



भारतीय प्रबंध संस्थान इन्दौर

प्रबंध शिखर, राऊ - पीथमपुर रोड, इन्दौर - 453556 (म.प्र.) भारत

INDIAN INSTITUTE OF MANAGEMENT INDORE

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453 556 (M.P.) India

Ref. No.: IIMI/Project/2026/517/2987

June 04, 2026

Corrigendum: 2

Tender Reference No. : IIMI/Project/08/2025/173 File no. 517

Tender ID : 2026_IIMID_909880_1

Tender Title : "Providing Architectural Consultancy Services for construction of New Medical Centre, Security/ Safety Command Centre, Transport Management Centre and other associated infrastructure at IIM Indore."

The clarification / response of Pre-bid queries is hereby attached at Annexure - 1.

Note: All other RFP conditions remain unchanged.

Sd/-
Chief Officer Engineering
IIM Indore

Name of Work: "Providing Architectural Consultancy Services for construction of New Medical Centre, Security/ Safety Command Centre, Transport Management Centre and other associated infrastructure at IIM Indore".

NIT NO.: IIMI/Project/08/2025/173 File no. 517

CLARIFICATION / RESPONSE OF PRE-BID QUERIES

Sl. No.	Clause No. mentioned in communications of prospective bidders / during Pre-bid Meeting	Page No. / References mentioned in communications of prospective bidders / during Pre-bid Meeting	Subject / Query mentioned in communications of prospective bidders / during Pre-bid Meeting	Clarification / Response by IIM Indore
1	General		Confirm the estimated project cost / tentative construction cost for the proposed works.	The conception along with detailing of the project as per the intent detailed under RFP is under the scope of the services. So, estimate framing will be done by the architect only.
2	Chapter 3, 1. Eligibility Criteria		Consider the similar project as "Providing Project Management Consultancy (PMC)/ Architectural services for Residential/ institutional/ educational/ healthcare buildings completed in last 7 years".	No change in the stipulation of the RFP.
3	Chapter-3, Technical Bid (Stage-I)		With reference to Chapter-3 (1.1), Technical Bid (Stage-I), it is understood that: (i) Under Clause 3(i), the bidder should possess Architectural Consultancy + Supervision experience for similar projects. (ii) Under Clause 3(ii), the bidder may possess only Architectural Consultancy experience for similar projects having project. Confirm whether the understanding is correct.	Bidder should possess the experience in the field of Architectural services and Project Management / Supervision. Only Architectural consultancy services experience shall not be considered.
4	Chapter-3 (1.1), (i) & (ii)		Clarify whether ongoing projects substantially completed and currently under execution shall also be considered for eligibility and evaluation, subject to submission of client certification indicating executed value and scope of services.	No change in the stipulation of the RFP.

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5	General		Confirm whether the professional fee quoted shall remain fixed throughout the contract duration, including extended construction period, if any.	The price shall remain firm during the currency of the contract.
6	Clause A.3.7		Proof of site visit is mentioned in the RFP. However, no specific format of Site Visit Certificate is enclosed in the tender document. Clarify whether Site Visit Certificate is mandatory and provide the prescribed format, if any.	No change in the stipulation of the RFP. Certificate shall be issued by the department after the due visit.
7	Chapter-3 , Sr. No. 2		Review the marking system, as the selection is based on QCBS (Quality and Cost Based Selection) methodology. The present evaluation criteria may kindly be revised by providing appropriate weightage to technical parameters, relevant project experience, key personnel, and methodology so as to ensure selection of the most technically competent consultant for the subject work.	No change in the stipulation of the RFP.
8	Bid Security /Earnest Money Deposit Rs. 10,00,000/- (Rupees Ten Lakh only)	Page No. 7	Bidders registered under MSME along with UDYAM, NSIC having necessary valid documentation as per procurement policy shall be exempted for Bid Security/ EMD.	No change in the stipulation of the RFP.
9	Hard Copy	Page No. 10 The prospective bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 29-30 along with the soft copy in CD/DVD by June 25, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.	The following is requested: a) Considering that substantial efforts are required to prepare the conceptual drawing and presentation, It is requested to ask for concept design from only those bidders who qualified in Technical Bid Stage-I. Further, it is requested to give at least 3 weeks' time for preparation of concept design to the shortlisted bidders. b) Considering that often presentations uploaded are visible to other bidders, it is requested to ask for only hard copy submission to maintain privacy. c) Since the design prepared by the various bidders is their personal copyright property, it is requested to ask for retainable PDF files, which is the common practice adopted by all organizations.	No change in the stipulation of the RFP.

