



भारतीय प्रबंध संस्थान मुंबई
Indian Institute of Management Mumbai

Indian Institute of Management
Mumbai

NIT No.: IIMM/EOIcumRFP/2024/04

Dated: 15.05.2024

TENDER DOCUMENT
for
Empanelment & Selection of Architects / Consultants
for
Preparation of Master Layout Plan
&
Providing Comprehensive Architectural Consultancy
for the upcoming Projects of IIM Mumbai

VOLUME – I

EOI Invited by
Chief Administrative Officer (Offg)
Indian Institute of Management, Mumbai
Vihar Lake Road, Powai,
Mumbai (MH) Pin- 400087.

INTRODUCTION

IIM Mumbai erstwhile known as NITIE was established by the Government of India in 1963. IIM Mumbai has been consistently ranked among the top B-schools in India. IIM Mumbai is ranked 7th in the National Institutional Ranking Framework (NIRF) rankings for 2023 among Management Institutes across India. IIM Mumbai is committed to creating skilled professionals in diverse functional areas like Operations Management, Analytics, Finance, Marketing, Project Management, HR, Information Technology, and Sustainability Management.

Located in the Financial Capital of the country, IIM Mumbai has close interactions with the leading corporate houses, giving it the added advantage of integrating classroom knowledge with relevant practical inputs from industry professionals. IIM Mumbai's picturesque campus is surrounded on three sides by lakes. The lush greenery at the campus has earned it the moniker "God's Own Campus".

With more than 60 Academicians and around 1200 students across various programs, IIM Mumbai is a leader in management education in the country. With the rigorous curriculum and contemporary industry-oriented program structure, the students of IIM Mumbai are primed to contribute to nation-building and becoming business leaders.

IIM Mumbai offers MBA Programmes and, in collaboration with IIT Delhi, the institute provides Post Graduate Diploma to executives currently working in the Industry via the Visionary Leaders for Manufacturing Programme (VLFM). IIM Mumbai also offers the General Management Programme (GMP) for Defense Officers. All the courses offered at IIM Mumbai are Full-Time residential courses with rigorous academic and industry-oriented inputs.

IIM Mumbai, under the dynamic leadership of Director IIM Mumbai, is the nodal hub for capacity building in Logistics and Supply Chain Management to promote the PM Gati Shakti Master plan. IIM Mumbai students have regular interactions and sessions from industry leaders and leading researchers, especially in Supply Chain and Operations Management. At IIM Mumbai, we host eminent faculty from international institutes like the Massachusetts Institute of Technology (MIT), USA, and Kellogg School of Management at Northwestern University, USA to take courses for students and working professionals across industries.

IIM Mumbai has established The Centre of Excellence in Logistics and Supply Chain Management. The center aims to conduct cutting-edge research, knowledge creation, and capacity-building programs to develop India's logistics sector through applied research and industry outreach to tackle real-time business scenarios.

Design Intent: The existing campus site should incorporate the philosophy of holistic, multidisciplinary education and provide a stimulating environment for academic pursuit and social interaction. The campus is envisaged as state-of-the-art and 'smart' with the ambience and aesthetics of global standards, blending modernity and local culture. The master plan must incorporate the following parameters:

- Ecological Sustainability

- Ecological planning in sync with the unique topography of the area. The landscape design should encourage the local flora and fauna and create an appropriate ecosystem.
- Hydrological Planning (Water Management)
- Energy conservation, waste management, efficient utilization of materials etc., to ensure achievement of at least 4-Star GRIHA rating.

Universal Accessibility: Safe and easily accessible to persons with disabilities and unique requirements of any kind.

Smart, Digital and Future Proof: Smart-digitally and seamlessly connected campus. The entire Project must be future proof with built-in flexibility to accommodate the technical and pedagogical advances in the foreseeable future.

Open and Barrier Free: Open and barrier-free and allow for social interaction. Design built spaces to integrate with the natural slopes and optimizing the amount of cutting and filling by placing the built forms at strategic heights and locations and accessible terraces for interactive activities.

Invitation for Expression of Interest

Expression of Interest (EOI) is invited for consultancy services from qualified, experienced, competent, and financially sound Architectural Consultants to prepare the Master Plan of Residential, Educational campus and consultancy towards all the upcoming projects of IIMM including the necessary infrastructure facilities. Such an organization is hereinafter referred to as "Applicant".

The work includes preparation of the Master Plan, detailed design of Phase -I including : 1. Architectural, 2. Structural, 3. Infrastructure services such as roads, water supply, sewerage networking, electrical and telecommunication, utilities, landscape, interiors, audio-video systems, acoustics, data cabling, signage's, HVAC and other MEP related services etc. and the preparation of cost estimates, bills of quantities, tender documentation for fixing of contractor, technical responsibility for obtaining the statutory approval, assisting in bid process management for the appointment of the contractor for execution of the work and providing expert oversight to ensure compliance to design intent and design details.

The Master plan for the IIM MUMBAI Existing campus should be developed on existing 63 Acres at Vihar Lake Road, Powai, Mumbai. The Institute is operational in its campus located adjacent to IIM Mumbai, adjoining picturesque Vihar Lake in Powai. It is envisaged to augment existing infrastructure by creating newer state-of-art infrastructure facilities in the existing campus, in a phased, manner as decided by the IIM Mumbai with a scope for future development and growth. The Institute is located in the financial center of the country.

All applications are to be submitted online & Offline (Hard copy in the specified format). with additional information to be given as required to the Chief Administrative Officer (Offg) Existing IIM Mumbai Campus. Once the applications are received, they will be screened to prepare a shortlist of applicants who may be invited to participate in the further stages of selection.

1. The Site: Physical Attributes

The Master plan for the IIM Mumbai New campus should be developed on 63 Acres at Vihar Lake Road, Powai, Mumbai, Maharashtra, 400087.

Key Plan & Site Plan



2.0 Design Intent:

The new campus site should incorporate the philosophy of holistic, multidisciplinary liberal arts education and provide a stimulating environment for academic pursuit and social interaction. The campus is envisaged as state-of-the-art and 'smart' with the ambience and aesthetics of global standards, blending modernity and local culture. The master plan must incorporate the following parameters:

2.1.1 Ecological Sustainability

- Ecological planning in sync with the unique topography of the area. The landscape design should encourage the local flora and fauna and create an appropriate ecosystem.
- Hydrological Planning (Water Management)
- Energy conservation, waste management, efficient utilization of materials etc., to ensure achievement of at least 4-Star GRIHA rating.

2.1.2 Universal Accessibility: Safe and easily accessible to persons with disabilities and unique requirements of any kind.

2.1.3 Smart, Digital and Future Proof: Smart-digitally and seamlessly connected campus. The

entire Project must be future proof with built-in flexibility to accommodate the technical and pedagogical advances in the foreseeable future.

2.1.4 Open and Barrier Free: Open and barrier-free and allow for social interaction. Design built spaces to integrate with the natural slopes and optimizing the amount of cutting and filling by placing the built forms at strategic heights and locations and accessible terraces for interactive activities.

3.0 Philosophy of Design: Design Brief

3.1 This section discusses the major principles and requirements that should serve as a broad guideline while designing the Project.

3.2 IIM Mumbai campus would be an integrated campus surrounded by natural beauty, green cover, and water beds (ponds). The Project should incorporate design principles that incorporate functionality, sustainability, accessibility, connectivity (both physical and virtual) and portray the values of openness and collaboration and be future proof at the same time.

3.3 The Campus Master Plan shall have planning phases as per the strength of students and long-term development horizons. These shall include campus-level and zone-wise architectural, landscape and services guidelines; architectural and landscape design goals and strategic framework for development, sustainability, alternative energy, materials and finishes, site elements and site furniture, exterior lighting, signage & way-finding, engineering and allied services, real-estate future use policy and management procedures that strive to maintain the commitment to integrated sustainability throughout the process of design, development and operation.

3.4 Form follows function. The goal should be to build a campus that stands out as a legendary landmark without compromising functionality. It is envisaged that the campus would be state-of-the-art and 'smart' with a blend of modernity while reflecting the local cultural heritage.

3.5 The design of the individual buildings should consider the local climate conditions and materials and be in harmony with them. The buildings and facilities must be planned with IT at its core, design of learning and automation systems around it. Intelligent IT systems, intelligent and innovative technologies and modern audio-visual aids that provide seamless and unique learning opportunities for students, faculty, and other stakeholders to connect and collaborate must be incorporated into the master plan.

3.6 While the classrooms, the library and other academic buildings should be designed to be equipped with state-of-the-art systems, they should be bright, well ventilated, well-lit, and usable with a minimum of artificial lighting and forced cooling and ventilation. Every effort must be made to enhance the indoor environmental quality while optimizing operational and maintenance practices.

3.7 A space that encourages community interaction & collaboration. The campus layout and detail should promote pedestrian-friendly movement, provide a barrier-free environment and lifestyle suitable to campus residents, and promote maximum interaction between the community members living on campus, especially interaction between/among the students and the faculty. It is desired that the campus planning, roads, zoning, and the physical attributes of the buildings be conducive to intense academic activity and encourage social interaction among the residents at all levels and maintain the existing ecological balance.

3.8 Built spaces need to accommodate the Institute's pedagogical methods emphasize collaborative learning (peer-to-peer and group level). The focus on liberal arts also calls for creative spaces for arts and crafts, science labs. So multiple interaction spaces, including open amphitheaters and other interaction and socialization spaces, need to be a part of the overall design.

4.0 Sustainability. The Master Plan must allow for the identification and exploitation of eco-potentials rather than simply identifying eco-constraints. The Campus Master Plan must meet the best practices/ standards/ provisions as applicable to ecologically sustainable design in line

with local geo-climatic conditions and which result in efficient use of energy, water, and other natural resources.

- 4.1 Some elements of this will include solid waste management and recycling, climate control using passive and active systems; energy systems, waste to energy systems; intelligent building management and automation systems, and all necessary low voltage systems and networks that may be required for the development and functioning of such campus.
- 4.2 As a corollary to the above expectations, the Campus Master Plan shall need to propose a site development plan, with a long-term biodiversity and land health management plan, besides land zoning, land cover and land-use plan for massing the various functional areas. These include, but are not limited to, built spaces and their interconnections viz. instructional facilities, libraries, research labs and auditoria, housing, and hostels, playing fields, walking trails, and jogging tracks, indoor sports facilities, swimming pool, recreation facilities, parks and community greens, community facilities, health Centre, institutional and student support services etc.
- 4.3 Sustainability initiatives shall need to be performance-based and should be such that they are continuously monitored to ensure that they provide good value for investments that the Institute makes.
- 4.4 **Water conservation:** The Campus Master Plan must propose a water-sensitive design that uses the complete water cycle. It should include rainwater water harvesting systems, wastewater and recycling, drainage and conjoint surface and groundwater management.
- 4.5 **Energy conservation and resource efficiency.** It is desired to have a campus that will progressively use less conventional energy and more renewable until an optimum level is reached. It must also promote the use of waste products to satisfy energy and material resource needs.
- 4.6 **Complete in-situ waste management.** All waste management, except for hazardous wastes, must be done in situ. Waste management should follow a circular waste management approach.
- 4.7 **Use environmentally friendly products and materials.** The design should incorporate green buildings and rationalize energy usage. The design should keep in mind the site's climate, ecology, topography, soil, and vegetation. Further, the urban form must be suitable for the local climatic conditions. The local/regional and vernacular techniques, material, and processes for sustainable design may be a part of the design vocabulary.
- 4.8 **Future-proof.** The entire Project must be future proof, with ambience and aesthetics of global standards. The infrastructure, facilities and buildings should be functional, but at the same time also have built-in flexibility to accommodate the technical advances in the foreseeable future. The overall design - the layout, planning of the campus and the individual buildings should be done to draw a balance between the initial costs and the cost of maintenance and upkeep during its useful life span.

5.0 Technical Proposal

Technical Proposal Preparation

- Consultant is expected to examine all terms and instructions included in the documents furnished with offer.
- The estimated cost of construction or work for which the consultancy assignment is sought as well as the time to complete the assignment is stated in Data Sheet. Financial Proposal may be in accordance with this.
- The key professional staff, listed in the offer, shall be made available for the entire duration of the execution of assignment. This shall preferably be the permanent employees of the firm.
- Proposed staff must have relevant educational qualification and experience, preferably under conditions similar to those prevailing at the locations of the assignment.

- No alternative to key professional staff may be proposed and only one CV may be submitted to each position.

Information's to be provided

- Technical Proposal should provide the following information, but not limited to,
- Any comments or suggestions on the scope of work and services, documents and details made available with this offer, as well as on the facilities to be provided by IIMM.
- A description of methodology (work place), which the consultant proposes to employ in performing the assignment, duly illustrated with bar charts of graphics or any other type of Graphics.
- C.V. recently signed by the proposed key professional staff and countersigned by an authorized officer of the consultant. Key information should include: years with the firm/entity and responsibilities held in various assignments during last ten years.
- Estimates of the total time effort (person x months) to be provided for the services for each stage or phase of assignment, supported by breakdown of effort proposed (person x months) for major items of work and services.
- Details of specific experience/expertise/information asked for in the Data sheet.
- Confirmation/Submission on salient technical conditions mentioned in the offer document.
- Quality assurance system/programme proposed to be employed in design, engineering, procurement, inspection and management activities.
- No Space for office shall be given to bidders by IIM Mumbai, electricity & water if available shall be provided on chargeable basis, however no extra arrangement shall be done by IIM Mumbai in this regard.
- **Note:** The technical proposal shall not include any financial information.
- Data sheet: Information to Consultants

6.0 BID DATA SHEET (Information to Consultants/Bidders)

S.N.	Subject	Description
1	Client	Indian Institute of Management Vihar Lake Road, Powai, Mumbai (MH) Pin 400087
2	Owner	Indian Institute of Management Vihar Lake Road, Powai, Mumbai (MH) Pin 400087
3	Description of Work	EOI cum RFP for Empanelment & Selection of Design Architect cum Consultants for Preparation of Master Layout Plan & Providing design Architectural Consultancy for the upcoming Projects of IIM Mumbai, for Phase - I & Phase - II
4	Approx. value of work	Project value approx. 600 Cr (In phase -I & Phase - II) For phase I 300 Crore & for phase II 300 crore. The above value is tentative only and may likely to change both ways (+/-) as per actual estimate and execution.
5	Tender fees	NIL
6	Bid Security	The bidder shall submit a bid security declaration accepting that if they withdraw or modify their bids during the period of validity or if they are awarded the contract and they fail to sign the contract or to submit a performance security before the deadline then they will be suspended from being eligible to submit the bid for IIM Mumbai for the period of 5 years in future.

