

Bidding Document for Procurement of Construction of Office Building and Laboratory at Various CPC Sites (Package No. CPC-CW02)

Package No.	CPC-CW02
Package Title	Procurement of Construction of Office Building and Laboratory at Various CPC Sites
Lots	Lot 1 – Mukteshwar & Lucknow; Lot 2 – Solapur & Nagpur; Lot 3 – Bengaluru; Lot 4 – Bikaner; Lot 5 – Malda
Date of Advertisement	29 September 2026
Bid Closing Date and Time	29 October 2026 at 15:00 hours IST (as per the e-Procurement server clock)

Addendum No. 1

Pursuant to ITB 8, the Bidding Document for Package No. CPC-CW02 is amended as set out below. In Section 3 (Evaluation and Qualification Criteria), Criterion **1.4 (Construction Experience)**, subcriterion **1.4.1 (Contracts of Similar Size and Nature)**, the provisions for Lots 1–5 shall be read as follows. For each applicable lot, subcriteria 1.4.1(a) (Similar Size) and 1.4.1(b) (Similar Nature) are alternative qualification routes; a Bidder shall satisfy either subcriterion 1.4.1(a) or subcriterion 1.4.1(b), as applicable.

Lot 1 – Mukteshwar & Lucknow

Criteria	Criteria as per Bid Document	Amended Criteria
Similar Size - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least one contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 45 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least one (1) contract that has been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation exceeds INR 45 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.
Similar Nature - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least two contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 28 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least two (2) contracts that have been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation in each contract exceeds INR 28 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.

Lot 2 – Solapur & Nagpur

Criteria	Criteria as per Bid Document	Amended Criteria
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Similar Size - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least one contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 45 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least one (1) contract that has been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation exceeds INR 45 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.
Similar Nature - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least two contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 28 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least two (2) contracts that have been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation in each contract exceeds INR 28 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.

Lot 3 – Bengaluru

Criteria	Criteria as per Bid Document	Amended Criteria
Similar Size - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least one contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 22 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least one (1) contract that has been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation exceeds INR 22 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.
Similar Nature - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least two contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 14 Cr	Participation as a contractor, Joint Venture partner, or Subcontractor in at least two (2) contracts that have been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation in each contract exceeds INR 14 crore.

	Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.
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Lot 4 – Bikaner

Criteria	Criteria as per Bid Document	Amended Criteria
Similar Size - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least one contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 22 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least one (1) contract that has been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation exceeds INR 22 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.
Similar Nature - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least two contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 14 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least two (2) contracts that have been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation in each contract exceeds INR 14 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.

Lot 5 – Malda

Criteria	Criteria as per Bid Document	Amended Criteria
Similar Size - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least one contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 22 Cr Construction of Office Building/ Institution Building/ Hospital Building	Participation as a contractor, Joint Venture partner, or Subcontractor in at least one (1) contract that has been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation exceeds INR 22 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential

	in all respects including HVAC, MEPF and site development works.	building, including HVAC, MEPF, and site development works.
Similar Nature - Must be complied with by the Bidder	Participation as a contractor, Joint Venture partner, or Subcontractor, in at least two contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to the proposed works, where the value of the Bidder's participation exceeds INR 14 Cr Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Participation as a contractor, Joint Venture partner, or Subcontractor in at least two (2) contracts that have been satisfactorily and substantially completed within the seven (7) years preceding the deadline for bid submission, where the value of the Bidder's participation in each contract exceeds INR 14 crore. Similarity shall be based on the construction of an office building, institutional building, administrative building, hospital building, or residential building, including HVAC, MEPF, and site development works.

This Addendum shall form an integral part of the Bidding Document. Except as expressly amended above, all other provisions of the Bidding Document shall remain unchanged and in full force and effect. In the event of any inconsistency between this Addendum and the Bidding Document, this Addendum shall prevail.

Project Director
Building India's Clean Plant Program
National Horticulture Board
Date: 9 October 2026

Clarifications to Pre-Bid Queries – CPC-CW02: Construction of Office Building and Laboratory at various CPC sites Lot 1 – Mukteshwar & Lucknow, Lot 2 – Solapur & Nagpur, Lot 3 – Bengaluru, Lot 4 – Bikaner, Lot 5 – Malda

The following responses are issued for clarification of bidder queries. These clarifications shall be read together with the bidding document and do not change the bidding document unless specifically stated through an addendum/corrigendum.

