

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.

Comprehensive annual maintenance and annual operation contract of HVAC plant (High & low side) at academic cum library building, IIM Mumbai

Corrigendum to IIM Mumbai/IPS/GeM/2025-26-002, dated 12/02/2026 " Comprehensive annual maintenance and annual operation contract of HVAC plant (High & low side) at academic cum library building, IIM Mumbai "

Note to Reader: The various clarifications/request of the bidders sought in the pre-bid queries are replied. All necessary modifications / additions are incorporated through Corrigendum Number I, which may be referred to before submission of Bid. The bidders should note that these replies are common for all interested bidders & same shall form part of the tender documents. The Clauses of the RFP which are new/added or have been modified/changed are incorporated in the corrigendum issued and uploaded on website. The rest of the clauses/sections shall remain same as provided in the tender document dtd. 12/02/2026.

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
1	<u>EMD Value (Page No. 5)</u>	Bidder has to upload scanned copy / proof of the Online Payment Transfer against EMD of Rs. 88,500.00/- along with bid.	The EMD value mentioned in the bid document is ₹ 2,65,260, whereas the detailed worksheet reflects ₹ 88,500. Kindly confirm the correct EMD amount.	Bidder has to upload scanned copy / proof of the Online Payment Transfer against EMD of Rs. 2,65,260.00/- along with bid.
2	<u>Estimated Bid Value (Page No. 3, Important Data Sheet)</u>	₹ 44,25,000.00 (Incl of GST) per annum.	The estimated bid value in the bid document is ₹ 1,32,62,922, while the detailed worksheet mentions ₹ 44,25,000 (inclusive of GST). Please confirm the correct estimated bid value.	The estimated cost of ₹44,25,000 (inclusive of GST) represents the annual value. The estimated bid value of ₹1,32,62,922 represents the total value for a period of three years. As the financial bid requires quotation for three years for which work order shall be placed, the estimated bid value considered shall be ₹1,32,62,922.
3	<u>Undertaking for Blacklisting / Debarment (Page No. 5 & 6)</u>	Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head. (Proforma-II). (Page No. 5) & he bidder should not be blacklisted or debarred by any Government or Semi-Government Department. The bidder shall submit a declaration on a ₹500/- stamp paper stating that they have not been blacklisted or debarred by any Government or Semi-Government Department. (Page No. 6)	The tender specifies submission on company letterhead under "Para 5 – Documents submission point no. (v)", and on ₹ 500 stamp paper under "Para 11". Kindly confirm which format is required.	The bidder should not be blacklisted or debarred by any Government or Semi-Government department. The bidder shall submit a declaration on ₹500 stamp paper stating that they have not been blacklisted or debarred by any Government or Semi-Government department. Para 5 – Documents submission point no. (v)" is deleted.
4	<u>Frequency of Calibration</u>	General	Request clarification on the required frequency for calibration of all meters and gauges covered under the scope.	The minimum frequency of calibration shall be yearly or as and when required, depending upon operational necessity.
5	<u>Scope of Work – Para 2, (Page No. 21)</u>	Manpower Requirement for Day to day operation	Kindly confirm the minimum wage category applicable for the <i>Operator</i> and <i>Assistant Operator</i> positions. We request your early response so that we may proceed with preparing our bid accurately.	The wages shall be as per Central Government Minimum Wages guidelines, wherein: <ul style="list-style-type: none">• Operator shall fall under the Skilled category.• Assistant Operator shall fall under the Semi-Skilled category. The bidder shall decide about the category of manpower required for a smooth operation & maintenance.
6	<u>solvency certificate (Page No. 5)</u>	Bank Solvency from Nationalised or scheduled bank for 40% of the estimated cost.	it is requested to note that solvency certificate is required for the estimated cost of tender value i. e. total estimated cost for the complete contract period of three (3) years.	Since the estimated bid value considered is ₹1,32,62,922, the bidder shall submit a solvency certificate for a minimum amount equal to 40% of ₹1,32,62,922.

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Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
7.	Similar Work Criteria (Page No. 4, Eligibility Criteria)	<p>Experience - Should have completed; (documents to be furnished in case of Authorized service provider/ Dealer).</p> <p>a. One work of similar nature costing 80% or more of estimated cost OR</p> <p>b. Two works of similar nature costing 60% or more of estimated cost. OR</p> <p>c. Three works of similar nature costing 40% or more of the estimated cost. During the last three years.</p> <p>Similar works shall mean Operation and Maintenance Contract /Annual Maintenance Contract/Comprehensive Maintenance Contract of HVAC chiller plants only.</p>	<p>Similar Work Criteria - As the tender is for O&M (Comprehensive) for Chiller and associate equipment such as AHU, Pumps, Cooling Tower etc., eligibility criteria read O&M Chiller Plants only. It is hereby requested to consider O&M Chiller and Low Side work.</p>	<p>This shall be read as – Experience - Should have completed; (documents to be furnished in case of Authorized service provider/ Dealer).</p> <p>a. One work of similar nature costing 80% or more of estimated cost OR</p> <p>b. Two works of similar nature costing 60% or more of estimated cost; OR</p> <p>c. Three works of similar nature costing 40% or more of the estimated cost. During the last three years.</p> <p>Similar works shall mean Operation and Maintenance Contract /Annual Maintenance Contract/Comprehensive Maintenance Contract of HVAC chiller plants & Low side works (i.e. Complete HVAC System).</p>
8.	General	General	Is there a defined provision regarding the cost of pending breakdown units at the time of handover between AMC contractors?	It shall be ensured while taking over from current working AMC contractor.
9.	General	General	Does this contract allow third-party payroll arrangements, subject to full compliance with applicable statutory requirements?	The third party payroll may be allowed, however please note AMC contractor shall ensure that the manpower gets their due payment in time & as per The wages shall be as per Central Government Minimum Wages guidelines. The overall responsibility shall be of AMC vendor.
10.	General	General	We request you to kindly extend the bid submission date by 16.03.2026.	The last date for submission of tender is extended up to 16.03.2026 up to 15.00 Hrs.

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