

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.

RFP for Providing Master Planning and Comprehensive Architectural & Engineering Consultancy Services for Centre of Excellence for Integrated Engineering and Management (IIM Mumbai) at Angul (Odisha).

Corrigendum to IIMM/COEANGUL/ARCHITECT/2025-26/01, dated 13/08/2025 "RFP for Providing Master Planning and Comprehensive Architectural & Engineering Consultancy Services for Centre of Excellence for Integrated Engineering and Management (IIM Mumbai) at Angul (Odisha)"

Note to Reader: The various clarifications/request of the bidders sought in the pre-bid meeting held on 19/08/2025 are replied. All necessary modifications / additions are incorporated through Corrigendum Number 1 which may be referred to before submission of Bid. The bidders should note that these replies are common for all interested bidders & same shall form part of the tender documents. The Clauses of the RFP which are new/added or have been modified/changed are incorporated in the corrigendum issued and uploaded on website. The rest of the clauses/sections shall remain same as provided in the RFP dtd. 13/08/2025.

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
1	page. No 5 Clause No.1.3.10	"The bidder must have completed office/commercial buildings including associated MEP services along with the incorporation of Green Building guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible.	Green Building/IGBC Projects Completion are additional value addition which cannot determine the expertise to Provide comprehensive Architectural and Engineering consultancy Services. However there are specialized experts/consultants in Green Building ratings. so we request you to consider to associate or to give sub consultancy to engage expert/Consultant in Green Building ratings of proposed buildings and also submit an MOU/JV to this regard to render services from the inception of the project/Work if we are allowed to.	The clause is modified as under - The bidder as must have completed at least one work of providing Architectural and Engineering services including MEP Services along with incorporation of green building guidelines in the contract for similar work as defined in para 1.3.12 or through a separate contract for any office/commercial/Institutional buildings with at least GRIHA 4/ IGBC Gold rated building. The work done in the contract of work in association with the specialised GRIHA/IGBC consultant shall be considered for above eligibility criteria. The bidders who has not done any Green Building/IGBC Project are not eligible.



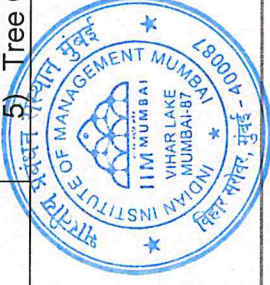
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
2	Page No.35 & Page No. 36	Net worth: The bidder should submit a net worth certificate from the Chartered Accountant for Rs. 90 Lakhs Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.	Bid. Hence oblige and wave off mandatory clause of completed Green Buildings/IGBC Projects. We understand that either a Net Worth Certificate from a Chartered Accountant OR a Solvency Certificate from Bankers needs to be attached., Kindly confirm.	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.
3	Page No. 33	Stage 7- Completion 7a. On submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory authorities including clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to the authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records.	Stage 7- Completion 7a. To assist EPC Contractor in submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory authorities including clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to the authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records.	The clause is modified as under – Stage 7 - Completion 7a. To assist EPC Contractor in submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory authorities including clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records. On review and submission of "As-built



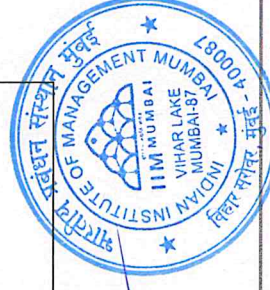
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		On review and submission of "As-built drawings" as prepared by the EPC contractor	On review and submission of "As-built drawings" as prepared by the EPC contractor.	drawings" as prepared by the EPC contractor.
4	Page No 32	stage 4- Tender drawings and Tender documents Upon preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents	Stages 4- Tender drawings and Tender documents Upon preparation of preliminary drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents	The clause is modified as under – Stages 4- Tender drawings and Tender documents upon preparation of preliminary drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.
5	RFP Schedule	General	With due respect, we submit that the stipulated EMD of ₹ 12,00,000 may be on the higher side for a Consultancy/Services engagement. We humbly request the Authority's kind consideration to rationalize the EMD amount to foster broader participation from qualified architectural firms, while maintaining the spirit of fair competition.	The Original Tender conditions shall prevail. Submission of Bank Guarantee of specified amount from any schedule banks are allowed (Gramin bank and cooperative banks not allowed) Format of Bank Guarantee is attached as Annexure I.)
6	RFP Schedule, Page No. 7	General	As per the RFP Schedule, the date for the technical presentation shall be informed later. We respectfully request the Authority to kindly indicate the expected notice period (number of days) that will be provided between the communication of the presentation date and the actual presentation, to allow	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations both in soft and hard copy to IIM Mumbai. The hard copies are required to be duly signed by the



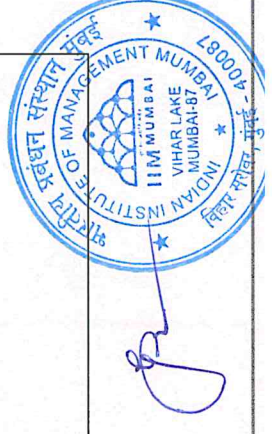
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			adequate preparation and travel arrangements. A period of 6 weeks seems adequate for the task considering the emphasis laid down on the Architectural merit.	authorised signatory (ies). Please refer b): Bid Opening and Evaluation (page No. 41) for further clarifications. The date for technical presentation shall be informed separately which will be on a working day. A minimum of Two (2) Week time after the date of intimation to the bidder shall be considered.
7	As per Section-III, Scope of Works and Services, 6.	6 Statutory Approvals: Secure all necessary statutory approvals from relevant authorities as applicable. This includes preparing and submitting all required documentation, including drawings, materials, and models, and obtaining completion certificates. In cases where the project is located in another state, ensure compliance with the respective state authority or local body as necessary. The responsibility for obtaining these approvals rests with the consultant. This clause applies exclusively to the scope of work under building design and development.	As per Section-III, Scope of Works and Services, 6. Statutory Approvals; As this is EPC Contract, the Onus of approvals shall lie with the Contractor as the considerations of the Contractor may change the layouts, area statements. Etc. which may have implications on the approvals. However, the scope of Architectural Consultants may include proof checking the plans from the standpoint of all applicable statutory laws and codes as applicable and assistance, if required, in the preparation of the relevant drawing and documents.	All the Pre-Construction Stage approvals necessary to start the construction work are required to be taken by the Architect. During/ Post Construction Stage Statuary Approvals shall be in the scope of the EPC Contractor. Further, any Subsequent stage of any pre-construction approval if required to be taken during the Construction/ Post Construction stage, shall also be required to be obtained by the Architect. For Clarity, following NOC's/ approvals shall be obtained by the Architect: 1) Building Plans Approval from Local Bodies & Town Planning Department. 2) Environment Clearance including Environment Impact assessment studies, if any. 3) Fire NOC 4) Water & Sewerage NOCs 5) Tree Cutting permission



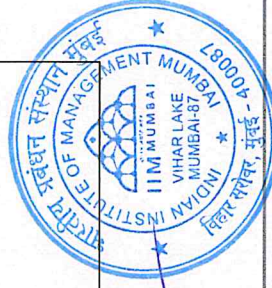
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
8	Section-III, Scope of Works and Services, 12.	12 Structural Analysis: Obtain proof consultant approval for structural analysis and design. Submit detailed design notes and philosophy to the Engineer-in-Charge. Proof checking of the structural design must be conducted only by an Institute of national importance, such as IITs. Fees for the proof checking will be reimbursed by the Institute, and the Consultant shall obtain prior approval for the same from the Institute.	As per Section-III, Scope of Works and Services, 12. Structural Analysis; As this is EPC Contract, the Contractor may change the structural drawings which makes the proof checking process void. However, the same process is considered again in the scope of the EPC Contractor (as mentioned on Pg.22, point no 7), maybe considering the scenario mentioned above. In this case, we fail to understand the rational of double proof checking, which will incur cost on the Institute too. Thus we request to consider	6) To assist EPC contractor in submission and getting Occupancy Certificate 7) Any other NOC/ Approval necessary to start the Construction work.
				Agreed. This clause is deleted:-



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9	SECTION – IV EVALUATION PROCESS & Eligibility	With respect to Section I – Invitation of RFP, Sub-section 1.3 – Eligibility criteria 1.3.6 'The bidder should not have incurred loss in financial years in the preceding 05 financial years ending 31.03.2025.' and 1.3.7 The bidding Architectural Firm should not have a negative financial balance in the last ten years. Certificate from the practicing Chartered Accountant.	proof-checking only in the scope of the EPC Contractor. We further request the Authorities to consider NITs also for proof checking considerations. SECTION – IV EVALUATION PROCESS, sub section 2. Evaluation/Selection process, a. Eligibility Criteria part 3. Financial Capability (page 34 and 35) of the table states that 'The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2025.' Dear Sir/s, the above two clauses in Section I and Section IV are not in harmony with each other. We would request you consider only the clause mentioned in Section IV of Eligibility Criteria. This is more empathetic to Consultants whose only mode of Income is consultancy and as rightly asked in Clause 1.3.5. This is empathetic and reasonable from the standpoint that in the last 10 years the economy has gone through many	The clause is modified as under - The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2025.



