

राष्ट्रीय अवसंरचना वित्तपोषण और विकास बैंक (नैबफिड)
National Bank for Financing Infrastructure and Development (NaBFID)
 (संसद के अधिनियम के माध्यम से स्थापित एक अखिल भारतीय विकास वित्तीय संस्था)
 (An All-India Development Financial Institution established through an act of Parliament)

पूर्व-बोली प्रश्नों का स्पष्टीकरण
Clarification to Pre-Bid Queries

नैबफिड के 'द कैपिटल', बांद्रा कुर्ला कॉम्प्लेक्स स्थित कार्यालय परिसर (30,430.27 वर्ग फुट) के लिए एकीकृत सुविधा प्रबंधन सेवाओं हेतु सीमित निविदा/ प्रस्ताव का अनुरोध (आरएफपी)
Limited Tender/ Request for Proposal (RFP) for Integrated Facility Management Services for NaBFID's Office Premises Admeasuring 30,430.27 sq ft at The Capital, Bandra Kurla Complex

संदर्भ : नैबफिड/प्रशासन/आरएफपी/2026-27/01 दिनांक 31.08.2026

Ref: NaBFID/Admin/RFP/2026-27/01 dated 31.08.2026

Our clarification to the queries raised by prospective bidders:

Query regarding Plumbing, Carpentry and Masonry Services		
The current deployment specifies 01 MST/Electrician on a regular/on-roll basis. However, plumbing, carpentry and masonry-related rectification, repair and replacement services appear to be required on an on-call basis.		
Sr.No.	Query	Clarifications
1	What is the expected frequency/estimated number of visits required for plumbing, carpentry and masonry works during the contract period?	The Scope of Integrated Facility Management Services at Bank's office premises has been detailed in the RFP. The requirements for plumbing, carpentry and certain masonry works are dependent upon repair/installation requirements arising during the contract period and the services shall be rendered by the as-and-when-required by the service provider.
2	Will these services be required on an as-and-when-required/on-call basis, or is any fixed manpower/regular deployment expected for these trades?	The Scope of Integrated Facility Management Services at Bank's office premises has been detailed in the RFP. However, for clarity plumbing, carpentry and masonry works shall be required on-call basis depending upon repair/installation requirements arising during the contract period. No fixed manpower/regular deployment for these trades is expected. However, the Service Provider shall mobilize required skilled personnel as and when called upon by NaBFID, in accordance with the scope and requirements of the work.
3	Since the commercial bid requires the bidder to quote a per sq. ft. service charge inclusive of all services and consumables, kindly clarify whether the cost of such on-call plumbing, carpentry and masonry visits is required to be fully absorbed in the quoted per sq. ft. rate.	The quoted per sq.ft. rate shall be all-inclusive for services, service personnel, janitorial supplies and certain spares as detailed in the scope of work and RFP.

4	Will any separate reimbursement/ payment be made for manpower, visit charges, transportation, labour, materials, tools or other expenses incurred for plumbing, carpentry and masonry services?	As detailed in the RFP, the bid amount shall be all-inclusive of all services, service personnel, janitorial supplies and certain spares. The Bank will not make any additional payment unless expressly specified in the RFP. However, for clarity, the cost of high-value spares/ items, wherever applicable, shall be dealt separately in accordance with the terms specified in the RFP. Bidders are required to refer to the RFP for the applicable conditions in this regard.
5	If no separate reimbursement will be made and the services are to be provided through the quoted per sq. ft. rate, kindly provide the estimated frequency/ volume of such services so that bidders can reasonably assess and factor the associated costs into their commercial bid.	The service requirements including their frequency have been detailed in the RFP. However, certain services are dependent upon repair/installation requirements arising during the contract period and the services shall be rendered as-and-when-required. Bidders are advised to assess and factor the associated costs into their quoted per sq. ft. rate based on the nature and scope of services contemplated in the RFP. Bidders are requested to refer the Scope of Work and other applicable provisions of the RFP for a complete understanding of the services and obligations.
6	In case of major repair/ replacement work or work requiring substantial material expenditure, kindly clarify whether such expenditure will also be included in the quoted rate or reimbursed separately based on actuals/approved rates.	As detailed in the RFP, the spares/ items specifically covered under the Scope of the Service Provider has been detailed. Bidders are requested to refer the Scope of Work and other applicable provisions of the RFP for a complete understanding of the services and obligations.
Query regarding No Escalation for Two Years / Revision in Minimum Wages It is understood that there will be no escalation in the quoted service charges for a period of two years. In this regard, kindly clarify:		
7	In the event of any revision/increase in statutory minimum wages, VDA, DA or other government-mandated wage components during the two-year contract period, will the additional manpower cost arising due to such statutory revisions be reimbursed/compensated separately by the client?	The Bidders are required to submit all-inclusive per sq.ft. rate in their Commercial bid for entire Contract period of 2 years. The Bidders are required to ascertain and absorb the entire cost arising from any increase in statutory central minimum wages, VDA, DA, or any other central government-mandated wage components within the quoted per sq. ft. rate for the contracted period. As per para 27 (i) of the RFP - The service provider shall be solely and independently responsible for ensuring compliance by himself and associates with all the legal obligations related to the Labour Laws and Regulations. Service provider is himself responsible for ascertaining various law and regulations applicable in delivery of Services. However, the Bank reserves the right to verify compliance of the FMS Provider with contractual and statutory obligations and all applicable laws by seeking documentary evidence, or other method as detailed in the RFP document.

