



भारतीय प्रबंध संस्थान इंदौर INDIAN INSTITUTE OF MANAGEMENT INDORE

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453556 (M.P.),
India

Ph. 0731-2439620, Email: projectdept@iimidr.ac.in

E-Tender Notice No.
IIMI/Project/03/2025/168 File No.513

तकनीकी व्यावसायिक प्रक्रिया
TECHNO COMMERCIAL PROPOSAL

For the Design & Build Contract of
“Renovation & Refurbishing of Director’s
Secretariat at IIM Indore (Re-Tender)”

Sd/-
Tender Inviting Authority

प्रमाणित किया जाता है कि एनआईटी दस्तावेज़ में क्रमिक रूप से 1 से 76 तक 76 पृष्ठ हैं
Certified that the NIT Document contains 76 pages serially numbered from 1 to 76

भारतीय प्रबंध संस्थान इंदौर
INDIAN INSTITUTE OF MANAGEMENT INDORE
अनुक्रमणिका INDEX

क्रमांक Sr. No.	विवरण Contents	पृष्ठ क्र Page No.
	ई - निविदा आमंत्रण सूचना Notice Inviting e-Tender	
A	महत्वपूर्ण घटनाओं / गतिविधियों की अनुसूची Schedule of Important Events / Activities	3
B	सीपीपीपी के माध्यम से ऑनलाइन बोली जमा करने के लिए दिशानिर्देश Guidelines for Online Bid Submission through CPPP	8
C	अन्य जानकारी और नियम और शर्तें Other information and terms & conditions	11
D	पात्रता मानदंड, मूल्यांकन और ठेकेदार का चयन Eligibility Criteria, Evaluation and Selection of Contractor	13
E	अपलोड किए जाने वाले दस्तावेजों की सूची List of Documents to be uploaded	16
F	टेंडरर को सामान्य निर्देश General Instructions to tenderers	17
G	भुगतान की शर्तें Terms of Payment	19
H	सुरक्षा कोड Safety Codes	20
I	अग्नि सुरक्षा Fire Safety	25
J	इंटीग्रिटी पैक्ट Integrity Pact	26
K	अनुबंध Agreement	32
L	अनुबंध की सामान्य स्थिति General Condition of Contract	35
M	अनुसूचियों का प्रोफार्मा Proforma of Schedules	36
N	अनुबंध की विशेष शर्तें Special Conditions of Contract	39
O	विभिन्न रूपों / प्रमाण पत्रों के लिए प्रारूप Formats for Different Forms/Certificates	45
P	कार्य का दायरा, तकनीकी विनिर्देश, और अनुमोदित निर्माता Scope Of Work, Technical Specifications & Approved Makes	50
Q	वित्तीय बोली Financial Bid	76

Dated: March 29, 2025

NOTICE INVITING E-TENDER

Director, Indian Institute of Management Indore invites online bids in two bid system (i.e., Technical bid & Financial bid) from the eligible contractor firms/ agency/ enterprise for the Design & Build Contract of “Renovation & Refurbishing of Director’s Secretariat at IIM Indore (Re-Tender)”. Details are as follows:

A.	महत्वपूर्ण घटनाओं / गतिविधियों की अनुसूची Schedule of Important Events / Activities
-----------	--

A.1 बोली से संबंधित जानकारी Information Related to Bid

A.1.1	एन आई टी न. : आई. आई. एम. आई./परियोजना/03/2025/168 फ़ाइल न.513 NIT No.: IIMI/Project/03/2025/168 File No.513	
A.1.2	About the Institute	<p>The Indian Institute of Management Indore (IIM Indore) was established by the Government of India as an institute of excellence in higher education. Founded in 1996 as part of the second generation of IIMs, it is the sixth institute in the family of state-supported management schools.</p> <p>The IIM Indore campus is situated on Rau-Pithampur Road, approximately 25 km from the city center. As an institution committed to ethical practices, we uphold transparency in all aspects of our work. There is minimal interference in project execution, except for quality assurance and timely delivery.</p> <p>Contractors and vendors are required to coordinate solely with the designated engineer for all project-related matters. No materials shall be permitted to enter the campus through the security gate without prior inspection and approval by the concerned engineer, ensuring compliance with the technical specifications outlined in the tender.</p> <p>Upon completion of the work, a joint measurement will be conducted, and the bill shall be submitted only after its acceptance. Payments will be processed online, eliminating the need for direct interaction with any personnel.</p> <p>Strict quality control measures will be enforced to ensure execution as per the prescribed technical specifications and</p>

		approved brands/materials. In cases where a brand or its equivalent is specified, the sample must be approved in advance.
A.1.3	कार्य का नाम Name of Work	“Renovation & Refurbishing of Director’s Secretariat at IIM Indore (Re-Tender)”
A.1.4	निविदा की प्राक्कलित राशि Estimated Cost Put to Tender (Excluding Goods & Service Tax)	Rs. 2,39,21,753/- (Rupees Two Crore Thirty-Nine Lakh Twenty One Thousand Seven Hundred Fifty Three Only) (Excluding Goods & Service Tax)
1.5	ईएमडी Earnest Money Deposit (EMD) (in Rs.)	<p>Rs. 4,78,435/- (Rs. Four Lakh Seventy-Eight Thousand Four Hundred Thirty-Five Only) by e-payment through electronic mode (NEFT/ RTGS) Bank Detail is given below:</p> <p>Name of Beneficiary: Indian Institute of Management Indore Account No.: 53018623445 Name of the Bank: State Bank of India IFSC Code: SBIN0030525</p> <p>Bidders will have to upload scanned copy of Payment details towards cost of EMD during the submission of tender and the same will be accepted only on verification & confirmation by the Institute. Any delay in credit will not be entertained by the Institute.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. EMD shall be refunded after the selection process is over. 2. Normally in the case of unsuccessful bidders it gets refunded on or before the 30th day after the award of the contract. 3. The EMD deposited along with bid by the successful bidder shall be returned after receiving the requisite performance guarantee. 4. EMD may be forfeited - <ul style="list-style-type: none"> • if any bidder withdraws or modify their Bids during the period of validity, or • if the successful bidder, after being awarded the contract, fail to sign the contract, or to submit a performance Guarantee before the deadline defined in the tender document or as per the

