ADDENDUM - 1

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.
Supply, Installation, Testing & Commissioning (SITC) of 380 kVA Diesel Generator (DG) Set with AMF Panel, Allied Civil, Electrical and Associated Works for Pragati Vihar & Anand Vihar Guest Houses at IIM Mumbai Campus
Tender ID No.:- 2026_IIMM_926767_1

Sr.No.	Clause No.	Existing Clause	Changed Clause
1	Clause 10 B: Secured Advance on Materials, Page No. 64-65	The contractor, on signing an indenture in the form to be specified by the Engineer in Charge, shall be entitled to be paid during the progress of the execution of the work up to 75% of the assessed value of any materials or an amount not exceeding 75% of the material element cost in the tendered rate of the finished item of the work, whichever is lower, which are in the opinion of the Engineer-in- Charge nonperishable, non-fragile and non-combustible and are in accordance with the contract and which have been brought on the site in connection therewith and are adequately stored and/or protected against damage by weather or other causes but which have not at the time of advance been incorporated in the works. When materials on account of which an advance has been made under this sub-clause are incorporated in the work, the amount of such advance shall be recovered/ deducted from the next payment made under any of the clause or clauses of this contract. Such secured advance shall also be payable on other items of perishable nature, fragile and combustible with the approval of the Engineer-in-Charge provided the contractor provides a comprehensive insurance cover for the full cost of such materials. The decision of the Engineer- in-Charge shall be final and binding	Not Applicable

		on the contractor in this matter. No secured advance, shall however, be paid on high-risk materials such as ordinary glass, sand, petrol, diesel etc.	
2	1.0 SPECIAL CONDITIONS OF CONTRACT; Clause 1A :- Release of Security Deposit, Page 90-91	50% after Successful completion of one year and 6months of Defect Liability period. Remaining 50% after Successful completion of Two three years of Defect Liability period.	The Security Deposit shall be released as follows: 1. 50% after completion of 18 months and the remaining 50% after completion of 36 months of the Defect Liability Period, reckoned from the date of commissioning certified by the Engineer-in-Charge, subject to satisfactory performance, rectification of notified defects and adjustment of outstanding recoveries. 2. Alternatively, the Security Deposit, or its unreleased balance, may be released within 30 days of submission and acceptance of an equivalent Bank Guarantee issued by a nationalized bank, valid for the entire unexpired portion of the 36-month Defect Liability Period. This guarantee shall secure the amount released and shall be separate from the Performance Guarantee furnished for execution of the contract.
3	2.0 PAYMENT TERMS, Page No. 95	The Security Deposit will be released after expiry of the defect liability period of 36 months reckoned from the date of commissioning as certified by Engineer-in-charge or within 30 days against an appropriate Performance Bank Guarantee drawn on any nationalized bank valid for the entire defect liability period of 36 months.	As per Sr. No. 2 above

4	New Clause:- Payment and Retention for Comprehensive Maintenance		1. Comprehensive maintenance for the first three years, corresponding to the Defect Liability Period, is included in the SITC scope and shall not attract separate payment. For the fourth and fifth years, Payment shall be made after successful completion of each quarter of maintenance, duly certified by the Engineer-in-Charge. 2. Each quarterly payment shall be 25% of the applicable annual maintenance amount in the BOQ, adjusted by the accepted tender percentage, subject to submission of invoices, preventive-maintenance reports, service records and confirmation of satisfactory rectification of reported defects. 3. Retention money at 5% of the gross amount of each quarterly maintenance bill shall be deducted, in addition to applicable statutory deductions and contractual recoveries. 4. The retention money accumulated from maintenance bills shall be released within 30 days after successful completion of the entire five-year comprehensive maintenance period, subject to certification by the Engineer-in-Charge, rectification of all outstanding defects and adjustment of recoveries, if any. 5. This maintenance retention shall be separate from the Security Deposit applicable to the SITC works and shall not alter its stipulated release provisions. *Note: - No interest shall be payable to the contractor in relation to retention money.*

Response to Queries

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.
Supply, Installation, Testing & Commissioning (SITC) of 380 kVA Diesel Generator (DG) Set with AMF Panel, Allied Civil, Electrical and Associated Works for Pragati Vihar & Anand Vihar Guest Houses at IIM Mumbai Campus
Tender ID No.:- 2026_IIMM_926767_1
Note to Reader: The pre-bid queries and requests for clarification received from prospective bidders on or before 25.09.2026 have been examined, and the corresponding replies are provided below. These replies shall apply uniformly to all interested bidders and form an integral part of the Tender Documents, to be read in conjunction with the original tender conditions and any corrigenda issued. Any additions or modifications to the tender provisions shall be incorporated in the relevant corrigendum and published on the tender portal. All other terms and conditions of the tender shall remain unchanged.

Sr. No.	Bidder Comments/Query	Employer's Response
1	**Payment against DG Supply** Please clarify whether any payment will be released upon supply/delivery of the DG set and major equipment at site, prior to installation and commissioning.	As per NIT Refer Section 2.0—Payment Terms, Page No. 94–95.
2	**Mobilization / Material Advance** Please confirm whether any mobilization advance or material advance is payable to the successful bidder for procurement of the DG set and associated equipment.	As per NIT Refer Clauses 10B(ii)–(iv), p. 91
3	**RA Bill Payment Period** Please confirm the exact payment period for Running Account (RA) Bills after submission, measurement, verification and certification by the Engineer-in-Charge	After certification by the Engineer-in-Charge, 15 to 28 working days for release of RA bill payments
4	**Retention / Security Deduction** Please clarify the percentage of retention/security deposit to be deducted from each RA Bill and the maximum amount up to which such deduction will be made.	As per NIT & ADDENDUM – 1 (Sr. No. 2 & 3) Refer Special Conditions—Clause 1A, Page No. 90 & Clause 2.0 Payment Terms, Page No. 95.