Sl. No.	Existing Clause	Bidder's Query	Employer's Response
1	The Bidder shall furnish the bid security using the instruments specified in e-Procurement portal, i.e., Real Time Gross Settlement (RTGS) or National Electronic Fund Transfer (NEFT) and submit it online. Bid security also may be submitted in the form of an unconditional and irrevocable bank guarantee.	The tender permits submission of EMD through NEFT/ RTGS/ Online Payment or Bank Guarantee only. However, as per the prevailing Government of India procurement guidelines, Insurance Surety Bond issued by an IRDAI-approved insurance company is also an accepted form of Bid Security/EMD. We therefore request the Employer to kindly permit submission of EMD in the form of an Insurance Surety Bond in addition to the existing modes specified in the tender document. Kindly issue a suitable clarification/ amendment at the earliest so that bidders may prepare their bids accordingly.	Not accepted. The permitted forms of Bid Security shall remain as specified in BDS ITB 20.1, i.e., RTGS/NEFT or an unconditional and irrevocable bank guarantee. This is retained to ensure enforceability, uniformity of evaluation, and consistency with the bidding document requirements. Bidders may use any of the permitted options stated in the bidding document.
2	The similarity of the Bidder's participation shall be based on: Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	We Request Authority to kindly allow similar nature of work i.e Construction of Office Building/ Institution Building/ Administrative Building Hospital Building in all respects including HVAC, MEPF and site development works.	Accepted. For the purpose of similar work experience, "Administrative Building" shall be included along with Office Building, Institutional Building, and Hospital Building, provided the completed work demonstrates comparable building construction experience in all respects, including HVAC, MEPF, and site development works. The bidding document shall be read accordingly.
3	Prices quoted by the Bidder shall be fixed during performance of the Contract.	Considering the 18-month completion period and possible fluctuations in labour, cement, steel, MEP/ HVAC and other material costs, please consider permitting	Not accepted. Prices shall remain fixed during performance of the Contract as specified in BDS ITB 17.5 and PCC GCC 54.1. Bidders are expected to make their own assessment of cost risks, market conditions, and project

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		price adjustment /escalation as per an applicable Government /ADB formula.	requirements while preparing their bids. No price adjustment/escalation shall apply.
4	Technical proposal must demonstrate responsiveness of EHSMP to EMP and compliance with local labour requirement.	Please provide the project-specific EMP/ EHS requirements and confirm whether the complete project EMP is available to bidders for preparation of the EHSMP and costing.	The project-specific environmental, health, and safety requirements are provided in Section 6 of the bidding document, including the Environmental, Health and Safety Management Requirements, EMP, EMoP, social safeguards requirements, and related reporting requirements. Bidders shall consider these provisions, together with the BoQ and Employer's Requirements, while preparing the EHSMP and pricing their bids. No change to the bidding document is required.
5	Works comprise office buildings and laboratories with specialized CPC functions, including laboratory/ diagnostic facilities and associated services.	Please provide/confirm the complete site-wise scope matrix clearly identifying civil, structural, architectural, HVAC, electrical, plumbing, firefighting, laboratory services/ equipment interfaces, external development and utility works included in the Contractor's scope.	The scope of work, site-wise requirements, laboratory/service interfaces, utilities, external development, and Contractor's obligations are described in Section 6, the drawings, and the BoQ. Bidders shall review these documents together and price all requirements necessary for completion of the Works. Any updated drawings, reports, or site-specific details, if applicable, shall be made available through the e-procurement portal. No separate scope matrix is proposed at this stage unless issued through an addendum. Kindly refer to the Corrigendum – I uploaded on the portal for site specific design requirements, getting same approved from the Client and local body approval to be taken by the contractor before commencement of the work.
6	As-built drawings and O&M manuals to be submitted before request for Completion Certificate. Digitized drawings: 2 electronic flash drives + 3 print copies. Failure attracts withholding of Rs 1 Crore.	Considering the very substantial withholding amount of Rs 1 Crore, please clarify whether this amount will be withheld only for failure to submit the complete as-built/O&M documents by the prescribed date and whether it will be released immediately upon satisfactory submission.	Clarified. The amount specified under PCC GCC 72.2 shall be withheld only in the event of failure to submit the complete "as-built" drawings and/or operation and maintenance manuals by the date required under PCC GCC 72.1, or if the submitted documents are incomplete or not acceptable to the Project Manager. The withheld amount shall be released after satisfactory

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			submission and acceptance of the required documents. The requirement is retained to ensure timely handover, operation, and maintenance readiness of the completed facilities.
7	Performance Security is 10% of Contract Price, subject to additional performance security if required due to seriously unbalanced/ frontloaded/ abnormally low bid.	Please clarify the circumstances and calculation methodology for any additional performance security under ITB 38/39, including the threshold or formula that will be applied for determining an abnormally low or front-loaded bid.	Clarified. The requirement for Performance Security shall be as stated in PCC GCC 59.1. Any additional performance security, if required, will be considered only in accordance with ITB 38 and ITB 39 where the bid is determined to be abnormally low, seriously unbalanced, or front-loaded after evaluation and clarification with the Bidder. The assessment will be based on the bid price, BoQ rates, engineer's estimate, other substantially responsive bids, proposed methodology, resource inputs, schedule, and risk allocation. No fixed threshold is prescribed; any decision will be reasoned, documented, and applied consistently to protect the Employer while maintaining fair competition.
8	Bonus for early completion is Not Applicable.	Considering the fixed 540-day completion period, please consider providing an early-completion incentive/ bonus where the Contractor completes the Works ahead of the contractual completion date.	Not accepted. The provision for bonus for early completion shall remain "Not Applicable" as specified in PCC GCC 57.1. Bidders may, however, propose an efficient work programme within the stipulated completion period, provided all technical, quality, EHS, and contractual requirements are fully met.
9	Participation as a contractor, Joint Venture Partner or subcontractor, in at least on contract that has been satisfactorily and substantially completed within the last five (5) years from the date of bid submission and that is similar to proposed works, where the value of the Bidders participation exceed INR 45Cr.	As per the Manual of Procurement of Works, Second Edition 2025, Govt. of India, Ministry of Finance, Dept. of Expenditure, Clause 3.9.1 (4)(b), Page 73 and Central Vigilance Commission (CVC) , Office Memorandum No. 12-01-CTE-6 dated 17.12.2002, the period for consideration of experience of similar works is prescribed as seven (7) years ending on the last day of the month in	Accepted. To promote wider competition while maintaining the requirement for relevant and comparable experience, the period for considering similar completed works shall be revised from five (5) years to seven (7) years, ending on the last day of the month preceding the month in which bids are invited. The value and nature of similar works shall remain as specified in the bidding document, as amended through these clarifications/addendum.