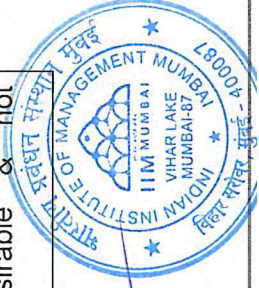
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10	With respect to SECTION - IV EVALUATION PROCESS, sub section 2.Evaluation/Selection process, a. Eligibility Criteria part 4.Net Worth and 5. SolvencyCertificate (page 34) of the table	Net worth: The bidder should submit a net worth certificate from the Chartered Accountant for Rs. 90 Lakhs Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate by a scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. Solvency certificate in Form 'B' or UDIN generated by Chartered accountant	hindrances, especially the pandemic and note ban which had considerable impact to the infrastructure sector and thus Architectural Consultancy. Furthermore, this is the standard clause as asked for by the CPWD and many other Central govt. agencies. (Find attached precedence i.e point C of attachment, as published by CPWD for IIT Indore with tender no IIT INDORE CPWD - NIT No. 09/EE&SM(C)-I/IPC/2025-26). Please do clarify the above and please do consider the request.	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.



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			asked for has the same meaning i.e both are financial documents that proves the financial stability of an individual or entity. Thus we humbly request you to allow the bidder furnish any one of the two. Furthermore, this is the standard clause as asked for by the CPWD and many other Central govt. agencies. (Find attached precedence i.e point D of attachment, as published by CPWD for IIT Indore with tender no IIT INDORE CPWD - NIT No. 09/EE&SM(C)-I/IPC/2025-26).	
11	Page No. 8	Site Visit Mandatory Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment. They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.	With respect to Mandatory Site visit, we request you to please consider Site Visit as an activity of the technical proposal part 2, which shall be binding upon the bidders who qualify the minimum eligibility criteria.	The Site visit may not be treated mandatory as during the presentation, the bidder shall be obviously compel to carry out the site visit to prepare the Conceptual designs.
12	Clause 1.3.10 Page No. 5 of tender Notice	The bidder must have completed office/commercial buildings including associated MEP services along with the incorporation of Green Building	The bidder must have completed office/commercial buildings/ Institutional Buildings including associated MEP services along with the incorporation of Green	The clause is modified as under - The bidder as single entity or in Joint venture must have completed at least one work of providing Architectural and



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		guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible.	Building guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible. (Request you to add Institutional Buildings also in above clause.	Engineering services including MEP Services for any office/ commercial/ Institutional buildings with at least GRIHA 4/ IGBC Gold rated building.
13	Clause 1.3.9 on page 4 and S. No. 7 on page 39 of RFP	The bidding Architectural Firm should have won one or more National/International level awards for the similar project from an organization/institute of high repute.	We understand that projects won in design competition and project awarded to the consultant shall also be considered. Request to kindly confirm the same.	It is modified as Under - The bidding Architectural Firm should have won one or more National/International level awards for the similar project. Awards shall be from recognized design competitions or prestigious institutions/organizations of high repute, either in India or internationally. Only those awards that resulted in the actual award of the project to the Architectural Firm will be considered valid under this criterion. The firm must provide documentary evidence, including the name of the awarding body, nature of the award, year received, and proof of project commissioning. This condition is desirable & not mandatory.



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14	Page No. 4 Point No. 1.3.9	The bidding Architectural Firm should have won one or more National/ International level awards for the similar project from an organization /institute of high repute	We request this condition be waived. This specific requirement may disqualify many competent architectural firm that have successfully completed institutional Projects of similar nature but have not received formal national of international awards.	It is modified as Under - The bidding Architectural Firm should have won one or more National/International level awards for the similar project. Awards shall be from recognized design competitions or prestigious institutions/organizations of high repute, either in India or internationally. Only those awards that resulted in the actual award of the project to the Architectural Firm will be considered valid under this criterion. The firm must provide documentary evidence, including the name of the awarding body, nature of the award, year received, and proof of project commissioning. This condition is desirable & not mandatory.
15	Section IV, Evaluation Process Marking criteria, marks assigned out of 100 Page 38 to Page 40 - Total Marks Assigned 100	General	Upon careful review of the marks allocated under each criterion, we have noted that the total maximum marks add up to only 95, instead of 100. In this regard, we kindly request the client to review and revise the marking criteria so that the total maximum marks assigned equal 100.	Conceptual Presentation Max 30 Marks The presentation will be evaluated by a committee constituted by the Institute. Conceptual Presentation 1) 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



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			This may kindly be considered.	conceptual design and elevations. The presentation should also include detailed master layout plan proposed by Architect for CoE campus. The evaluation shall be based on planning, design, 3D model / 3D walkthrough, use of smart concept in the projects etc. 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). Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).



ANNEXURE-I
(To be submitted on non-judicial stamp paper of Rs. 500/-)
FORMAT FOR BANK GUARANTEE OF EMD

To,
Chief Administrative Officer,
Indian Institute of Management Mumbai
Vihar Lake Rd, NITIE Admin Block, Powai,
Mumbai, Maharashtra 400087

WHEREAS, M/s having their Registered/Head Office at (hereinafter called "the Bidder") has submitted his Bid No. dated for the work of [hereinafter called "the Bid"] to Indian Institute of Management (hereinafter called the Employer).

KNOW ALL PEOPLE by these presents that we (name of the Bank) having our head office at (hereinafter called "the Bank") are bound unto Employer in the sum of for which payment well and truly to be made to the Employer, the Bank binds itself, its successors and assigns by these presents.

SEALED with the Common Seal of the said Bank this day of month year.

THE CONDITIONS of this obligation are:

1. If after Bid opening the Bidder withdraws his bid during the period of Bid validity specified; OR
2. If the Bidder having been notified of the acceptance of his bid by during the period of Bid Validity:

We undertake to pay to the up to the above amount upon receipt of his first written demand, without the Employer having to substantiate his demand, provided that in his demand the Bidder will note that the amount claimed by him is due to him owing to the occurrence of one or any of the above mentioned two conditions and specify the occurred condition or conditions.

This Guarantee will remain in force up to and including the date after the deadline for submission of Bids as is stated in the instructions to Bidders or as it may be extended by the notice of which extension(s) to the Bank is hereby waived and notice to the bidder would constitute sufficient notice to the Bank. Any demand in respect of this guarantee should reach the Bank not later than the above date.

Notwithstanding anything contained herein Liability under this guarantee shall not exceed
This bank guarantee shall be valid upto and;

Our liability to make payment shall arise and we are liable to pay the guaranteed amount or any part thereof under this guarantee only and only if you serve upon us a written claim or demand in terms of the guarantee on or before (indicate a period twelve months after the date of issue of Bank Guarantee).

Dated this day of at



[Handwritten signature]

Authorized Signatory of Bank
Signature

Signature

Name.....

Name.....

Signature Code/ S.S no.

Signature Code/ S.S no.



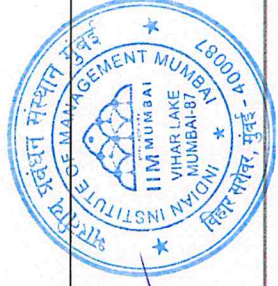
Indian Institute Of Management Mumbai Vihar Lake Road, Powai, Mumbai (MH) Pin 400087.
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Corrigendum to IIMM/COEANGUL/ARCHITECT/2025-26/01, dated 13/08/2025 "RFP for Providing Master Planning and Comprehensive Architectural & Engineering Consultancy Services for Centre of Excellence for Integrated Engineering and Management (IIM Mumbai) at Angul (Odisha)"

Note to Reader: The various clarifications/request of the bidders sought in the pre-bid meeting held on 19/08/2025 are replied below.

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
1	page. No 5 Clause No. 1.3.10	"The bidder must have completed office/commercial buildings including associated MEP services along with the incorporation of Green Building guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible.	Party No. 1 Green Building/IGBC Projects Completion are additional value addition which cannot determine the expertise to Provide comprehensive Architectural and Engineering consultancy Services. However there are specialized experts/consultants in Green Building ratings. so we request you to consider to associate or to give sub consultancy to engage expert/Consultant in Green Building ratings of proposed buildings and also submit an MOU/JV to this regard to render services from the inception of the project/Work if we are allowed	"The original tender conditions shall prevail. However, the bidder must have completed a project with a Green Building or IGBC rating, either individually or as part of a joint venture." The clause is modified as under - The bidder as must have completed at least one work of providing Architectural and Engineering services including MEP Services along with incorporation of green building guidelines in the contract for similar work as defined in para 1.3.12 or through a separate contract for any office/commercial/institutional



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			to Bid. Hence oblige and wave off mandatory clause of completed Green Buildings/IGBC Projects.	buildings with at least GRIHA 4/ IGBC Gold rated building. The work done in the contract of work in association with the specialised GRIHA/IGBC consultant shall be considered for above eligibility criteria, The bidders who has not done any Green Building/IGBC Project are not eligible.
Party No. 2				
2	Page No. 1	Earnest Money (in Rs. 12,00,000/- (Refundable) in the form of Banker's cheque or Demand draft or fixed deposit receipt of a schedule bank.	It is requested to allow Bank Guarantee also. Also provide the format of the Bank Guarantee.	Submission of Bank Guarantee of specified amount from any schedule banks are allowed (Gramin bank and cooperative banks not allowed) Format of Bank Guarantee is attached as Annexure I.)
3	Page No. 8	Site Mandatory Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment. They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.	Kindly provide the details of the engineer/ representative with whom we need to coordinate for the site visit.	GPS Co-ordinates of site- 20°54'24.3"N 84°48'34.4"E Address – Village Katada, Tahsil – Chhendipada, District Angul, Odisha .Angul -Sambalpur highway near (32 Km away from Angul, landmark Mahavir Dhaba). Contact Details - Mr. Manoranjan Panda 7894162361.



