

A Pre-Bid Meeting for the **Fire & Water Tender** was conducted on **25th February, 2026 at 3:00 PM** in the presence of Deputy Director and GM (Services) to clarify queries raised by prospective bidders and to ensure transparency and competitive participation in the tendering process.

The following vendors attended the meeting:

1. M/s Sudhir Electricals
2. M/s Nimbus Harbour
3. M/s SMC India
4. M/s Bluspring
5. M/s Swatik
6. M/s Anand Engineering
7. M/s OCS Group
8. M/s A-One Solution
9. M/s Jagdamba
10. AGS infra

The points discussed during the meeting and actions taken are summarized below:

### **1. Gratuity**

**Point Raised:** Vendors informed that gratuity may shortly become mandatory as per Government notification and requested inclusion of provision for the same.

**Action Taken:** A clause has been incorporated in the tender (Page No. 39), stating that whenever gratuity becomes applicable as per Government notification, payment shall be made by the vendor and reimbursement shall be released by IHC subject to submission and verification of supporting documents.

### **2. Leave Allowance**

**Point Raised:** Vendors requested provision of statutory leave benefits in the tender.

**Action Taken:** A separate column has been added in the tender document (Page No. 38) providing 21 days leave per employee per year.

### **3. Minimum Wages Revision**

**Point Raised:** Minimum wages should be revised as and when notified by the Government.

**Action Taken:** Provision has been incorporated (Page No. 38) to revise minimum wages in accordance with Government notifications instead of annual revision practice.

### **4. Consumables**

**Point Raised:** Vendors requested inclusion of a separate provision for consumables.

**Action Taken:** A separate column for consumables has been added in the tender document (Page No. 38).

#### **5. Marking System (QCBS)**

**Point Raised:** Vendors proposed adoption of Quality and Cost Based Selection (QCBS) methodology for fair and transparent evaluation.

**Action Taken:** QCBS evaluation methodology has been incorporated in the tender (Page No. 41-45).

#### **6. Submission of EMD through NEFT**

**Point Raised:** Vendors requested permission for submission of Earnest Money Deposit (EMD) through NEFT.

**Action Taken:** Provision for submission of EMD through NEFT has been included (Page No. 5).

#### **7. National Festival Holidays**

**Point Raised:** Vendors informed that double wages are payable on National Holidays such as 26th January, 15th August and 2nd October and requested separate provision for only those employees present on that day.

**Action Taken:** Necessary provision for National Festival Holiday payment has been incorporated in the tender (Page No. 39).

#### **8. Integrated Facility Management Experience**

**Point Raised:** Vendors suggested inclusion of Integrated Facility Management experience covering Fire, Water, HVAC, Electrical, Security and Housekeeping services in eligibility criteria.

**Action Taken:** Eligibility criteria have been revised accordingly to ensure participation of experienced and competent agencies (Page No. 4).

#### **9. Addition in Scope of Work**

- IHC has included provision for labour charges only towards replacement of **6-meter** under Fire Fighting Works and 12 meter pipeline under in the scope of work.
- Labour charge for repair/rectification of leakages of all the pipes including fittings under fire fighting.

#### **10. Removal of Clause – Submission of Make & Sample of Consumables**

**Point Raised:** Vendors requested removal of the clause regarding submission of make and sample of consumables.

**Action Taken:** The same has been reviewed and updated in the tender document.

**11. Correction in Manpower Consideration**

**Action Taken:** An error in the quantity of manpower mentioned in the tender document has been identified and corrected.

**12. Removal of clause by IHC**

IHC has removed clause no-6 mentioned on page no-15

**13. Revision in Security deposit**

IHC has revised security deposit to Rs 5 Lakhs (Page no-9)

**14. Site Visit Certificate- confirming understanding the scope of work and site.**

IHC has requested agencies to submit Certificate confirming that the bidder has inspected the site during the pre-bid meeting and has fully understood the site conditions, scope of work, and associated requirements. (Page no-6)

Amended Tender document is attached for reference.