



भारतीय प्रबंध संस्थान सम्बलपुर
Indian Institute of Management Sambalpur

Pre-Bid Clarifications

Name of the work: For the Selection of PROJECT MANAGEMENT CONSULTANT (PMC) to “Provide Project Management Consultancy for the development of additional Infrastructure at permanent campus of IIM Sambalpur under phase-II, along with all engineering services			
Ref: Tender No- IIMSBP/2025-26/RP/30 Dated-01/08/2025			
Date of Pre-Bid Meeting: 08/08/2025, 11:00 AM onwards			
Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
1	<u>Clause 2.3 & 2.5.5. Bid Security / Earnest Money Deposit:</u> The Applicant shall furnish as part of its Proposal, an EMD of Rs. 20,00,000/- (Rupees twenty lakhs only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur. EMD / Bid securities of the unsuccessful bidders should be returned to them at the earliest after expiry of the final bid validity and latest on or before the 30th day after the award of the contract. [However, in case of two packet or two stage bidding, EMD/Bid securities of unsuccessful bidders during first stage i.e. technical evaluation etc. should be returned within 30 days of declaration of result of first stage i.e. technical evaluation etc.], except in the case of the Preferred Bidder or Successful bidder whose EMD shall be retained till it has provided a Performance Security in terms hereof.	Requesting to accept the Bid Security / Earnest Money Deposit (EMD) in the form of Bank Guarantee. In regard to the above also please clarify regarding Form – 12, (page-66) for Bank Guarantee.	The request is accepted. The Bid Security / Earnest Money Deposit (EMD) may be submitted in the form of a Bank Guarantee. The Bank Guarantee may be submitted either in the format prescribed in Form-12 (page-66 of the tender document) or in the standard Bank Guarantee format of PSU / Government Undertakings, duly executed by a Nationalized Bank.
2	<u>Clause 5.2.4:</u> *Similar nature of Project shall mean that the Project management consultant shall have experience in providing PMC and Engineering Services for complete campus development in any Central Govt. Universities / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above) including Public Health Engineering, Internal and external electrical works, firefighting work, LV works, HVAC, lifts, external developments, GRIHA norms for achieving minimum four Star rating or LEED Gold rating and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India.	Please include the State Government funded institute / hospital / universities etc. in the similar nature of project.	Not acceptable, The existing criteria shall remain unchanged in the tender.
3	<u>Clause 5.2.5 (D):</u> The Earnest Money deposit (EMD) of Rs. 20.00 lakhs (Rupees twenty lakhs only) in the specified form should be submitted in physical form to the tender inviting authority Before 26/08/2025 up to 18:00 Hrs. The EMD of the unsuccessful bidders will be returned after the issue of LOA to the successful bidder. The EMD submitted by the successful bidder shall be adjusted against the performance security/ performance guarantee and will be retained by the institute	Please clarify if any other documents need to be submitted in hard copy other than EMD.	Copy of the receipt need to send for NEFT/RTGS and Original BG. Also need to send other original RFP document as per the RFP clause. Bid Processing Fee (RFP Fee) – Original proof of payment / demand draft Earnest Money Deposit (EMD) – original proof of NEFT/RTGS transaction or original Bank Guarantee Any other documents explicitly requiring original signatures (as per the requirement of RFP) All other documents must be uploaded online. However, you can submit all copies of physical submission of all online document.
4	<u>Clause 7.2 (vi):</u> vi) Monitoring of Operation and Maintenance of infrastructure facilities developed for the institute for a period of 02 years after completion and handing over of the facilities to the Institute. The cost for O&M agency shall be paid separately through PMC.	Kindly clarify the fees paid to the O&M agency, should be included in the quoted price, or this shall be paid separately by the IIM Sambalpur authority.	O&M Payment to the Executing Agency shall be paid by Institute through PMC. However, PMC Fee shall be included in the quoted price.

This Pre-Bid Clarification shall form an integral part of the Tender/RFP document. All other terms and conditions of the Tender/RFP remain unchanged.



