

No. IIMR/2026-27/Admin/S&P/289

Date: 28.09.2026

Pre-Bid Query Responses w.r.t. Tender for Making the Building Management System Functional, Commissioning and Testing Works at IIM Ranchi.

With reference to tender number IIM Ranchi/NIT/BMS/2026-27/39 dated 08.09.2026, responses to pre-bid queries received from different vendors are tabulated below: -

Sl. No.	Tender Reference	Tender Requirement / Justification	Bidder's Query	Query Response by T.
1	Page 10, Clause 5 – General Scope of Work	Checking, Testing & Configuration of DDC Panels and Connected Field Devices	Kindly confirm the present working condition of the complete existing BMS system, including all 21 DDC panels/controllers, I/O modules, sensors, actuators, VFD interfaces, power supplies, communication/network components, BMS server/workstation and all other connected field devices. Please also identify any equipment already known to be faulty, partially functional, non-communicating or non-operational. Reason: The tender requires diagnosis, rectification and recommissioning of the complete existing system, but the current health/status of the installed equipment is not defined.	Diagnostic audit of the existing BMS architecture is the scope of work for the BMS work. Hence it is the successful bidder's scope of work as already mentioned in the NIT.
2	Page 11, Schedule for Additional Hardware, Sensors & Cables – Billed on Actuals	Schedule for Additional Hardware, Sensors & Cables (Billed on Actuals)	Kindly confirm that, apart from the quantities/items already specified in the BOQ, if any additional controller, detector, sensor, field device, communication component, cable, or other associated hardware is found defective or requires replacement during troubleshooting/recommissioning, the same shall be considered as an additional requirement based on actual site requirement, subject to joint verification and prior approval of IIM Ranchi.	Yes , agreed.
3	Page 9 Clause 4.I – Software Tools & Admin Access	The following additional items mentioned are also the integral part of the scope:- Complete System Documentation, Software Tools & Admin Access, Tiered Training Program, Handover & Support Period	Kindly confirm whether the existing BMS administrative passwords, engineering credentials, programming software, configuration files and graphics libraries will be made available to the successful bidder before commencement of troubleshooting and reconfiguration activities. Reason: Access to existing software/database is essential for modification and recommissioning	Yes , agreed.
4	Page 10, Clause 5 – General Scope of Work	Checking, Testing & Configuration of DDC Panels and Connected Field Devices	Kindly confirm whether the approved Sequence of Operation, existing I/O schedules, point lists, control philosophy, network architecture and BMS as-built drawings will be provided to the successful bidder. Reason: The scope requires reconfiguration of setpoints, PID loops, interlocks and alarm thresholds as per Sequence of Operation/site requirements.	Preparation of as-built documentation is the scope of work for the BMS work. Hence it is the successful bidder's scope of work as already mentioned in the NIT.
5	Page 11, Schedule for Additional Hardware, Sensors & Cables – Billed on Actuals	Schedule for Additional Hardware, Sensors & Cables (Billed on Actuals)	The tender provides quantity of 12 Nos. DDC Controllers. Kindly confirm whether these 12 controllers have already been identified as defective and requiring replacement, or whether this quantity is only provisional and actual replacement shall be decided after joint diagnostic testing.	Yes.

6	Page 11, Schedule for Additional Hardware, Sensors & Cables – Billed on Actuals	Schedule for Additional Hardware, Sensors & Cables (Billed on Actuals) - Item 1 & Item 2	Kindly provide the make and model of the existing DDC controllers & details of all existing/proposed third-party systems to be integrated with the BMS, including equipment make/model, communication protocol and approximate integration point count. Reason: The BOQ calls for an open-protocol third-party integration interface, but the exact systems/protocols/number of points are not specified.	Site visit for this aspect has already been done by your team on dated 16.09.2026.
7	Page 12 Clause 6.A – Terms of Payment	The lump sum charges will be paid on completion of entire work including trials of Building Management System.	Kindly consider milestone-based payment terms: 50% payment upon successful supply and delivery of materials at site, and the remaining 50% after successful recommissioning/commissioning and completion of the system.	As per tender document
8	Page 6, Clause 3.1 – Eligibility Criteria & Page 9, Clause 4.1 – Software Tools & Admin Access	Any specialised firms company registered under CPWD/ railways/ MES/ central PSUs/ or any Government department of Class III and above Contractors/ OEMs/ reputed agencies are eligible to apply.	Kindly mandate submission of a valid OEM Authorization Letter / Manufacturer Authorization Form (MAF) from the proposed BMS OEM with the technical bid, confirming authorization of the bidder and OEM support for supply, programming/software tools, licenses, commissioning, warranty and spares. Reason: The scope involves troubleshooting and reconfiguration of the existing BMS, supply of DDC controllers and software/admin access. Mandatory OEM authorization will ensure genuine product support, availability of licensed engineering tools/software, compatibility, warranty and long-term technical support.	As per tender document
9	Page 6, Clause 3.2 – Technical Eligibility Criteria & Page 7, Clause 3 A. Technical Bid Sl. No. 5	The Bidder should have Experience of having successfully completed either of the following works in the similar nature (Building Management System repair/ AMC work only). The work orders/ completion certificates needs to be uploaded:	We request the eligibility definition of similar work to be relaxed / broadened to include "Building Management System SITC / Repair / AMC work" while retaining the stipulated value and completion criteria. Reason: SITC of BMS involves comparable and broader technical capabilities including DDC controllers, field devices, integration, programming, testing and commissioning. Hence, bidders having successful BMS SITC experience should also be considered technically eligible.	NIT/SBD prevails.
10	Additional Pre-Bid Query – Site Survey Report	To ensure proper assessment of the existing BMS system, site conditions, system architecture, integration requirements, and compatibility with the existing Honeywell BMS installation.	We request the department to kindly mandate submission of a Site Survey Report along with the bid, duly signed/certified either directly by Honeywell or by a Honeywell-certified BMS professional. This will ensure proper assessment of the existing system and technical compatibility of the proposed solution.	NIT/SBD prevails.

This is being notified for the information of all concerned.





Administrative Officer, S&P
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