7	Site Visit	Mandatory
8	Time for completion	6 months (Engineering) + 72 months (Construction) = 78 months (For Complete Project)
9	Defect Liability	1 Year from handing over
10	Performance Guarantee	5% of the tendered value by BG.
11	Security Deposit	5% to be deducted from every bill
12	Site Visit	Mandatory
13	Price variation	NIL
14	Liquidity damages	Yes
15	Important dates (Tentative)	Any change in these dates maybe intimated on institute website
Stage – 1		
15a	Issue / Download of Tender	From 15.05.2024, 11.00 Hrs to 21.05.2024 16.00 Hrs, Website Name 1) https://eprocure.gov.in/eprocure/app 2) https://iimmumbai.ac.in
15b	Date of receipt of written queries	21.05.2024 up to 16.00 Hrs to be sent on 1) CPSC@iimmumbai.ac.in 2) OSD.ips@iimmumbai.ac.in
15c	Pre-bid meeting	22.05.2024 15.00 Hrs
15d	Last Date for submission of technical and financial Documents for stage 1 shortlisting	28/05/2024, 15.00 Hrs
15e	Opening of technical & financial documents for stage 1 shortlisting	29/05/2024
15f	Intimation about shortlisting of bidder for stage 2	03/06/2024
Stage 2		
15g	Physical presentation in front of IIM Mumbai committee.	07.06.2024 11.00 Hrs
15h	Intimation about shortlisting of bidder for stage 2	10.06.2024
Stage 3		
15j	Financial bid by bidders (Shortlisted for stage 3)	Up to 19.06.2024
15k	Physical presentation in front of IIM Mumbai committee.	20/06/2024
15l	Opening of financial bid	20/06/2024
16	For any queries please contact between 10.00 am to 5.00 pm preferably	022- 28573371 / 28035200 (Ext. 5553)
17	Validity of offer	150 days

18	Account details of IIM Mumbai	Bank name - State Bank of India Account Name - IIM Mumbai Main Account Current Account No. - 10007680096 IFSC code - SBIN0009055 MICR No - 400002117 Branch Name -NITIE Vihar Lake Branch Code - 09055
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6.1 Definitions

- 1) Unless the context otherwise requires, the following terms whenever used in this document have the following meanings:
- 2) 'IIMM' means, Indian Institute of Management Mumbai (IIMM).
- 3) 'Applicable Law' means the laws and any other instruments having the force of law in India, as they may be issued and in force from time to time.
- 4) 'Director IIMM to administer this function of Empanelment of Architects or any authority nominated by her/him.
- 5) 'Services' means the work that is intended to be performed by the Empaneled Architects/Consultants.
- 6) 'Employer' means Indian Institute of Management Mumbai (IIMM) acting through its Director / or his authorized Representative.
- 7) 'Applicant' means the individual, proprietary firm, firm in partnership, limited company, private or public or corporation.
- 8) 'Year' means 'Financial year' unless stated otherwise specified.

6.2 The creation of new infrastructure, in the IIM Mumbai Campus. The infrastructure includes the Demolition of existing buildings, construction of new buildings in the academic area, hostels for students, staff accommodation of various types, buildings for general facilities, roads, gardens, and playgrounds, along with related utilities such as water supply, and electricity supply for the whole campus.

6.3 Prerequisite for Architectural Consultant:

The Architectural Consultants shall have experience in design and planning of complex large-scale projects, site evaluation, design and planning of state-of-the-art national/International campus, Infrastructure facilities and allied works.

The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio-video system, Acoustic & sound system, Access control and CCTV.

It is expected by IIM Mumbai that The firm should have following personnel with desired qualifications & experience in their panel for execution of this project.

Key Personnel	Educational Qualification	Length of Professional Experience (Years)
1	Master Planner Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design.	Minimum of 15 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning

2	Principal Architect	Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design.	Minimum of 15 years' experience and should have worked as Principal Architect on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments.
3	Principal Structural Engineer	Should have master's degree in Civil Engineering (Structural).	Minimum of 15 years' experience in designing various types of structures. i.e., RCC, steel, pre-stressed concrete and knowledge of latest construction technology with specific experience in high-rise, towers, large span structures, bridges, and steel structures. Should also have experience in designing buildings in composite structures, structural steel, prefab, large column-free spans, etc. Knowledge of the latest Construction technology is desirable.
4	Design Manager	Master's in architecture/ Urban Design/ Urban Planning.	Minimum of 15 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience in executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 2 (two) similar eligible assignments.
5	PHE Expert	Should have bachelor's degree in civil engineering/ Mechanical Engineering with master's degree in Water Resources/ Irrigation /Environmental Engineering / Hydraulics/ Public Health Engineering.	Minimum of 10 years of experience in planning & management of water, drainage & storm water, wastewater systems, and experience with the latest national and international standards. Should have experience with the latest hydraulic design software (Water Gems, Sewer Gems etc.). Should have experience in the latest hydraulic design soft wares. Should have worked on 2 (two) similar eligible assignments.

7 General

- Letter of transmittal and forms for empanelment are given in Section III.
- All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a "nil" or "no such case" entry should be made in that column. If any particulars /queries are not applicable in case of the applicant, it should be stated as "not applicable". The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information, not providing information required under Section III and in the Forms "A" to "I" duly signed with date and seal may result in the application being summarily rejected. Applications received late will not be entertained.
- The application should be machine typed. The applicant should sign & stamp each page of the application.
- Overwriting should be avoided. Correction, if any, should be made by neatly crossing out, initialing, dating and rewriting. Pages of the empanelment document are numbered. Additional sheets, if any added by the applicant, should also be numbered by him. They should be submitted as a package with signed letter of transmittal.
- References, information and certificates from the respective clients certifying suitability, technical knowhow or capability of the applicant should be signed by a responsible officer of authority (To the satisfaction of Chief Administrative Officer (Offg)).
- The applicant may furnish any additional information, which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information (Decision of the Chief Administrative Officer (Offg). regarding quality of the information is final). No information shall be entertained after submission of EOI document unless the Employer calls for it.
- Any information furnished by the applicant found to be incorrect either immediately or at a later date, would render him liable to be debarred from consideration for further work of IIM Mumbai.
- The EOI cum RFP document in prescribed form duly completed and signed should be submitted in a sealed cover. The sealed cover super scribed "EOI Cum RFP document for Selection of Comprehensive Architectural Consultant for preparation of Master Layout Plan and providing architectural consultancy for IIM Mumbai Campus" shall be received by Chief Administrative Officer (Offg). of IIM Mumbai or his authorized representative (Refer section 1.1 for the deadline) Documents submitted in connection with empanelment will be treated confidential and will not be returned.
- Prospective applicants may request clarification related to process of empanelment of architects and Expression of Interest (EOI) document. All clarifications provided by IIMM shall be uploaded on the official website of IIM Mumbai. No request for clarification will be considered after stipulated date. All the queries to be submitted in writing via e-mail by the applicants. A response addendum listing all queries received and IIMM's response will be posted on IIMM website (<https://iimmumbai.ac.in>).

7.2 Important information

- EOI document duly completed in all respect to be submitted in hard copy to CAO (Offg) office, administrative Building, 1st floor, Indian Institute of Management Mumbai (IIMM) Powai, Mumbai 400087. For any query/information, below mentioned email addresses are to be used for communication purpose: E-mail: CPSC@iimmumbai.ac.in with a copy to OSD.ips@iimmumbai.ac.in, Agencies participating in the empanelment process are required to familiarize themselves with IIMM Campus.

- **Method of Application**

- If the applicant is an individual, the application shall be signed by him above his full typewritten name and current address.
- If the applicant is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address proof of experience in the field to be furnished.
- If the applicant is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application. The document submitted should stand any legal scrutiny.
- If the applicant is a limited company or corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The applicant should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.

- **Final Decision-Making Authority**

- The employer/IIMM reserves the right to accept or reject any application and to annul the empanelment process and reject all applications at any time, without assigning any reason or incurring any liability to the applicants.
- Site visit is mandatory. The applicant is advised to visit the site of works viz IIMM campus at his own cost, with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. **The bidder shall submit the Geo-tagging by proper inspection of specified site location.** They should also submit an undertaking stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting rates by considering all the aspect and shall not have any claim in this regard in future.
- The tender submitted without Geo-tagging received & undertaking as above will be considered as non-responsive tender & shall be rejected.

8 Selection Procedure of Architect.

The Three-Stage/Two-stage Selection Process shall be carried out for the finalization of the Architect described briefly.

8.2 Mandatory Eligibility Criteria:

1. Interested firms should meet the following pre-qualification criteria before deciding to submit an EOI response:
2. The Applicant shall be an individual Architect, a proprietary or a partnership firm of Architects or a company registered under Companies Act all whose shareholders shall be Architects. The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years ending with 31.03. 2024. **No joint venture or consortium of firms is allowed.** 'Architect' here means a person having minimum qualification as Bachelor of Architecture and having a valid registration with Council of Architecture (CoA), India. The lead Architect of the applying firm shall be of Indian nationality.

And

The lead Architect of the applying firm should have at least Ten years of experience as a

practicing Architect.

3. The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited.
 - a. At least one Project valuing not less than 80 % of the project value
 - b. Two projects, each valuing not less than 60 % of the project value
 - c. Three projects, each valuing not less than 40 % of the project value
4. The bidder Should have completed during last 10 (Ten) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m. built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.
5. For this purpose, "Similar Project/Work" means having rendered comprehensive Architectural services including master planning, designing and detailing of all buildings and infrastructure, structural designing services, site developing and landscaping and MEP services for campus/es / building/s for educational / institutional / research work / public utility purposes (all such purposes other than purely residential, commercial, hospitality and industrial purposes).
6. **The works carried out for any IIT/IIM/NIT/Similar government university shall have weightage.**
7. The Applicant should have an average Annual Financial Turnover of Rs. 300 lakhs (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2024.
8. The applicant shall be ineligible to submit a proposal if it has been barred or blacklisted by any Central **and/or State Government in India or by any organization funded by them.**
9. The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar project.
10. The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.
11. The bidding Architectural Firm should not have a negative financial balance in the last ten years.
12. The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.
13. The bidder should be empaneled or registered Architectural or Engineering consultancy provider for central government / PSU / state government / Semi government organizations, Public sector banks / public sector organization.
14. The bidder firm must have no criminal/ economic fraud case pending or contemplated against the organization or their directors/ proprietor in any country.
15. The bidder firm must not have been blacklisted / debarred Indian Government /Semi-Govt./ Public Sector Undertaking / any Government Organization anywhere in the country.
16. The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.

Part – 1 Technical pre-qualification criteria (Total Marks 100)

SR. No.	Minimum Requirements	Documents to be submitted.	Max Score
(i)	The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years ending with 31.03.2024. (Joint venture and special purpose vehicles is not permitted)	Copy of Certificate of Incorporation/ registration certificate of the company	Max. Marks= 10 20 Years & above =10 Marks 16-19 Years= 07 Marks 10-15 Years= 05 Marks
(ii)	The bidding Architectural Firm should have its Principal Architect with valid registration of council of Architecture for over 10 years and all projects mentioned in further criteria should have been done under him.	COA certificate with experience details to be submitted.	Max. Marks= 10 20 Years & above =10 Marks 16-19 Years= 07 Marks 10-15 Years= 05 Marks
iii)	The bidder must have successfully completed Architectural Consultancy services of his scope in the Similar assignment involving planning & designing of architectural, civil engineering, public health, electrical and allied services works during the last 10 years ending last 31.03.2024. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc. At least one Project valuing not less than 80 % of project value OR Two projects, each valuing not less than 60 % of project value OR Three projects, each valuing not less than 40 % of the project value Similar assignment means Comprehensive Architectural & Engineering Consultancy or Design Services for Academic Buildings / Institutional Buildings / Residential Buildings / Hostel Buildings involving planning & designing of architectural, civil engineering, public health, electrical, air-conditioning, firefighting, IT related services. (Values pertaining to any past year shall be enhanced by 7% per annum.	Copy of Completion certificate issued by Client.	Max. Marks = 20 arks for 1)One Project valuing not less than 80 % of the project value. OR 18 marks 2) Two projects, each valuing not less than 60 % of the project value i.e. total 18 marks for three projects 3) three projects each valuing not less than 40 % of the project value or more, total 16 marks for three projects.

(iv)	The bidder Should have completed during last 7 (Seven) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc. Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	Copy of Completion certificate issued by Client.	Max. Marks = 15 For 50,000 - 70,000 Sq. m – 5 marks 70-5,000-85,000 Sq. m- 10 marks Above 85,000 Sq.m- 15 marks.
(v)	Should have completed at least one Master plan assignment of 25 acres for an Educational Institution / Industrial township / Govt. organization during last 10 years, as on 31.03.2024. (Mandatory).	Copy of completion certificate issued by Client.	Max. Marks = 25 1) Over 100 acres' campus project completed- = 25 marks 2) 80 -100 acres = 20 marks 3) 50 -79 acres - = 15 marks 4) 25 – 49 acres = 10 marks
(vi)	The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed)	Copy of Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted	Max. Marks = 10 (2 marks for each green building project)
(vii)	The bidder should be empaneled or registered Architectural or Engineering consultancy provider for central government / PSU / state government / Semi government organizations, Public sector banks / public sector organization.	Details to be provided by the bidder.	Mandatory
(viii)	The bidder firm must have no criminal/ economic fraud case pending or contemplated against the organization or their directors/ proprietor in any country.	Undertaking on firm's letter head to be submitted by the bidder.	Mandatory
(ix)	The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project.	Certificate with experience details to be submitted	Maximum 5 Marks awards received – 5 marks. No award received - 0 marks.

(x)	The bidding Architectural Firm should have done at least One International project of public building completed/ongoing with project cost of more than Rupees 500 cr.	Copy of certificate to be provided.	Maximum 5 Marks Certificate received – 5 marks. No certificate received - 0 marks.
(xi)	The bidding Architectural Firm should have a running office (which will handle the project) within 90 km. of the proposed site (presently NITIE Campus, Powai, Mumbai)	Running office address to be provided IIM Mumbai may visit the office for verification.	Mandatory

Part 2 –Financial Criteria (Max Marks = 20)

S. No.	Minimum Requirements	Documents to be submitted	Max Score
(i)	The applicant should have an average annual turnover of Rs. 300 lakhs in the last three financial years ending on 31.03.2024 of Design & Engineering Consultancy services.	Audited Financial Statements for last three financial years ending 31.03.2024 duly certified by a Chartered Accountant.	Max. Marks = 15 Between 3.0 Crs. - 5.00 Crs = 9 Marks Between Rs.6.00 Crs – Rs.8.00 Crs = 12 Marks Above 8.00 Crs. = 15 Marks
(ii)	The bidder should have positive net worth during last two consecutive financial year ending on 31.03.2024.	Certificate mentioning net worth by a Chartered Accountant.	Maximum = 5 Marks 2.5 Marks for each year of positive net worth
(iii)	The bidder should have not incurred any loss (Profit after tax should be positive) in more than two consecutive financial years out of the last five financial years ending on 31.03.2024.	Audited Financial Statements for last five financial years ending 31.03.2024 duly certified by a Chartered Accountant.	Mandatory
(iv)	The copies of PAN and GSTN in case of Indian Bidder.	Signed and stamped copies of all documents	Mandatory

8.3 Stage 1

Note: Minimum Qualifying Criteria for - 80 marks (out of 120 marks) and above in Part-1 (Technical criteria including Financial Criteria to be secured by bidder.