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5	<u>Clause 7.2 (vi): 7.1.1. Proposed Buildings and Services:</u> The Institute campus will be designed contextual with locale with modern, sustainable, Energy Efficient buildings in accordance with standard and best practices / guidelines. The campus under phase -I works will have major buildings as specified below. Based on the Institute requirement, any number of more building(s) can be added or deleted in this list.	Please clarify if this bid includes both Phase I and Phase II, or only Phase I with project cost of 202 cr.	Development of Phase-II works only.
6	<u>Clause 7.2.3 (iv): Statutory Authority Approvals for the Project</u>	Please clarify the fees required to be paid to the appropriate authority shall be considered in the quoted price or to be reimbursed separately.	To clarify the roles regarding statutory payments and approvals: All statutory payments/fees shall be paid directly by the Institute to the respective Government/statutory authorities. The PMC shall be responsible for liaison, coordination, and obtaining necessary statutory approvals on behalf of the Institute. Additionally, the PMC shall provide all necessary recommendations and documentation support required for such approvals.
7	<u>Clause 2.6.2. Financial Bid: The financial proposal as per the attached format about the consultancy Fees</u> a) The Consultancy fees shall be fixed and inclusive of all taxes and levies payable under respective statutes except GST, which, as applicable, shall be paid by the Institute over and above the fees. However, if any other further tax or levy is imposed by the Statute, after the last stipulated date for the receipt of bid including extensions, if any, and the PMC thereupon necessarily and properly pays such taxes/levies, the PMC shall be reimbursed the amount so paid.	Please clarify the quoted fee shall be including or excluding GST.	PMC fee including GST.
8	Form 15, Note : (i) The quoted fee must be inclusive of GST and all other applicable taxes.	Please clarify the quoted fee shall be including or excluding GST.	PMC fee including GST.
9	Master Plan (Ref. Page 77)	Please arrange to provide a clear drawing (AutoCAD copy) clearly marking the proposed area / facilities for construction.	To ensure a fair and competitive process, the AutoCAD masterplan drawing will not be provided at the pre-bid stage. Those bidders who fulfill the minimum eligibility criteria as specified in the tender to prepare and submit their presentations, will be given access to required drawings.



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Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
10	GENERAL	Please share Architectural drawings for the proposed project if available.	Will be shared individually with those bidders who fulfill the minimum eligibility criteria as specified in the tender and are invited to prepare and submit their presentations.
11	GENERAL	Time extension for minimum 15 days i.e. upto 05.09.2025 (Additional time required for preparation of required documents, based on pre bid query reply.	The request for extension of the submission deadline has been noted. Any decision regarding the extension, if approved, shall be communicated through a corrigendum on the CPP Portal and the Institute's website. Bidders are advised to regularly check the portal for updates.
12	Clause - 5.2.4 *Similar nature of Project shall mean that the Project management consultant shall have experience in providing PMC and Engineering Services for complete campus development in any Central Govt. Universities / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above) including Public Health Engineering, Internal and external electrical works, fire fighting work, LV works, HVAC, lifts, external developments, GRIHA norms for achieving minimum four Star rating or LEED Gold rating and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India.	Kindly clarify whether it is mandatory to have a GRIHA 4-star rating for the projects listed in the prequalification criteria. We respectfully request that projects with a 3-star GRIHA rating may also please be considered, as the requirement for this project does not specifically exceed a 4-star rating.	As per Clause 5.2.4 of the tender, the requirement specifies that the bidder should have experience in projects conforming to GRIHA minimum Four Star rating or LEED Gold rating. Accordingly, only such projects will be considered for meeting the eligibility criteria.
13	Page - 71: Integrity Agreement	Please confirm if the Integrity Agreement needs to be submitted as a part of tender submittals.	The Integrity Agreement is to be submitted as part of the tender submittals by duly signing the copy provided in the tender document. At this stage, bidders are only required to submit the signed copy of the Agreement as enclosed in the tender. The Agreement on stamp paper/bond paper will be executed only with the successful bidder at the time of award of work.
14	Page - 68: Form of Consultancy Agreement	Please confirm if the Consultancy Agreement needs to be submitted as a part of tender submittals.	The Agreement is to be submitted as part of the tender submittals by duly signing the copy provided in the tender document. At this stage, bidders are only required to submit the signed copy of the Agreement as enclosed in the tender. The Agreement on stamp paper/bond paper will be executed only with the successful bidder at the time of award of work.
15	Clause 2.5.8. Pre-bid meeting and Clarifications The purpose of pre-bid meeting is to clarify queries and to answer questions regarding the RFP/Bid document. It is mandatory to attend the pre-bid meeting in physical which will be held at Indian Institute of Management Sambalpur, Basantpur, Sambalpur - 768025 on 08/08/2025 at 11:00 Hrs.	It is requested to conduct pre-bid meeting in offline as well as online mode for more participation in bid. Further, link to attend pre-bid meeting may please be provided.	Link will be shared.
16	Clause 2.3 Page No. 6 The EMD amounting to Rs. 20.00 Lakhs (INR Twenty Lakhs Only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur.	As per said clause, EMD shall be deposited in the form of NEFT/RTGS only. However, EMD Bank Guarantee format (Form-12) has been provided at Page no. 66 of Tender document. It is requested to allow to submit the EMD in the form of BG.	Submission of EMD in the form of Bank Guarantee (BG) shall also be allowed, in addition to NEFT/RTGS.

