Response to Pre-Bid Queries

Indian Institute of Management Mumbai, Vihar Lake Road, Powai, Mumbai (MH) - 400087.
Design, Supply, Installation, Testing & Commissioning of 04 Nos. Passenger Elevators in Replacement of Existing Elevators with Buy-Back Option at Swami Vivekananda Hall, IIM Mumbai Campus, including Dismantling and Removal of Existing Lift Assemblies, Repair/Modification of Existing Lift Wells and Allied Civil, Electrical & Finishing Works
NIT No.: IIMM/IPS/CONS/ELE/2026-27/10 | CPP Tender ID: 2026_IIMM_929064_1
Note to Reader: The pre-bid queries and requests for clarification received from prospective bidders 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 the Corrigendum/Addendum issued. Any modification stated below shall prevail over the corresponding provision of the original Tender Document. All other terms and conditions shall remain unchanged.

Sr. No.	Bidder Comments/Query	Employer's Response
A. AGT Energies		
1	**Spares support:** Section II, Clause 2(f) requires an OEM undertaking for supply of spares for 15 years (Annexure-A), whereas Appendix I, Sr. No.No. 60 and Appendix II, Sr. No.No. 50 of the Technical Specification require a minimum of 10 years from handover. Kindly confirm the applicable period. Also, the format of Annexure-A is not included in the document downloaded by us; kindly provide it.	Refer CORRIGENDUM –1; Sr. No. 12 & 13
2	**Security Deposit** GCC Clause 1A provides 2.5%, whereas SCC Clause 1A provides 5% of tendered value. Please confirm the applicable rate.	Refer CORRIGENDUM –1; Sr. No.14
3	**CAMC performance guarantee:** SCC Clause 1 requires a performance guarantee of 5% of the amount for the "entire 72-month CAMC portion", whereas only years 4, 5 and 6 are priced in the BOQ. Kindly confirm that the guarantee is to be calculated on the total quoted CAMC amount for years 4 to 6.	Refer CORRIGENDUM –1; Sr. No.7
4	**CAMC quarterly payment** SCC states 25% of the annual amount for the respective year, while Payment Terms mention 12 equal instalments of 1/12 of total CAMC value.	Refer CORRIGENDUM –1; Sr. No.15

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5	**Defect Liability Period:** SCC Clause 17 states two years, whereas the NIT, Section III and Annexure-I state 36 months. Kindly confirm that 36 months applies.	Refer CORRIGENDUM –1; Sr. No.9
6	**Arbitration:** SCC marks Clause 25 (Settlement of Disputes by Conciliation and Arbitration) as "Not Applicable" and Clause 49 (Arbitration Clause) as "Applicable". Kindly clarify which provision governs disputes.	As per NIT. Clause 49 – Arbitration Clause is applicable.
7	**Machine type:** Technical Specification Clause 1.3.1 describes a "worm gearless reduction type" machine with worm gear, whereas Clause 3 and Appendix I, Sr. No.No. 20 require a gearless permanent magnet synchronous (or equivalent) traction machine. Kindly confirm that a gearless traction machine is required.	Refer CORRIGENDUM– 1; Sr. No.5
8	**Buffers** Clause 2.6.3 refers to spring buffers from the existing lift, whereas the scope prohibits reuse of safety-critical components.	Refer CORRIGENDUM– 1; Sr. No.16
9	SCC Clause 2(iii) refers to a 380 kVA Diesel Generator Set for Pragati Vihar and Anand Vihar Guest Houses, which appears unrelated to this work. Kindly confirm that it may be disregarded.	Refer CORRIGENDUM– 1; Sr. No.11
B. Monarch Enterprises / Monarch Elevators		
1	**Similar work experience** Experience should be in SITC of lifts only. It is also asked that contractor should have experience of Construction of multi storied buildings.	Refer CORRIGENDUM– 1; Sr. No. 2 & 3
2	**List of Recommended Makes of Elevator:** Add our make: Monarch. We are established in 1982. We have experience in SITC of lifts having G+16 floors in Govt. org. We have installed lift in IIM Mumbai Pragati Vihar bldg through CPWD. Our work of SITC of the lift at SAMEER campus IIT Powai is in progress. We are capable of to maintain the lifts throughout its life. Our make is approved in Military Engineering Services, MHADA, Railway. We are registered contractors of CPWND, Military Engineering Services.	Refer CORRIGENDUM– 1; Sr. No.4
3	**Bank Solvency Certificate** We have already our bank solvency issued before date of publishing NIT. Bank does not provide solvency certificate after expiration of the previous one. We will	As per NIT;