8	If no escalation or separate reimbursement will be provided even in case of an increase in statutory minimum wages, kindly confirm that the bidder is required to absorb the entire additional cost within the quoted per sq. ft. rate for the complete two-year period.	The Bidders are required to submit all-inclusive per sq.ft. rate in their Commercial bid for entire Contract period of 2 years. The Bidders are required to ascertain and absorb the entire cost arising from any increase in statutory central minimum wages, VDA, DA, or any other central government-mandated wage components within the quoted per sq. ft. rate for the contracted period. As per para 27 (i) of the RFP - The service provider shall be solely and independently responsible for ensuring compliance by himself and associates with all the legal obligations related to the Labour Laws and Regulations. Service provider is himself responsible for ascertaining various law and regulations applicable in delivery of Services. However, the Bank reserves the right to verify compliance of the FMS Provider with contractual and statutory obligations and all applicable laws by seeking documentary evidence, or other method as detailed in the RFP document.
9	Kindly clarify whether any provision will be made for changes in statutory contributions or labour-related obligations, including PF, ESIC, bonus or other mandatory statutory payments, if such costs increase during the contract period.	The Bidders are required to submit all-inclusive per sq.ft. rate in their Commercial bid for entire Contract period of 2 years. The Bidders are required to ascertain and absorb the entire cost arising from any increase in statutory central minimum wages, VDA, DA, or any other central government-mandated wage components within the quoted per sq. ft. rate for the contracted period. As per para 27 (i) of the RFP - The service provider shall be solely and independently responsible for ensuring compliance by himself and associates with all the legal obligations related to the Labour Laws and Regulations. Service provider is himself responsible for ascertaining various law and regulations applicable in delivery of Services. However, the Bank reserves the right to verify compliance of the FMS Provider with contractual and statutory obligations and all applicable laws by seeking documentary evidence, or other method as detailed in the RFP document.
10	Since the majority of the service cost comprises manpower deployment, kindly clarify whether the no-escalation condition applies irrespective of any statutory increase in labour costs during the contract period.	The Bidders are required to submit all-inclusive per sq.ft. rate in their Commercial bid for entire Contract period of 2 years. The Bidders are required to ascertain and absorb the entire cost arising from any increase in statutory central minimum wages, VDA, DA, or any other central government-mandated wage components within the quoted per sq. ft. rate for the contracted period. As per para 27 (i) of the RFP - The service provider shall be solely and independently responsible for ensuring compliance by himself and associates with all the legal obligations related to the Labour Laws and Regulations. Service provider is himself responsible for ascertaining various law and regulations applicable in delivery of Services. However, the Bank reserves the right to verify compliance of the FMS Provider with contractual and statutory obligations and all applicable laws by seeking documentary evidence, or other method as detailed in the RFP document.

11	In case statutory minimum wages are revised by the appropriate Government authority during the contract period, kindly confirm whether the revised statutory wages will be applicable to the deployed manpower, and if so, whether the corresponding additional financial liability will be borne by the client or the FMS service provider.	The Bidders are required to submit all-inclusive per sq.ft. rate in their Commercial bid for entire Contract period of 2 years. The Bidders are required to ascertain and absorb the entire cost arising from any increase in statutory central minimum wages, VDA, DA, or any other central government-mandated wage components within the quoted per sq. ft. rate for the contracted period. As per para 27 (i) of the RFP - The service provider shall be solely and independently responsible for ensuring compliance by himself and associates with all the legal obligations related to the Labour Laws and Regulations. Service provider is himself responsible for ascertaining various law and regulations applicable in delivery of Services. However, the Bank reserves the right to verify compliance of the FMS Provider with contractual and statutory obligations and all applicable laws by seeking documentary evidence, or other method as detailed in the RFP document.
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