This Pre-Bid Clarification shall form an integral part of the Tender/RFP document. All other terms and conditions of the Tender/RFP remain unchanged.



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17	<p>1. Detailed E-Tender Notice Submission of RFP /Bid Processing fee & Earnest Money Deposit Page No. 5 The bidder shall send all the requisite documents as per RFP, Bid Processing fee and EMD & other relevant docuemnts, bidder shall send the same in original through speed post / hand to hand delivery so as to reach the office of IIM Smbalpur during office hours on or before 26/08/2025 up to 18.00 Hrs.</p> <p>2.5.12. Language of Bid Page no. 12 1. IIM Sambalpur has decided to use process of e-tendering for inviting this tender and so the hard copy of the Tender Document will not be available for sale and only online submission of bids will be acceptable.</p>	<p>As per the clause 1 (Page 5), all the requisite documents as per RFP (including EMD & RFP fee) need to be submitted in original through speed post/hand to hand. Whereas as per clause 2.5.12 I (Page 12), submission is to be done in online mode only. Hence please confirm the documents to be submitted in hard copy.</p>	<p>Bidders are required to submit their complete bid documents online through the e-tendering portal.</p> <p>However, the following documents must be submitted in hard copy (original), either by speed post or hand delivery, so as to reach IIM Sambalpur before the specified deadline:</p> <p>Bid Processing Fee (RFP Fee) – original proof of payment / demand draft Earnest Money Deposit (EMD) – original proof of NEFT/RTGS transaction or original Bank Guarantee Any other documents explicitly requiring original signatures (as per the requirement of RFP)</p> <p>All other documents must be uploaded online. However, you can submit all copies of physical submission of all online document.</p>
18	<p>Architect on roll (Regular) (B. Arch. & Above) 05 Architect & Above Between 01 to 04</p>	<p>The Architectural Consultant is being appointed by the Institute as per clause 4.12 (Page 18). Hence, for the given scope, 5 nos. of on roll Architects may not be required for the said work. Therefore, it is requested to reduce the no. of Architects in evaluation criteria. The suggested amendment is as follows:</p> <p>i) 04 and above : 02 marks ii) Between 1 to 3 Architects: 01 marks</p>	<p>The existing criteria shall remain unchanged in the tender.</p>
19	<p>Form - 04 GRIHA rating/ LEED Rating Project Details, Page No. 56 GRIHA rating/ LEED Rating Project Details</p>	<p>It is requested to include Indian Green Building Council (IGBC) ratings as well which also provides Green Building Certification.</p>	<p>In addition to these, the Institute also accepts Indian Green Building Council (IGBC) certification as a valid green building rating.</p> <p>Hence, bidders may submit project details with GRIHA, LEED, or IGBC certification to meet the Green Building requirement. However, the certification rating shall be of a minimum level as specified in the RFP.</p>