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4	Page No. 4 1.3.10:	The bidder must have completed office/commercial buildings including associated MEP services along with the incorporation of Green Building guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible.	It is requested to allow Institutional Buildings also, being institutional project.	The clause is modified as in Sl. No. 1
5	Page & Page No. 36 No.35	Net worth: The bidder should submit a net worth certificate from the Chartered Accountant for Rs. 90 Lakhs Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.	We understand that either a Net Worth Certificate from a Chartered Accountant OR a Solvency Certificate from Bankers needs to be attached., Kindly confirm.	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.
6	Page No. 33	Stage 7- Completion 7a. On submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory authorities including	Stage 7- Completion 7a. To assist EPC Contractor in submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory	The clause is modified as under – Stage 7 - Completion 7a. To assist EPC Contractor in submitting completion report and drawings for issuance of completion/ occupancy certificate by statutory



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7	Page No. 31	clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records. On review and submission of "As-built drawings" as prepared by the EPC contractor Stage 3- Drawings for authority's/ statutory approvals 3a. Pre-Construction Approvals Incorporate the Institute's suggestions, submit the revised drawings for approval, and obtain the necessary clearances to commence construction from the Municipal Authority, Town Planning department, Fire Department, AAI, and other relevant statutory authorities. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute	authorities including clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records. On review and submission of "As-built drawings" as prepared by the EPC contractor. Stage 3- Drawings for authority's/ statutory approvals 3a. Pre-Construction Approvals Incorporate the Institute's suggestions, submit the revised drawings for approval, and obtain the necessary clearances to commence construction from the Municipal Authority, Town Planning department, Fire Department, AAI, and other relevant statutory authorities. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute	authorities including clearances from relevant statutory authorities, wherever required. A copy of the application form submitted to authority along with supporting documents and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records. On review and submission of "As-built drawings" as prepared by the EPC contractor. The Original Tender conditions shall prevail. All the Pre-Construction Stage approvals necessary to start the construction work are required to be taken by the Architect. During/ Post Construction Stage Statuary Approvals shall be in the scope of the EPC Contractor. Further, any Subsequent stage of any pre-construction approval if required to be taken during the Construction/ Post Construction stage, shall also be required to be obtained by the Architect. For Clarity, following NOC's/ approvals shall be obtained by the Architect:



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		and drawings uploaded on the portal in both hard and soft copy has to be submitted to the Institute for records.	for records. Post Award of EPC Work responsibility of approval transfers to EPC Contractor.	1) Building Plans Approval from Local Bodies & Town Planning Department. 2) Environment Clearance including Environment Impact assessment studies, if any. 3) Fire NOC 4) Water & Sewerage NOCs 5) Tree Cutting permission 6) To assist EPC contractor in submission and getting Occupancy Certificate. 7) Any other NOC/ Approval necessary to start the Construction work.
8	Page No 32	stage 4- Tender drawings and Tender documents Upon preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents	Stages 4- Tender drawings and Tender documents Upon preparation of preliminary drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents	The clause is modified as under – Stages 4- Tender drawings and Tender documents upon preparation of preliminary drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.
9	Page No. 43	Earnest Money and Security Deposit: The physical EMD of the scanned copy of EMD uploaded shall be deposited by the successful bidders not later than 48 hours of last date of bid submission failing which the bid shall be rejected. Copy of certificate of work experience and other	This is contradicting. At one para it is written, certified / original copy of all the scanned and up- loaded documents as specified in RFP shall have to be submitted by the lowest bidder only along with physical EMD and at other place and in other para it is mentioned The physical EMD of the scanned	The Scanned copy of EMD Payment/ Instrument shall be enclosed along with the Technical Bid by all the bidders. In case, the EMD is paid through Physical Instrument such as Demand Draft/ Bank Guarantee/ FDR etc., the original Instrument shall be Submitted by the bidders not later than 48 hours? of last date of bid submission in the office of CAO, IIM



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		documents as specified in the RFP shall be scanned and up-loaded to the e-Tendering website within the period of bid submission. However, certified / original copy of all the scanned and up-loaded documents as specified in RFP shall have to be submitted by the Successful bidder.	copy of EMD uploaded shall be deposited by the successful bidders not later than 48 hours. Please Clarify.	Mumbai failing which the bid shall be rejected. Copy of certificate of work experience and other documents as specified in the RFP shall be scanned and up-loaded on the e-Tendering website within the period of bid submission. However, certified / original copy of all the scanned and up-loaded documents as specified in RFP shall have to be submitted by the Successful bidder.
10	Page No. 40	Conceptual Presentation	We understand the Conceptual Presentation to be submitted after evaluation of technical documents and not along with bid submission. Please clarify. ? Also if conceptual presentation to be submitted, please provide the site plan in auto cad format along with requirements.	Yes. It is to be submitted after evaluation of technical documents. The conceptual presentation shall be done only by the bidders who qualify the initial criteria of technical bid. The 70 marks out of total 100 marks for Technical bid is assigned to the initial qualification criteria and 30 Marks is allotted the conceptual design and presentation. Max 30 Marks The conceptual design and the presentation will be evaluated by a committee constituted by the Institute. Conceptual design and the



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
				Presentation will be evaluated for: 1) The conceptual presentation shall necessarily have a concept plan for the project site. 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 CoE campus. The evaluation shall be based on planning, design, 3D model / 3D walkthrough, use of smart concept in the projects etc. 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). Presentation (Knowledge of Building Byelaws & statutory requirements,



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
				Interpretation of Design concept and overall presentation).
Party No. 3				
11	RFP Schedule	General	With due respect, we submit that the stipulated EMD of ₹ 12,00,000 may be on the higher side for a Consultancy/Services engagement. We humbly request the Authority's kind consideration to rationalize the EMD amount to foster broader participation from qualified architectural firms, while maintaining the spirit of fair competition.	The Original Tender conditions shall prevail. Submission of Bank Guarantee of specified amount from any schedule banks are allowed (Gramin bank and cooperative banks not allowed) Format of Bank Guarantee is attached as Annexure I.)
12	RFP Schedule, Page No. 7	General	As per the RFP Schedule, the date for the technical presentation shall be informed later. We respectfully request the Authority to kindly indicate the expected notice period (number of days) that will be provided between the communication of the presentation date and the actual presentation, to allow adequate preparation and travel arrangements. A period of 6 weeks seems adequate for the task considering the emphasis laid down on the Architectural merit.	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations both in soft and hard copy to IIM Mumbai. The hard copies are required to be duly signed by the authorised signatory (ies). Please refer b). Bid Opening and Evaluation (page No. 41) for further clarifications. The date for technical presentation shall be informed separately which will be on a working day. A minimum of Two (2) Week time after the date of



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
13	As per Section-III, Scope of Works and Services, 6.	6 Statutory Approvals: Secure all necessary statutory approvals from relevant authorities as applicable. This includes preparing and submitting all required documentation, including drawings, materials, and models, and obtaining completion certificates. In cases where the project is located in another state, ensure compliance with the respective state authority or local body as necessary. The responsibility for obtaining these approvals rests with the consultant. This clause applies exclusively to the scope of work under building design and development.	As per Section-III, Scope of Works and Services, 6. Statutory Approvals; As this is EPC Contract, the Onus of approvals shall lie with the Contractor as the considerations of the Contractor may change the layouts, area statements. Etc. which may have implications on the approvals. However, the scope of Architectural Consultants may include proof checking the plans from the standpoint of all applicable statutory laws and codes as applicable and assistance, if required, in the preparation of the relevant drawing and documents.	intimation to the bidder shall be considered. All the Pre-Construction Stage approvals necessary to start the construction work are required to be taken by the Architect. During/ Post Construction Stage Statuary Approvals shall be in the scope of the EPC Contractor. Further, any Subsequent stage of any pre-construction approval if required to be taken during the Construction/ Post Construction stage, shall also be required to be obtained by the Architect. For Clarity, following NOC's/ approvals shall be obtained by the Architect: 1) Building Plans Approval from Local Bodies & Town Planning Department. 2) Environment Clearance including Environment Impact assessment studies, if any. 3) Fire NOC 4) Water & Sewerage NOCs 5) Tree Cutting permission 6) To assist EPC contractor in submission and getting Occupancy Certificate 7) Any other NOC/ Approval necessary to start the Construction work.



