

Queries/Clarifications RFP for Engagement of EPCM (Engineering, Procurement and Construction Management) Consultant for Debottlenecking of TSP and RECL circuit of REEP plant at ODISHA SAND COMPLEX (OSCOM) Tender No. GEM/2026/B/7622148 Dated: 05-06-2026				
S. No.	Category/ Section ref no./ Page no.	Existing Provision	Query/Clarification	IREL Response
1	Section 1.3.6, Pg No. 11 of 86	The scope of the Consultancy Agency shall be undertaken in two phases. The first phase will cover a comprehensive technical audit and feasibility assessment to identify operational bottlenecks, followed by development of a techno-economically justified modernization plan, implementation methodology, cost estimate, financial analysis etc. culminating in preparation of the Detailed Project Report (DPR). The second phase, subsequent to approval of the DPR, will include basic engineering, design basis report, preparation of EPC-ready technical and tender documents, procurement support, and provision of Owner's Engineer and technical supervisory services during implementation, ensuring timely execution, quality, safety, commissioning, and compliance with performance guarantees and contract closure.	Broadly we understand that scope of work of EPCM agency is as under : Phase 1 scope : debottlenecking study, preparation of DPR which includes techno-economically justified modernization plan, implementation methodology, cost estimate, and financial analysis. Page 2. After approval of DPR by IREL management, EPCM agency will prepare technical and tender documents for Selection of contractor to execute the plant on EPC basis. Agency will help IREL in finalization of EPC contractor finalization. Agency will review basic and detail engg of EPC contractor. provide site supervision services including supervision of Performance guarantee test carried out by EPC contractor. Please confirm.	The scope of work is as per the provisions of RFP document
2	Section 1.1.4, Pg No. 9 of 86	Since the new/additional equipment installation requires designing to suit the process requirement, layout, seam less integration with existing circuit, balancing of steam, material, water and other utilities w.r.t. the existing boiler capacity, consultant will carry out detailed study of the existing set up, design and carry out engineering for effective utilization of existing utility capacities along with procurement and installation of state-of-the-art plant and machineries based on the testing of actual process sample, recommendation right size and MoC plant and machinery, including civil and structural works for decongestion of plant, preparation of cost estimation, draft tender for execution work, process integration and ensure performance of individual equipment and over all guarantee w.r.t. throughput and mutually agreed process parameters.	(1) Please confirm that the during project phase, IREL shall provide all 'as -built' engineering drawings (plot plan, layout, sections, SLD) in .dwg format and other documents (PFD, P&ID, eqpt list etc.) in pdf format for review. These input drawings and documents files shall form the base file for further modification for the envisaged debottleneck study. (2) Please note that During DPR or Phase I stage, only front-end engg for DPR stage shall be carried out. Output of front end engg i.e., BoQ and Cost estimates shall have the accuracy level of $\pm 30\%$.	(1) IREL shall provide all available as-is built drawings to the selected EPCM agency. (2) The level of accuracy shall be as per the industry standards and meeting the RFP conditions
3	Section 1.3.6, Pg No. 12 of 86	Analysing stage samples (TSP, RECL, intermediates) and carry out process simulation for estimating the actual plant capacity based on the present bottlenecks.	We assume that the testing of stage samples will be done at IREL facility free of cost to the agency. Please confirm Also clarify what type of simulation study is expected by IREL?	Testing of stage samples will be done at IREL facility free of cost to the agency subject to availability of the requisite instruments A comprehensive simulation study has to be done by the EPCM agency to establish a robust system as defined in the RFP document and to achieve the desired output

4	Section 1.3.6, Pg No. 12 of 86	Bidder has to provide provision for alternate circuit for production of RE carbonate from RECL. Final decision regarding the alternate circuit will be decided by IREL.	The NIT requirement for providing a provision for an alternate RE-carbonate circuit indicates that RE-carbonate production is not part of the existing RECL flowsheet. Our understanding is that this refers to a separate downstream process stream, whose final configuration will be decided by IREL. So the requirement is not only for debottlenecking of existing plant but also for installation of new facilities. Please confirm.	The RFP conditions shall prevail
5	Section 1.3.6, Pg No. 12 of 86	Prepare Detailed Audit Report with capital cost estimates, cost-benefit, IRR, payback, implementation schedule, and preliminary technical details.	Please note that Capital cost estimates, cost benefit, IRR, payback shall be part of DPR, not Audit report. We assume that IREL shall share price of raw material, products, and consumables. Please confirm.	The Audit report shall include details as per the scope of work and RFP provisions. The final capital cost, cost benefit, IRR, etc. shall be a part of the DPR. IREL shall provide requisite inputs to the extent available with IREL.