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20	Clause 2.12, Page No. 15-16: Performance Guarantee in the form of a Bank Guarantee equivalent to 5% (Five Percent) of the contract value i.e. Total Fees payable (The construction period Performance Guarantee) at the time of signing of the Agreement. The same shall be valid for a period of 30 Months from the date of signing of the Agreement. The Construction Period Performance guarantee shall be refunded within 15 days of furnishing of the O&M Period Performance Guarantee. Performance guarantee, in the form of a Bank Guarantee for an equivalent to 10% (ten percent) of the fees payable in the O&M phase (the O&M Period Performance Guarantee) and shall be submitted after the completion of the defect liability period of the work.	Validity of 'Construction period Performance Guarantee' is mentioned as 30 Months. However, it shall be refunded after submission of O&M Period Performance Guarantee which needs to be submitted after completion of the Defect Liability. Hence, the clause may be modified as: "The Construction period Performance Guarantee shall be refunded after 3 months from the completion period."	Hence, the existing clause shall remain unchanged to ensure contractual and financial security.
21	Clause 7.2.6, Page No. 29 f. Clients shall make all the statutory payments to the local Government or any other statutory body or bodies relating to the project. If the same is included in the scope of the executing agency, the same to reimburse by the Client. Clause 7.4.1, Page No. 31 d) All expenditure on this account along with third party quality inspection, vetting of civil and structural engineering drawings, surveys etc. shall be borne by the PMC.	As per clause 7.2.6.f, Clients shall make all the statutory payments. However, as per clause 7.4.1.d), all expenditure on account of Statutory Authority Approvals for the Project shall be borne by the PMC. This ambiguity may please be addressed.	To clarify the roles regarding statutory payments and approvals: All statutory payments/fees shall be paid directly by the Institute to the respective Government/statutory authorities. The PMC shall be responsible for liaison, coordination, and obtaining necessary statutory approvals on behalf of the Institute. Additionally, the PMC shall provide all necessary recommendations and documentation support required for such approvals.
22	Clause 7.3, Page No. 30 PMC shall respond to the queries raised by the Institute considering the nature of query and its impact on the project as follows: i. Quality related with very critical nature – Within 01 Day. ii. Project Delay and Quality & Safety related – 03 Days. iii. All others – 07 days. Note: Penalty of Rs. 10,000 per Query / Observations shall be imposed on the PMC, if respond is not received within the above-mentioned stipulated dates, unless a valid and documented reason for the delay is submitted and accepted by the concerned authority.	The clause and penalty is too stringent as time required to respond the queries raised by the Institute may vary depend upon the technicality of the matter and may require inputs from other agencies/ third parties. Hence the clause may be deleted.	Clause 7.3, Page No. 30 PMC shall respond to the queries raised by the Institute considering the nature of query and its impact on the project as follows: i. Quality related with very critical nature – Within 01 Day. ii. Project Delay and Quality & Safety related – 03 Days. iii. All others – 07 days. Note: Penalty of Rs. 5,000 per Query / Observations shall be imposed on the PMC, if respond is not received within the above-mentioned stipulated dates, unless a valid and documented reason for the delay is submitted and accepted by the concerned authority. However, the quantum of penalty may be reviewed and suitably reduced, subject to the approval of the Competent Authority / Committee, if any.