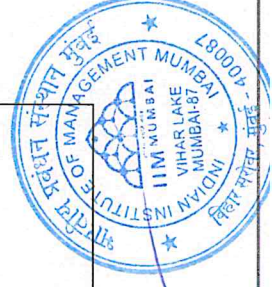
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
14	Section-III, Scope of Works and Services, 12.	12 Structural Analysis: Obtain proof consultant approval for structural analysis and design. Submit detailed design notes and philosophy to the Engineer-in-Charge. Proof checking of the structural design must be conducted only by an Institute of national importance, such as IITs. Fees for the proof checking will be reimbursed by the Institute, and the Consultant shall obtain prior approval for the same from the Institute.	As per Section-III, Scope of Works and Services, 12. Structural Analysis; As this is EPC Contract, the Contractor may change the structural drawings which makes the proof checking process void. However, the same process is considered again in the scope of the EPC Contractor (as mentioned on Pg.22, point no 7), maybe considering the scenario mentioned above. In this case, we fail to understand the rational of double proof checking, which will incur cost on the Institute too. Thus we request to consider proof-checking only in the scope of the EPC Contractor. We further request the Authorities to consider NITs also for proof checking considerations.	Agreed. This clause is deleted.
15	As per Section-III, Scope of Works and Services, 16.	16 Site Survey: Perform a topographical survey and assess vegetation, contours, existing services and constraints at the site for design and service augmentation. Reference drawings available with the	As per Section-III, Scope of Works and Services, 16. Site survey; As per the RFP's scope for Master/Layout Planning and associated site survey activities, we respectfully request the Authority to kindly clarify whether a detailed site	The topographical survey has not yet been done. Hence all the Surveys, Investigations necessary for preparation of Master layout plan / all type of architectural/MEP drawings including the local body / statutory approvals are in the scope of the bidder.



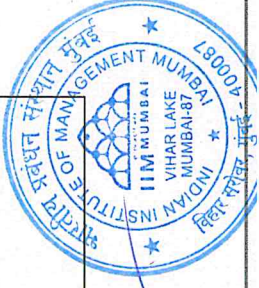
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		Institute shall be shared for preliminary insights, but all information must be verified through on-site evaluation.	survey drawing (including topographical features, existing vegetation, contours, utilities, and site constraints) will be provided by the Institute as a base document, as it will be required to develop the Concept drawings with the Architectural TOR outlined. Regardless, it is our understanding that the appointed Consultant is expected to carry out a fresh survey at their own cost as part of Stage1 deliverables. Please clarify. Additionally, please indicate the specific scale, format, and georeferencing requirements (if any) to be adopted for such survey drawings to ensure statutory and design compliance.	
16	With respect to SECTION IV – Evaluation process, Marking criteria table on Pg.38 :	The Applicant should have satisfactorily completed the similar Project (s)/Work(s) of the value as given below during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date	A. Please clarify what will be the pro rata criteria for a project if it has almost double the Cost of minimum criteria but it is at par in area with the minimum qualification criteria.	i) 100% marks shall be awarded for the works whose component cost of similar work is twice the minimum value specified in clause or Twice the minimum Built up Area specified in the clause. ii) 60% marks shall be awarded for the work satisfying the minimum value specified in the clause or the minimum Built up area specified in the clause



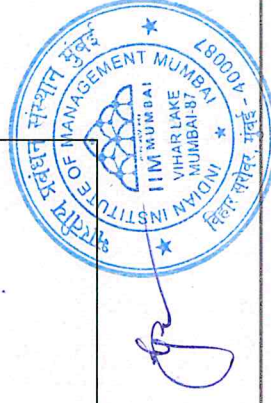
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		of submission of tenders shall also be considered. a) At least One Project/work of value not less than Rs.240 Cr. and/ or with Built up area of at least 48,000 sqm. or b) At least Two projects/works of value not less than Rs.180 Cr. each and/or with Built up area of at least 36,000 sqm each. or c) At least three projects/works, of value not less than Rs 120 Cr. each and /or with Built up area of at least 24,000 Sqm for each of the works. Similar works means: The Comprehensive Architectural and Engineering consultancy services for planning and design of Master Plan, buildings and MEP services of any mixed-use educational institute of Central Government / State Government / Central Government Public Sector		For the value falling between the minimum and Twice the minimum value, marks shall be awarded on a pro-rata basis. The value of work will be enhanced at the simple rate of 7% per annum for each completed year; calculated from the date of completion years to the previous day of last date of submission for bids in last 7 years.



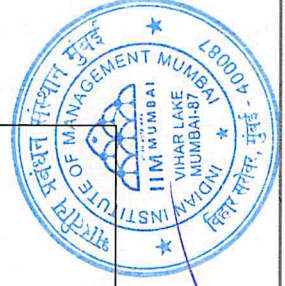
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		Undertaking / Government Autonomous bodies. (Clause no. 1.3.13) (i) Minimum Eligibility Criteria: - 60% Marks (ii) Twice the Minimum Eligibility Criteria: - 100% Marks In between (i) & (ii) –Marks on a prorata basis. (Max 15 Marks).		
17	SECTION – IV EVALUATION PROCESS, Page No. 35	Similar works means: The Comprehensive Architectural and Engineering consultancy services for planning and design of Master Plan, buildings and MEP services of any mixed-use educational institute of Central Government / State Government / Central Government Public Sector Undertaking / Government Autonomous bodies. (Clause no. 1.3.13)	B. Will private projects which qualify on all the parameters of Area and Cost shall be considered for marking?	No.
18	SECTION – IV EVALUATION PROCESS, Page No. 35	General	C. With reference to the marking Criteria clause stating that similar projects/works of the prescribed value completed	No Change. The Original Tender conditions shall prevail.



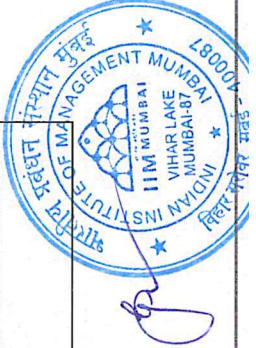
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
19	1.3 Eligibility, Page No. 4	The Applicant should have satisfactorily completed the similar Project (s)/ Work(s) of the value as given below during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date	during the last seven years (including those completed up to the previous day of the last date of submission) shall be considered, we respectfully request the Authority to kindly confirm whether ongoing govt. projects, for which a Letter of Acceptance (LOA)/Work Order has been issued and the Construction Tender has already been awarded or Construction has commenced, may also be considered towards meeting this criterion. This would enable inclusion of projects that have reached an advanced contractual stage and are committed for execution, thereby reflecting the bidder's current capability and relevant experience." D. Kindly consider completed projects for National Law Universities (established under an Act of Parliament/State Legislature and recognized under the UGC Act), meeting the minimum value threshold of ₹100 Crore and comprising comprehensive architectural and engineering consultancy services, under the ambit of	No Change. The Original Tender conditions shall prevail.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		of submission of tenders shall also be considered. a) At least One Project/work of value not less than Rs.240 Cr. and/ or with Built up area of at least 48,000 sqm . or a. At least Two projects/works of value not less than Rs.180 Cr. each and/or with Built up area of at least 36,000 sqm each. or b. At least three projects/works, of value not less than Rs 120 Cr. each and /or with Built up area of at least 24,000 Sqm for each of the works.	Clause 1.3.14 for additional weightage. We also wish to draw attention to the fact that projects for IIM Simaur (Tender Reference No.IIM/PUR/ARCHITECTURAL CONSULTANCY/33/2024-25) were considered under a similar provision in a recent tender, and request parity of treatment in this case. (Attached Screenshot of relevant Clause).	
20	SECTION – II TERMS AND CONDITIONS Page No. 12	4. Training and Competency: The Consultancy shall ensure that all personnel assigned to the COE Angul project are adequately trained and possess the necessary skills, qualifications, and experience to perform their roles effectively. This	E. As per the marking Criteria, the requirement specifies engagement of qualified Structural Engineer and MEP Engineer within the consulting team. We request the Authority to kindly confirm whether, in the case of an Architectural Consultancy firm that does not retain such professionals in-	The Bidder shall submit the CV of Structural Engineer and MEP Engineer with an Undertaking along with the Technical Bid.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		includes professionals like Architects, Structural Engineers, MEP Engineers etc. The CVs of all assigned personnel must be shared with the Institute for review and approval. Additionally, the Institute reserves the right to ask for replacement of any expert in the event of unsatisfactory performance. In such cases, the Consultant must appoint or replace the expert within seven (7) days of receiving communication from the Institute.	house, it will be acceptable to engage suitably qualified and experienced Structural and MEP Engineers as sub-consultants. In such case, we propose to submit an undertaking confirming their association with our firm for the duration of the project, along with their credentials and consent letters, to ensure full compliance with the RFP's technical requirements.	
21	SECTION - IV EVALUATION PROCESS page No. 40 6. Presentation by the bidders	Presentation by the bidders Marks to be allotted by Institute's evaluation committee /team based on presentation made by the Consultant. (Note- A hard copy of the presentation should be submitted)	F. "Presentation by the bidders" is allotted 25 marks, we humbly request the Authority's kind consideration to enhance the presentation weightage to at least 40 marks (thereby allocating higher sub-weights to technical parameters of the Concept proposal like Master planning, sustainability/GRIHA strategy, cost-effectiveness, etc.) so that the strongest design solution is objectively elevated in line with the RFP's design-excellence objectives.	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations to IIM Mumbai. Please refer b). Bid Opening and Evaluation (page No. 41) for further clarifications. The weightage for the presentation shall 30 Marks. (please refer modified clause at Sr. No. 10)