6	Section 1.3.6, Pg No. 12 of 86	Basic design of utility and fire detection systems, compressed air, and associated facilities.	Please confirm that IREL will share drawings & specifications of the existing utility, fire detection systems, compressed air and associated facilities	IREL shall provide requisite inputs to the extent available with IREL.
7	Section 2, Pg No. 16 of 86	The performance guarantee shall be demonstrated jointly with the EPC contractor(s) for the schemes recommended by the Agency to achieve the intended objective.	We understand that the liability of the agency shall be limited to its revenue exposure for the respective phase. Please confirm	The RFP conditions shall prevail and maximum liability will be limited to the total contract value
8	General	General	Please confirm whether the soil investigation study, if required, shall fall under the scope of the Agency. Please also confirm whether a soil investigation report for the existing plant is available.	Soil investigation study shall be carried out by the EPCM agency
9	General	General	Please confirm whether system would be fully automated or semi automated	As per the scope of work
10	General	General	Kindly clarify whether any modifications to the existing internal roads, stormwater drainage network, and paving works fall within the EPCM scope	Agency has to finalize depending on the study results conducted by the EPCM agency
11	Table of Contents, cl.2.1.1; Tender details table, cl.7; Deliverables, point no 2; Deliverables, point no . a;7. Miscellaneous;Draft agreement, cl. 1.1	Phase I implementation period is 6 months	As Phase I entails site visit for conducting an audit where foreign experts shall be deputed followed by preparation of Audit report and subsequently Detailed Project Report, we strongly feel that a 12 months timeline shall be commensurate with the requirements of the services envisaged in the tender	The RFP conditions shall prevail
12	XXIX, Definitions Page no. 8	EPCM refers to Engineering, Procurement, Construction, and Management – comprehensive consultancy including design, procurement, construction, and overall management.	Based on the scope, EPCM agency shall be associated with 'construction management' and not 'construction'. Kindly revise.	EPCM shall be read as "Engineering, Procurement and Construction Management" throughout the tender document and the agreement
13	Scope of Work Page No.11	Perform site visits for assessing operation of Attack & Active Plant consisting of TSP and RE Chloride circuits including detailed investigations of process equipment, utilities, auxiliary systems and civil/structural health.	Please clarify number of site visits during Phase I, availability of plant access, and operational support from IREL.	Bidder has to decide the number of site visits
14	Scope of Work Page No 11	Perform site visits for assessing operation of Attack & Active Plant – detailed investigations of process equipment, utilities, auxiliary systems and civil/structural buildings.	Please confirm whether any NDT or similar tests have been conducted on structural works. If available, kindly share test details and reports.	Any NDT or similar tests shall be shared as per the availability of existing report, however, the agency has to carry out fresh testing considering the revised load conditions
15	Scope of Work Page No 12	Process description along with PFDs, P&IDs, datasheets, utility summaries, and ensure AERB compliance.	Kindly provide the requirements of AERB compliance.	IREL shall provide necessary assistance but all the reports has to be submitted according to AERB requirement prior to execution of work by the EPC or other agency

16	Scope of Work Page No 12	Bidder has to provide provision for alternate circuit for production of RE carbonate from RECL. Final decision will be made by IREL.	Please confirm that 'provision for alternate circuit' refers only to concept design and feasibility.	Depending on requirement bidder has to provide total BOQ and other layout details so that EPC/ executing agency can carry out the work for setting up of the alternate RE-Carbonate facility
17	Deliverables, point f Page no. 16	Performance of TSP and RECL circuits will be assessed during Phase I Audit. Realistic performance/recovery parameters will be mutually discussed and shall form basis of Performance Guarantees for Phase II. Minimum criteria for performance test is as under:	Kindly remove the minimum criteria table as it contradicts the stated approach of mutually deciding performance parameters post Phase I audit.	The RFP conditions shall prevail
18	Clause c Page No. 17 & Draft Agreement cl.1.3 Page No. 66	IREL may ask the Agency to prepare technical reports / studies as required for obtaining statutory clearances.	Kindly specify what statutory clearances are needed in the report.	Apart from DPR, before execution stage there will be requirement of design-basis report, hazop study, material balance, water balance, activity balance, safety assessment report and other reports as required by the AERB for sanctioning approval for going ahead with the execution.