Sl. No.	Existing Clause	Bidder's Query	Employer's Response
		which previous to the month in which applications are invited. In view of the above provision, the existing qualification criteria of five (5) years from the date of bid submission, as stipulated in the tender document, may kindly be amended to seven(7) years ending on the last day of the month previous to the month in which applications are invited, in accordance with the aforesaid provisions.	
10	Construction of Office Building/ Institution Building/ Hospital Building in all respects including HVAC, MEPF and site development works.	Considering the similar nature and complexity of construction activities involved in Residential Buildings, we request that Residential Building experience may be included within above definition of Similar Works. Further, considering that the principal scope and magnitude of the proposed works comprise building construction, the requirement of HVAC and site development work may kindly be deleted from Similar Work criteria, while retaining the requirement of MEPF works. Accordingly, the criteria may kindly be amended to read as: “Construction of Office Building/ Institutional Building/ Hospital Building/ Residential Building in all respects including MEPF works”.	Partly accepted. To promote wider competition, experience in Residential Building construction may also be considered as similar work, provided the project is of comparable size, complexity, and nature and includes building construction in all respects with MEPF works. However, the requirements relating to HVAC and site development works shall be retained as relevant components for establishing comparability with the proposed CPC facilities. Accordingly, similar work shall include construction of Office Building/ Institutional Building/ Administrative Building/ Hospital Building/ Residential Building in all respects, including HVAC, MEPF, and site development works.
11	Particular Condition of Contract GCC23.1- The following shall be designed by the Contractor: The Contractor shall be responsible for the preparation of all designs and drawings related to the assignment, Including the Good for	It is noted that, pursuant to PCC Sub-Clause 23.1, the Contractor is responsible for preparation of all designs and drawings related to the assignment, including GFC drawings for the building and associated site development works.	Clarified. The Contractor's responsibility under PCC GCC 23.1 includes preparation of detailed design deliverables, GFC drawings, shop drawings, construction drawings, coordination drawings, and related approvals required for execution of the Works, based on the

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	Construction (GFC) drawings for the building and associated site development works, as well as obtaining the necessary approvals from NHB/ ICAR	However, the bidding document does not identify/ provide the Tender/ Reference Design and design basis forming the basis of the BoQ quantities, specifications and scope of Works. In this regard, kindly clarify/ provide the following: 1. Provide the available Tender/ Reference Design Drawings and Design basis, including architectural, structural and MEP drawings, as applicable, forming the basis of the BoQ and Scope of Works. 2. Clarify whether the Contractor's responsibility under PCC Sub-Clause 23.1 is limited to development of Detailed/ GFC, shop and construction drawings based on the Employer's Tender/ Reference Design, or extends to complete architectural, structural and MEP design development of the Works. 3. In case the Contractor is required to undertake complete design development, kindly consider providing a separate BOQ item and corresponding payment provision for such design and engineering services, with payment linked to submission/ approval of relevant design deliverables, rather than to the subsequent execution and measurement of the corresponding physical Works.	Employer's Requirements, drawings, BoQ, specifications, site conditions, and applicable codes/standards. Available tender/reference drawings and related information are made available through the e-procurement portal, as applicable. No separate BoQ item/payment provision is proposed for design and engineering services. The cost of design development, preparation of GFC/shop/as-built drawings, coordination, approvals, and related engineering services shall be deemed included in the quoted rates and prices, unless specifically stated otherwise in the BoQ. Bidders shall account for these obligations while preparing their bids.

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12		Provide the exact locations of the construction sites for the Solapur and Nagpur Lots . The location details are required for us to obtain accurate procurement rates and prepare our tender offer accordingly.	Clarified. The site locations are provided in the Particular Conditions of Contract and related bidding documents. For Lot 2, the sites are ICAR-National Research Centre on Pomegranate, NH-65, Solapur-Pune Highway, PO Kegaon, Solapur, Maharashtra 413255; and ICAR-Central Citrus Research Institute, Amravati Road, Kachimet, Nagpur, Maharashtra 440033. Updated drawings, reports, and detailed site information, where applicable, have been made available on the Central Public Procurement Portal (CPPP). Bidders shall refer to the latest documents uploaded on CPPP for bid preparation.