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10	A.1.5 Mode of Submission of Bid	Page No. 7 Online Bid Only	Clause A.1.5 specifies online submission only, whereas Clause B.4 requires submission of hard copies by Speed Post. Clarify whether the bid submission is to be made online or both online and offline.	Tender submission mode is online only. However, hard copy submission as per clause A.3.8 is required for the design proposal as mentioned under clause 4.2 on page no. 29-30 along with the soft copy in CD/DVD/Pendrive by June 25, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD/Pendrive shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.
11	Technical Bid Stage-I	Page No. 26 Experience of similar projects completed during the last five years.	It is requested to consider similar projects completed during the last seven years instead of five years, which is a commonly accepted eligibility criterion in consultancy tenders.	No change in the stipulation of the RFP.
12	Eligibility Criteria	Page No. 25 Similar Project: Development of Medical College / Hospital / Nursing Home and its campus and other associated infrastructure.	It is requested to broaden the definition of similar works to include Institutional Buildings / Research Buildings such as IITs, NITs in similar assignments.	No change in the stipulation of the RFP.
13	Solvency Certificate	Page No. 27 Solvency Certificate from Scheduled Commercial Bank for an amount equal to minimum Rs. 2 Crore. 02 marks for ≥ Rs. 2 Crore and < Rs. 4 Crore 04 marks for ≥ Rs. 4 Crore	a) The amount mentioned for Solvency Certificate for the given project value is very high. It is requested to reduce it as per the applicable government norms. b) It is also requested to include Net Worth Certificate issued by a Chartered Accountant in lieu of Solvency Certificate.	No change in the stipulation of the RFP.

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14	Chapter 4 - Manpower Schedule	<p>Page No. 33</p> <p>Minimum number of personnel on site (full time):</p> <p>Civil Engineer - 01</p> <p>Civil Engineer (Quality) - 01</p> <p>Civil Engineer (APM) - 01</p> <p>MEP Engineer - 01</p> <p>Planning & Schedule Engineer - 01</p> <p>Billing Engineer - 01</p> <p>Site Engineer (Civil) - 03</p> <p>Site Engineer (Electrical) - 01</p> <p>Site Engineer (Quality Control) - 01</p> <p>Safety Officer - 01</p> <p>Quantity Surveyor-cum-Billing Engineer (Civil) - 01</p> <p>Documentation - 01</p> <p>Total Staff: 14</p> <p>The manpower proposed to be deployed on a full time basis on site for proper and effective monitoring.</p>	<p>It is requested to clarify, Is the PMC part of the above work? If not, as per the standard clause by CPWD etc the Architect is required to place one Architect / Engineer to coordinate with the PMC and the contractor for explaining the drawings and details provided by Architectural & Engineering Consultants.</p>	<p>Construction Management is forming part of the scope.</p> <p>No change in the stipulation of the RFP as far as manpower deployment is concerned.</p>
15	Chapter 6 - Milestone Payment of Professional Fees	<p>Page No. 62</p> <p>Professional Fees for Project.</p>	<p>As per the milestone of the Professional fee, the project seems to be inclusive of Project Management Consultancy (PMC). Please clarify, if not then it is requested to modify the same as the standard payment condition considered by CPWD and other such organization.</p>	<p>No change in the stipulation of the RFP.</p>
16	Tender Notice	<p>Page No. 10 of 90</p> <p>Bid Security:</p> <p>Rs. 10,00,000/- through NEFT/RTGS only</p>	<p>It is requested to accept the EMD in the form of Bank Guarantee or Insurance Surety Bond, consistent with standard government procurement guidelines and current industry practice.</p>	<p>Bank Guarantee from any scheduled commercial banks subject to verification from issuing bank by the institute in the approved format shall be acceptable.</p> <p>The validity period would be 45 days beyond the bid validity period.</p>
17	Tender Notice	<p>Page No. 19 of 90</p> <p>Joint Venture:</p> <p>Joint Venture, consortium, subletting, sub-contracting, outsourcing is not permitted.</p>	<p>It is requested to allow joint venture participation in the best interest of project and wider participation.</p>	<p>No change in the stipulation of the RFP.</p>