- Those bidders securing 80 marks and above shall be Shortlisted by IIMM & shall be eligible to participate in the presentation for stage 2. The Institute, however, reserves the right to restrict the short listing of firms up to 10 (Ten) on relative merit based on evaluation of eligibility criteria mentioned herein as above.
- Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:
- Made misleading or false representation or deliberately suppressed the information in the

- forms, statements and enclosures required in the empanelment document.
- Record of poor performance such as abandoning work, not properly completing the contract, or financial failures /weaknesses etc.
- Short listing of the consultants shall be subject to thorough verification of their credentials through a Technical Committee of assessors to be constituted by IIM Mumbai.
- IIM Mumbai reserves right to increase or decrease the marks for minimum qualifying criteria.

8.4 Stage 2: Presentation by the selected bidder (Max Marks = 50)

In stage 2 all the shortlisted bidders are required to make presentation to the Evaluation Committee formed by the Institute at his own cost. Evaluation by the committee will be based on the following broad parameters:

All selected bidders shall be asked to give a presentation about the similar project executed by them.

The marking shall be done by the committee in the following manner

No.	Description	Marks	Remarks
1.	Aesthetics	5 marks	Based on one relevant work
2.	Functional Suitability	5 marks	Based on one relevant work
3.	Cost Effective Design	5 marks	Based on one relevant work
4.	In-built energy efficient and maintenance- friendly features	5 marks	Based on one relevant work
5.	BIM capability	5 marks	From any ONE project listed in eligibility criteria.
6.	Innovative designs adopted	5 marks	From any ONE project listed in eligibility criteria.
7.	Applicant's experience, plan & capability to carry out the assignments	5 marks	From any ONE project listed in eligibility criteria.
8.	Manpower available	5 marks	From any ONE project listed in eligibility criteria.
9.	Competence of sub-consultants	5 marks	From any ONE project listed in eligibility criteria.
10.	Past assignments completion time and any other aspects	5 marks	From any ONE project listed in eligibility criteria.

- Out of the total score of 170 IIM Mumbai shall shortlist minimum 3 to 5 nos. of bidders for stage 3. However, IIM Mumbai reserves right to increase or decrease the no. of shortlisted bidders.
- Stage 3 will be on QCBS bases where marks obtained by the shortlisted bidders shall have weightage of
- Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:
 - Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the empanelment document.
 - Record of poor performance such as abandoning work, not properly completing the contract, or financial failures /weaknesses etc.

- f) Short listing of the consultants shall be subject to thorough verification of their credentials and inspection of similar works carried out /in progress by them, through a Technical Committee of assessors to be constituted by IIM Mumbai.
- g) The bidders scoring minimum 80 marks in above Stage 1 shall be invited to make design presentation to the Committee Constituted by IIM Mumbai to demonstrate their design capabilities. IIM Mumbai reserves right to increase or decrease the marks for minimum qualifying criteria.
- h) The presentation in the 2nd stage shall carry 50 marks. The bidder has to give presentation on any of his project of similar work completed by him. The marking shall be on bidder's potential to prepare and present a design concept on specific campus of IIMM keeping in mind new and emerging technologies and parameters as listed in above table:
- i) **Presentation.** Presentation will be held at IIM Mumbai office. The date, time and venue of presentation will be intimated to the bidders who qualified after technical evaluation.
- j) The duration of the technical presentation shall be for 30 minutes followed by Question-Answers session for the next 15 minutes of timeframe.
- k) After the presentation only 3 to 5 no. of bidders shall be selected by IIM Mumbai.**
- l) IIM Mumbai reserves the right to select any bidder depending upon their credentials/ competencies/ project requirements/ prevailing market condition etc. at its sole discretion without assigning any reason.

8.5 Stage 3

In this stage the shortlisted bidders for stage will have to submit their financial bid. & later on appear for the presentation.

- Stage 3 shall be of QCBS system among shortlisted bidders. The presentation will have 50 marks whereas the financial bid submitted by the bidder shall have weightage of 20 marks.
- The shortlisted applicants (up to a maximum of five) invited for the Stage-3 shall submit & present their FINAL PRESENTATION on Design Proposal including master layout plan (land-use zoning, urban form, ecological plan, etc.) for the Campus Master Plan and proposed framework for its implementation, monitoring and evaluation before the Board of Governors or a committee constituted by it. The proposal shall be a detailed one at this stage, including the scaled drawings, consisting of three-dimensional visualization, technological proposals, costs involved, timelines and deliverables, etc., duly supported by data.

The committee will evaluate the presentation & followed by question answer session for making the final assessment on following points.

1	<p>Conceptual Presentation</p> <p>The conceptual presentation shall necessarily have a concept plan for the project sites. The concept plan shall be based on the requirements and the basic conceptual design and elevations. The presentation should also include detailed master layout plan proposed by Architect for IIM Mumbai campus.</p> <p>The evaluation shall be based on planning, design, 3D model / 3D walkthrough, use of smart concept in the projects etc.-</p>
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a)	Master Planning and zoning (cost effectiveness, site utilization, site orientation, Landscape blending with existing profiles, Economical design of buildings and services).
b)	Design Concept Planning (Aesthetics, Environmental considerations, use of new technologies, use of innovative architectural features).
c)	Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).

The Evaluation Committee will evaluate design proposals, based on the detailed technical criterion specified in the later sections, to select TOP THREE designs and list them in the order of merit.

All the applicants advancing to this selection stage (Stage 3) will be given a cash award of Rupees5 lakhs (Rupees Five Lakh only) each.

However, in the case of the Consultant Architect who is finally awarded the assignment, the amount of the cash award will be adjusted against total payment of the consultancy fee.

Financial Proposals only of TOP THREE Applicants (T1, T2 and T3) shall be opened on the designated date and time.

Based on the marks awarded and the marks obtained by bidder up to this stage shall have a weightage of 70 % Marks where as his financial bid shall have a weightage of 30 marks. At this stage, the Applicant whose combined score is highest shall win the Contract.

Note: -

- (a) IIM Mumbai reserves the right to split the work among various architects.
- (b) IIM Mumbai reserves the right to go for empanelment of the Architects only. In that case empaneled architects may be entrusted various buildings & other works within the campus & the Architects will be required to submit PBG for its estimated value.

Now the overall marks obtained by bidder up to this stage shall have a weightage of 70 marks The final evaluation shall be done as given below.

8.5 Opening and Evaluation of Financial Bid

The Financial bids of “Technically qualified” bidders shall be opened. The Proposal with lowest Consultancy fee will be given a Financial Score of 100 and other financial Proposals will be given financial scores which is ratio of lowest offer to their offered Consultancy fee multiplied by 100.

On the basis of the combined score for Technical Score and Financial Score with weightage of 70:30, the bidders shall be ranked in terms of the total score obtained. The proposal obtaining the highest total combined score will be ranked as H1 followed by the proposals securing lesser scores as H2, H3 etc. Bidder with H1 score shall be recommended for award of contract. The bidder quoting lowest Consultancy fee in Financial Bid may or may not be score H1.

There will be no negotiation with selected bidder except under circumstances as per current CVC circulars.

Example:

- a) Let’s say there are 3 pre-qualified bidders: A, B & C
- b) Technical Score of bidders after evaluation of technical criteria:

- A = 70, B= 80 & C= 90
- c) Say the Consultancy fee in the financial proposals of bidders are as under:
A= 7, B= 5 & C= 6
- d) The financial score is given as per the formula: (Lowest Consultancy fee against the Consultancy fee of the bidder) X 100
Financial Score of A= $(5/7) \times 100 = 71.4$
Financial Score of B= $(5/5) \times 100 = 100$
Financial Score of C= $(5/6) \times 100 = 83.3$
- e) Final Combined Technical and Financial Score of the bidders is as per the formula:
(Technical Score X 0.70) + (Financial Score X 0.30)
- Bidder A= $(70 \times 0.70) + (71.4 \times 0.30) = 70.42$ -- H3
Bidder B= $(80 \times 0.70) + (100 \times 0.30) = 86.00$ -- H2
Bidder C= $(90 \times 0.70) + (83.3 \times 0.30) = 87.99$ -- H1
- f) Hence Bidder C, with highest combined score shall be recommended for negotiations/ award.

8.6 Selection

If IIM Mumbai select/chosen any exceptional & innovative master layout/design for structural architectural design from some other bidder, then IIM Mumbai reserves the right to ask the successful bidder to adopt that design at his quoted price. If H1 bidder does not agree for it the chance shall be given to the next bidder.

If the bidder quotes a fee which is freakishly low / very high beyond prescribed rates for similar work and IIM Mumbai anticipate that it shall be difficult for the party to perform and provide desired level of services for such a world class project, their offer shall be rejected.

All documents submitted by the bidder shall become sole property of IIM Mumbai & IIM Mumbai reserved the right to use the same in future for future tenders which no claim shall be entertained from bidder and if they are used in future.

9 Brief Particulars of the Work

9.2 Philosophy of Design:

a) Design Brief

IIM Mumbai campus would be an integrated campus surrounded by natural beauty, green cover, and water beds (ponds). The Project should incorporate design principles that incorporate functionality, sustainability, accessibility, connectivity (both physical and virtual) and portray the values of openness and collaboration and be future proof at the same time.

- b) The Campus Master Plan shall have planning phases as per the strength of students and long-term development horizons. These shall include campus-level and zone-wise architectural, landscape and services guidelines; architectural and landscape design goals and strategic framework for development, sustainability, alternative energy, materials and finishes, site elements and site furniture, exterior lighting, signage & way-finding, engineering and allied services, real-estate future use policy and management procedures that strive to maintain the commitment to integrated sustainability throughout the process of design, development and operation.

- c) **Form follows function.** The goal should be to build a campus that stands out as a legendary landmark without compromising functionality. It is envisaged that the campus would be state-of-the-art and 'smart' with a blend of modernity while reflecting the local cultural heritage.
- d) The design of the individual buildings should consider the local climate conditions and materials and be in harmony with them. The buildings and facilities must be planned with IT at its core, design of learning and automation systems around it. Intelligent IT systems, intelligent and innovative technologies and modern audio-visual aids that provide seamless and unique learning opportunities for students, faculty, and other stakeholders to connect and collaborate must be incorporated into the master plan.
- e) While the classrooms, the library and other academic buildings should be designed to be equipped with state-of-the-art systems, they should be bright, well ventilated, well-lit, and usable with a minimum of artificial lighting and forced cooling and ventilation. Every effort must be made to enhance the indoor environmental quality while optimizing operational and maintenance practices.
- f) **A space that encourages community interaction & collaboration.** The campus layout and detail should promote pedestrian-friendly movement, provide a barrier-free environment and lifestyle suitable to campus residents, and promote maximum interaction between the community members living on campus, especially interaction between/among the students and the faculty. It is desired that the campus planning, roads, zoning, and the physical attributes of the buildings be conducive to intense academic activity and encourage social interaction among the residents at all levels and maintain the existing ecological balance.
- g) Built spaces need to accommodate the Institute's pedagogical methods emphasize collaborative learning (peer-to-peer and group level). The focus on liberal arts also calls for creative spaces for arts and crafts, science labs. So multiple interaction spaces, including open amphitheatres and other interaction and socialization spaces, need to be a part of the overall design.
- h) **Sustainability.** The Master Plan must allow for the identification and exploitation of eco-potentials rather than simply identifying eco-constraints. The Campus Master Plan must meet the best practices/ standards/ provisions as applicable to ecologically sustainable design in line with local geo-climatic conditions and which result in efficient use of energy, water, and other natural resources.
- i) Some elements of this will include solid waste management and recycling, climate control using passive and active systems; energy systems, waste to energy systems; intelligent building management and automation systems, and all necessary low voltage systems and networks that may be required for the development and functioning of such campus.
- j) As a corollary to the above expectations, the Campus Master Plan shall need to propose a site development plan, with a long-term biodiversity and land health management plan, besides land zoning, land cover and land-use plan for massing the various functional areas. These include, but are not limited to, built spaces and their interconnections viz. instructional facilities, libraries, research labs, housing, and hostels, playing fields, walking trails, and jogging tracks, indoor sports facilities, recreation facilities, parks and community greens, community facilities, health Centre, institutional and student support services etc. *Sustainability initiatives shall need to be performance-based and should be such that they are continuously monitored to ensure that they provide good value for investments that the Institute makes.*
- k) **Water conservation:** The Campus Master Plan must propose a water-sensitive design

that uses the complete water cycle. It should include rainwater water harvesting systems, wastewater and recycling, drainage and conjoint surface and groundwater management.

- l) **Energy conservation and resource efficiency.** It is desired to have a campus that will progressively use less conventional energy and more renewable until an optimum level is reached. It must also promote the use of waste products to satisfy energy and material resource needs.
- m) **Complete in-situ waste management.** All waste management, except for hazardous wastes, must be done in situ. Waste management should follow a circular waste management approach.
- n) **Use environmentally friendly products and materials.** The design should incorporate green buildings and rationalize energy usage. The design should keep in mind the site's climate, ecology, topography, soil, and vegetation. Further, the urban form must be suitable for the local climatic conditions. The local/regional and vernacular techniques, material, and processes for sustainable design may be a part of the design vocabulary.
- o) **Future-proof.** The entire Project must be future proof, with ambience and aesthetics of global standards. The infrastructure, facilities and buildings should be functional, but at the same time also have built-in flexibility to accommodate the technical advances in the foreseeable future. The overall design - the layout, planning of the campus and the individual buildings should be done to draw a balance between the initial costs and the cost of maintenance and upkeep during its useful life span.