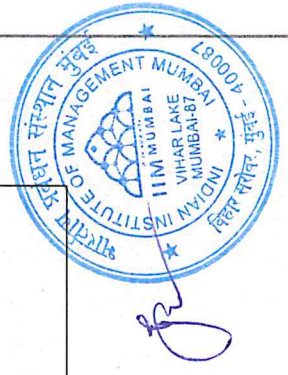
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
22	SECTION – IV EVALUATION PROCESS & Eligibility	With respect to Section I – Invitation of RFP, Sub-section 1.3 - Eligibility criteria 1.3.6 'The bidder should not have incurred loss in financial years in the preceding 05 financial years ending 31.03.2025.' and 1.3.7 'The bidding Architectural Firm should not have a negative financial balance in the last ten years. Certificate from the practicing Chartered Accountant.	As of now, technical capabilities and experience is carrying more weightage than the technical concept proposal itself. Further, please provide the contact details for site visit. SECTION – IV EVALUATION PROCESS, sub section 2. Evaluation/Selection process, a. Eligibility Criteria part 3. Financial Capability (page 34 and 35) of the table states that 'The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2025.'	The clause is modified as under - The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2025.
			Dear Sir/s, the above two clauses in Section I and Section IV are not in harmony with each other. We would request you consider only the clause mentioned in Section IV of Eligibility Criteria. This is more empathetic to Consultants whose only mode of Income is consultancy and as rightly asked in Clause 1.3.5. This is empathetic and reasonable from the standpoint that in the last 10 years the	



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			economy has gone through many hindrances, especially the pandemic and note ban which had considerable impact to the infrastructure sector and thus Architectural Consultancy. Furthermore, this is the standard clause as asked for by the CPWD and many other Central govt. agencies. (Find attached precedence i.e point C of attachment, as published by CPWD for IIT Indore with tender no IIT INDORE CPWD - NIT No. 09/EE&SM(C)-I/IPC/2025-26). Please do clarify the above and please do consider the request.	
23	With respect to SECTION – IV PROCESS, sub section 2.Evaluation/Selection process, a. Eligibility Criteria part 4.Net Worth and 5. SolvencyCertificate (page 34) of the table	Net worth: The bidder should submit a net worth certificate from the Chartered Accountant for Rs. 90 Lakhs Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate by a scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. Solvency certificate in Form 'B' or UDIN generated by Chartered accountant	4.1.1 Financial Information: Bidder should furnish the following financial information:Solvency certificate in Form 'B' or UDIN generated certificate by Chartered accountant.Dear Sir/s, the above two statements are not completely explaining the ask, as in the Table there is no 'OR' between 4 and 5, where as in the second statement it clearly mentions 'Solvency Certificate or Net worth.'Please do clarify.However, we would like	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.



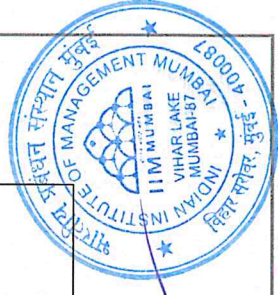
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
24	Page No. 8	Site Visit Mandatory Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment. They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.	to point out that both the items asked for has the same meaning i.e both are financial documents that proves the financial stability of an individual or entity. Thus we humbly request you to allow the bidder furnish any one of the two. Furthermore, this is the standard clause as asked for by the CPWD and many other Central govt. agencies. (Find attached precedence i.e point D of attachment, as published by CPWD for IIT Indore with tender no IIT INDORE CPWD - NIT No. 09/EE&SM(C)-I/IPC/2025-26). With respect to Mandatory Site visit, we request you to please consider Site Visit as an activity of the technical proposal part 2, which shall be binding upon the bidders who qualify the minimum eligibility criteria.	The Site visit may not be treated mandatory as during the presentation, the bidder shall be obviously compel to carry out the site visit to prepare the Conceptual designs.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
25	SECTION – IV EVALUATION PROCESS page No. 40 6. Presentation by the bidders	Presentation by the bidders Marks to be allotted by Institute's evaluation committee /team based on presentation made by the Consultant. (Note- A hard copy of the presentation should be submitted)	With respect to Marking Criteria proposed on Page 38-41, we would request you to reconsider the marking weightage assigned. As of now, 75 marks is assigned mostly to pre-qualification/past experiences or specific experiences and team composition and only 25 Marks of the actual technical proposal/design. Dear Sir/s, we would like to stress upon the fact that, the marking as of now is not commensurate to the impetus provided upon the design intent in general and as was mentioned in the PTM, the sensitivity to the site in particular. The marking as of now is biased towards past experiences which may obscure the thrust provided upon the need of a sensitive quality design. Thus we humbly request to reconsider the marking and suggest to revise the marking to 40:60, with 60 in favour of the actual design proposal so that the strongest design solution is objectively elevated in line with the RFP's design-excellence objectives. This will allow the	70 marks are assigned mostly to pre-qualification/past experiences or specific experiences and team composition and only 30 Marks of the actual technical proposal/design. Max 30 Marks The presentation will be evaluated by a committee constituted by the Institute. Conceptual Presentation 1) 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 CoE campus. The evaluation shall be based on planning, design, 3D model / 3D walkthrough, use of smart concept in the projects etc. c) Master Planning and zoning (cost effectiveness, site utilization, site orientation, Landscape blending with existing profiles, Economical design of buildings and services). d) Design Concept Planning



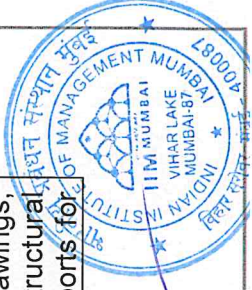
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			assessors to assess the design from many standpoints like efficiency of structural systems, lighting, ventilation, green features, layouts, services, aesthetics, functional efficiency, sustainability etc. Further, this will allow a level playing field for all firms who has already qualified the minimum threshold of pre-qualification. The marking as of now has a deeper ramification, as in the overall QCBS, the marking as it stands has a weightage of 52.5 Marks for Prequalification and office composition etc. and only 17.5 Marks on the actual design. As, the financials of only 3 participants will be evaluated, there is much possibility that a very strong design may lose out due to less weightage provided on marks. This would be a great injustice to the vision which is laid out in the preamble of the RFP. Regardless, we would request you to consider awards awarded to Public buildings like convention center, auditoriums,	(Aesthetics, Environmental considerations, use of new technologies, use of innovative architectural features). Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			museums etc. in marking for the awards.	
Party No. 4				
26	Clause 1.3.5, page no. 5 of Tender Notice	The Bidder should have a minimum average annual turnover of Rs. 3 Crores for Design Consultancy works in last 3 (three) consecutive financial years (exclusively from design and consultancy services) over the preceding three audited Financial Years ending 31.03.2025. The Turnover in PMC shall not be considered.	Request you to accept provisional Turnover Certificate of 2024-25. Or Accept Average Annual Turnover for financial year 2021-22, 2022-23 & 2023-24.	The bidder is allowed to submit provisional Annual Turnover for financial year 2024-25.
27	Clause 1.3.9 Page No. 5 of Tender Notice	The bidding Architectural Firm should have won one or more National/International level awards for the similar project from an organization/institute of high repute.	Read As -The bidding Architectural Firm should have won one or more National/International level awards for any project from an organization/institute of high repute. (Request you to Remove Similar in above clause.)	The Original Tender conditions shall prevail.
28	Clause 1.3.10 Page No. 5 of tender Notice	The bidder must have completed office/commercial buildings including associated MEP services along with the incorporation of Green Building Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold rating	The bidder must have completed office/commercial buildings/ Institutional Buildings including associated MEP services along with the incorporation of Green Building guidelines. Experience of designing minimum of GRIHA 4 Star or equivalent IGBC Gold	The clause is modified as under - The bidder as single entity or in Joint venture must have completed at least one work of providing Architectural and Engineering services including MEP Services for any office/ commercial/ Institutional buildings



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		or above building. The bidders who has not done any Green Building/IGBC Project are not eligible.	rating or above building. The bidders who has not done any Green Building/IGBC Project are not eligible. (Request you to add Institutional Buildings also in above clause.)	with at least GRIHA 4/ IGBC Gold rated building.
29	Clause 2.5.18 Page No. 11 of Tender Notice	Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment. They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.	Kindly provide Google location of the site for site visit	GPS Co-ordinates of site- 20°54'24.3"N 84°48'34.4"E Address – Village Katada, Tahsil – Chhendipada, District Angul, Odisha .Angul -Sambalpur highway near (32 Km away from Angul, landmark Mahavir Dhaba). Contact Details - Mr. Manoranjan Panda 7894162361.
Party No. 5				
30	page no 19, clause 4, Clause 5	SECTION – III SCOPE OF WORKS AND SERVICES	Please mention the Mode of EPC construction - EPC-1,2 or 3. The scope talks about drawings and details up to Tender Stage but in page no 19, clause 4, it has mentioned up to conceptual drawings and details. Tender drawing cannot be the set of conceptual drawings; these	The work shall be done under - EPC Mode-II Under the Engineering, Procurement, and Construction (EPC) Mode-II framework, the Architectural Consultant shall be responsible for the preparation and delivery of a comprehensive conceptual design, Detailed Architectural Drawings, Schedule of Finishes, Structural GADs and Design Basis Reports for



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			shall be GFC drawings. So please clarify the same. In Clause 5 (Role of the Consultant) talks about all the detail drawings and documents including Structural, MEP etc. all.	Civil, MEP works for the project. This includes the development of tender drawings and all relevant design documentation necessary to guide detailed engineering and execution by the EPC contractor. Conceptual Design Development: The consultant must prepare a well-integrated and detailed conceptual design that addresses all architectural, functional, and aesthetic aspects of the project in alignment with the project brief and site conditions. Submission of Editable Design Files: Upon finalization of the conceptual design, the consultant is required to submit all related documents—including drawings, models, specifications, and reports—in editable digital formats (e.g., .dwg, .rvt, .docx, .xlsx). These shall be submitted to the Institute to ensure ease of integration, modification, and further development by the EPC contractor. Compliance and Standards: The submitted design package must comply with applicable codes, standards, and the technical requirements defined by the Institute.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
				It should be sufficient to enable the EPC contractor to proceed with detailed design, procurement, and execution without ambiguity.