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23	Clause 1. Detailed E-Tender Notice, Page No. 5 Name of Work: "Provide Project Management Consultancy for the development of Infrastructure facility at Permanent Campus (Phase-II Works) of IIM Sambalpur along with all Architectural and Engineering services"	The Architectural Consultant is being appointed by the Institute as per clause 4.12 (Page 18). Hence, scope of PMC may please be reviewed.	The scope of Project Management Consultancy (PMC) has been defined to ensure comprehensive management and coordination of the infrastructure development at IIM Sambalpur Permanent Campus (Phase-II Works). While the Architectural Consultant is appointed separately as per Clause 4.12 (Page 18), the PMC's role includes overall project management, coordination among all consultants, monitoring, quality control, and timely completion of works. In case any activity or responsibility is not explicitly covered in the tender but falls under the normal purview of PMC services, the PMC shall be responsible to carry out such works as per the standard scope of Project Management Consultancy.
24	Clause 8.14.4. Liquidated Damages, Page No. 48 a) "--- and in the event of failure of PMC to get the work completed within the agreed time schedule, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 10% (ten percent) of the fee."	As per industry practice, LD on PMC fee is generally levied on the balance/remaining work and not on the whole work. Also maximum limit of LD is 10% which combined with various other penalties seems too stringent. In view of above, the said clause may be amended as under: "--- and in the event of failure of PMC to get the work completed within the agreed time schedule, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for balance/ remaining work for each week of delay subject to maximum of 5% (five percent) of the fee."	The financial penalty clauses as stipulated in the tender shall prevail. However, the maximum cumulative liability of the PMC on account of penalties and damages shall be limited to 10% of the PMC fees, as calculated on the approved project cost. Further, LD shall continue to be levied on the overall fee, and not limited to the balance/remaining work, in order to safeguard the Institute's interests and ensure timely project completion.
25	Clause 2.3 Important Information, Page No. 7 Bid Submission End Date 21.08.2025, 03:00 PM.	In view of the above pre-bid queries and hard copy submission, it is requested to extend the last date of bid submission by atleast 2 weeks from date of reply of pre-bid queries for preparation of the bid as per the reply.	The request for extension of the submission deadline has been noted. Any decision regarding the extension, if approved, shall be communicated through a corrigendum on the CPP Portal and the Institute's website. Bidders are advised to regularly check the portal for updates.