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	submit the existing bank solvency certificate and will submit new one after the expiration of the previous one if required.	Bank Solvency Certificate is not mandatory at bid submission stage. However, if required by IIM Mumbai during evaluation or from the L-1 bidder, the same shall be submitted in the prescribed tender format.
C. Omega Elevators		
1	Shaft size: 2490mm(w) x 1793mm(d), Car size Require : Approx. 1600(w) x 1350(d) x 2300(H) mm Car size As per IS17900 Standard shall be provided, Kindly confirm.	The stated shaft and car dimensions are based on available information and shall be verified at site by the bidder/OEM. Final car dimensions shall comply with IS 17900 and applicable statutory requirements while meeting the specified minimum rated capacity of 13 persons / 884 kg, door clear opening and other tender requirements, subject to approval of the final GAD.
2	2(iii) 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. Please confirm is this part of this tender requirement or shall we exclude this from our scope of work.	Refer CORRIGENDUM– 1; Sr. No.11
3	Section II SELECTION AND QUALIFYING CRITERIA ;2. QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION Page No. 14 The Technical Bid shall be uploaded with color scanned copies of all required documents. All documents shall be arranged serial-wise in the order stated below, along with the checklist, and shall be clearly marked with page numbers. Each page of the Technical Bid shall be duly signed and stamped by the authorized signatory of the bidder (MANDATORY). Colour scan copy means original copy or print copy on authorized signatory signed colour copy scan. Please clarify	Legible colour-scanned copies of the original supporting documents, or self-attested copies thereof, shall be uploaded. Each uploaded page shall be duly signed and stamped by the bidder's authorized signatory wherever required by the tender.
4	Section II SELECTION AND QUALIFYING CRITERIA; 2. QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION Page No. 15 Our audited balance sheet for financial year 2025-26 are yet to be finalised and it will be done before the due date, accordingly we shall be submitting audited balance sheet for financial year 2024-25, Please confirm.	As per NIT. Financial information / audited accounts for the prescribed five financial years ending FY 2025-26 shall be submitted as specified in the Tender Document. In case the audited financial statements for FY 2025-26 are under finalization, the bidder shall submit a certificate / statement duly verified by a Chartered Accountant confirming that the accounts for FY 2025-26 are under audit/finalization, along with the available financial statements and the audited accounts up to FY 2024-25.

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5	Section II SELECTION AND QUALIFYING CRITERIA ; 2. QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION e) Experience ; Page No. 17 1. Please note, we are OEM as Lift Manufacturer and Construction Activity under similar work definitions shall not reflect in completion certificate, therefore request you to consider similar work definitions with "Design / Supply / Installation / Testing / Commissioning of passenger lifts, including complete replacement / modernization of lift installations." 2. Kindly consider, Value to be of the lift SITC (supply, installation, testing, commissioning) contract only, excluding building construction.	Refer CORRIGENDUM– 1; Sr. No.2 & 3
6	Sec II, p.16 (c) vs p.17 Note 2 Please confirm that >12 floors is mandatory and state whether G+12 (13 levels) counts as "more than 12 floors". Please also confirm that certificates from private / institutional / commercial clients (not only Government) are accepted. We also request you to accept private and institutional certificates; G+12 and above to qualify.	As Per NIT; Experience certificates shall be from the client categories specified in the Tender Document; private/commercial client certificates shall not be considered And Refer CORRIGENDUM– 1; Sr. No.2 & 3
7	**SECTION– IV TECHNICAL SPECIFICATION 36. List of Recommended Makes of Elevator Page No. 43** Please add our Omega Elevators make in the list of Recommended Makes of Elevator. As we have worked with Premium Institute likes IIMs & IITs across India (Copy of Completion Certificate attached for your reference)	Refer CORRIGENDUM– 1; Sr. No.4
8	Sec II, p.17 (f) and TOC p.2 The formats for Annexure-A and the Buy-Back declaration are not included in the tender documents. Please provide them.	Format for Annexure-A Provided. Refer Addendum-1
9	**SCC p.91 (Clause 2) vs GCC p.55-56** The SCC rate would reach the 10% cap in 20 days. Please (i) confirm that SCC prevails, (ii) define "total project cost" (does it include CAMC?), (iii) apply compensation only to the delayed lift / pair, and (iv) consider 0.5% per week with a cap of 5%. Therefore, we request to consider 0.5% per week, cap 5%, on the value of the delayed lift(s) only, excluding CAMC.	Refer CORRIGENDUM– 1; Sr. No.20; The paid CAMC value shall not form part of the base for levy of delay compensation for SITC completion.
10	**NIT p.4; SCC p.88, p.91; Sec III p.21** Please state a single date of commencement. Time for GAD approval, statutory inspection / licensing and delay in handing over shafts should be excluded from	As Per NIT; Refer CORRIGENDUM– 1; Sr. No.17