9.3 Information about the present facility

Table 9.2.1 List of buildings at IIM Mumbai

Sr. No.	Building	Purpose	Area (Sq. Mtr.)	Year of construction
1	Academic cum Library Building (G + 6)	Academic	11035.88	2016
2	Academic and Administrative Block (G + 3)	Administrative	4776.60	1973-74
3	Industrial Research Centre (OCA building) (G + 4)	Research and Computer Centre	3455.50	1974
4	Pragati Vihar (G + 6)	Guest House	2577.04	1978
5	Anand Vihar Guest House (G + 2)	Guest House	834.11	2004
6	Narmada Type-V/17-22 (G + 3)	Residential	931.20	1974
7	Godawari Type-V/11-16 (G + 2)	Residential	681.00	1974
8	Tapti Type-V/7-11 (G + 1)	Residential	446.00	1978
9	Kaveri Type-II/2-7 (G + 2)	Residential	680.34	1973
10	Jhelum Type-IV/8-15 (G + 3)	Residential	633.60	1981
11	Ganga Type-IV/16-23 (G + 3)	Residential	633.60	1982
12	Sindhu Type-IV/24-31 (G + 3)	Residential	641.74	1988
13	Hoogli Type-III/1-8 (G + 3)	Residential	520.00	1974
14	Ravi Type-II/17-32 (G + 3)	Residential	823.40	1981

15	Indravati Type-II/33-44 (G + 2)	Residential	617.55	1994
16	Yamuna Type-II/1-16 (G + 3)	Residential	723.20	1974
17	Brahmaputra Type-I/1-21 (G + 2)	Residential	551.35	2009
18	Type-I/22-37 (G)	Residential	420.08	1967
19	Saryu Type-I/38-49 (G + 1)	Residential	155.10	1971
20	Satluj PGPM (G + 3)	Residential	706.00	1978
21	Swami Vivekananda Hall (G + 16)	Hostel	10310.13	2015
22	Vikram Sarabhai Hall (G + 2)	Hostel	1405.93	1961
23	Krantijyoti Savitribai Phule Hall (G + 7)	Hostel	4266.70	2004
24	PGPM Annexe Building (G + 3)	Residential	433.00	2009
25	Substation (G + 3)	Services	300.00	2023
26	Bank & Post Office (G)	Services	411.77	1970

Note –

- 1) Building indicated at SN. 1,5,21,23 & 25 are in good condition & shall continue to be in use in near future.
- 2) Recently CPWD is executing under HEFA loan scheme following works the location of which is marked on the layout drawing
 - a) Annex of swami Vivekananda hall –
 - b) Directors Bungalow
 - c) Student activity Centre
 - d) Staff quarters (Type V-B/Type VI-A, Total 48 quarters, multistory block)

Table 9.2.2 AREA STATEMENT OF NITIE PLOT

A.		AREA STATEMENT	SQ. METRES
	1.	Area as per Total Station Survey	256339.40
		Area of plot as per PR card	259029.00
		Area of plot as Stringent boundary (Area as per plot area certificate)	00
		Area adopted	256339.40
	2.	DEDUCTIONS FOR :	
	A.	For Reservation / Road area	
	(a)	Road set back area	896.00
	(b)	Proposed DP road (Affected by 18.30 m. DP road, Area not claimed)	00
	(c)	(i) Reservation area	
		(i) Encroachment area	25670.24
	B.	For Amenity area	
	(a)	Area of amenity plot/plot to be handed over as per DCR 14(A)	-----
	(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	-----
	(c)	Area of amenity plot/plots to be handed over as per DCR 35 (Abeyance)	-----
	C.	Deduction for Existing BUA to be retained if any / land	00

		component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	
3.		Total deductions: [{2(A) + 2(B)} + 2(C) as and when applicable]	26566.24
4.		Balance area of Plot (1 Minus 3)	229773.16
5.		Plot area under Development after areas to be handed over to MCGM/ Appropriate Authority as per Sr. No. 4 above.	00
6.		Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33) Restricted to 0.50	0.50
7.		Built up area as per Zonal (basic) FSI (5+6)	114886.58
8.		Built up equal to area of land handed over as per Regulation 30(A)	
	(i)	As per 2(A) and 2(B) except 2(A)(c)(ii) above with in cap of "Admissible	-----
		TDR" as column 6 of Table-12 on remaining/balance plot)	
	(ii)	in case of 2(A)(c)(ii) permissible over and above permissible BUA on	-----
		remaining / balance plot.	
9.		Built up area in lieu of cost of construction of built up amenity to be handed over (Within the limit of permissible BUA on remaining plot)	-----
10.		Built up area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30 (A) on remaining/balance plot.	-----
11.		Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	-----
12.		Permissible Built up area {as the case may be without BUA as per 2(c)}	114886.58
13.		Existing BUA (as per Table - A)	43592.38
		BUA of bldg. with OC (as per Table - B)	13015.55
14.		Approved area (as per Table - C)	15783.42
		Proposed BUA {as the case may be without BUA as per 2(c)} Bldg. U/R	5814.51
15.		Total BUA (13 + 14)	78205.86
16.		TDR generated if any as per regulation 30(A) and 32.	-----
17.		Fungible Compensatory Area as per Regulation No 31(3)	-----
	(a)	(i) Permissible Fungible Compensatory area for Rehab component without charging premium	-----
		(ii) Fungible Compensatory area availed for Rehab component without charging premium	-----
	(b)	(i) Permissible Fungible Compensatory area by charging premium	-----
		(ii) Fungible Compensatory area availed on payment of premium	-----
18.		Total Built up Area proposed including Fungible Compensatory area [13+15(a)(ii) +15(b)(ii)] 00 B.U.A. TO BE RETAINED 00	00
19.		FSI consumed on Net plot [15/4]	0.34

(II)			Other requirements	
	(A)		Reservation/Designation	
		(a)	Name of Reservation Existing Amenity of Police Facilities	EPU 3.4
		(b)	Area of Reservation affecting the plot	
		(c)	Area of Reservation land to be handed/handed over as per Regulation No.17	
		(d)	Built up area of Amenity to be handed over as per Regulation No. 17	
		(e)	Area/Built up area of Designation	
	(B)		Plot area/Built up Amenity to be handed over as per Regulation No	
		(i)	14(A)	The aspect of Amenity area as per Reg. 14 & 27 may be scrutinized separately after submission of layout proposal.
		(ii)	14(B)	
		(iii)	15	
	(C)		Requirement of Recreational open space in Layout/plot as per Regulation No. 27	
	(D)		Tenement Statement	
		(i)	Proposed built up area (13 above)	00
		(ii)	Less deduction of Non-residential area (shop etc.)	
		(iii)	Area available for tenements [(i) Minus (ii)]	00
		(iv)	Tenement permissible (Density of tenements/hectare)	00
		(v)	Total number of Tenements proposed on the plot	00
	(E)		Parking Statement	
		(i)	Parking required by Regulations for:-	0
			Car Scooter/Motor cycle Outsiders(visitors)	
		(ii)	Covered garage permissible	
		(iii)	Covered garage proposed car	
			Car Scooter/Motor cycle Outsiders(visitors)	
		(iv)	Total parking provided	0
	(F)		Transport Vehicles parking	N.A.
		(i)	Spaces for transport vehicles parking required by regulations	
		(ii)	Total No. of transport vehicles parking spaces provided	

IIM Mumbai Campus Infrastructure Development Design Brief

A Clean, Green and Sustainable Campus aiming for Net Zero

Table 9.2.3 Projected population for IIM Mumbai to be used for master layout plan

Parameters	Present	2-3 years Phase I	3-5 years + Phase II	5-10 years + Phase II	Occupancy available/including under construction (Twin sharing basis)	Occupancy needed
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2-year MBA Student + PhD Strength (S)	1300	2500	3500+	4500+	Taylor hall (existing, common toilets etc.): 381 + under construction phase II (with attached toilets): 157 (EDC July 2025) Gilbreth hall (Krantijyoti Savitribai Phule hall) : 168	As per student strength for single occupancy and attached toilet/bathrooms Common areas + recreational areas + discussion rooms / areas, indoor and outdoor sports facilities, cafeteria etc. Student Activity Centre + swimming pool
<p>Academic facilities with latest AV for MBA Programmes Lecture halls of capacity 60 to 100 each Classrooms of capacity 50-75 each (flexible seating arrangement in few) Innovation/incubation spaces; spaces for Labs (AI/ML and new technology lab, data science lab, sustainability and clean technology lab, analytics lab, communication lab, computer lab, etc. support service office spaces/utility spaces Visitors/guest lounges waiting and reception areas etc. Lecture / interview Recording Studio Meeting & Conference rooms Common discussion rooms/areas Auditorium of higher capacity (EXISTING 190 seats only) RESEARCH and INNOVATION spaces Research park, Centre for logistics and supply chain, Centre for Fintech, Centre for Innovation and entrepreneurship (Each Centre to have office spaces, discussion rooms, classrooms/lecture hall, common areas, Spaces for industry as part of collaboration with IIM Mumbai, etc. reception area, lounge, cafeteria etc. parking)</p>						
Teaching Staff /Faculty (T)	T:S = 1:10 = 130	250	350+	450+	Work awarded for 49 flats (1800 sq ft) – 17 storied bldg. Other existing buildings to be considered for reconstruction. Remaining flats may be of area 1100 to 1400 sqft	While planning, 75% or higher may be seen alongwith Parking, clubhouse etc. in
Non-Teaching Staff (NT)	T: NT = 1:1.1 = 143				Non-teaching staff is classified as under with approximate strength (indicative) Group A = x (area 1100 to 1400 sqft) Group B = 2x (upto	While planning, 100% be seen alongwith Parking, clubhouse etc. Group A officers and faculty buildings are common pool of

					850/900 sqft) Group C= 3x (up to 500 sq ft)	accommodation for area (1100 to 1400 sqft) Group B & C housings are located together.
Executive program participants (3-5 days residential programs)	Max 60	200	300	500	Existing: Residential capacity 72 rooms (65 on twin sharing) with kitchen and dining	
Executive program participants (6 month residential program)	Max. 50	150	250	350	Studio apartments or suitable accommodation on single / double occupancy (both)	
Office spaces	15 Offices with 2 cabins for Managers/VP and workstation for 15 staff, document / data storage space		+ 3	+5	All existing spaces will be reconstructed in phases	

Other requirements:

VIP Guest House (Capacity: 20); Walkways, pathways, landscaping, etc.; Dispensary, utility shops etc.

Following Buildings/Structures will be retained:

ALB; Taylor Hall, Gilbreth Hall, Substation, Anand Vihar Guest House, Pragati Vihar Guest house (this may be reviewed after 8-10 years since it is recently undergone repairs)

It includes works up to Taylor Hall Phase-2 only. Area for other 3 works will be additional approx. 19000 Sq. Mtr.

1. Staff Quarters Type VB/Type VIA – 12050 Sq mtr

2. SAC – 6500 sq mtr

3. Director Bungalow – 300 sq mtr

It is expected by IIMM that overall campus may be designed corresponding to above forecasted population in future. However Selected Architect, in case of any space constraint should immediately bring to the notice of IIMM before commencement of the detailed work.

10 Broad Scope of Work - Master Plan

- Preparation of comprehensive master planning, layout, Infrastructure, urban and landscape design for developing Campus of about 63 acres of land. The Campus Master Plan shall be a comprehensive reference document for sustainable development of infrastructure and buildings are as required to fulfil the academic mission of the Institute. This plan must provide orientation, guidance, and inspiration to all stakeholders for all time to come. Overall campus Infrastructure requirements: It will include:
- Master Plan layout incorporating the design philosophy and academic vision of IIM Mumbai.
- Land Use Plan

- Landscape Plan
- Services and Infrastructure plan (of road networks, street lighting, water supply and drainage details, storm water drainage, STP, WTP, Substation/Transformer building, building layouts, Electrical layout, fire-fighting layout)
- Graphic design and signage
- Phasing strategy
- Cost Estimates
- Any other necessary/relevant/ essential documents /diagrams/ drawings etc. such as of the above-mentioned parameters.
- Student housing for above mentioned no. of students
- Classrooms
- Multipurpose blocks to house faculty and administrative offices, canteens, performing arts labs and other centers.
- Multipurpose Centre to house gymnasium, cafeteria, Yoga/meditation halls etc.
- Open recreational spaces,
- Modern Library with internet connectivity, Wi-Fi, and workstations.
- A computer and communications Centre with necessary instruction labs,
- A shopping plaza – to be used by all campus residents
- Health Centre
- Smaller interaction spaces, in amphitheater style, incorporating the topography of the land
- Sports complex: including but not limited to courts for indoor games besides other indoor sports facilities and a swimming pool. Tracks and fields for outdoor games and events and jogging tracks
- Adequate parking facilities for the proposed numbers of students, faculty, visitors, and staff.
- Internal roads, security cabins, entrance gate, culvert, pathways, signage, murals, artefacts, water bodies, rainwater harvesting, landscaping, hardscaping horticulture, irrigation system, gardens/ parks, etc.
- Solid & other waste management systems like STP/WTP
- Power backup system (AC & DC), integrated water supply system through underground and overhead tanks, plumbing, sewage, fire detection, and fire-fighting systems.
- Data and voice LAN/WAN network, Audio-visual and CCTV systems in lecture halls, tutorial rooms, auditoria, convention halls, board rooms, seminar rooms and Director's chamber.
- Adequate safety and surveillance system.
- HVAC systems in selected areas, Building Management Systems, Security systems, lifts, DG sets, generators, external & internal electrification
- Fittings, furniture, including work stations, and furnishings for offices, classrooms, lecture halls, tutorial rooms, auditorium, hostels and dwelling Units and any other built spaces within the campus.
- Any other necessary components, including Access Design for differently abled persons, facilities with special fixtures etc. complete.
- All proposed designs must comply with the prevailing building regulations and bye-laws MMRDA/MCGM and National Building Code of India 2016.
- The Applicant selected for preparing the Campus Master Plan will be responsible for obtaining all statutory approvals from the local / state / central authorities and other stakeholders as applicable, including incorporating comments, observations, etc., performing all activities, preparing documentation, and coordination, liaison etc. as necessary.
- The Applicant shall engage a specialized agency for conducting Environmental Impact Assessment (EIA) and obtain environment clearances, if any, from relevant authorities, including performing all activities, preparing documentation, coordination, liaison etc., as necessary.
- The Applicant selected for preparing the Campus Master Plan shall be responsible for steering the physical development at the site and ensuring that the goals outlined in the Campus Master

- Plan are achieved.
- The Applicant will also provide any other incidental and other activities not explicitly mentioned but required for carrying out the scope of work
- Engineering consultancy shall include Geo-technical, Architectural, Civil, Structural, Electrical, Plumbing/PHE, Firefighting, HVAC, LV systems (CCTV, Data Networking, Access Control, EPABX, PA, Fire Alarm/detection system, IBMS, Audio-visual system, building automation, statutory approval, wastewater management, road culverts, rainwater harvesting and any other activity that may be
- required to complete the Project as envisaged in the design intent.
- The Phase-I & Phase-II of the campus shall comprise of but not limited to the following facilities:
 - Classroom blocks with a total seating capacity (in main classrooms) of about 600 persons. These will include (a) large classrooms (80 seater - tiered structure), (b) small classrooms (45 seater both tiered and flat), (c) 10 student discussion/meeting rooms (Flat rooms),
 - Multipurpose Block (MB1) for faculty and administrative offices and IIMB centers of excellence.
 - Multipurpose Block (MB2) Large multipurpose rooms for performing arts facilities (musical and theatre labs, gymnasium)
 - A mini marketplace for shops, food court, pharmacy, Bank, ATM kiosk, dispensary, Bank, and other amenities required for self-contained campus life.
 - Modern Library with internet connectivity, Wi-Fi, and workstations.
 - Student hostels for additional students. May consist of single and double-occupancy rooms in the appropriate proportion.
 - Dining hall for students, as per design from kitchen Consultants from the Principle Architects.
 - Canteens for faculty/staff and others
 - Faculty and staff accommodation 3 BHK, and apartments block 2 BHK etc. in the appropriate proportion.
 - A computer and communications center
 - Open Air Theatre to seat approximately 1200 students, other smaller open recreational spaces,
 - Tracks and fields for outdoor games and events and courts for indoor, jogging tracks
 - Allied support facilities, as described in section 8, needed to keep the campus safe, eco-friendly and connected.
- The selected agency shall prepare Design Basis Reports (DBRs) for all disciplines such as Geotechnical, Architectural, Civil, Structural, Electrical, Plumbing/PHE, Firefighting, HVAC, LV systems (CCTV, Data Networking, Access Control, EPABX, PA system, Fire Alarm, IBMS, Audio-visual system etc. for phase-1 & Phase II development. These DBRs shall be reviewed by IIM Mumbai or an agency appointed by it. Design and engineering by EPC contractor shall be based on DBR.
- As part of conceptual design and drawings, the selected agency shall prepare conceptual Architectural and other drawings with sufficient details for a clear understanding of intended design, works and further detailed design, engineering, for execution by the EPC Contractor.
- The selected agency shall prepare computer-generated 3-D views and walkthroughs (along suitable paths for complete clarity and understanding of design features) of the first Phase of development of a minimum 5-minute duration.
- The selected agency shall prepare tender documents, including all necessary drawings, specifications, the scope of work, price schedule, cost estimate, payment schedule, etc. It will also prepare subsequent tender documents if required to cover any balance work.
- The selected agency shall obtain approvals from statutory authorities on behalf of the Owner for the First Phase of development, including drawings, layouts, documents, coordination, and liaison.