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26	<p>Clause 5.2.4:</p> <p>*Similar nature of Project shall mean that the Project management consultant shall have experience in providing PMC and Engineering Services for complete campus development in any Central Govt. Universities / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above) including Public Health Engineering, Internal and external electrical works, firefighting work, LV works, HVAC, lifts, external developments, GRIHA norms for achieving minimum four Star rating or LEED Gold rating and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India.</p>	<p>It is suggested to consider the parameter as follows:</p> <p>*Similar nature of Project shall mean that the Project management consultant shall have experience in providing PMC and Engineering Services for complete campus development in any Central Govt. Universities/Central Universities of National Importance / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above) including Public Health Engineering, Internal and external electrical works, firefighting work, LV works, HVAC, lifts, external developments, and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India.</p> <p>* Please also exclude GRIHA/LEED rating from the scope of "Similar Works" category)</p>	<p>Therefore, the current scope for “Similar Works” shall remain unchanged, and GRIHA/LEED rating projects will continue to be considered as part of the evaluation.</p>																					
27	<table><tr><td>C</td><td>Financial Capability</td><td>Max. Marks</td><td>20 Marks</td></tr><tr><td>i</td><td>Average Annual financial turnover in last 05 declared financial years.</td><td>Max. Marks i. Above Rs. 3000 Cr. ii. Between Rs. 2000 to Rs. 2999 Cr. iii. Between Rs. 1000 to Rs. 1999 Cr.</td><td>10 Marks 10 Marks 07 Marks 05 Marks</td></tr><tr><td>ii</td><td>Average Annual Profit (PBIDT) during last 03 declared financial years.</td><td>Max. Marks i. Above Rs. 200 Cr. ii. Between Rs. 100 to Rs. 199 Cr. iii. Between Rs. 50 to Rs. 99 Cr.</td><td>10 Marks 10 Marks 07 Marks 05 Marks</td></tr></table>	C	Financial Capability	Max. Marks	20 Marks	i	Average Annual financial turnover in last 05 declared financial years.	Max. Marks i. Above Rs. 3000 Cr. ii. Between Rs. 2000 to Rs. 2999 Cr. iii. Between Rs. 1000 to Rs. 1999 Cr.	10 Marks 10 Marks 07 Marks 05 Marks	ii	Average Annual Profit (PBIDT) during last 03 declared financial years.	Max. Marks i. Above Rs. 200 Cr. ii. Between Rs. 100 to Rs. 199 Cr. iii. Between Rs. 50 to Rs. 99 Cr.	10 Marks 10 Marks 07 Marks 05 Marks	<table><tr><td>Financial Capability</td><td>Max. Marks</td><td>20 Marks</td></tr><tr><td>Average Annual financial turnover in last 05 declared financial years.</td><td>Max. Marks i. Above Rs. 1500 Cr. ii. Between Rs. 1000 Cr. to Rs. 1500 Cr. iii. Between Rs. 500 Cr. to Rs. 1000 Cr.</td><td>10 Marks 07 Marks 05 Marks</td></tr><tr><td>Average Annual Profit (PBIDT) during last 03 declared financial years.</td><td>Max. Marks i. Above Rs. 60 Cr. ii. Between Rs. 30 Cr. to Rs. 50 Cr. iii. Between Rs. 20 Cr. to Rs. 30 Cr.</td><td>10 Marks 07 Marks 05 Marks</td></tr></table>	Financial Capability	Max. Marks	20 Marks	Average Annual financial turnover in last 05 declared financial years.	Max. Marks i. Above Rs. 1500 Cr. ii. Between Rs. 1000 Cr. to Rs. 1500 Cr. iii. Between Rs. 500 Cr. to Rs. 1000 Cr.	10 Marks 07 Marks 05 Marks	Average Annual Profit (PBIDT) during last 03 declared financial years.	Max. Marks i. Above Rs. 60 Cr. ii. Between Rs. 30 Cr. to Rs. 50 Cr. iii. Between Rs. 20 Cr. to Rs. 30 Cr.	10 Marks 07 Marks 05 Marks	<p>The clause shall remain unchanged.</p>
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28	Clause 2.3 (page 6) & 2.5.5 (page 10) Earnest Money Deposit (EMD) = Rs. 20,00,000.00 (Rupees twenty lakhs only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur.	Earnest Money Deposit (EMD) = Rs. 20,00,000.00 (Rupees twenty lakhs only) to be deposited through NEFT/RTGS/ Bank Guarantee mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur. It is requested to kindly accept the EMD in form of Bank guarantee also.	Submission of EMD in the form of Bank Guarantee (BG) shall also be allowed, in addition to NEFT/RTGS.
29	Clause 5.2.2 (page 18) The intending bidder/bidding organization must have in its name as a prime Consultant experience of having satisfactorily completed the Project Management Consultancy Services of similar nature* of project(s) during the Eligibility Period under single agreement as any of the following: (Form – 03 along with relevant work orders / LOA / work completion report). i) Three similar completed works each costing not less than the amount equal to 40% of the estimated cost put to tender OR ii) Two similar completed works each costing not less than the amount equal to 60% of the estimated cost put to tender OR iii) One similar completed work costing not less than the amount equal to 80% of the estimated cost put to tender Note: Cost of previous completed works shall be given a simple weightage of 7% per years to bring them at current price level, while evaluating the qualification requirement of bidder. Such weightage shall be considered after end date of completion. Updating will be considered for full or part of the year (total no of days/365) i.e considering 365 days in a year's, till the last day of month previous to one in which bid has been invited.	In case of ongoing project, bidder must fulfill the requirement of completion of required value as per eligibility criteria, duly certified by client. It is requested to allow ongoing project which have completed the execution of project of threshold value as per eligibilty criteria.	It is confirmed that ongoing projects will be considered for eligibility provided the bidder has completed work of the required threshold value as per the eligibility criteria, duly certified by the client.
30	Clause 5.2.4 (page 19) *Similar nature of Project shall mean that the Project management consultant shall have experience in providing PMC and Engineering Services for complete campus development in any Central Govt. Universities / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above) including Public Health Engineering, Internal and external electrical works, firefighting work, LV works, HVAC, lifts, external developments, GRIHA norms for achieving minimum four Star rating or LEED Gold rating and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India.	It is requested you to kindly allow Government Office buildings, Educational Building, Institutional Building in similar project experience, as existing clause is restrictive in nature. It is also requested to allow ongoing project which have completed the execution of project of threshold value as per eligibility criteria.	The similar works shall remain as it is. It is confirmed that ongoing projects will be considered for eligibility provided the bidder has completed work of the required threshold value as per the eligibility criteria, duly certified by the client.