Sr. No.	Bidder Comments/Query	Employer's Response
5	**Performance Guarantee / Security Deposit** Since the tender provides for a Performance Guarantee of 5%, please clarify whether any additional security deposit/retention will also be deducted from running bills and, if so, the applicable percentage.	Yes. The tender stipulates a Performance Guarantee of 5% of the tendered value and a separate Security Deposit of 5% of the tendered value, recovered through bill deductions. Submission of the Performance Guarantee does not replace the stipulated Security Deposit deductions.
6	**Comprehensive Maintenance Payment** The scope includes 5 years of comprehensive maintenance, including the stipulated DLP period. Please clarify the payment frequency for the maintenance period, i.e. monthly, quarterly or annually.	Refer Addendum 1, Sr. No. 4
7	**Separate CMC Pricing** Please clarify whether the 5-year comprehensive maintenance component is included in the percentage-rate BOQ or whether the bidder is required to quote a separate price/rate for the maintenance period.	As per NIT Refer Instructions to Bidders, Clause 2(a)–(b), Page No. 9–10; Volume II, Page No. 144. No separate independently quoted CMC rate is required. The maintenance component is already incorporated in the percentage-rate BOQ.
8	**Application of Quoted Percentage** Since the tender requires a single percentage rate Above/Below/At Par, please clarify whether the quoted percentage shall be applicable to both the initial SITC work and the 5-year comprehensive maintenance component.	As per NIT Refer Instructions to Bidders, Clause 2(a)–(b), Page No. 9–10; Volume II, Page No. 144. Yes. The single percentage quoted Above/Below/At Par applies to the prescribed BOQ rates/amounts, including the separately provided maintenance amounts for Years 4 and 5. The first three years' maintenance remains included in the quoted scope without a separate additional charge.

Sr. No.	Bidder Comments/Query	Employer's Response
9	**Existing Electrical System / SLD** As the successful bidder is required to integrate the proposed 380 kVA DG set with the existing campus electrical network, kindly provide/confirm the existing electrical Single Line Diagram (SLD), available incomer details and interface requirements for accurate estimation.	As per NIT Refer Detailed Scope, Page No. 17; Technical Scope, Page No. 20–21; Special Conditions, Clauses 3–5, Page No. 88.
10	**Civil/Foundation Scope** Please clarify whether a new DG foundation, acoustic enclosure foundation and allied civil works are required, and kindly provide the relevant drawings/quantities, wherever available.	The foundation and associated civil works necessary for the complete DG installation are included. The scope includes a suitably designed RCC foundation, excavation, PCC, reinforcement, formwork, foundation/anchor bolts, grouting, vibration isolation and associated restoration works. The contractor shall submit OEM-coordinated foundation GA and structural details for approval before execution. Civil quantities are provided in Volume II. The tender does not separately mandate an independent foundation for the acoustic enclosure; the required arrangement shall follow the approved complete installation design.
11	**Statutory Approvals and Charges** Please clarify which statutory approvals, inspection charges, testing charges and permissions related to DG installation/electrical works are to be obtained and borne by the contractor.	As per NIT Refer Technical Scope, Page No. 20; Statutory-Approval Provisions, Page No. 34; Volume II, Electrical Items 2 and 3, Page No. 140. The contractor shall obtain all applicable approvals, permissions, NOCs and clearances required for the DG installation and commissioning, including those of MPCB, Electrical Inspector and other competent authorities, wherever applicable. The contractor shall bear the associated fees, documentation, liaison and incidental expenses within the tendered scope. The BOQ separately provides items for factory testing/inspection charges and statutory permissions;

Sr. No.	Bidder Comments/Query	Employer's Response
		these shall be priced through the accepted tender percentage. No additional claim beyond the applicable tender provisions is admissible.
12	**Similar Work Experience** The tender specifies similar work as SITC of DG set of minimum 380 kVA capacity. Kindly confirm whether experience involving DG sets of capacity higher than 380 kVA will also be considered as qualifying similar work.	Yes. Similar work is defined as SITC of a DG set of "at least 380 kVA capacity." Experience involving a higher-capacity DG set satisfies the capacity requirement, subject to compliance with all other eligibility conditions concerning work value, completion period, client category and supporting documents.
13	**Similar Work Value** Kindly clarify whether the value of similar work for eligibility shall be considered including GST or excluding GST.	The value of satisfactorily completed similar work shall be considered inclusive of GST for assessing eligibility, consistent with the estimated cost stated in the NIT. Bidders shall submit completion certificates and supporting documents establishing the completed work value inclusive of GST.
14	**Multiple DG Sets in One Work Order** Please clarify whether experience of multiple DG sets executed under a single work order can be considered as one qualifying similar work, subject to the total qualifying value and capacity requirements	As per NIT Refer Eligibility criterion (m) and definition of similar work, Page No. 14–15. Experience involving multiple DG sets under a single work order may be considered as one qualifying similar work, provided it includes SITC of at least one individual DG set of 380 kVA capacity or higher and satisfies the stipulated qualifying work-value and other eligibility requirements. Aggregation of the capacities of smaller DG sets to meet the minimum requirement of 380 kVA shall not be accepted. The bidder shall submit the relevant work/supply order and completion certificate clearly indicating the individual DG capacities, scope executed and certified value of the qualifying work.