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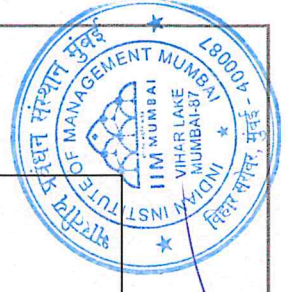
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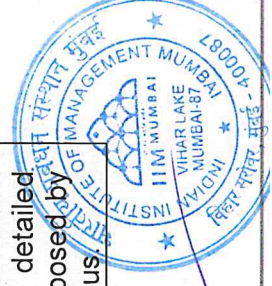
31	page 22, para 7,	7. The Consultant shall assist the Institute in obtaining detailed structural proof-checking of all buildings and structures designed by the EPC Contractor. This shall include coordinating with reputed institutes or agencies, as identified by the Institute, for structural vetting. The Consultant shall review and facilitate the submission of all necessary drawings, reports, and design documents to the designated vetting agency and provide technical support during the vetting process.	Again in page 22, para 7, it has been said that detail structural design and drawings will be prepared by the contractor. We need to provide assistance in the vetting process. These instructions are contradicting. So, please clarify the scope.	Review and Facilitation The Consultant shall review all structural/ MEP/ Shop Drawings, reports, and design documentation submitted by the EPC Contractor to ensure completeness and compliance against the Architectural drawings before forwarding them to the designated vetting/ Proof Checking Agency. The Consultant shall also facilitate timely submission and communication between the EPC Contractor, the vetting agency, and the Institute. Technical Support During Vetting During the proof-checking process, the Consultant shall provide necessary technical assistance, clarifications, and follow-ups to support efficient and effective vetting. The Consultant will also assist in reviewing comments or recommendations from the vetting agency and coordinating compliance by the EPC Contractor. Cost Responsibility All charges and expenses related to the structural proof-checking, including those levied by the third-party vetting agency, shall be borne by the EPC Contractor. The Consultant
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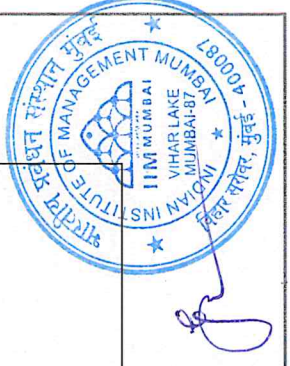
shall ensure that this process is executed in alignment with the project timelines without causing delay to the EPC scope.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
32	Page no 27,	Category B: Comprehensive Architectural & Engineering Services	Page no 27, Category B: Comprehensive Architectural & Engineering Services - request you to put the time line as T+60 days. Followed by corresponding changes in further time-lines. Shall the 'technical bid submission' on 01.09.2025 also include concept design proposal? Please confirm. If Yes, we need to have the detail programme brief, Site survey plan (marking the location of the current development, soil data (if any), etc. and we also request for an extension of the date of submission for another 3 weeks.	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations to IIM Mumbai. Please refer b). Bid Opening and Evaluation (page No. 41) for further clarifications. The Site visit may not be treated mandatory as during the presentation, the bidder shall be obviously compelling to carry out the site visit to prepare the Conceptual designs. The final date for bid submission is extended till 11.09.2025 15.00 Hrs. Max 30 Marks The presentation will be evaluated by a committee constituted by the Institute. Conceptual Presentation 1) 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 CoE campus.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
				The evaluation shall be based on planning, design, 3D model / 3D walkthrough, use of smart concept in the projects etc. e) Master Planning and zoning (cost effectiveness, site utilization, site orientation, Landscape blending with existing profiles, Economical design of buildings and services). f) Design Concept Planning (Aesthetics, Environmental considerations, use of new technologies, use of innovative architectural features). Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).
Party No. 6				
33	Clause 1.3.1 on page 3 of RFP	The Applicant shall be an individual Architect, a proprietary firm of Architects or a partnership firm or company registered under Companies Act. The consultancy firm / company must be registered and	We request to kindly allow Joint Venture/Consortium.	The Original Tender conditions shall prevail.



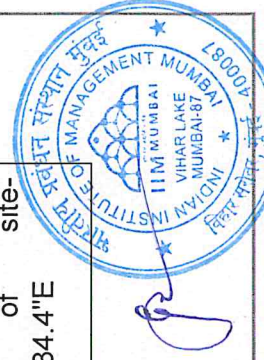
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		incorporated in India under relevant clauses of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since the last 15 financial years ending with 31.03. 2025. No joint venture or consortium of firms is allowed.		
34	Clause 1.3.12 on page 4 and S. No. 1 on page 38 of RFP	Similar works means: The Comprehensive Architectural and Engineering consultancy services for planning and design of Master Plan, buildings and MEP services of any mixed-use educational institute of Central Government / State Government / Central Government Public Sector Undertaking / Government Autonomous bodies.	We request to kindly consider Mixed-use/ Govt. Office Buildings/Hospital Buildings/Medical Colleges/ Commercial Buildings also under this clause.	The original Tender conditions shall prevail.
35	Clause 1.3.14 on page 4 and S. No. 2 on page 38 of RFP	The works carried out for any IIT/IIM/NIT/AIMS etc. with a minimum value of Rs. 100 Cr. Either as part of above criteria or through a separate contract shall be given weightage.	We request to kindly consider Govt. Medical Colleges/Important Govt. Buildings also under this clause.	No Change. The Original Tender conditions shall prevail.
36	Clause 1.3.9 on page 4 and S. No. 7 on page 39 of RFP	The bidding Architectural Firm should have won one or more National/International	We understand that projects won in design competition and project awarded to the	It is modified as Under The bidding Architectural Firm should have won one or more



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		level awards for the similar project from an organization/institute of high repute.	consultant shall also be considered. Request to kindly confirm the same.	National/International level awards for the similar project. Awards shall be from recognized design competitions or prestigious institutions/organizations of high repute, either in India or internationally. Only those awards that resulted in the actual award of the project to the Architectural Firm will be considered valid under this criterion. The firm must provide documentary evidence, including the name of the awarding body, nature of the award, year received, and proof of project commissioning. This condition is desirable & not mandatory.
37	S. No. 2 on page 40 of RFP	Architect: M. Arch with more than 10 years of Experience and must have handled large projects. Should be registered with the Council of Architects.	We request to kindly consider B. Arch with more than 12 years of Experience and must have handled large projects also under this clause.	The Original Tender conditions shall prevail.
38	S. No. 5 on page 40 of RFP	MEP Engineer: Graduate in Mechanical or Electrical Engineering having 10 years of experience in the same field.	We understand that Graduate in Electronics and Communication Engineering OR Graduate in Electrical and Electronics Engineering shall also be considered.	Yes, graduates in Electronics and Communication Engineering (ECE) or Electrical and Electronics Engineering (EEE) may also be considered, provided they have a minimum of 10 years of relevant experience.



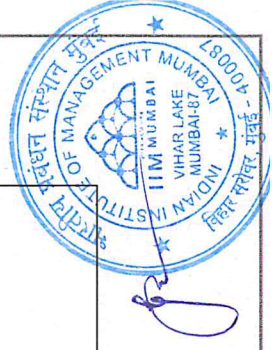
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			Request to kindly confirm the same.	specifically in the Mechanical, Electrical, and Plumbing (MEP) field. However, the candidate's experience must clearly demonstrate substantial involvement in MEP design, coordination, and execution in building/infrastructure projects.
39	S. No. 6 on page 40 of RFP	Presentation by the bidders: Marks to be allotted by Institute's evaluation committee /team based on presentation made by the Consultant. (Note- A hard copy of the presentation should be submitted)	We understand that presentation is not required at the bidding stage and it has to be submitting at the time of presentation. Request to kindly confirm the same.	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations to IIM Mumbai. Please refer b). Bid Opening and Evaluation (page No. 41) for further clarifications. The weightage for the presentation shall 30 Marks. (please refer modified clause at Sr. No. 10)
40	S. No. 6 on page 40 of RFP	Presentation by the bidders: Marks to be allotted by Institute's evaluation committee /team based on presentation made by the Consultant. (Note- A hard copy of the presentation should be submitted)	We request that kindly provide the Site Layout Plan, Topographical Survey drawings in AutoCAD format to develop the master plan. Also, accommodation matrix may please be provided to develop the conceptual design. We understand that sufficient time shall be given to the bidders to develop the conceptual design after the intimation of presentation date. Request to kindly confirm and provide the same.	The Site visit may not be treated mandatory as during the presentation, the bidder shall be obviously compel to carry out the site visit to prepare the Conceptual designs. GPS Co-ordinates of site- 20°54'24.3"N 84°48'34.4"E