- The selected agency shall obtain a minimum GRIHA 4-star rating for phase-1 development, including necessary analysis, documentation, coordination, submission, assistance etc. If needed, it shall engage an approved Green Building Consultant if in-house capability is unavailable.
- Please note that the space requirement, areas etc., mentioned are tentative and shall be finalized in consultation with IIM Mumbai or an agency (PMC) appointed by IIMM during detailed engineering. These requirements shall be incorporated in design and detail engineering without time and cost implication to IIMM/PMC.
- It is desired that land required for the above purposes be judiciously allocated, with the remaining land earmarked for future development. After meeting the current space requirements, the remaining land area must be kept vacant and open for:
 - Intense greening,
 - Generating and developing rainwater channels which will initiate the groundwater recharge efforts in this area,
 - Future growth and developmental needs of the campus.

10.2 Description of the services Provided by Architectural consultant.

- i. Concept Stage:** Master plan, Conceptual Architectural drawings for civil works including Landscaping and Interior Architecture, Preliminary Architectural Design Basis Report and preliminary cost estimate on area basis.
- ii. Preliminary Design and Drawings stage:** Modify and finalize the conceptual drawings incorporating the changes after discussions with the client, detailed Site survey including tree demarcation, contours, existing features etc., complete as required for design and execution, Geo-technical soil investigation as required for structural design, submission of design basis report for structure, MEP services, and landscape and revised preliminary cost estimate on an area basis.
- iii. Statutory Approval stage / Design development Stage:** Preparation and submission of drawing/ documents/ area statements, etc., and obtaining all statutory approvals from BMC, CFO, Tree Authority, etc. Submission of revised Design basis report for Structure, MEP services, and Landscape, sub- mission of Proof checking drawings and documents of Structural design to Proof Checking Consultant and Registration for GRIHA.
- iv. Working drawings up to Tender document and obtaining statutory approval stage:** Draft tender document preparation including BOQ and obtaining statutory approvals, detailed design and detailed estimates of Civil, MEP Services supported with measurement sheets, cost estimate based on CPWD latest DSR for scheduled items and market rates for non-scheduled items with quotations and rate analysis. Submission of revised Proof checking documents and drawings incorporating all the revisions as per Proof Checking Consultants for Structure, detailed coordinated design and detailed item-wise estimates of cost for civil and all services of each facility with rate analysis wherever necessary and submission of all Good for Construction (GFC) drawings including Architectural, Structural, MEP Services drawings. Notification to GRIHA for site inspection prior to construction.
- v. Preparation of tender documents and drawings:** Preparation of Tender documents including conditions of contract, specification, schedule of quantities and rates,
- vi. Contract Finalization and Construction Stage:**
 - a. Issue of revised good for construction drawings for Civil works and other associated services such as public health, Electrical, site development, etc. with revisions, if any.
 - b. Periodic inspection of work during execution at required intervals mutually agreed upon.
 - c. Approve samples of various elements and components.
 - d. Check and approve shop drawings submitted by the contractor/ vendors.

vii. Completion stage

- a. Submission of 'As-built' drawings for completion, and obtaining Final Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA.
- b. Providing adequate periodic supervision to all the works as required by IIM Mumbai such as Architectural, Structural, Public health, Electrical, Landscaping, etc., and the degree of such supervision commensurate with the nature and magnitude of works.
- c. Advising IIMM on any other technical matter connected with the Construction of the said building or the installation of fitting, which may be entrusted to the Consultant, as may be required by the Institute from time to time.
- d. The Consultant shall appoint the Services Consultant, within his scope for the services like Public Health works, Sanitary and Plumbing works, Electrical works, Site development, and Landscaping, besides other services as specified in the Contract.
- e. The Consultant agrees to perform his duties as Architect under these Presents promptly and diligently and to do everything in his power and authority to coordinate with the Project Management agency /

Note

- i. Prior to approval of BOQ, cost of work and its scope shall be obtained before engaging the agency for Detail survey and Geo-Technical soil investigation. The contract cost involved shall be reimbursed by on submission of reports, drawings and original documents of payment, etc.
- ii. Proof checking of structural design to be carried out with directly contacting the concerned department authorities. Fees paid to proof checking shall be reimbursed by IIMM on submission of original documents of clearance and fees paid.
- iii. Obtaining GRIHA certification will be the scope of Architect's work inclusive of all expenditure towards obtaining certification. However, fees payable to GRIHA shall be reimbursed on submission of original documents and the fees paid.

10.3 Services required to be provided by the architect consultant.

a. Architectural System

Master plan for the development of the proposed building including future buildings and all other existing structures and services within the land parcel marked in the attached layout map. Preparation of preliminary conceptual drawings which includes preparation of various floor plans, sections, elevations, perspectives etc., and Preliminary Cost Estimates based on areas including Landscape and Interior Architecture Services.

Incorporation of revisions, and comments offered by IIMM.

Preparation and submission of Municipal Drawings Clearance /No Objection from State/Central Statutory Authorities for commencement of work and obtaining the same.

Registration with GRIHA and obtaining GRIHA rating (inclusive of all expenses. Fees paid for registration paid shall be reimbursed)

b. Detailed Survey and Geo-Technical Soil Investigation

- 1) Detailed site survey including tree demarcation, existing features, contours etc. complete required for Design and Execution.
- 2) Geo Technical Soil investigation as required for structural design
- 3) Note: Prior approval of IIM Mumbai for the investigation parameters, expenses involved and its scope shall be obtained before engaging the agency for detailed site survey and Geo-Technical soil investigation. The expenditure involved shall be reimbursed by client on submission of reports, drawings and original documents of payment, etc.

c. Structural System

- 1) Preparation of DBRs (Design Basis Report), detailed structural analysis of the total building, detailed design as per relevant Indian codes of practice of recent revisions, and submission for review and approval. On approval of the design details, detailed construction drawings shall be prepared and submitted.
- 2) Proof checking of structural design to be carried out with directly contacting the concerned authorities of IIMM or prior approval should be taken from IIMM for engagement of the experts outside IIMM for carrying out proof checking.
- 3) Note: Fees paid to proof checking shall be reimbursed by on submission of Original documents of clearance and fees paid.

d. Public Health Engineering System

Scope includes Preparation of DBR's for providing both internal and external water supply and sewage system, storm water dispersal and rain water harvesting system, etc., for the said buildings. Detailed DBR's shall be submitted for review and approval. Entire design shall be as per latest IS code provisions.

e. Electrical System

Scheme for Preparation of DBR's, providing internal and external electrification system with necessary electrical rooms, cabling, power supply network including sub-station, street lighting etc., scope of work also includes preparation of conduit layouts for provision of telephone, computer cable, LAN, TV etc. Detailed DBR's shall be submitted for review and approval. Entire design shall be as per latest IS code provisions and recommended Manufacturers.

f. Fire Fighting System

Scheme for fire-fighting system shall be as per relevant Indian Standards and as per the statutory authorities' requirements. Detailed DBR's shall be submitted for review and approval by IIMM

g. Mechanical works

Staircase and lift pressurization shall be as per relevant IS codes and DBR shall be submitted for approval of IIMM.

h. Interior Architecture

Scheme for Design of fixed and loose furniture and interior related civil works shall be as per the Client's requirements. Detailed DBR's shall be submitted for review and approval by IIMM.

i. Landscape Architecture

Scheme for open space Design, hard and soft areas and Planting design to be provided. Detailed DBR's shall be submitted for review and approval by IIMM.

10.4 Deliverables by the architecture design consultant

For all disciplines of Engineering, the Consultant shall submit a Design Basis Report (DBR) and preliminary drawings for review and approval from the authority of IIMM, incorporate the comments provided by the authority of IIMM, provide detailed drawings, Bill of Quantities (BOQ), cost estimates, Rate Analysis, Technical specifications etc. The detailed construction drawings shall be issued for all the disciplines (Civil and MEP). Following sub-sections indicate the number of prints of drawings in hard copy and reports/design calculations required at each stage for

Comprehensive Architecture and Design.

Stage 1. Concept stage

Master plan, Conceptual Architectural drawings, preliminary Architectural design basis report, and preliminary cost estimate on area basis.

Submissions: 3 hard copy and soft copy of the source along with pdf.

Stage 2. Preliminary Design and drawings

Revised drawings incorporating revisions, Detailed site survey, Geo-technical soil investigation, Preliminary design basis report for Structure, MEP services, and landscape.

Submissions: 3 hard copy and soft copy of the source along with pdf.

Stage 3. Statutory approval / design development

Submission of drawings for Statutory Approval, submission of revised design basis report for Structure, MEP Services, and landscape, Submission of Proof Checking Drawings and documents to ProofChecking Consultant for Structure, Registration of project with GRIHA.

Submissions: 3 hard copy and soft copy of the source along with pdf.

Stage 4. Working drawings up to Tendering

Working drawings up to Tender document stage and Obtaining Statutory approvals.

Submissions: 2 hard copy and soft copy of the source along with pdf.

Submission of revised Proof checking drawings and documents incorporating revisions as per Proof Checking Consultant.

Detailed coordinated design drawings.

Detailed Cost Estimate with Rate Analysis

Tender drawings and draft tender documents including BOQ, specifications, Schedule of quantities, conditions of contract.

Issue of tender drawings (5 hard copy).

Documentation for statutory approval from BMC, Tree authority, and CFO for the commencement of the work.

Notification to GRIHA for site inspection prior to execution for work commencement.

Issue of good for construction (GFC) drawings (5 hard copy).

Submission of soft copy of the source files along with pdfs.

Stage 5. Tender document preparation and process

- Final Tender documents for invitation of bids including specifications, schedule of quantities, conditions of contract.
- Tender processing consisting of Invitation of tenders, pre-bid meeting and its clarifications, finalization of tenders and award of work and contract agreements including preparation of comparative statements, Recommendations to client for approval.

Stage 6. Contract Finalization and Construction stage

Submissions: 5 hard copy and soft copy of the source along with pdf.

Issue of Good for construction (GFC) drawings package for Civil works and other associated services such as Public Health, Electrical, Site development etc.

Issue revised construction drawings with minor revisions, if necessary for all works (including Architectural and Structural drawings) and other associated services such as Public Health, Electrical, Site Development etc.

Periodic site/IIMM office visit for general quality assurance, weekly progress review meetings etc.

Periodic inspection of work during execution at regular intervals mutually agreed upon.

Approve samples of various elements and components

Check and approve shop drawings submitted by the contractor/vendors.

Note: During the execution any revisions mutually agreed upon, the revised construction drawings must be issued within 7 days. Further, any clarification or issues raised during the construction stage must be resolved within 7 days.

Stage 7. Completion stage

Submissions: 3 original hard copy and soft copy of the source along with pdf.

Documentation for statutory approval from BMC, Tree authority, CFO, etc. for the completion certificate of the work and obtaining the same.

11 GENERAL TERMS AND CONDITIONS OF ENGAGEMENT

• Acceptance of the concept design

The Concept Design as submitted by the successful applicant for the competition may not be deemed to be the final acceptable design proposal. The consultant must meet and discuss with the institute's User committee/ Users and provide comprehensive architectural services as per the scope of work after duly understanding the requirements of the institute. The actual requirement or location for the construction of the proposed building may change depending on the requirement of the institute.

• Award of contract

- i. The selection as mentioned above does not, in any way, automatically confer any right, whatsoever, on any applicant for an award of work.
- ii. Winning Architect even though selected based on the quality evaluation of his concept design shall be contractually obliged to modify or redesign if found necessary by IIMM.
- iii. IIMM shall inform consultants through a 'Letter of Acceptance of Offer' by email/Letter that it has been selected to be the consultant for the institute to the extent.
- iv. The consultant shall thereafter sign the contract agreement within 21 days of the issue of such letter
- v. The amount kept under the performance guarantee shall not bear interest and the same shall be returned to the consultant after satisfactory completion of the contract.
- vi. IIMM does not bind itself to award the consultancy work to the selected architect/firm and IIMM reserves the right to reject all the offers and no reason for this effect shall be furnished.

• General guidelines

- i. Each proposal whether layouts or services system or policy or any other, must be duly supported by clearly referenced data presented in a logical and quantifiable format.
- ii. All proposals must be based on clearly referenced global best practices and technologies, and must respect clearly identified and listed local constraints, resources and skills.
- iii. The institute reserves the right to seek more details regarding the proof of qualifications, experience and capabilities of the key personnel.
- iv. The institute reserves the right to issue corrigenda and addenda to this RFP document which shall be binding on all applicants.
- v. The institute reserves the right to amend, alter, modify, add and/or delete in part or full any requirements or terms and conditions contained in the RFP document at any other time during the selection process, which shall be binding on all applicants.
- vi. All dates, places and time are subject to change and the latest information and clarifications,

if any, shall be communicated to the applicants over email and will be posted on IIMM website.

- vii. The documents and other information provided by IIMM or all intellectual property rights of the scheme and proposals submitted during the process of selection submitted by the applicants to IIMM shall remain or become the property of the institute.
- viii. No explanation and/or justification in any aspect relating to the selection process shall be given, and the decision of the institute shall be final and binding on all without any right to appeal.
- ix. The institute reserves the right to debar the applicant/terminate the agreement with the final applicant selected for award of work, at any period of time, should any of the document/certificates as submitted be found to be fabricated or false, or a material misrepresentation is made or discovered, or the applicant does not provide the requisite information as required by the institute within the stipulated period.
- x. All provisions in this document are supplementary and complementary to each other and are not to be read in isolation.
- xi. The rates offered by bidders shall be fixed & final shall not be revised for any reason.

- **Penalty**

In case the Consultant fails to complete the work within the contract period or extended period mentioned above owing to reasons attributable to Consultant, liquidated damages @ 0.25 % per week of the total order value subject to a maximum of 5 % of the total fees payable shall be levied on the Consultant. IIM Mumbai shall be entitled to deduct such damages from the dues that may be payable to the Consultant.

- **Defect Liability Period**

Defect Liability Period shall be 12 months from the date of completion. During defects liability period, if it is found that certain risk or damage or loss has occurred due to defective design/drawings, delay in providing the drawings or lack in co-relation between drawings and actual execution of the assignment, non-compliance of the instructions pertaining to the projects work, etc., IIM Mumbai will be entitled to recover the amount of such loss from the Consultant from securities/retention money available with IIM Mumbai.

- **General Provisions**

Law Governing the Contract

This Contract, its meaning and interpretation, and the relation between the Parties will be governed by the Applicable Law and the jurisdiction shall be Mumbai.

- **Notices**

Any notice, request, or consent required or permitted to be given or made pursuant to this Contract shall be in writing and shall be deemed to have been given or made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by speed-post to such Party at the address for IIMM: Chief Administrative Officer (Offg), Indian Institute of Management Mumbai, Vihar Lake Road, Powai, Mumbai- 400087. For ARCHITECTS: Notice will be deemed to be effective as follows: (i) In the case of personal delivery or registered mail, on delivery.