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	the contract period. Given 2 + 2 phasing and 49 m travel, please consider a completion period of 9 months. Accordingly, period/clock starts on handing over of shafts of the first pair.	
11	SCC p.88-89 (Clause 1, 1A); GCC p.54-55 Please clarify: (i) the base for CAMC PBG (CAMC value only?); (ii) whether SD of 5% and 5% retention on SITC bills are the same recovery; (iii) the applicable SD rate (5% or 2.5%); (iv) whether SD may be collected by running-bill deduction in lieu of PBG. Therefore, Please consider, CAMC PBG on CAMC value only; single 5% retention; SD 2.5% as per GCC.	Refer CORRIGENDUM– 1; Sr. No.7, 8 & 14
12	NIT p.4; SCC p.94 (Clause 17); GCC p.71; Annex-I p.97 Please confirm that the DLP is 36 months from handing over of each lift, concurrent with the 72 month maintenance period, and that SCC Clause 17 text (lock & key of each room, NOCs) is not applicable to lifts. Please consider, 36 months per lift from handover; delete SCC Clause 17 wording.	Refer CORRIGENDUM– 1; Sr. No.9 & 18
13	**Sec III p.22; Annex-I p.97** Please list the exclusions (vandalism, misuse, power surge, water ingress, force majeure) and confirm that cosmetic items (car interior finish, fixtures) damaged by users are excluded. Please confirm the response times (2-3 hours minor; 3 days major) i.e. Exclusions as per OEM standard CAMC terms; response times acceptable.	Refer ADDENDUM– 1; Sr. No.3
14	**NIT p.3,5; BOQ p.119-120** Please clarify the GST treatment of the Buy-Back (is GST to be charged by IIM on sale of scrap, and on what rate?) and who issues the invoice. Is the Buy Back adjusted in the first running bill?	As per the BOQ, the quoted Buy-Back Value shall be considered exclusive of GST and shall be deducted from the total quoted amount excluding GST. GST at the applicable rate, presently 18%, shall thereafter be added on the net amount. The Work Order shall be issued for the resultant net contract value including applicable GST. Accordingly, no separate adjustment of the Buy-Back Value in the first running bill shall be required.
15	**NIT p.5; Sec III p.22; GCC p.65-66 (Clause 10D)** Please confirm that SCC / NIT Buy-Back prevails over GCC Clause 10D and that the contractor owns all dismantled material. Buy-Back prevails; scrap becomes contractor's property on dismantling.	The project-specific Buy-Back provisions shall prevail. The dismantled material shall become the Contractor's property only after written permission of the Engineer-in-Charge, adjustment/payment of the accepted Buy-Back value and applicable taxes, and authorization for removal from the Institute premises.