19	Payment Terms, No. 1 Page No. 18	Milestone 1. Presentation of detailed Plan & Methodology for the execution of Phase I of the project. Percentage of total contract value - 5 % Milestone 2. Mobilization of site visits for assessing the operation of Attack & Active Plants consisting of the TSP and RE Chloride circuits including detailed investigations of the process equipment, utilities, auxiliary systems and health of civil/structural buildings and conduct complete system study covering raw materials, intermediate products, byproducts and utilities which includes steam, caustic, acid, water, air, ventilation, quality management, etc. and provide a preliminary study report on the same. Percentage of total contract value - 15 %	The preparation of the detailed Plan & Methodology involves the use of the international experts. Further, immediately after the presentation of the Plan & Methodology, the international experts have to be flown down to India to conduct the detailed plant assessment. An upfront 10% Contract Performance BG is also required to be provided. Considering all these cost aspects, we kindly request that the percentage payment for Milestone-1 be increased to 10% (from 5%) and the percentage payment for Milestone-2 be decreased to 10% (from 15%). By this change, the overall percentage payout by IREL for Milestones 1 & 2 will remain unchanged at 20%, as envisaged in the tender. All other milestone payments can remain unchanged	The RFP conditions shall prevail
20	Clause 4.3.2 Page No. 21	Remark: In cases where copies of contracts or client certificates cannot be submitted due to confidentiality obligations, the Bidder may provide a statement summarizing the scope of work, project description, client name, and period of engagement. Such statement shall be duly verified, signed, and stamped by a practicing-chartered accountant certifying the authenticity and accuracy of the information provided.	A Chartered Accountant may not be able to validate technical details such as the scope of work, project description, client name, and period of engagement for a specific project. Kindly review this requirement	The RFP conditions shall prevail
21	Draft Agreement cl.1.2 Page No. 66	Considering the internal approvals and other formalities the time gap between Phase I and Phase II will be about 4-6 months	In case internal approvals extend beyond 6 months, Consultant and IREL shall discuss and agree on applicable price escalation for Phase II.	The RFP conditions shall prevail
22	Draft Agreement cl.6.1 Page No. 68	The Agency shall raise an invoice for each Project Milestone completed as per the Billing Schedule.	Project Milestones are not shown in the Agreement. It would be better if they are incorporated as part of the Agreement.	RFP document is a part of agreement
23	Draft Agreement cl.6.5 Page No. 68	GST as applicable shall be paid separately by IREL; however, in case of delay in GST submission by EPCM Consultant, IREL shall have the right to withhold further GST payment.	Requesting revision: GST shall be paid by IREL along with each invoice raised, without the withholding provision.	The RFP conditions shall prevail
24	Draft Agreement cl.7.1.1, 7.1.2 Page No. 69	LD for delay at 0.5% per week, max 10% of contract value, applicable up to Milestone 7. No LD for Milestones 8–12.	Milestone 7 is part of Phase II. LD should apply only to Milestones 1–6. LD should be on Phase I value, not total contract value. Requesting total LD cap reduced to 5%.	The RFP conditions shall prevail
25	Draft Agreement cl.9.4 Page No. 71	If Force Majeure exceeds 120 days, IREL may exercise its option to terminate the contract without financial repercussion on either side.	Requesting revision: either party may exercise the option to terminate after mutual discussions, without financial repercussion on either side.	The RFP conditions shall prevail
26	Draft Agreement cl.10.3.2 Page No. 72	IREL will not pay the EPCM Consultant for any work performed during suspension, and shall not be liable for any damages caused by suspension.	Requesting equitable revision: IREL and EPCM Consultant shall discuss and agree on payments due for work performed during suspension. IREL not liable for damages.	The RFP conditions shall prevail

27	Technology / Scope Brief Scope of Work & Services of Consultancy Agency (Page 11 of 86)	General	Plant was designed by Technology Supplier (TS) / Process Licensor (PL) to achieve required throughput & product specifications but is not capable of generating designed throughput. Client to confirm: (a) whether TS/PL is still on board for technology support and has carried out any investigation/study to identify/rectify shortcomings; (b) that investigation/study reports along with revised technology documents/Basic Engineering Package will be shared with successful bidder.	Debottlenecking has to be carried by EPCM as per the scope of work
28	Scope / Responsibility Brief Scope of Work & Services of Consultancy Agency (Page 12 of 86)	General	Refer bullet point no. 4. Client to clarify requirement to analyze stage-wise sampling and process simulation for estimating actual plant capacity. It is requested that this may be carried out by PL / Client itself. Client to please confirm.	Debottlenecking has to be carried by EPCM as per the scope of work
29	Data / Documentation Brief Scope of Work & Services of Consultancy Agency (Page 12 of 86)	General	Refer bullet point no. 6. Client to provide complete basic engineering package of existing plant comprising: (a) PFD with stream summary, (b) P&ID, (c) Process Description, (d) Equipment List, (e) Basic layout, (f) Utility consumption list, (g) Raw material consumption list, (h) Equipment datasheets, (i) Instrument datasheets, (j) Process control philosophy, (k) Proprietary equipment list and vendors, (l) Effluent summary, (m) Specifications of raw materials and final product. It is proposed that identification of bottlenecks and upgradation of process equipment/systems shall be made available by TS/PL or jointly carried out by EIL and IREL. Client to please confirm.	IREL shall provide requisite inputs to the extent available with IREL.