- **Authorized Representatives**

Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by IIMM or the Consultants may be taken or executed by the officials specified as under: (i) For IIMM: Chief Administrative Officer (Offg). and (ii) For the Consultant: Person duly authorized by the consultant.

- **Taxes and Duties**

The Consultant shall pay all taxes (other than GST), duties, fees and other impositions as may be levied under the applicable law, the amount of which is deemed to have been included in the fees. GST shall be paid by IIMM to the consultant at actuals and as may be applicable under the contract.

- a. **Commencement, completion, modification and termination & Effectiveness of Contract**

This Consultancy Contract shall come into effect on the 15 days after the issue of work order. The Consultant getting selected for the consultancy work will have to provide a Performance Guarantee as detailed below:

- **Performance Guarantee**

- An amount equal to 5 % of the offered and accepted value of the contract (Calculated as percentage agreed as a rate contract with all the selected bidders and on the tentative Estimated cost of Rs. 600 Crores) shall be deposited as a Performance Guarantee in the form of an Account Payee Demand draft/Fixed Deposit Receipt or in the form of a Bank Guarantee from a Scheduled commercial bank. The Performance Guarantee shall be refunded to the consultant soon after the completion of the work and recording of the completion certificate. The amount kept under the performance guarantee shall not bear interest and the same shall be returned to the consultant after satisfactory completion of the contract.

- **Commencement of Services**

The Consultant shall begin carrying out the Services at the end of such time period after the Effective Date as 15 days from the date of the contract signed.

- **Expiration of the Consultancy Contract**

Unless terminated earlier pursuant to hereof, this Contract shall expire when the Services have been completed in all respect at the end of such time period after the Effective Date, which may be suitably extended upon mutual agreement to complete the Assignment in all respects.

- **Termination**

- A. By IIMM**

The IIMM may terminate this Consultancy Contract, by serving not less than thirty (30) days written notice of termination to the Consultant, to be given after the occurrence of any of the events specified in paragraphs (1) through (4) within sixty (60) days in the case of the event referred to in (5) below.

- i. If the Consultant fails to remedy a failure in the performance of their obligations under the

- Contract within fifteen (15) days of receipt after being notified or within the such further period as IIMM may have subsequently approved in writing;
- ii. If the Consultant becomes insolvent or bankrupt or enters into any agreements with their creditors for relief of debt or takes- advantage of any law for the benefit of debtors or goes into liquidation or receivership whether compulsory or voluntary;
 - iii. If the Consultant submits to IIMM a statement that has a material effect on the rights, obligation,or interests of IIMM and which the consultants know to be false.
 - iv. If, as the result of Force Majeure, the Design Consultant are unable to perform a material portion of the Services for a period of not less than sixty (60) days;
 - v. If IIMM in its sole discretion and for any reasons whatsoever decides to terminate this Contract.

B. By the Consultant

the Consultant may, by not less than thirty (30) days written notice to IIMM,such notice to be given after the occurrence of any of the events specified in paragraphs (1) and (2) below, terminate this Consultancy Contract:

- i. If IIMM fails to pay any money due to the Consultant pursuant to this Contract and not subject to dispute pursuant to within forty-five (45) days after receiving written notice from the Consultant that such payment is overdue.
- ii. If, as a result of Force Majeure, the Design Consultants are unable to perform a material portionof the Services for a period of not less than sixty (60) days.

• **Payment upon Termination**

- a) Upon termination of this Contract pursuant to Clause 10.2.5.A or Clause 10.2.5.B hereof, IIMM shall make the payment to the Consultant (after offsetting against these payments any amount that may be due from the Consultant to IIMM) i.e., for the stage of work performed up to the date of termination.
- b) IIMM shall not be liable to pay any bonus, damage, or other claims of the Consultant for the lossof expected profit or interest in uncompleted portions of the work and services.
- c) In the event of termination of Contract, after receipt of full payment of sums mentioned in 1 and 2 above, from IIMM to the satisfaction of the Consultant, the Consultant shall furnish to allthe design, drawings, data, documents and details as per the work completed and being paid forin.

• **Dispute Settlement Mechanism**

- a. Amicable settlement of Disputes: The parties shall use their best efforts to settle amicably all disputesarising out of or in connection with this contract or the interpretation thereof.
- b. Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settledamicably within thirty (30) days after receipt of a notice by one Party, the request for such amicable settlement may be submitted by either Party for settlement in accordance with the following provisions:
- c. Any dispute or difference at any time arising between IIMM and the Consultant as to the construction,meaning or effect of the Contract or as to any clause, matter or thing herein contained or as to the rights and liabilities of the parties hereto shall be referred to a Sole Arbitrator to be appointed bythe Chairman, Board of Governors, IIMM, who shall decide the case in accordance with the contract provisions and subject to the provisions of the Indian Arbitration and Reconciliation Act, 1996 or any statutory modifications or re-enactment thereto or thereof for the time being in force and all proceedings in any such

Arbitration shall be held in Mumbai.

- **Fairness and Good Faith**

Good Faith:

The Parties undertake to act in good faith with respect to each other's rights under this Contract and to adopt all reasonable measures to ensure the realization of the objectives of this Contract.

- **Operation of the Contract:**

The Parties recognize that it is impractical in this Contract to provide for every contingency which may arise during the currency of the Contract, and the Parties hereby agree that it is their intention that this Contract shall operate fairly between them, and without detriment to the interest of either of them, and that, if during the term of this Contract either Party believes that this Contract is operating unfairly, the Parties will use their best efforts to agree on such action as may be necessary to remove the cause or causes of such unfairness, but no failure to agree on any action pursuant to this Clause shall give rise to a dispute subject to arbitration in accordance with Clause above.

12 General

a) **Standard of Performance:**

The Consultant shall perform the Services and carry out their obligations hereunder with all due diligence, efficiency and economy, in accordance with generally accepted professional techniques and practices, The Consultant shall always act, in respect of any matter relating to this Contract or to the Services, as faithful advisers to IIMM, and shall at all times support and safeguard IIMM's legitimate interests in any dealings with Sub-Consultants or Third Parties.

b) **Design Base:**

Specific attention has to be paid to ensuring flawless, technically sound, sustain-able design provisions. Minute attention shall be paid to providing a maintenance-free robust structure, free from the adverse effect of changes in weather and maintenance issues like leak-age of water, fragile components, etc. Specific write up shall be provided by the Architects towards these goals. Architect should assume professional responsibility for any defective de-sign provisions.

- i. Duties shall include performance of all the Architects stages enumerated in stages of work.
- ii. Making visits by Principal Architect or his/her competent representative to site and IIMM officeas required till finalization from Stage 1 to 4. Similarly, regular site visits during stage 6 for inspection and Progress Review Meetings with a frequency not less than one a week.
- iii. Periodic visit of Architect and structural designer especially for pre-concreting inspection of all major poursand periodic site visit of other MEP designers for inspection and clearances.

c) **Confidentiality**

The Consultant, and the Personnel or either of them shall not disclose any information and data furnished to him by to any third party nor shall disclose any drawings, reports, specification, manualsand other information developed and prepared for IIMM by the Consultant and his Sub-Consultants and the Personnel or either of them, without prior written approval of IIMM.

d) Design Consultant's Actions requiring prior approval

The Consultant shall obtain IIMM's prior approval in writing before entering into a subcontract for the performance of any part of the Services, it being understood (i) that the selection of the sub-consultant other than those coming under the main contract and the terms and conditions of the subcontract shall have been approved in writing by the prior to the execution of the subcontract, and (ii) that the Consultant shall remain fully liable for the performance of the Services by the sub-consultant and its personnel pursuant to this Contract.

e) Reporting Obligations

The Consultant shall submit to IIMM the reports, documents, digital models and other deliverables, in the form, in the number and within the time periods set forth in the technical conditions.

Copyright conditions shall be as per the prevailing law and Council of Architecture norms 2014.

f) Responsibility for Data and Designs

- i. The final responsibility for the correctness, adequacy and accuracy of the designs, drawings, technical specifications, etc. furnished by the Consultant, shall lie with the Consultant. The Consultant shall ensure that all designs and services rendered by him, under this Agreement, are in compliance with the existing statutory regulations of bodies.
- ii. To submit all required drawings / documents / area calculations statement undertaking at various stages to liaising consultant to obtain completion/occupancy certificate, CFO, Tree permissions, GRIHA etc.
- iii. Periodic visits to the project site for inspection of works and regular visits to IIMM office to attend Project Review Meetings.

g) Obligations of IIMM

Assistance and Exemptions The IIMM shall:

- i. provide the Consultant, Sub-consultant and Personnel with work permits, pertinent data and such other documents as shall be necessary to enable the Consultant, Sub-consultant or Personnel to perform the Services;
- ii. issue to officials, agents and representatives of IIMM all such instructions as may be necessary or appropriate for the prompt and effective implementation of the Services;
- iii. give decisions on all matters laid before IIMM by the Consultant in such a reasonable time as not to delay the work of the Consultant.

h) Payment

In consideration of the Services performed by the Consultant under this Contract, IIMM shall make to the Consultant such payments and in such manner as is provided by Milestone of deliverables for Payments.

GST will be paid by IIMM to the consultant as per applicable law.

Payments to the consultant

The fees for the Services payable are set forth in the Financial Bid.

i) Mode of Billing and Payment

- 1) Billing and payments in respect of the Services shall be made as follows:

- 2) The payment to the Consultant will be made periodically as per the schedule of payment agreed upon in the Financial Bid: Milestones for payment of Consultancy Charges. The Consultant shall submit his bill in triplicate along with supporting documents. IIMM shall cause the payment to the Consultant to the amount indicated in the bill within thirty (30) days of receipt of the bill.
- 3) The final payment under this Contract shall be made only after the final report and a final statement identified as such shall have been submitted by the Consultant and approved as satisfactory by the Engineer-in-charge.
- 4) The Services shall be deemed completed and finally accepted by the Engineer-in-charge and the final report and final statement shall be deemed approved by IIMM as satisfactory ninety (90) days after receipt of the final report and final statement by IIMM unless IIMM, within such ninety (90) day period, gives written notice to the Consultant specifying in detail deficiencies in the Services, the final report or final statement.
- 5) The Consultant shall thereupon promptly make any necessary corrections, and upon completion of such corrections, the foregoing process shall be repeated.

j) Terms and conditions of payment

- 1) Payments will be made to the account of the Consultant and according to the payment schedule stated in the Milestones of deliverables for Payments of Financial Bid.
- 2) General Note
- 3) Persons to receive and review requirements: Chief Administrative Officer (Offg). or his authorized persons.
- 4) All drawings /documents specified are included in the cost of Fees payable and if revisions are carried out revised GFC to be issued without extra cost.

- k) Technical Sanction:** The detailed estimate for Technical Sanction shall be based on the detailed drawings. The item descriptions shall be generally in line with the provisions of CPWD schedule of Rates enhancing w.r.t Cost Index and its latest specifications. In case of non-scheduled/special works the item description shall be framed as per good engineering practices supported with specifications and rate analysis as per reasonable market rates. Financial implications of quantity of variations/deviations of individual items exceeding beyond the Deviation limit as specified in works contract shall not be considered for working out Design Consultant's fees unless change attributed to IIMM.
- Periodic visit by consultant: The consultant or identified Principal Architect shall periodically visit project site for inspection of works and also attend Project Review Meetings held at Chief Administrative Officer (Offg). Office, IIMM on regular basis as decided by IIMM.
- All materials to be incorporated shall be recommended and approved by the architect.

13.0 SECTION-3: TECHNICAL PROPOSAL & Annexures

3A	AFFIDAVIT
3B	Technical proposal submission form
3C	Comments & suggestions on the tender documents and data, services & facilities to be provided by the IIMM.
3D	Format of curriculum vitae (CV) of proposed key professional staff

3A. AFFIDAVIT
(To Be Sworn on a Non-Judicial Stamp Paper of Rs.100/-)

*I/we.....

*Director/ Proprietor/ Partner of
(mention name of the organization and its complete address) do hereby solemnly affirm and declare as under:

1. That * I/we *am/are registered as (mention name of * firm/company/ Consortium) vide Registration Nounder the provisions of (mention the name of the Act).

2. That *I/we have applied in response to the EOI cum RFP of IIM Mumbai for Providing Comprehensive Architectural Consultancy services for the upcoming Projects of IIM Mumbai.

3. That(mention name of organization) is eligible to submit the aforesaid proposal as neither the Applicant has been barred nor blacklisted by the Central Government and/or any State Government of India or by any organization funded by them at any time prior to the date of submitting this affidavit.

4. That(name of the organization) or any of its constituents during the last three years has neither failed to perform on any agreement nor was expelled from any project or agreement nor any agreement terminated for any breach by the applicants or any of its constituents.

5. That an annexure attached to this affidavit gives a list of all contracts of..... (mention name of the organization) or any of its constituents with the state/central government/government (public) sector organizations that are in arbitration.

Deponent Verification

*I/we..... the above-named deponent do hereby verify that the contents of the aforesaid paragraphs 1 to 5 are true and correct to the best of *my/ our knowledge and belief and nothing is concealed there from.

Verified at (place) this Day of 2024 (Strike off whichever is not applicable)

DEPONENT

Note: Deponent will be the authorized signatory of the Applicant

3B. TECHNICAL PROPOSAL SUBMISSION FORM

FROM: (Name of Firm)

To,
Chief Administrative Officer (Officiating)
Indian Institute of Management Mumbai,
Vihar Lake Road,
Powai Mumbai– 400087.

Subject: Consultancy Services for Construction of
.....
.....

We, the undersigned, offer to provide the consulting services for the above in accordance with your letter inviting offer and our Proposal. We are hereby submitting our proposal which includes this technical proposal, and a financial proposal sealed under a separate envelop.

We understand you are not bound to accept any proposal you receive.

We remain,

Yours faithfully,

Signature
(Authorized Representative) Full Name:
Designation:
Address:

Note:

In case of proprietary firm, the Proposals shall be signed by the proprietor above his full typewritten name and the full name of his firm with his current address.

In case of partnership firm, the proposals shall be signed by all the partners of the firm above their full typewritten names and current address or alternatively by a partner holding power of attorney for the firm in which case a certified copy of partnership deed and current address of all the partners or the firms shall also accompany.

In case of a limited company or a PSU or a corporation, a duly authorized person holding, power of attorney shall sign the proposals.

3C. COMMENTS/ SUGGESTIONS OF CONSULTANT

On the documents provided with the tender

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

On the data, services and facilities to be provided by the IIM-M.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Any Other

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

3D. FORMAT OF CURRICULUM VITAE (CV) OF PROPOSED KEYSTAFF

Proposed Position:

Name of firm:

Name of staff:

Profession.....

Date of Birth:

Years with Firm:

Nationality:

Membership of professional societies:

Detailed tasks assigned.....

Key Qualifications:

(Give an outline of staff member's experience and training most pertinent to tasks on assignment. Describe degree of responsibility held by staff member on relevant previous assignments and give dates and locations. Use up to half a page).

Education:

(Summarize college/university and other specialized education of staff member, giving names of the institutes, dates attended and degrees obtained. Use up to a quarter page).