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16	**Insurance** Bidder requested the applicable insurance requirements and responsibility for premiums.	The Contractor shall, at its own cost, maintain adequate insurance for the execution period, including Employees/Workmen Compensation as applicable, third-party liability and appropriate erection/construction risk cover for the works, equipment and risks arising from its operations. Any damage to existing IIM Mumbai property attributable to the Contractor shall be made good at the Contractor's cost. No separate reimbursement of insurance premium shall be admissible.
17	**Sec II p.14; Sec III p.21** Please confirm availability of storage / stacking area, access for trucks and crane, goods lift or service lift for material, power and water, labour entry passes and parking at the hostel.	The bidder shall plan material handling, stacking, lifting equipment, scaffolding, access and security considering the existing occupied hostel conditions. Limited space/facilities, if available, may be coordinated with the Engineer-in-Charge, but no exclusive storage area, goods/service lift, crane access or parking is guaranteed. Site conditions shall be verified by the bidder before bidding. No extra payment shall be admissible on this account.
18	**BOQ item 1.5 p.118,120; Sec III p.21** Please clarify who applies for registration / licence and pays the statutory fees (contractor or IIM), expected inspection timelines and the support IIM will provide (NOC, building plans). Please calrify, Fees at actuals reimbursed by IIM; IIM to support applications.	As per NIT; Obtaining all applicable statutory approvals, inspections, permissions and lift licence(s), including liaison, documentation and associated statutory fees, is within the Contractor's scope and quoted price. No reimbursement of statutory fees beyond the accepted BOQ/tender price shall be admissible.
19	**SCC p.94 (Clause 36(i))** Please confirm that staff on the rolls of the OEM / authorised service entity may be proposed, that CVs may be submitted at the award stage if names are not available, and that full-time presence is required only during active work.	As per NIT.
20	Sec I p.9 item iv; Sec II p.18; CPP p.121 Please confirm whether any physical submission is required. If yes, state the address, last date and time. Please confirm that EMD / fee by NEFT / RTGS with UTR upload is sufficient.	As per NIT Where payment is made by NEFT/RTGS, proof/UTR shall be uploaded with the bid and no separate physical payment instrument is required. If the bidder opts for an original Bank Guarantee/FDR or other physical instrument permitted by the tender, the original instrument shall be submitted to IIM Mumbai within the bid-submission requirements/deadline. Portal submission requirements shall prevail.
21	**Sec II p.14 Site visit** Please provide the e-mail ID and phone number of the contact person, and dates and times for site inspection before 16.10.2026	osd.ips@iimmumbai.ac.in
22	Please issue the missing documents by corrigendum and extend the bid submission date by at least 7-10 days after issuing them.	Refer CORRIGENDUM– 1

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D. Trio Elevators (India) Pvt. Ltd.		
23	**Sec II/Clause 2 e/ Pg 17** This criteria is for civil building or turn-key contractors where as the focus is on elevator OEMs who can also incorporate the allied civil and electrical modification works involved in dismantling, replacement and erection of the existing 4 Schindler make elevators	Refer CORRIGENDUM– 1; Sr. No. 2 & 3
24	**Sec III/Clause 3/Pg 20** Details of the Civil work like complete plastering, cutting and straightening of iron rods, FRLS wiring and especially the Storage work can be de-lineated properly for the appropriate estimation of costs only after the lift shaft is vacated after dismantling of the lifts and conditions of electrical cabling and earthing details can be assessed subsequent to dismantling thereby building a scope of variance in the budgeted costs. Watch and Ward is to be necessarily included in the contractor scope along with building a storage in vicinity of the lift shafts ?	As per NIT
25	**Gen Section III & IV ; Scaffolding material** Not specified, so can it be safely presumed that bamboo scaffolding is acceptable as long as it adheres to the safety standards specified in IS?	Scaffolding shall be safe, engineered and suitable for high-rise lift-shaft work and shall comply with applicable statutory/safety requirements and approval of the Engineer-in-Charge.
26	**Section IV/Clause 1.9/Pg 27 ; Hoistway / landing door type** Its specified to be 2 panelled telescopic opening and is in direct violation of Point 13C and 13 and clause 23 in Appendix- I on page 36 & 38 respectively where centre opening doors are clearly mentioned	Refer CORRIGENDUM– 1; Sr. No. 19
27	**General Conditions of Contract/Clause 2/Pg 55 & Clause 2 from Special conditions on Page 91** As per industry standards acceptable compensation for delays can be considered as starting from 0.5% per month accounted weekly to a maximum of 5% of the unfinished portion of the contract value for causes of delay that can be solely attributable to Trio (elevator vendor)	Refer CORRIGENDUM– 1; Sr. No.20;