence no delay is expected in handing over the site. Hence no modification in the EoI condition, the agreement shall be deemed to have become effective from the 15th day of issue of award letter.
2	It is understood that responsibility of obtaining approvals from all statutory bodies lies with architects (employed by IISER TVM) and PMC shall only coordinate with them. Please confirm	Cl 8.6.a.III.xvii	<b>Yes,</b> The PMC has to coordinate and liaise with the Architect appointed by IISER and local authorities for obtaining statutory clearances and approvals from the concerned authorities.
3	Since all drawings during pre-construction & construction phase are being prepared by the architects (employed by IISER TVM) as mentioned in clause no. 8.6.b.xi & 8.6.a.VI, it is requested that the clause be reviewed and the preparation of As built drawings be excluded from PMC's scope.	Cl 8.6.c.II	The works will be executed by the PMC through the contractor in accordance with the drawings issued by the Architect appointed by IISER. Any modifications carried out during execution shall be duly recorded, and the PMC shall be responsible for the preparation and submission of the as-built drawings reflecting all such changes.
4	Liquidated damages - Since, the scope of preparation of drawings, survey, soil investigation and obtaining statutory approvals does not fall under PMC's purview, any delay related to these the mentioned works shall not be made attributable to the PMC. Please confirm	Cl 10.2	The clause specifies for imposing of liquidated damages in the event of delays attributable to PMC. The PMC is not liable for any recovery of liquidated damages for delays that are not attributable to PMC

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**BRIDGE AND ROOF CO. (INDIA) LTD- Queries**

**Represented by:** Mr. Rishabh Rathor, Manager (Co-ordination)

Sl. No.	Query	Reference NIT Clause	IISER TVM Reply
5	<p>The bidder shall be required to submit the Earnest Money Deposit (EMD) for an amount of Rs. 1.69 lakhs by way of demand draft/ Bank Guarantee.</p> <p>For preparation of Bank Guarantee, IISER is requested to share their Bank Details.</p>	General	<p>For furnishing EMD in the format of BG, Annexure K (page 36&amp; 37) in EOI may be followed.</p> <p>Alternatively, the Bidder can also remit the EMD amount online through “SBI Collect” as detailed below as mentioned in Clause 5.1 :</p> <p><a href="https://www.onlinesbi.com/sbicollect/icollecthome.htm">https://www.onlinesbi.com/sbicollect/icollecthome.htm</a>&gt;</p> <p>Accept Terms &amp; Conditions then Click Proceed &gt; Select State- Kerala &amp; Select Type of Corporate / Institution – Educational Institute-&gt;Select Educational Institutions Name-IISER THIRUVANANTHAPURAM &gt; Select Payment Category – Works- Civil/Civil &gt;</p>

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**Kerala Irrigation Infrastructure Development Corporation Ltd - Queries**

**Represented by: Mrs. Lekshmi R., Consultant Project Engineer**

<b>Sl. No.</b>	<b>Query</b>	<b>Reference NIT Clause</b>	<b>IISER TVM Reply</b>
1	Please clarify whether the payment schedule provided in the EOI/RFP document is fixed, or whether any deviations or modifications may be considered during contract finalization and project execution.		This is to clarify that there will be no change in the payment schedule stipulated in the EoI.
2	"Kindly clarify whether the tendering of the work falls within the scope of the PMC or that of IISER."	General	PMC is fully responsible for the tender processing as mentioned in Clause 8.6 (a) III (xiv) & (xv).
3	"In the event that approvals or permissions from various departments are required during project execution, please confirm whether securing such permissions is within the scope of the PMC or IISER."		The PMC has to coordinate and liaise with the Architect appointed by IISER and local authorities for obtaining statutory clearances and approvals from the concerned authorities.
4	As per clause 11.1 When the scope of the work envisages much variations in the estimate onto the higher side it will be judicial to allow the PMC to incur centage charges at the Revised Estimate amount. Kindly clarify		The proposal is for well-defined requirement and hence no major variations are envisaged. Hence, the payment of consultancy fee remain as stipulated in clause 11.1 EoI.
5	"Please clarify whether all Government Orders and guidelines pertaining to Revised Estimate preparation, approval of Extra Item Rates, and TOC approval are applicable to this project."		IISER follows CPWD works procedure in realisation of all capital civil works. So guidelines pertaining to Revised Estimate preparation, approval of Extra Item Rates, and TOC approval are applicable to this project.
6	As per clause 8.2. Scope of the Services of Project Management Consultant -The PMC shall be responsible for the detailed scrutiny of all design, drawings, estimate, BOQ, Survey, Soil Investigation, Structural design, architectural drawings as per		As per clause 8.2 of EoI, the PMC shall be responsible for the detailed scrutiny of all design, drawings, estimate, BOQ, Survey, Soil Investigation, Structural design, architectural drawings etc. As a premier consultancy agency, PMC is expected to check, verify and certify the overall orderliness of the schemes.

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**Represented by: Mrs. Lekshmi R., Consultant Project Engineer**

<b>Sl. No.</b>	<b>Query</b>	<b>Reference NIT Clause</b>	<b>IISER TVM Reply</b>
	NBC 2016, AICTE requirement, internal and external services, sanitary, plumbing, drainage, water supply, sewerage, roads, electrification, water harvesting, firefighting, detailed cost estimate, render service in tendering and award of work to the contractor through open tender as per CVC guidelines, execution of work, day to day supervision for quality control, Cost control as per government norms. Since PMC has role only in scrutinizing of the investigation reports submitted by IISER and no direct involvement in execution of the Investigation works, if in future date any discrepancy in the test conducted is noticed, Is the assurance by PMC based on the report by IISER will be valid-please clarify		With respect to soil investigation, the reports furnished by the Geo consultants are valid and the responsibility of its correctness lies with the concerned Geo technical consultants.
7	Payment to contractors	General	The PMC shall be responsible for verifying the bills submitted by the contractor and submitting its recommendations to IISER for payment. IISER will release payments to the contractor through IISER's Accounts Division.