Employment Record:

(Starting with present position, list in reversed order, every employment held, list all positions held by staff member since graduation, giving dates, names of employing organization, title of positions held and location of assignments. For experience in last ten years, also give types of activities performed and IIM-M references, where appropriate. Use up to three-quarters of page).

Present assignment:

Expected date of completion of present assignment, if applicable. Languages:
(Indicate proficiency in speaking, reading and writing of each language by 'excellent', 'good', 'fair', 'poor')

Certification:

I, undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications and my experience: -

Date: (Day/Month/ Year)

(Signature of the staff member and authorized representative of the firm).

A DRAFT CONSULTANCY CONTRACT

THIS CONTRACT (hereinafter called the "Contract") is made the _____ day of the month of _____

Two Thousand Twenty-four between, on the one hand, The President of India (hereinafter called the "IIMM", which expression shall include his successors and permitted assigns) acting through his duly authorized representative, Director, IIMM Ministry of Government of India, Mumbai and on the other hand,

M/s.....: with its registered office at..... (herein after called the "Consultant" which expression shall, unless repugnant to the context, be deemed to include its successors and assigns),

[Note: if the Consultants consist of more than one entity, the above should be partially amended to read as follows:

"--- and, on the other hand, a joint venture consisting of the following entities, each of which will be jointly and severally liable to the IIM-M for all the Consultants' obligations under this contract, namely and..... (hereafter called the "Consultants")]

whereas

The IIMM has requested to Consultant to provide certain consulting services as defined in the General Conditions of Contract attached to this Contract (hereinafter called the 'Services');

The Consultants, having represented to the IIM-M that they have the required professional skills, personnel and technical resources, have agreed to provide the services on the terms and conditions set forth in this Contract;

NOW THEREFORE the parties hereto agree as follows:

The following documents attached hereto shall be deemed to form an integral part of this Contract:

Notice No:

Technical bid

Financial bid

Addendums & Corrigendum if any

Drawings

Letter of acceptance

Work Order along with Annexure/s

The mutual rights and obligations of the Employer and the Consultant shall be as set forth in the Contract, in particular:

The Consultant shall carry out the services in accordance with the provisions of the contract and,

The IIMM make payments to the Consultant in accordance with provision of the contract.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

FOR AND ON BEHALF OF (EMPLOYER)

In presence of Witness: (Authorized Representative)

- 1.
- 2.

FOR AND ON BEHALF
OF (CONSULTANT)

In presence of Witness: (Authorized Representative)

- 1.
- 2.

(Note: if the Consultants consist of more than one entity, all of these entities should appear as signatories, e.g. in the following manner):

EACH OF CONSULTANTS
FOR & ON
BEHALF OF THE MEMBERS

(Name of the Member)
(Representative)

List of Awards of International Repute as well as awards by Central or State Governments

Sl. No.	Name of Award	Awarded by	Details of the work for which the award is given

Note:

1. Copy of the citation or the award should be submitted duly self-attested as proof.
2. Brief details about the work, including the cost, scope of work, the client, and the period of work, should be enclosed in respect of each award.

Letter of Transmittal

From: M/s _____

Notice No......

dated / /2024

To,
CAO (officiating),
Indian Institute of Management Mumbai (IIMM),
Powai, Mumbai,
400087.

Subject: Empanelment of Architects for Comprehensive Architectural Consultancy for the upcoming Academic & Residential Projects for Indian Institute of Management Mumbai (IIMM), Powai, Mumbai

Sir,
Having examined the details given in empanelment press notice and empanelment document for the above work, I/We hereby submit the empanelment document and other relevant information.

I/We hereby certify that all the statements made and information supplied in the enclosed forms 'A' to 'I' and accompanying statement are true and correct.

I/We have furnished all information and details necessary for empanelment and have no further pertinent information to supply.

I/We submit the requisite certified Annual Turnover certificate and authorize the Chief Administrative Officer (Offg). IIM Mumbai, to approach the Bank to confirm the correctness thereof. I/we also authorize Chief Administrative Officer (Offg). IIM Mumbai to approach individuals, employers, firms and corporation to verify our competence and general reputation. I/We submit the following certificates in support of our suitability, technical knowhow and capability for having successfully completed the following works:

Sr. No.	Name of work	Certified by	Performance / Completion certificate (to be enclosed)
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO

Enclosures.

FORM

GEO-TAGGING SITE VISIT REPORT (On letter head)

I myself/authorized representative of Have personally inspected the work site on date Time and have made myself/our self satisfied with the site condition & quarry.

The details of Geo-Tagging (geo-tagged photographs) as mentioned in the tender will be uploaded along with the tender.

Date:

Place:

Time:

**SEAL & SIGNATURE OF AUTHORIZED SIGNATORY ON
BEHALF OF TENDERER**

(The tenderers shall submit the copy of the site visit report and geo-tagged photos as a part of tender.)

FORM 'A': Financial Information

Financial Analysis – Details to be furnished duly supported by figures in balance sheet/profit and loss account for the last five years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (copies to be attached).

Description	Financial Year				
	2019-20	2020-21	2021-22	2022-23	2023-24
Annual turnover on Consultancy Fee (In Rs. Crores)					
ii. Profit/Loss					
iv. Certified by					

Financial arrangements for carrying out the proposed work.

The following certificates are enclosed:

Current Income Tax Clearance Certificate

Profit & Loss account for last 3 years

Signature of Chartered Accountant
with seal Signature of Applicant(s)

FORM 'B': Details of all works of Similar Nature of Assignment completed during the last ten years ending last day of the month December 2023

(Note: Attach more sheet if required as per this format)

SIMILAR NATURE OF ASSIGNMENT COMPLETED				
Sr.No	Description	1	2	3
1	Name of work /project and location & Estimated cost of work			
2	Name & Address of Employer/ Organization, Contact Person & phone/mobile No			
3	Cost of fees in Rs. Crores			
4	Date of commencement as per contract			
5	Stipulated date of completion			
6	Actual date of completion			
7	Litigation /arbitration pending /in progress with details*			
8	Name and address/ telephone number of officer to whom reference may be made.			
9	Remarks			

*Indicate gross amount claimed and amount awarded by the Arbitrator.

Signature of Applicant(s) with date & seal

FORM 'C': Projects under Execution or Awarded

(Note: Attach more sheet if required as per this format)

Sr. No.	Description	1	2	3
1	Name of work /project and location & Estimated Cost ofwork			
2	Name & Address ofEmployer organization			
3	Cost of Fees in Rs.Crores			
4	Date of commencement as percontract			
5	Stipulated date of completion			
6	Up to date percentage progress of work			
7	Slow progress if anyand reasons thereof			
8	Name and address/ telephon number ofofficer to whom reference may bemade.			
9	Remarks			

Signature of Applicant(s) with date & seal

FORM 'E': Performance report of works referred

Name of Architectural Firm / Consultant and Full Address	:	
Particulars of work	:	
i. Name of work / Project	:	
ii. Type of Work	:	
iii. Final Value of work completed	:	
iv. Consultancy Fees	:	
v. Date of start	:	
vi. Date of completion	:	
vii. Green Building Initiative if any	:	
viii. In case of delay in any LD levied	:	
Quality of Architectural Services Rendered	:	: Excellent/Good/Satisfactory/Poor
Project Management Capacity	:	: Excellent/Good/Satisfactory/Poor
Remarks	:	

Dated: Authorized Signatory of Employer

Note: Certificate for each work completed/under execution shall be obtained as per "FORM D" or the certificate issued by the employer to be enclosed.

FORM 'F': Structure & Organization of Main Office

1	Name & Address of the applicant: (Furnish details of Main Office Details with Tel & \Fax /email id)		
2	Telephone No./ Mobile No./FaxNo & email id		
3	Legal status of the applicant (attach copies of original document defining the legal status) An individual A proprietary firm A firm in partnership A limited company or Corporation		
4	Particulars of registration with various Government bodies(attach attested photocopy) if any	Organization / Place Of registration	Registration No.
5	Names and Titles of Director & Officers with designation to be concerned with this work:		
6	Designation of individuals authorized to act for the organization		
7	Was the applicant ever required to suspend assignment for a period of more than six months continuously after you commenced the assignment? If so, give the name of the project and reasons of suspension of work.		
8	Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the project and reasons for abandonment.		
9	Has the applicant, or any constituent partner in case of partnership firm, ever been debarred / black listed for tendering in any organization at any time? If so, give details.		

10	Has the applicant, or any consultant partner in case of partnership firm, ever been convicted by a court of law? If so, give details	
11	In which fields of Consultancy assignment, the applicant has specialization and interest?	
12	Details of Technical Personal available as on date	
13	Any other information considered necessary but not included above.	

FORM 'G': Structure & Organization of Branch Office in Mumbai, if the Main Office is not in Mumbai.

(Full details of Branch Office to be furnished -if required attach additional sheet)

1	Name & Address of the applicant: (Furnish details of Branch Office Details with Tel & \Fax /email id) (Note: Should have the full functioning office to dealindependently with ArchitecturalProjects located in and around Mumbai Empanelment).		
2	Telephone No./ Mobile No./FaxNo & Email id		
3	Legal status of the applicant of branch Office (attach copies of original document defining thelegal status) i. An individual		
	A proprietary firm/A firm in partnership A limited company or Corporation		
4	Particulars of registration with various Government bodies(attach attested photocopy) if any	Organization /Place Of registration	Registration No.
5	Names and Titles of Director & Officers with designation to be concerned with this work: at Branch Office		
6	Designation of individualsauthorized to act for the organization at Branch Office		
7	In which fields of Consultancy assignment, the applicant hasspecialization and interest		
8	Details of Technical Personal available as on date at BranchOffice		
9	Any other information considered necessary but not included above.		

FORM 'H': Details of available IN-HOUSE Services

Sr. No.	IN HOUSE SERVICE	AVAILABILITY OF SERVICE (STRIKE OUT WHICH EVER IS NOTAVAILABLE)
1	ARCHITECTURAL-CIVIL	YES / NO
2	STRUCTRUAL ENGG	YES / NO
3	PUBLIC HEALTHENGINEERING	YES / NO
4	ELECTRICAL	YES / NO
5	MECHANICAL	YES / NO
6	HVAC	YES / NO
7	ACOUSTIC	YES / NO
8	FIREFIGHTING/ENGG	YES / NO
9	LAND SCAPING	YES / NO
10	AUDIO-VISUAL	YES / NO
11	INFORMATION TECHNOLOGY(IT)	YES / NO
12	ANY OTHER SERVICE	

FORM '1': Details of proposed Associate Services

Sr.No	PROPOSED ASSOCIATE FOR	NAME & ADDRESS OF ASSOCIATE PROPOSED	YEARS OF EXPERIENCE	YEARS OF ASSOCIATION WITH THE PRIME CONSULTANT
1	ARCHITECTURAL-CIVIL			
2	STRUCTRUAL ENGG			
3	PUBLIC HEALTH ENGINEERING			
4	ELECTRICAL			
5	MECHANICAL			
6	HVAC			
7	ACOUSTIC			
8	FIREFIGHTING/ENGG			
9	LAND SCAPING			
10	AUDIO-VISUAL			
11	INFORMATION TECHNOLOGY (IT)			
12	ANY OTHERSERVICE			

FORM 'K': Details of Consultancy / Office Equipment likely to be used in carrying out the work

Sr. No	Name of Equipment	No.	Capacity or Type	Age	Condition	Ownership status			Current Location	Remarks
						Presently owned	Leased	To be purchased		
1	2	3	4	5	6	7	8	9	10	11
A	<p>CONSULTANCY</p> <p><u>Hardware</u></p> <p>Computers</p> <p>Plotters</p> <p><u>SOFTWARE</u> (mention the Software proposed to be used in this work along with License details etc.)</p>									
2	Any other Office Equipment. (mention the equipment proposed to be used in this work)									

Form L: Form of Performance Security (Guarantee)

FORM OF BANK GUARANTEE BOND FOR PERFORMANCE SECURITY

In consideration of the Chief Administrative Officer (Offg). Indian Institute of Management Mumbai (hereinafter called IIMM) having agreed under the terms and conditions of Letter of Intent/ Work order/ Agreement No dated made between Indian Institute of Management Mumbai and (hereinafter called "the said Consultants") for the work for Indian Institute of Management Mumbai (IIMM) (hereinafter called the said Letter of Intent/ Work order/ Agreement") having agreed to production of an irrevocable Bank Guarantee for Rs. (Rupees only), as a security / guarantee from the consultant(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement, we (indicate the name of the Bank) (hereinafter referred to as the Bank) hereby undertake to pay IIMM an amount not exceeding Rs. (Rupees only) on demand by IIMM.

We (indicate the name of Bank) do hereby undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from IIMM stating that the amount claimed is required to meet the recoveries due or likely to be due from the said Consultant(s). Any such demand made on the bank shall be conclusive as regards the amount due and payable by the Bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. (Rupees only)

We, the said bank, further undertake to pay to IIMM any money so demanded notwithstanding any dispute or disputes raised by the Consultant(s) in any suit or proceeding pending before any Court or Tribunal relating thereto, our liability under this present being absolute and unequivocal.

The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Consultant(s) shall have no claim against us for making such payment.

We. (indicate the name of Bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of IIMM under or by virtue of the said Agreement have been fully paid and its claims are satisfied or discharged or till Engineer-in-charge on behalf of IIMM certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said Consultant(s) and accordingly discharges this guarantee.

We (indicate the name of Bank) further agree that IIMM shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said Agreement or to extend time of performance by the said Consultant(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by IIMM against the said Consultant(s) and to forbear or enforce any of the terms and conditions relating to the said Agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said Consultant(s) or for any forbearance, act of omission on the part of IIMM or any indulgence by IIMM to the said Consultant(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

This guarantee will not be discharged due to the change in the constitution of the Bank or the Consultant(s).

We, (indicate the name of Bank) lastly undertake not to revoke this guarantee except with the previous consent of IIMM in writing.

This guarantee shall be valid up to....., unless extended on demand by IIMM. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees. . . only), and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Signed and sealed
Dated the day of for

(indicate the name of Bank)

(Note: The Letter of Intent shall form part of the Agreement)

Form M: Integrity Pact

To be signed by the bidder and same signatory competent/ authorized to sign the relevant contract on behalf of IIMM.

INTEGRITY AGREEMENT

This Integrity Agreement is made at on this day of , 2024.

BETWEEN

Director IIMM represented through Chief Administrative Officer (Offg). (Hereinafter referred as the Principal/ Owner, which expression shall unless repugnant to the meaning or context hereof include its successors and permit- ted assigns)

AND

..... (Herein referred to as the Bidder/ Architect and which expression shall unless repugnant to the meaning or context hereof includes its successor and permitted assigns)

Preamble WHEREAS the Principal / Owner has floated the Tender “..... Dated 2024” (hereinafter referred to as “Tender/Bid) and intends to award, under laid down organizational procedure, contract for Comprehensive Architectural Consultancy Services for the Pro- posed IIM Mumbai, Powai, Mumbai-400087- hereinafter referred to as the Contract.

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as Integrity Pact or Pact), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

Article 1: Commitment of the Principal/Owner

The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:

No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason.

The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.