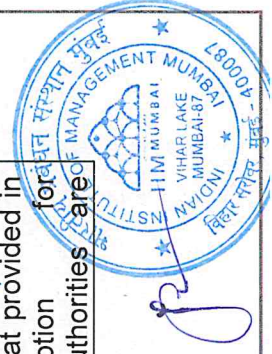
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
41	Schedule on page 8 of RFP	Site Visit: Mandatory	We request that the site visit shall not be mandatory at the time of bidding and it can be conducted before presentation. Also, we request to kindly provide Google Coordinates of the site location for better understanding of the project and site.	Address – Village Katada, Tahsil – Chhendipada, District Angul, Odisha .Angul -Sambalpur highway near (32 Km away from Angul, landmark Mahavir Dhaba). Contact Details - Mr. Manoranjan Panda 7894162361.
42	Earnest Money (in Rs.) on page 1 of RFP	Rs. 12,00,000/- (Refundable) in the form of Banker's cheque or Demand draft or fixed deposit receipt of a schedule bank	We request that kindly allow Bank Guarantee also and provide the format for the same.	Format of Bank Guarantee is attached as Annexure I.
43	Important Dates on page 1 of RFP	Last date and time of submission of financial & Technical bid: 01.09.2025 upto 15:00 Hrs	We request to kindly provide extension of two weeks after uploading of replies of Prebid queries to prepare a comprehensive and quality proposal.	The final date for bid submission is extended till 11.09.2025 15.00 Hrs.
Party No. 7				
44	Criteria Page No-39	The Applicant should have satisfactorily completed the similar Project (s)/ Work(s) of the value as given below during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date of submission of tenders	Please Clarify for 100% (15 Marks) for twice of value of One Project of value Rs.240 Cr. and/or with Built up area of at least 48,000 sqm.	i) 100% marks shall be awarded for the works whose component cost of similar work is twice the minimum value specified in clause or Twice the minimum Built up Area specified in the clause. ii) 60% marks shall be awarded for the work satisfying the minimum value specified in the clause or the minimum Built up area specified in the clause.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		shall also be considered. a) At least One Project/work of value not less than Rs.240 Cr. and/ or with Built up area of at least 48,000 sqm. or b) At least Two projects/works of value not less than Rs.180 Cr. each and/or with Built up area of at least 36,000sqm each. or c) At least three projects/works, of value not less than Rs 120 Cr. each and /or with Built up area of at least 24,000Sqm for each of the works. Marking Criteria: (i) Minimum Eligibility Criteria: - 60%Marks (ii) Twice the Minimum Eligibility Criteria: - 100% Marks In between (i) & (ii) –Marks on a prorata basis. (Max 15 Marks).		For the value falling between the minimum and Twice the minimum value, marks shall be awarded on a pro-rata basis. The value of work will be enhanced at the simple rate of 7% per annum for each completed year; calculated from the date of completion years.to previous day of last date of submission for bids in last 7 years.
45	Criteria Page No-39	Having Project Experience for any IIT/IIM/NIT/AIMS etc. with a minimum value of Rs. 100 Cr. Either as part of above criteria or through a separate contract etc. (Clause no. 1.3.14)	Having Project Experience for any IIT/IIM/NIT/AIMS/ State Govt. similar project etc. with a minimum value of Rs. 100 Cr. Either as part of above criteria or through a separate contract etc.	No Change. The Original Tender conditions shall prevail.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
46		General	Request to kindly extend the last date of submission of bid by At least 15 days.	The final date for bid submission is extended till 11.09.2025 15.00 Hrs.
Party No. 8				
47	Invitation of clause No. 1.3.11 – Page No. 4	The bidder shall submit a duly Signed Solvency Certificate of value not less than Rs.1.6 Cr from a scheduled bank.	Kindly accept the common Solvency Certificate for this clause.	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.
48	SECTION – III OF WORKS AND SERVICES, Clause No. 2, Page - 18	Scope of work	With respect to the scope of work and project information, the RFP document doesn't provide the location map and plot area of the project. Kindly provide us the same.	GPS Co-ordinates of site- 20°54'24.3"N 84°48'34.4"E Address – Village Katada, Tahsil – Chhendipada, District Angul, Odisha .Angul -Sambalpur highway near (32 Km away from Angul, landmark Mahavir Dhaba). Contact Details - Mr. Manoranjan Panda 7894162361.
49	ONLINE BIDSUBMISSIONDETAILS, PointNo. 5, Page 48Point 1, Page No.5	"The physical EMD shall be deposited by me / us with the Authority inviting the RFP, in case I / we become the lowest bidder, within a week of the opening of financial bid, otherwise, department may reject the bid and also take action to debar me / us	Sir, as per CVC guidelines if the Consultant is selected bidder for the project and has submitted the Performance Bank Guarantee (PBG) for the project then, in that case, the consultant is not required to submit the Earnest Money Deposit (EMD) once the PBG is	EMD SubmissionAll bidders are required to submit the Earnest Money Deposit (EMD) along with their bid documents. The EMD can be submitted in the form of: Demand DraftBanker's Cheque/NEFTBank Guarantee (as per format provided in Annexure 1)Exemption MSME/MSE Biddersauthorities are



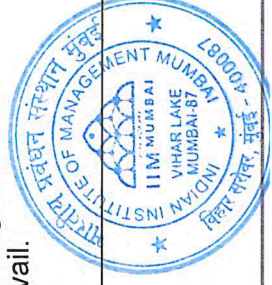
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		from bidding in any form in COE Angul (Odisha). Successful bidders shall be required to submit a performance guarantee. In case of failure by the Bidder/Agency to supply the performance guarantee within the specified period, full earnest money will be forfeited, and the RFP shall be treated as void. The performance guarantee shall be initially valid up to the time for completion of project/work under consideration plus 06 (Six) Months beyond. Further the agency is required to renew the performance guarantee, in case of an extension of the work. EMD exemption will be allowed for MSMEs and MSEs registered firms as per govt. circular. (Documentary proof is to be submitted by the bidder).	submitted. Also, per the RFP document, Page No. 5, Point No. 2 "EMD exemption will be allowed for MSMEs and MSEs registered firms as per govt. circular." Accordingly, it appears that consultants registered under MSME are exempted from submission of EMD. In view of this and the fact that the Performance Bank Guarantee (PBG) shall be submitted, we request you to kindly clarify whether the consultant is still required to submit the EMD?	exempted from submitting the Earnest Money Deposit (EMD), subject to the following conditions: The bidder must submit valid registration certificates (e.g., Udyam Registration, NSIC Certificate) along with the bid documents. The exemption is applicable only for EMD. However, no exemption shall be granted for the Tender Fee. All participating bidders, including MSMEs/MSEs, are required to submit the non-refundable Tender Fee as specified in the tender document. Release of EMD Upon award of the work, the L1 bidder (successful bidder) shall be required to submit a Performance Guarantee in the prescribed format and within the stipulated timeline. After submission and acceptance of the Performance Guarantee by the Institute, the EMDs submitted by all participating bidders, including the L1 bidder, shall be released.
Party No. 9				
50	Page No. 04 Point No. 1.3.5	The Bidder should have a minimum average annual Turnover of Rs. 3.00 Crores for design and Consultancy	Our audited balance sheet for the financial year ending 31.03.2025 is currently under process, we request you kindly	The bidder is allowed to submit provisional Annual Turnover for financial year 2024-25.



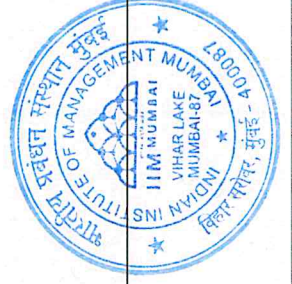
Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		work in last 3 (Three) Consecutive financial Years (exclusively from design and consultancy services) over the preceding three audited financial year ending 31.03.2025.	consider FY 2021-22, FY 2022-23 and FY 23-24 instead of Including FY 2024-25. As per standard practice followed by PSU's the turnover eligibility is typically set as 30% of Our consultancy fees put to tender. We request that the current turnover requirement of Rs. 3.00 Cr be amending accordingly.	
51	Page No. 4 Point No. 1.3.9	The bidding Architectural Firm should have won one or more National/ International level awards for the similar project from an organization /institute of high repute	We request this condition be waived. This specific requirement may disqualify many competent architectural firm that have successfully completed institutional Projects of similar nature but have not received formal national of international awards.	It is modified as Under - The bidding Architectural Firm should have won one or more National/International level awards for the similar project. Awards shall be from recognized design competitions or prestigious institutions/organizations of high repute, either in India or internationally. Only those awards that resulted in the actual award of the project to the Architectural Firm will be considered valid under this criterion. The firm must provide documentary evidence, including the name of the awarding body, nature of the award, year received, and proof of project commissioning.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
52	Page No. 4 Point No. 1.3.11	The Bidder shall submit a duly signed solvency certificate of value not less than Rs. 1.6 Cr from a scheduled bank.	We request this condition be waived. In practice, most of government departments accept either a bank solvency certificate or a Net Worth Certificate issued by a Chartered Accountant. We therefore request that the clause be amended to allow submission of either a bank solvency of not less than Rs. 1.6 Cr or Net Worth Certificate of Equivalent value, duly certified by Chartered Accountant.	This condition is desirable & not mandatory. Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net worth certificate is not required to be submitted.
Party No. 10				
53	Page Clause no. 1.3.5 4	The Bidder should have a minimum average annual turnover of Rs. 3 Crores for Design Consultancy works in last 3 (three) consecutive financial years (exclusively from design and consultancy services) over the preceding three audited Financial Years ending 31.03.2025. The Turnover in PMC shall not be considered.	For projects of this magnitude, the criteria for annual turnover is on lesser side. Please consider raising it to 10 crores considering the high value projects in general	The original tender conditions shall prevail.
54	Page 4 Clause no. 1.3.12	The Applicant should have satisfactorily completed the similar Project (s)/ Work(s) of the value as given below	We understand that educational institute of Central Government / State Government / Central Government Public Sector	The original tender conditions shall prevail.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
		during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date of submission of tenders shall also be considered.a) At least One Project/work of value not less than Rs.240 Cr. and/or with Built up area of at least 48,000 sqm; ora. At least Two projects/works of value not less than Rs.180 Cr. each and/or with Built up area of at least 36,000 sqm each. orb. At least three projects/works, of value not less than Rs 120 Cr. each and /or with Built up area of at least 24,000 Sqm for each of the worksSimilar works means: The Comprehensive Architectural and Engineering consultancy services for planning and design of Master Plan, buildings and MEP services of any mixed-use educational institute of Central Government / State Government / Central	Undertaking / Government Autonomous bodies means that the project is awarded to Contractor/Builder and comprehensive Architectural and Engineering consultancy services for planning and design is undertaken by the bidding Architect	