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18	Tender Notice	Page No. 10 of 90 The prospective bidder has to undertake site visit to witness the site to understand the requirement. This condition is mandatory and the bid shall not be considered for evaluation in the case the bidder has not undertaken the site visit. Bidder has to upload the certificate of having undertaken site visit duly been issued by the project department	Please provide the format of the certificate to be provided for the site visit. It is understood that site visit can be performed anytime with prior intimation to authority before submission of the tender. Please confirm.	Certificate shall be issued by the department after the due visit. Site visit can be performed during any working day / working hours with prior intimation to the Project Department, IIM Indore. The communication for the same can be made on projectdept@iimidr.ac.in
19	Tender Notice	Page No. 25 of 90 Evaluation Process: Stage-1 (Bidder's profile/credentials/work experience) = 10% Stage-2 (Presentation) = 70% Financial Bid (i.e. cost) = 20%	To maintain the balance in the evaluation process, It is requested to modify the weightage for evaluation as below: Stage-1 (Bidder's profile/credentials/work experience) = 60% Stage-2 (Presentation) = 20% Financial Bid (i.e. cost) = 20%	No change in the stipulation of the RFP.
20	Tender Notice	Page No. 6 of 90 Compensation for Delays: 1% per month subject maximum of 10% of the accepted Tende Value.	It is requested to consider the compensation for delays attributable to consultants equivalent to 0.5% per month of delay subject to maximum of 5% of the accepted tender value. Same is being followed by many government agencies as a standard bidding practice.	No change in the stipulation of the RFP.
21	Tender Notice	Page No. 63 of 90 During the execution of work, fee will be released on pro rata basis of the physical progress of the work on ground. Physical progress of the work is assessed based on the certified value of the running account bill (as per the stipulation in the EPC Contract) and photographs/visuals/ other documentations required duly certified by Authority Engineer. - 73% of the professional fees.	It is requested to assign payment for the aforesaid stage equivalent to 60% of the professional fees and 80% of the payment to be released based on the deployment of the manpower and balance 20% based on the progress of the project to maintain the positive project cashflow. Please Confirm.	No change in the stipulation of the RFP.
22		Mobilization Advance	Considering the scale and scope of the work, it is requested that a minimum of 10% of the contract value be provided as a interest free mobilization advance to enable the consultant to meet initial project expenses and maintain smooth cash flow.	No change in the stipulation of the RFP.

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23	Tender Notice	Page No. 16 of 90 The price shall remain firm during the currency of the contract.	During the course of the project, prices of the manpower wages and other material may vary which is beyond the control of the consultant. Accordingly, it is requested that a provision for price variation/compensation be included to account for any such extension, ensuring the maintenance of positive project cash flow.	No change in the stipulation of the RFP.
24	Tender Notice		It is understood that any statutory fees for any clearances/approvals payable during the contract period shall be paid by the authority.	Please refer Chapter 5, clause 5.2, wherein it is clearly mentioned that <i>"It is under the scope of Architect to prepare/obtain all the necessary documents/drawings & take action of obtaining respective NOCs from different governing/statutory authorities/other agencies to enable IIMI to start construction activities for the project. Statutory fees, liaisoning consultant Charges, expert charges, preparation of simulation / documentation, etc. and other incidental expenses for obtaining approvals would be borne by Architect"</i> .
25		Statutory Approval Responsibility	Consultant's role shall be limited to preparation of documents and providing support during statutory approvals. Obtaining final approvals/clearances from statutory authorities shall remain the responsibility of the Authority.	
26	Tender Notice	Page No. 28 of 90 The prospective bidders is required to give a multi-media presentation along with Design Proposal. The Bidders shall be required to make presentations of maximum 30 minutes duration duly supported by computer generated 3D animations, walk through etc.	Preparation of 3D animation and walkthrough will require more time and detailing. Submission of the the same with tender proposal is very difficult. Hence, it is requested that the same may be submitted after invitation from the authority for presentation and sufficient time may be given to all bidders to work on the same.	No change in the stipulation of the RFP.
27	Tender Notice	Page No. 29 of 90 Bidder shall submit documents for comprehensive planning and design of the proposed infrastructure as per 4.2.	Submission of all design proposal as per 4.2 within the given timeline is hardly possible. Moreover, such level of the detailing is recommended for the successful consultant. Hence it is requested to provide the sufficient time for developing the same and allow the bidders to submit only key required documents at the bidding stage.	No change in the stipulation of the RFP.

