

### **CORRIGENDUM / ADDENDUM 01**

Sub: For the Selection of ARCHITECT to “Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope.”

Ref: Tender No. IIMSBP/2025-26/RP/29 dated 18/06/2025 published on institute website [www.iimsambalpur.ac.in](http://www.iimsambalpur.ac.in) and e-tendering portal <https://eprocure.gov.in> .

This is to inform all concerned that Corrigendum/Addendum No. 01 to the above-referenced RFP tender has been issued as follows:

❖ **Bid Security / Earnest Money Deposit (with reference to the clause 1.4.3):**

MSEs may avail EMD exemption subject to submission of valid supporting documents (with valid Registration Certificate) along with the bid. The registration must clearly indicate the category of goods/services relevant to the tendered items.

❖ **RFP Clause 3.2.3 :**

Earlier	Revised
<b>3.2.3</b> Experience of having similar work for IIM/ IIT / NIT, in the <b>last 05 (five) years</b> , appointed either directly by the Client or through PMC or EPC Contractor, of the project value at least 200 Crores. The similar work value may also be considered, if the Architect has at least successfully completed design stage of similar work. (Form – 03 along with relevant work orders / LOA / work completion report).	<b>3.2.3</b> Experience of having similar work for IIM/ IIT / NIT, in the <b>last 07 (Seven) years</b> , appointed either directly by the Client or through PMC or EPC Contractor, of the project value at least 200 Crores. The similar work value may also be considered, if the Architect has at least successfully completed design stage of similar work. (Form – 03 along with relevant work orders / LOA / work completion report).

❖ **RFP Clause 3.4 Green Building Rating:**

Earlier	Revised
The bidder should have received Green Building Rating with not less than <b>04- star GRIHA rating/Gold LEED Rating</b> (Form – 06 along with relevant certificate to be submitted)	The bidder should have received Green Building Rating with not less than <b>04- star GRIHA rating / Gold LEED Rating / Gold IGBC Rating</b> (Form – 06 along with relevant certificate to be submitted)

The same shall be applicable for evaluation criteria clause 4.2 sub clause 4: Experience in Designing buildings with Green Building concept.

❖ **RFP Clause 4.2 sub-clause I - i :**

Earlier	Revised
<b>i.</b> Experience of having worked for IIM / IIT / NIT campus development project ( <b>in the last 05 years</b> )	<b>iii.</b> Experience of having worked for IIM / IIT / NIT campus development project ( <b>in the last 07 years</b> )



**भारतीय प्रबंध संस्थान सम्बलपुर**  
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❖ **RFP Clause 6.5 - Construction Stage, Sub-Clause 6.5.1 : During Implementation Stage**

Earlier	Revised
ii) Architect shall review and issue of certified detailed architectural design and drawing as per final design and comments of project stakeholders to ensure compliance and conformity.	ii) The Architect shall be responsible for issuing detailed Good for Construction (GFC) drawings and shall review and incorporate the design inputs/comments of all project stakeholders to ensure conformity with the approved design, statutory requirements, and project specifications falling in line to the Institute requirements.  Further, the Architect shall be responsible for the review and vetting of the detailed drawings related to structure, services, and other specialized items submitted by the EPC Contractor or any other contractor, as routed through the PMC/Institute, to ensure coordination, compliance with the architectural intent, and adherence to project standards."