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
55	Page 4 Clause no. 1.3.14	Government Public Sector Undertaking / Government Autonomous bodies. The works carried out for any IIT/IIM/NIT/AIMS etc. with a minimum value of Rs. 100 Cr. Either as part of above criteria or through a separate contract shall be given weightage.	We request that weightage for earlier completed project at a simple rate of 7% per year be allowed.	No Change. The Original Tender conditions shall prevail.
Party No. 11				
56	Page no. 34		It is requested to not restrict in the criteria of "The proprietor, the lead partner, or director of a firm must be registered with the COA or Any Architect on the Pay roll of the Bidding firm having experience more than 20 years having registration with COA". MITES is a global leading engineering consultancy govt. organization having in-house architectural expertise in respect of manpower as well as relevant credentials apart other domain capabilities. Hence, we assure from you to provide sufficient CV's of in-house employees having Graduation Architecture Degree in and registered with Indian Council of Architecture	The proprietor, the lead partner, or director of a firm must be registered with the COA or Any Architect on the Pay roll of the Bidding firm having experience more than 20 years having registration with COA.
57	Section IV Eligibility criteria no. 2 Page no. 34-35		It is requested to not restrict the similar works criteria solely to any mixed-use educational	The original Tender conditions shall Prevail



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			institute, however any large building infrastructure projects related Institutional/Residential/Railway Stations/Airports/ Govt. Buildings may also be considered under the "similar work" criteria. to It is also requested to consider the ongoing works also.	
58	General		various Central/ State Govt./ PSU Departments of Govt. of India, to arrive at the current cost for the eligible projects completed in past, an escalation of simple interest @7% on the completed cost of project is being considered.	i) 100% marks shall be awarded for the works whose component cost of similar work is twice the minimum value specified in clause or Twice the minimum Built up Area specified in the clause. ii) 60% marks shall be awarded for the work satisfying the minimum value specified in the clause or the minimum Built up area specified in the clause. For the value falling between the minimum and Twice the minimum value, marks shall be awarded on a pro-rata basis. The value of work will be enhanced at the simple rate of 7% per annum for each completed year; calculated from the date of completion years to the previous day of last date of submission for bids in last 7 years.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
59	General		In support of above queries, it is requested to extend the bid submission date by minimum two weeks to enable firms for submission of requisites.	The final date for bid submission is extended till 11.09.2025 15.00 Hrs.
Party No. 12				
60	Page 40, Point No. 2:	Architect – M. Arch with more than 10 years of experience and must have handled large projects. Should be registered with the council of architecture.	We request you to consider Architect with bachelor's degree as well with more experience and modify the clause as below: Architect – M. Arch with more than 10 years of experience or B. Arch with more than 15 years of experience and must have handled large projects. Should be registered with the council of architecture.	The original tender conditions shall prevail
61	Page 40, Page No. 3:	Structural Engineer – Graduate with 10 years of experience and must have handled large projects. 1 No. – 1.5 Marks 1 No. Post Graduate in structural Engineering – 3 Marks	This is a specialized job and hired on requirement basis, not all consultants have them on their rolls. So, we request you to kindly consider the consultants as well or we can hire them when project is awarded to us.	The original tender conditions shall prevail
Party No. 13				
62	General	General	Our query is Whether we can consider the experience of our Associate (Foreign Company) and the financial of Associate	The original tender conditions shall prevail.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
			company to qualify for this project.	
Party No. 14				
63	The client for Information Schedule page no. 7	Site Visit Mandatory Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment. They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.	We humbly request the client to provide the exact coordinates of the site location for better clarity & understanding	The conceptual Presentation shall be presented by the technically qualified bidder in front of the committee nominated by the director IIM Mumbai. After the presentation all the participants who have participated in the presentation shall submit their respective presentations to IIM Mumbai. Please refer b). Bid Opening and Evaluation (page No. 41) for further clarifications. The weightage for the presentation shall 30 Marks. (please refer modified clause at Sr. No. 10)
64	Section IV, Evaluation Marking criteria, marks assigned out of 100 S. No. 6, Presentation by the bidders, Page 40	Conceptual Presentation	We kindly request the client to clarify when the hard copy of the presentation is to be submitted- whether along with the technical proposal or following a separate call for presentation. Additionally, we request the client to provide the consultant with the technical parameters/details of the project to facilitate the preparation of the presentation and to ensure better understanding of the project.	The Site visit may not be treated mandatory as during the presentation, the bidder shall be obviously compel to carry out the site visit to prepare the Conceptual designs. GPS Co-ordinates - 20°54'24.3"N 84°48'34.4"E Address - Village Katada, Tahsil - Chhendipada, of district Angul, Odisha Angul Sambalpur highway near (32 Km away from Angul, landmark mahavir dhaba).



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
65	Section IV, Evaluation Process Marking criteria, marks assigned out of 100 Page 38 to Page 40 - Total Marks Assigned 100	General	This may kindly be clarified and considered Upon careful review of the marks allocated under each criterion, we have noted that the total maximum marks add up to only 95, instead of 100. In this regard, we kindly request the client to review and revise the marking criteria so that the total maximum marks assigned equal 100. This may kindly be considered.	Contact Details - Mr. Manoranjan Panda 7894162361. The weightage for the presentation shall 30 Marks. (please refer modified clause at Sr. No. 10)
66	The client for information schedule Page 7	General	We kindly request the client to extend the bid submission due date by at least one week from the date of publishing the response to the pre-bid queries, to allow adequate time for preparation of the proposal. This may kindly be considered.	The final date for bid submission is extended till 11.09.2025 15.00 Hrs.
Party No. 15				
67	Page No. 4 Point No. 1.3.11	The bidder shall submit a duly Signed Solvency Certificate of value not less than Rs.1.6 Cr from a scheduled bank.	Getting a solvency certificate from bank would incur additional cost at this bidding stage while these are required for Contractor. For consultants many Govt. organisation do accept Net worth certificate	Solvency Certificate: The bidder shall submit Duly Signed Solvency Certificate issued by a Nationalized/ Scheduled bank indicating an amount equal to or not less than Rs.1.6 Cr. However, Net



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
68	1.3.12	FORM 'D' PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM- 'C'	issued by CA. Request you to consider net worth certificate by CA instead of Bank solvency. The time available to get new certificates as per the format shared is less. Please allow us to share the existing certificate with additional information as self-attested as sought in the RFP.	worth certificate is not required to be submitted. The Bidders may submit performance certificates as per Form 'D' – Performance Report of Works Referred to in Form 'C'. However, They are allowed to submit existing certificate issued by the client (Issuing officer shall not be below the rank of executive engineer) duly notarized which must clearly include all relevant information as specified in Form 'D' – Performance Report of Works Referred to in Form 'C' of the tender document. IIM Mumbai may get the above all certificates verified from the client & any wrong information provided will lead to disqualification of the bidder at any stage of the project.
69	3B	Client Approval: All key deliverables and milestones must be submitted to the Institute for review and approval. The Consultant shall address any feedback or revisions required by the Institute promptly and comprehensively. Institute reserves the right to go for PEER review of all	Request all the PEER Review / Proof checking fee be paid by Client.	The fees for the Peer Review of architectural drawings shall be included in the scope of the Project Management Consultant (PMC). The bidder has to carry out all the changes as suggested by the Peer Review Consultant & agreed by the PMC/IIM Mumbai without any additional cost. Separately, the fees for Structural Proof Checking shall be included in the scope of the Contractor.



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
70	General	Defect Liability	Defects liability clause are generally applicable to contractors and not consultants. Request to please reconsider.	The original tender conditions shall prevail.
71	4 (Page 27)	Completion/Occupancy Certificate	As the EPC contractor will be responsible for detail engineering drawings and execution the Completion certificate from Authorities should be part of EPC contractor.	The Original Tender conditions shall prevail. All the Pre-Construction Stage approvals necessary to start the construction work are required to be taken by the Architect. During/ Post Construction Stage Statuary Approvals shall be in the scope of the EPC Contractor. Further, any Subsequent stage of any pre-construction approval if required to be taken during the Construction/ Post Construction stage, shall also be required to be obtained by the Architect. For Clarity, following NOC's/ approvals shall be obtained by the Architect: 1) Building Plans Approval from Local Bodies & Town Planning Department. 2) Environment Clearance including Environment Impact assessment studies, if any. 3) Fire NOC 4) Water & Sewerage NOCs 5) Tree Cutting permission



Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
				6) To assist EPC contractor in submission and getting Occupancy Certificate. 7) Any other NOC/ Approval necessary to start the Construction work.

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