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28		There may be time gap between pre-construction stage & start of EPC contract period which the bidder shall consider in their offer. However, bidder will have to extend services as per the scope of work. No payment will be done on account of services in the time gap between pre-construction stage & construction period.	As the time gap between pre-construction stage & start of the EPC Contract period can not be anticipated at this stage, it is requested that suitable compensation shall be given to the consultant to avoid the unjustified assumptions regarding time gap between pre-construction stage & start of EPC contract. Please Confirm.	No change in the stipulation of the RFP. No compensation is admissible for the time gap.
29		End of Bid Submission: 18-Jun-2026 03:00 PM	It is requested that the bid submission date be extended by at least 3 weeks from the date of issuance of clarifications to the pre-bid queries.	No change in the stipulation of the RFP.
30	A.3.8	Page No. 10 of 90	The prospective bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 29-30 along with the soft copy in CD/DVD by June 25, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.	The prospective bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 29-30 along with the soft copy in CD/DVD/Pendrive by June 25, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD/Pendrive shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.
31	C.16	Page No. 13 of 90	The bid for the works shall remain open for acceptance for a period of ninety (90) days from the date of opening of the financial bid. If any bidders withdraw his bid before the said period or issue of letter of intent/acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the IIM Indore, then the IIM Indore shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said bid security as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.	The bid for the works shall remain open for acceptance for a period of ninety (90) days from the date of opening of the financial bid. If any bidders withdraw his bid before the said period or issue of letter of intent/acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid, then the IIM Indore shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said bid security as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.

Format of Bank Guarantee for Bid Security

Beneficiary: Indian Institute of Management Indore (hereinafter referred to as Beneficiary)

Date: [Insert date of issue of BG]

BANK GUARANTEE No.: ... [Insert guarantee number] ...

BANK GUARANTEE Amount: Rs. [Rupees Only]

Name/no. of RFP: Request for proposal for Providing Architectural Consultancy Services for construction of New Medical Centre, Security/ Safety Command Centre, Transport Management Centre and other associated infrastructure at IIM Indore vide NIT No.: IIMI/Project/08/2025/173 File no. 517

Applicant / Bidder: ... [Insert Bidder Name and Address] ...

Guarantor: [Insert name and address of the issuing Bank]

Whereas Applicant / Bidder is willing to submit its bid against above referred RFP, and as per RFP conditions, Applicant is required to submit a Bank Guarantee as bid security. At the request of the Applicant, we as Guarantor hereby irrevocably undertake to pay the Beneficiary any sum or sums not exceeding in total an amount of Rs.....[RupeesOnly]

THE CONDITIONS OF THIS OBLIGATION ARE:

1. If the Bidder withdraws or amends, impairs or derogates from the bid in any respect within the period of validity of this bid.
2. If the Bidder having been notified of the acceptance of his bid by the beneficiary during the period of its validity.
 - a. If the Bidder fails to furnish the Performance Security for the due performance of the contract, and / or
 - b. Fails or refuses to execute the contract, and / or
3. Contravenes any other RFP condition of the referred notified RFP having implications related to bid security.

We undertake to pay the Beneficiary up to the above amount upon receipt of its first written demand including email, unconditionally and without demur, protest or reservation, and without reference to the applicant / bidder and without the Beneficiary having to substantiate its demand, provided that in its demand the Beneficiary will note that the amount claimed by it is due to or owing to the occurrence of one or more of the above conditions.

This guarantee will remain in force up to and including 45 days after the period of bid validity with a claim period of 60 days after the validity period of BG.

Dated

For.....

(Indicate the name of the Bank)

Signature.....

Name of the Officer.....

Designation of the officer

Code no

Name of the Bank and Branch.....