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Name of the work: For the Selection of PROJECT MANAGEMENT CONSULTANT (PMC) to “Provide Project Management Consultancy for the development of additional Infrastructure at permanent campus of IIM Sambalpur under phase-II, along with all engineering services			
Ref: Tender No- IIMSBP/2025-26/RP/30 Dated-01/08/2025			
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Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
31	Clause 5.2.5.a) (page 19) The Bidder should have experienced in-house design team for civil, structural, MEP. Further, the PMC should have a team of professionals dedicated exclusively for this work of IIM Sambalpur, headed by a team leader. The team leader shall be responsible for overall supervision, coordination and management of all the project assignments. (Form-6: Manpower Details / Key Employees List)	PMC should have a team of professionals dedicated exclusively for this work of IIM Sambalpur, headed by a team leader. The team leader shall be responsible for overall supervision, coordination and management of all the project assignments. (Form-6: Manpower Details / Key Employees List) Usually the PMC will hired the Architectural & engineering consultant as per requirement of the project through open tender, hence inhouse design team not required at the time of submission of bid. Hence it is requested to kindly modify the existing clause with proposed clause.	Hence, the existing clause shall remain unchanged to ensure continuity and accountability in project execution.



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Sl. No.	Clause as per RFP	Query Raised / Amendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
32	Clause 5.3.1 (page 19) Financial Turn over: The average annual financial turnover of the bidder should be at least Rs. 1000 Crores (Rupees One Thousand Crores) during the immediate last five consecutive financial years ending with 31/03/2025. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder.	Financial Turn over: The average annual financial turnover of the bidder should be at least Rs. 1000 Crores (Rupees One Thousand Crores) during the immediate last five consecutive financial years ending with 31/03/2024. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder. It is requested to consider the Balance sheet ending on FY 23-24 (March 2024) as Balance sheet of FY 24-25 are yet to be finalized and Government also allow finalization upto September month.	The turnover requirement shall remain as stipulated in the tender document. However, since audited Balance Sheet and Profit & Loss Account for FY 2024–25 may not be finalized by the bid submission date, bidders may submit audited statements up to FY 2023–24.
33	Clause 5.3.1 (page 19) Net-worth: The Bidder shall have a positive net worth as on 31.03.2025 as per the audited account.	Net-worth: The Bidder shall have a positive net worth as on 31.03.2024 as per the audited account. It is requested to consider the Balance sheet ending on FY 23-24 (March 2024) as Balance sheet of FY 24-25 are yet to be finalized and Government also allow finalization upto September month.	The requirement of positive net worth as stipulated in the tender document remains unchanged. However, in case the audited Balance Sheet as on 31.03.2025 is not available by the bid submission date, the bidder may submit the audited Balance Sheet as on 31.03.2024.
34	S. No I.A.i) a. of Table under Clause 6.2 (page 21) Technical Manpower Presence of in- house professionally qualified staff in the PSU in indicative categories Civil Engineers (Regular) (B. Tech./B.E. & Above) •300 Engineers & Above - 04 Marks •Between 150 to 299 Engineers - 02 Marks •Less than 150 Engineers - 01 Marks	Technical Manpower Presence of in- house professionally qualified staff in the PSU in indicative categories Civil Engineers (Regular) (Diploma/ B. Tech./B.E. & Above) ● 40 and Above : 04 marks ● Between 30 to 39 Engineers: 03 marks ● Between 20 to 29 Engineers: 02 marks ● Between 10 to 19 Engineers: 01 marks It is requested to kindly allow Diploma staff in addition to graduate staff since both type of staff have similar site experience. Since project cost is Rs 200 Cr. for which approx. 10 Civil engineers are required for such scale of project. For marking, considering 4 times for maximum marks, the following criteria is requested: Civil Engineers (Regular) (Diploma/ B. Tech./B.E. & Above) ● 40 and Above : 04 marks ● Between 30 to 39 Engineers: 03 marks ● Between 20 to 29 Engineers: 02 marks ● Between 10 to 19 Engineers: 01 marks	The existing criteria shall remain unchanged.