		<p>instruction of IIM Indore, whichever is later. In this case the action of forfeiture shall be undertaken without any notice. Also, the bidder shall not be allowed to participate in the re-tendering process of the services. Along with the aforesaid, they will be suspended for a period of two years from being eligible to submit Bids for contracts with the IIM Indore.</p> <p>5. Bid not accompanied by the requisite EMD shall be considered as non-responsive and shall be rejected.</p> <p>6. The EMDs of the bidder already participated in the earlier call i.e. under the name of Renovation & Refurbishing of Director's Secretariat at IIM Indore vide NIT No. IIMI/Project/02/2025/167 File No. 513 need not submit the EMD again. Their earlier submission shall be considered. Only they have to submit their evidences of deposit in the respective envelope.</p>
A.1.6	समापन की अवधि Completion period	90 Days
A.1.7	निविदा जमा करने की विधि Mode of submission of tender	केवल ऑन-लाइन मोड On-Line mode only

A.2 प्रमुख घटनाएँ और तिथियाँ Key Events and Dates

A.2.1	प्रकाशित करने का दिनांक Publishing Date	March 29, 2025
A.2.2	Site Visit	<p>All prospective bidders are advised to visit the site of work prior to submitting their bids to familiarize themselves with the site conditions, scope of work, and project requirements. The bidders shall assess all factors, including access, logistics, existing infrastructure, and any other site-specific conditions that may influence their bid.</p> <p>The visit shall be conducted at the bidder's own cost, and no claims for lack of understanding of site conditions shall be entertained later.</p> <p>For coordination, site access, any</p>

		clarification etc, bidders may contact the Project Department, IIM Indore during office hours on following contact numbers: 0731-2439620, 9805257112
A.2.3	Bid Clarifications (if any)	Clarification if any required may please be sought latest by 1500hrs on April 07, 2025 through e-mail. (Mailing Address: projectdept@iimidr.ac.in) No queries will be entertained after 1500hrs on April 07, 2025.
A.2.4	दस्तावेज सहित निविदा के ऑनलाइन जमा करने की अंतिम तिथि और समय Last date and time of closing of uploading/online submission of tender	Up to 11:30 PM of April 14, 2025
A.2.5	तकनीकी बोली के ऑनलाइन खोलने की तिथि और समय Date & Time of online opening of technical bid	12:00 Noon of April 15, 2025
A.2.6	योग्य बोलीदाताओं की वित्तीय बोली खोलने की तिथि और समय Date and Time of opening of financial bid of qualified bidders	बाद में सूचित किया जाएगा Will be notified later

A.3 बोली से संबंधित अन्य महत्वपूर्ण जानकारी Other Important Information Related to Bid

A.3.1	प्रतिभूति जमा Security Deposit	2.5 % of accepted tendered value (Awarded Value) to be recovered from running bills. Alternatively, Bank Guarantee (BG) Or fixed deposit receipts from a scheduled bank may be submitted, to be payable at Indore. And it must be valid up to 60 days after defect liability period.
A.3.2	परफॉर्मन्स गारंटी Performance Guarantee	5% of accepted tendered value (Awarded Value) on acceptance of bid. The performance guarantee may be submitted in the form of bank guarantee OR demand draft OR fixed deposit receipt from a scheduled bank which shall be refunded after 60 days of completion of contract as per complete scope of this tender/issue of completion certificate whichever is later. Note: 1. The time period for submission will be governed by following clauses: i. Time allowed for submission of Performance Guarantee will be 7 Days from the date of issue of "Letter of Intent/Commencement".

		<p>ii. Maximum allowable extension will be with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above: 7 days.</p> <p>2. Performance Guarantee shall be forfeited.</p> <ul style="list-style-type: none"> • If the successful bidder, after being awarded, fails to start the Mobilization of resources as per agreed schedule at site within 7 days as mentioned in this tender or as directed by competent Authority of IIM Indore. • Upon Determination / termination of the contract. In the case of determination / termination along with the performance guarantee, security deposit already recovered shall also be forfeited. <p>3. The decision of director IIM Indore shall be final & binding in case of the forfeiture.</p>
A.3.3	बोली की वैधता Bid Validity	<p>निविदा खोलने की तिथि से 90 दिन 90 Days from the date of opening of tender</p>
A.3.4	Method of Selection	Quality and Cost Based Selection
A.3.5	Workmen Compensation Insurance Policy	"Workman's Compensation Insurance Policy" for the workmen engaged by successful bidder for the aforesaid work against any eventuality arising from injury due to fall from height / death due to any mishap / disability faced due to any such unwanted incidents etc. during the execution of work is to be submitted by the bidder.
A.3.6	Maintaining the cleanliness at the site	Contractor has to maintain the cleanliness at the site to the level instructed by the Engineer-in-Charge. Negligence in this essence shall attract penal provision as decided by Engineer-in-Charge.