The Principal/Owner shall endeavor to exclude from the Tender process any person, whose conduct in the past has been of biased nature.

If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Contractor(s)

It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the IIMM / Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.

The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:

The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owners employees involved in the Tender processor execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.

The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non- submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.

The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/ Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly, Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.

The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.

The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.

The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or

to influence the procurement process to the detriment of the Government interests.

The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contractor its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owners absolute right:

If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.

Forfeiture of MSME Registered Vendors are also exempted for paying EMD /Performance Guarantee/Security Deposit: If the Principal/Owner has dis-qualified the Bidder(s)from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.

Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.

If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.

If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 5: Equal Treatment of all Bidders/Contractors/Subcontractors

The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.

The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.

The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/ Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6- Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Bidder with the tenure of the Contract.

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, IIMM.

Article 7- Other Provisions

This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender.

Changes and supplements need to be made in writing.

If the Bidder is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.

Should one or several provisions of this Pact turn out to be invalid, the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.

It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8- Legal and Prior Rights

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

..... (For and on behalf of Principal/Owner)

..... (For and on behalf of Bidder/Contractor)

WITNESSES:

..... (Signature, name and address)

..... (Signature, name and address) Place:Dated:

14.0 Table 1: Schedule of completion of major activities

No.	Description of Activity	Period of Activity in months
1	Stage 1-Concept stage: Refer section 3.8.1 for details.	From 0-2 (Two Months)
2	Stage 2-Preliminary Design and drawings: Refer section 3.8.2 for details.	From 2-3 (One Months)
3	Stage 3-Statutory approval / design development: Refer section 3.8.3 for details.	From 3-4 (One Months)
4	Stage 4-Working drawings up to Tender document stage and Obtaining Statutory approvals: Refer section 3.8.4for details.	From 4-7 (Two Months)
5	Stage 5-Tender document preparation and process: Refer section 3.8.5 for details.	From 7-9 (Two Months)
6	Stage 6-Contract Finalization and Construction stage Refer section 3.8.6 for details.	From 9-34 (26 Months)
7	Stage 7-Completion stage: Refer section 3.8.7 for details.	From 34-36 (Two Months)



भारतीय प्रबंध संस्थान मुंबई
Indian Institute of Management Mumbai

Indian Institute of Management
Mumbai

NIT No.: IIMM/EOIcumRFP/2024/04

Dated: 15.05.2024

TENDER DOCUMENT
for
Empanelment & Selection of Architects / Consultants
for
Preparation of Master Layout Plan
&
Providing Comprehensive Architectural Consultancy
for the upcoming Projects of IIM Mumbai

Volume II

Financial Proposal

Envelop –II Price Bid
(To Be Submitted by Bidders shortlisted for stage –III of selection process)

RFP Invited by
Chief Administrative Officer (Offg)
Indian Institute of Management Mumbai,
Powai, Mumbai 400087.

1.0 Financial Proposal

The Financial proposal should be submitted on the consultant's letterhead and should be duly complete in all aspects, without any additional conditions except those mentioned in the RFP (Request for Proposal) and free from any computational errors. In preparing the Financial Proposal, the Consultant is expected to consider, besides technical requirements, commercial conditions specified in the offer document.

The Financial Proposal for the assignment and for additional works shall be all-inclusive, and should cover, but not limited to, remuneration of staff (in the field and at headquarters), gratuity, Provident fund, travel assistance, out-of-pocket expenses (per diem), Overheads, Profits, Accommodation (housing), transportation (for mobilization and demobilization), Communication, Equipment (vehicles, office equipment, furniture, consumables, etc.), the printing of documents, Surveys, training. The Financial Proposal shall also include the tax liability and cost of Insurance of the Consultants' firm and his personnel specified in the Data sheet. **The fee shall be quoted in Percentage only.**

Schedule of financial proposal

Financial Bid

Milestone for Payment of Consultancy Charges

Effecting payment to the Design Consultant

Reimbursable expenses

Financial bid

Name of the Work: **Comprehensive Architectural Consultancy Services for the Proposed** **at IIM Mumbai, Powai, Mumbai-400087.**

Name of the Work: EOI cum RFP for Empanelment & Selection of Design Architect cum Consultants for Preparation of Master Layout Plan & Providing design Architectural Consultancy for the upcoming Projects of IIM Mumbai, for Phase - I & Phase – II at IIM Mumbai, Powai, 400087.

Ref. No..... Dated 2024 March

The bidders should quote its percentage fee in the table given below. It shall be in terms of percentage of value of work based on the approved design. For preparation and approval of Master plan separate LS price to be quoted.

The value of work to be considered for payment purpose of fee shall be lower of (i) Technically Sanctioned Cost and (ii) Actual executed corresponding construction cost. In case of IIMM asking for additional works to be included over and above the technically sanctioned one, this component will also be taken into consideration for calculation of architectural fees. (GST paid to all agencies shall be Excluded). Until the actual cost is known, the fee for interim payments from Stage 1 to Stage 5 shall be provisionally calculated based on preliminary cost estimate of Rs. 600 Cr. (.....) excluding GST.

All the interim payments made shall be treated as advance payments against Final Bill.

Fee for stage 6 shall be provisionally calculated on the basis of lower of Technically Sanctioned Cost and Work Order value.

Fee for Stage 7 including Final Bill will be paid on Value of Work (refer 2 above)

Quoted percentage shall include all the taxes applicable except GST which shall be added separately. Percentage quoted shall be written in figure and words both.

In case of any anomaly between percentage quoted in figure and words, percentage quoted in words will be taken into consideration for evaluation and award.

2.0 Table 2: The Financial Bid (The bid is in terms of the percentage to be written in both figures and words in this table)

SN	Item Description	Unit	Amount
1	Preparation of master layout plan & all statutory approvals.	Lump sum fees to be quoted.	
2	EOI cum RFP for Empanelment & Selection of Design Architect cum Consultants for Preparation of Master Layout Plan & Providing design Architectural Consultancy for the upcoming Projects of IIM Mumbai, for Phase – I & Phase – II at IIM Mumbai, Powai, Mumbai-400087 consisting of providing design, drawings, cost estimate, specifications, DBRs, reports, etc. consisting of Architectural, Civil, Structural, Public Health, Electrical, Mechanical, Fire Fighting System, etc. including Landscape Architecture and Interior Architecture complete. The % (Percentage) of Fees shall be quoted based on the Preliminary Estimated cost of Rs. 600 Cr. excluding GST. and given in the Data Sheet as per the scope of work defined in Technical Proposal-PART-A, subject to Note below this table. (% Fees and Amount in on estimated cost of Rs 600 Cr to be quoted in relevant columns)	% (Percentage in figures)	
Total Amount			

Note:

Quoted percentage shall include all the taxes applicable except GST which shall be added separately. Percentage quoted shall be written in words.
 Maximum amount payable will be restricted to the percentage of the actual cost executed through contracts or percentage on Technically Sanctioned cost which ever lower.
 Quoted percentage shall include preparation of drawings/ documents/ area statements etc. required for submission and obtaining statutory approvals

Signature of authorized signatory with designation, date and office seal

3.0 Milestones payment of consultancy charges

Table 3: Milestones payment of consultancy charges

No.	Stages of payment and activity	Fees payable
1	<p>Stage 1. Concept stage</p> <p>Prepare a conceptual Master plan for the development of the Residential Building indicating existing structures and locating future buildings.</p> <p>Prepare Conceptual Architectural drawings for civil works and including Landscaping and Interior Architecture</p> <p>Prepare Preliminary Architectural Design Basis Report</p> <p>Provide a preliminary cost estimate on area basis.</p>	<p>For Master Plan: -- 60% on completion of master plan and submission to statutory authority. 30% after approval from statutory authorities.</p> <p>For design; - Cumulative 10 % (Ten) of total fees payable</p>
2	<p>Stage 2. Preliminary Design and Drawings stage</p> <p>Modify the conceptual designs incorporating the changes necessary and prepare the preliminary drawings and sketches.</p> <p>Submit detailed site survey drawing</p> <p>Submit Geo-technical soil investigation report</p> <p>Submit Preliminary Design Basis Report for Structure, PHE, and Landscape</p>	<p>Cumulative 20 % (Twenty) of total fees payable less payment made at Stage 1</p>
3	<p>Stage 3. Statutory Approval stage / Design Development</p> <p>Prepare drawings necessary for submission and obtaining Statutory approvals.</p> <p>Submission of revised design basis report for Structure, MEP Services and landscape.</p> <p>Submission of drawings and documents of structural design to Proof Checking Consultant.</p> <p>Registration of Project with GRIHA.</p>	<p>Cumulative 30 % (Thirty) of total fees payable less payment made up to Stage 2</p>
4	<p>Stage 4. Working Drawings up to Tender Documents and Obtaining statutory approval stage</p> <p>Submission of revised Proof checking drawings and documents incorporating revisions as per Proof Checking Consultant</p> <p>Detailed coordinated design drawings</p> <p>Detailed Cost Estimate with Rate Analysis</p> <p>Tender drawings and draft tender documents including specifications, Schedule of quantities, conditions of contract</p> <p>Issue of tender drawings</p> <p>Submission of necessary drawings for statutory approvals from MCGM, Tree authority, CFO etc. for work commencement.</p> <p>Notification to GRIHA for site inspection prior to execution for work commencement.</p> <p>Issue of Good for construction (GFC) drawings.</p>	<p>Cumulative 48 % (Forty Eight) of total fees payable less payment made up to Stage 3</p>

5	<p>Stage 5. (*) Tender document preparation and process Final Tender documents for the invitation of bids including specifications, schedule of quantities, conditions of contract Tender processing consisting of Invitation of tenders, pre-bid meeting and its clarifications, preparation of comparative statements, finalization of tenders and award of work and contract agreements. Recommendations to client for approval.</p>	Cumulative 50 % (**) (Fifty) of total fees payable less payment made upto Stage 4
6	<p>Stage 6 Contract Finalization and Construction Stage Issue of revised construction drawings with minor revisions, if necessary for all works (including Architectural and Structural drawings) and other associated services such as Public Health, Electrical, Site Development etc. Periodic site and IIMM office visit for general quality assurance, weekly progress review meetings etc. Visits of structural designer for RCC pour clearances. Periodic inspection of work during execution at regular intervals mutually agreed upon. Approve samples of various elements and components Check and approve shop drawings submitted by the contractor/vendors. (*) Certification for intermediate work done as per RA and Final bills of the contractors in co-ordination with the construction supervision agency to be appointed by the client separately Monitor the estimated quantities for variation and justification for additional expenditure, if any.</p>	95 % (**) (Ninety-Five) of total fees payable less payment made up to Stage 5. Fees will be paid in stages proportionate to the quantum work executed as per the Contractors certified bill value.
7	<p>Stage 7. Completion Stage (*) Certification of final contractor's bills in co-ordination with the supervising agency Submission of As-built drawings on completion of work Preparation of as built drawings and documents for obtaining final statutory clearances / completion certificates from MCGM, Chief Fire Officer, Tree authority etc. including documents for occupation. Certification from GRIHA.</p>	100 % (**) (One Hundred) of total fees payable less payment made at Stage 1 to 6

Note:

- If scope of work marked (*) is not assigned, then reduction in Consultancy fee shall be applicable as per financial bid.
- If the Fee payable marked (**) as indicated in stages 5, 6 and 7 shall be reduced by 2 % (Two percent) of the Total fee payable, if the scope marked (*) is not assigned and accordingly fee payable shall be worked out.
- The Assignment to be completed within 36 Months or as may be necessary to complete the

assignment in all respects. This timeline indicated is based on the presumption that both the type of buildings will be taken up simultaneously. However, if any time lag occurs in taking up any type of building, the total time of consultancy will accordingly be revised. Also, the stage payment pertaining to each of the building can be claimed separately.

- No deductions shall be made from the fee of the Design Consultant on account of penalty, liquidated damages, part rates or for the sums withheld from payment or recovered from Contractors / suppliers.
- The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work
- Design Consultant may list out the deliverables and numbers thereof, in case progressive payment is desired under any activity, to quantify the progress vis-a-vis the milestone. For stage 6 (construction stage), fees will be paid in stages proportionate to the quantum of work executed as per the Contractors certified bill value as under-
 - Effecting payment to the design consultant
- Comprehensive Design Service payment due to the Design Consultant at different stages will be computed on the following basis:
 - At Stage 1: On preliminary estimated cost.
 - At Stages 2 to 5: On preliminary estimated cost.
 - At Stages 6: Technical Sanction cost or Actual total cost, whichever is lower.
 - At Stages 7: Technical Sanction Cost or Actual total cost, whichever is lower
- The Client shall make progressive on account payments to the Design Consultant against any of the above stages based on the quantum of work done during that stage, as may be mutually agreed to between Client and the Design Consultant.
- No deductions shall be made from the fee of the Design Consultant on account of penalty, liquidated damages, part rates or for the sums withheld from payment or recovered from Contractors / suppliers.
- The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work and also the cost of equipment and machinery such as Transformers, DG Sets, Sub-stations, Lifts, Air Conditioning Machines, Pumps and Motors, Water and Sewage Treatment Plant, etc., but excluding the cost of land.
- Design Consultant may list out the deliverables and numbers thereof, in case progressive payment is desired under any activity, to quantify the progress vis-vis the milestone.

4.0 Reimbursable expenses

- Proof Checking of Structural Design.
- Actual Fees payable to Statutory Authorities such as Chief Fire Officer / MCGM or BMC /EIA /PCB /AAI /CRZ etc., if any, with prior approval of IIM Mumbai
- GRIHA Registration Fees
- Detailed Site Survey
- Geo-technical investigation
- Topographic Survey.
-

Note: For the payment of the reimbursable expenses to the Design Consultant shall require submission of the original invoice (received from the concerned agencies) to the Client.

Signature by Authorized Signatory.

Full Name:

Designation:

5.0 Note:

Man-hour/ Man-day rates for any 'additional job', if assigned shall be on lump sum and the man-hour/man-day/ rates spent on the 'additional job' shall be subject to verification through time sheets maintained by the consultants before admitting the invoices for the same.

'Additional jobs' means works not described in the tender documents and/or modifications in the works under the tender already completed, accepted and paid. Any revision/s of the document, reports, drawings, submissions etc. for the works under the tender shall not constitute additional work.

Tax liability, insurance – description or reference to Documents:

The Consultant and his personnel shall pay the taxes and other impositions levied under existing, amended or enacted laws during life of the Assignment.

The Consultant shall cover employer's compensation insurance for his or his sub consultant (if applicable) personnel in accordance with the provisions of relevant applicable laws.

The payment is proposed to be made on the basis of milestones achieved or deliverables received in a form acceptable to the IIM Mumbai, during the course of working on the Assignment. The proposed milestones/ deliverables for this purpose are included herewith.

Number of copies of the proposal: **Only Original**

The address for submission of proposal and information:

Chief Administrative Officer (Offg)
Indian Institute of Management Mumbai,
Vihar Lake Road,
Powai Mumbai– 400087.

Last date and time for Proposal submission: 28/05/2024 up to 15:00 hrs.

The proposal must remain valid up to **150 days from the date of Opening of Financial Bid** (Financial Bid to be opened on later date to be intimated to the bidders who qualifies Technical Bid).