❖ **7.13.1 - Milestone payment schedule for various activities are as under:**

**EARLIER**

SL No.	Milestone	Milestone Deliverables	% of Payable Fee
<b>I.</b>	<b>Pre-construction Stage</b>		<b>50.0%</b>
<b>A.</b>	<b>During Preliminary Planning Stage</b>	Conceptual Project Report including Master plan, zoning of various land, giving Presentations on the schemes to Client and incorporating modifications, if any, Obtaining its approval from Client.	<b>10.0%</b>
<b>B.</b>	<b>Concept Design:</b>	Preparation of 3D views and walk-through of the entire campus,	<b>10.0%</b>
<b>C.</b>	<b>Final Design Stage</b>	Final Master Plan, detailed and updated area statement, all drawings like: Floor plan, elevation, sections along with all external development layout plan and drawing, utility drawing and details etc. and make presentation of the entire scheme.	<b>15.0%</b>
<b>D.</b>	<b>During Municipal and Statutory Approval Stage</b>	Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies.	<b>5.0%</b>
<b>E.</b>	<b>Tender Stage</b>		
i.	<b>Tender Drawings &amp; Design Report</b>	Preparation and Submission of all preliminary architectural drawings including Design basis report, finishing schedules, details of all services including MEP, IT, HVAC, Fire Fighting, Landscaping, Security etc. indicating complete scope, obtaining its approval from Client, if required. (on pro-rata basis, for multiple tendering works, if any)	<b>4.0 %</b>
ii.	<b>Tender Documents</b>	Submission of take-off sheets, complete Tender Documents including BoQ, Technical Specifications, List of recommended makes, Drawings, Analysis of rates, Detailed Estimate. (on pro-rata basis, for multiple tendering works, if any)	<b>5.0 %</b>
iii.	<b>Tender Evaluation Stage</b>	Assist IIM Sambalpur and/or PMC to invite, receive and analyze tenders, pre bid meetings etc., to the extent desired by the Institute. Preparing and finalizing the Schedule of work along with the Contractor, to the extent desired by the Institute.	<b>1.0%</b>
<b>II.</b>	<b>Construction Stage</b>		<b>50.0%</b>
<b>A.</b>	<b>Review &amp; Checking of Drawings</b>	Vetting of Drawings submitted by PMC / EPC Contractor on (on pro-rata basis)	<b>15.0 %</b>
<b>B.</b>	<b>Review &amp; Inspection of Construction.</b>	Periodical site visit, attending meetings, checking and approval samples and specifications of various items, reviewing drawings and physical works of the site as per the approved drawings. During the execution of work Commensurate with the value of the work executed. (on pro-rata basis)	<b>25.0 %</b>
<b>C.</b>	<b>Completion Stage</b>	Balance after successful commissioning of the building/project and getting completion certificate from authorities ( <b>on pro-rata basis</b> )	<b>10.0 %</b>



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## REVISED

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<b>I.</b>	<b>Pre-construction Stage</b>		<b>50.0%</b>
<b>A.</b>	<b>During Preliminary Planning Stage</b>	Conceptual Project Report including Master plan, zoning of various land, giving Presentations on the schemes to Client and incorporating modifications, if any, Obtaining its approval from Client.	<b>10.0%</b>
<b>B.</b>	<b>Concept Design:</b>	Preparation of 3D views and walk-through of the entire campus,	<b>10.0%</b>
<b>C.</b>	<b>Final Design Stage</b>	Final Master Plan, detailed and updated area statement, all drawings like: Floor plan, elevation, sections along with all external development layout plan and drawing, utility drawing and details etc. and make presentation of the entire scheme.	<b>15.0%</b>
<b>D.</b>	<b>During Municipal and Statutory Approval Stage</b>	Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies.	<b>5.0%</b>
<b>E.</b>	<b>Tender Stage</b>		
iv.	<b>Tender Drawings &amp; Design Report</b>	Preparation and Submission of all preliminary architectural drawings including Design basis report, finishing schedules, details of all services including MEP, IT, HVAC, Fire Fighting, Landscaping, Security etc. indicating complete scope, obtaining its approval from Client, if required. (on pro-rata basis, for multiple tendering works, if any)	<b>4.0 %</b>
v.	<b>Tender Documents</b>	Submission of take-off sheets, complete Tender Documents including BoQ, Technical Specifications, List of recommended makes, Drawings, Analysis of rates, Detailed Estimate. (on pro-rata basis, for multiple tendering works, if any)	<b>5.0 %</b>
vi.	<b>Tender Evaluation Stage</b>	Assist IIM Sambalpur and/or PMC to invite, receive and analyze tenders, pre bid meetings etc., to the extent desired by the Institute. Preparing and finalizing the Schedule of work along with the Contractor, to the extent desired by the Institute.	<b>1.0%</b>
<b>II.</b>	<b>Construction Stage</b>		<b>50.0%</b>
<b>A.</b>	<b>Review &amp; Checking of Drawings</b>	Vetting of Drawings submitted by PMC / EPC Contractor on (on pro-rata basis)	<b>10.0 %</b>
<b>B.</b>	<b>GFC Drawings</b>	Submission of GFC level detailed Architectural drawing (on pro-rata basis).	<b>20.0 %</b>
<b>C.</b>	<b>Review &amp; Inspection of Construction.</b>	Periodical site visit, attending meetings, checking and approval samples and specifications of various items, reviewing drawings and physical works of the site as per the approved drawings. During the execution of work Commensurate with the value of the work executed. (on pro-rata basis)	<b>15.0 %</b>
<b>D.</b>	<b>Completion Stage</b>	Balance after successful commissioning of the building/project and getting completion certificate from authorities <b>(on pro-rata basis)</b>	<b>5.0 %</b>

Note: The part payment against the above stages on part completion of required scope of work under a particular stage can be released as per the decision of Engineer in-charge (Institute's Representative) by mentioning the reasons for the same subject to the receipt of part payment from the client.

**All other terms and conditions of tender shall remain same.**