30	Data / Documentation Brief Scope of Work & Services of Consultancy Agency (Page 12 of 86)	General	Refer bullet point no. 8. Client to provide complete basic engineering package for the alternate circuit for production of RE carbonate from RECL. Client to please confirm.	IREL shall provide requisite inputs to the extent available with IREL.
31	Scope / Liability Deliverables (Page 16 of 86)	General	Refer points e & f under Clause 2. Since development of process scheme/design of modifications to achieve installed/designed capacity is made available by TS/PL or Client, responsibility of process performance lies with TS/PL or Client. However, Consultancy Agency shall be responsible for detail engineering of process changes or any modification/upgradation as per basic engineering developed by Client/TS/PL. Client to please confirm.	The RFP conditions shall prevail
32	Pre-Qualification (Cl.4.3.2, Page 21 of 86)	The Bidder must have successfully undertaken at least one (1) assignment at an international level during the last fifteen (15) years preceding the Bid Due Date involving plant performance improvement studies, plant debottlenecking studies, and/or technical audit of a commercial-scale plant engaged in the processing or extraction of monazite-based rare earth minerals. Or The Bidder shall have at least two (2) technical experts, each possessing a minimum of ten (10) years of international experience in monazite-based rare earth processing and/or extraction. At least one of these experts must have successfully undertaken at least one (1) assignment at an international level during the last fifteen (15) years preceding the Bid Due Date involving plant performance improvement studies, plant debottlenecking studies, and/or technical audit of a commercial-scale plant engaged in the processing or extraction of monazite-based rare earth minerals.	Refer Technical Criteria. Request to modify the existing criterion from: 'at least one (1) assignment at international level during last 15 years involving plant performance improvement studies, plant debottlenecking studies, and/or technical audit of a commercial scale plant engaged in processing or extraction of monazite-based rare earth minerals' to: 'at least one (1) assignment at international/national level during last 20 years involving plant performance improvement studies, plant debottlenecking studies, and/or technical audit of a commercial scale plant engaged in processing or extraction of monazite-based rare earth minerals or Alumina extraction from bauxite'. IREL to kindly confirm.	The RFP conditions shall prevail

33	Scope / Clarity	General	The scope of work in the tender document does not provide enough clarity to the consultant. Client may share any studies done through third parties to meet the required throughput & product quality, and a PFD indicating battery limits for products/byproducts (Monazite, TSP, Mixed RECL) for better understanding of scope. Client to please confirm.	IREL shall provide requisite inputs to the extent available with IREL.
34	Scope / Utilities	General	Any modification/upgradation of utilities and offsite systems required to achieve the required throughput will be taken up by the consultant based on recommendations developed jointly with Client/developed technology by Process Licensor. Client to please confirm.	Debottlenecking has to be carried by EPCM as per the scope of work
35	Commercial / EMD Clause No. 3.2 (Bid Security)	General	Bidder (a CPSU) understands that EMD exemption is applicable to CPSUs as per GEM GTC clause no. (4.XIII.(m)). IREL to kindly confirm Bidder's understanding.	GEM GTC conditions shall prevail
36	RFP document Clause 4.3.2 Pre-Qualification criteria Page 21	The Bidder must have successfully undertaken at least one (1) assignment at an international level during the last fifteen (15) years preceding the Bid Due Date involving plant performance improvement studies, plant debottlenecking studies, and/or technical audit of a commercial scale plant engaged in the processing or extraction of monazite-based rare earth minerals.	Request to add qualification criteria - The Bidder, over the past 7 (seven) years from bid due date, should have completed: One similar assignment for Any Refinery / Petrochemical / chemical / metallurgical plant having capital cost (excluding cost of land) of at least INR 90 (ninety) crore. Similar assignment - Design, engineering, project management services for a scheme/project or debottlenecking consultancy service (Capital cost of the project is to be considered).	The RFP conditions shall prevail
37	RFP document Clause 1.1.3 page 9	The consultant has to provide performance guarantee jointly with the implementation agency for its suggested schemes to achieve the intended objective.	Request to consider Performance guarantee in the scope of the EPC contractor or implementation agency	The RFP conditions shall prevail