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Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
35	S. No I.A.i).b. of Table under Clause 6.2 (page 21) MEP Engineers (Regular) (B. Tech./B.E. & Above) •25 Engineers & Above - 04 Marks •Between 10 to 24 - 02 Marks	MEP Engineers (Regular) (Diploma/ B. Tech./B.E. & Above) •15 Engineers & Above - 04 Marks •Between 5 to 14 - 02 Marks It is requested to kindly allow Diploma staff in addition to graduate staff since both type of staff have similar site experience. Since project cost is Rs 200 Cr. for which approx. 4 MEP engineers are required for such scale of project. For marking, considering 4 times for maximum marks, the following criteria is requested: MEP Engineers (Regular) (Diploma/ B. Tech./B.E. & Above) •15 Engineers & Above - 04 Marks •Between 5 to 14 - 02 Marks	The existing criteria shall remain unchanged.
36	S. No I.B.i) of Table under Clause 6.2 (page 21) Experience in Similar Works during last Seven Years: Projects Successfully Completed. Work Order & Completion Certificate	Experience in Similar Works during last Seven Years: Projects Completed/ ongoing. Work Order & Completion / Experience Certificate It is requested to allow ongoing project which have completed the execution of project of threshold value as per marking criteria.	It is confirmed that ongoing projects will be considered for eligibility provided the bidder has completed work of the required threshold value as per the eligibility criteria, duly certified by the client.
37	S. No I.B.ii). of Table under Clause 6.2 (page 21) Successfully completed work experience in IIMs / IITs / NITs	Completed/ ongoing work experience in IIMs / IITs / NITs It is requested to allow ongoing project which have completed the execution of project of threshold value as per marking criteria.	It is confirmed that ongoing projects will be considered for eligibility provided the bidder has completed work of the required threshold value as per the eligibility criteria, duly certified by the client.
38	S. No I.C.i). of Table under Clause 6.2 (page 21) Average Annual financial turnover in last 05 declared financial years. Max. Marks 10 Marks i. Above Rs. 3000 Cr. - 10 Marks ii. Between Rs. 2000 to Rs. 2999 Cr. - 07 Marks iii.Between Rs. 1000 to Rs. 1999 Cr.- 05 Marks	Average Annual financial turnover in last 05 declared financial years. Max. Marks 10 Marks i. Above Rs. 2000 Cr. - 10 Marks ii. Between Rs. 1500 to Rs. 1999 Cr. - 07 Marks iii.Between Rs. 1000 to Rs. 1499 Cr.- 05 Marks It is requested to kindly reduce the turnover criteria as it is restrictive in nature	The existing criteria shall remain unchanged.

This Pre-Bid Clarification shall form an integral part of the Tender/RFP document. All other terms and conditions of the Tender/RFP remain unchanged.



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Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
39	S. No I.C.ii). of Table under Clause 6.2 (page 21) Average Annual Profit (PBIDT) during last 03 declared financial years. Max. Marks 10 Marks i. Above Rs. 200 Cr. - 10 Marks ii. Between Rs. 100 to Rs. 199 Cr. - 07 Marks iii. Between Rs. 50 to Rs. 99 Cr. - 05 Marks	Average Annual Profit (PBIDT) during last 03 declared financial years. Max. Marks 10 Marks i. Above Rs. 50 Cr. - 10 Marks ii. Between Rs. 30 to Rs. 49 Cr. - 07 Marks iii. Between Rs. 10 to Rs. 29 Cr. - 05 Marks It is requested to kindly reduce the Annual Profit criteria as it is restrictive in nature	The existing criteria shall remain unchanged.
40	Clause 5.2.5.b) (page 19) & clause 8.8 (iv) (page 44) The general composition of the PMC team shall be as follows: - •Team leader and Project Manager – 01 No •Civil & Structural Engineer – 03 No •Architect – 01 No •Contract Specialist/legal – 01 No •Mechanical / Electrical Engineer / Public Health Engineer / IT Engineer – 02 No •Quantity Surveyor/ Billing Engineer – 01 No •Quality Control Engineer – 01 No •Safety Officer (Construction) – 01 No •Interior Designer (as per requirement – 01 No •Surveyor (as per requirement – 01 No •Supervisors – 03 No	The general composition of the PMC team shall be as follows: - •Team leader and Project Manager – 01 No •Civil & Structural Engineer – 03 No •Mechanical / Electrical Engineer / Public Health Engineer / IT Engineer – 02 No •□ PMC should not require such long team to be deployed at site as it is the Contractor who will execute the work, PMC will only supervise the work. However, the Team consisting of Legal expert will assist the PMC team in case of requirement. Therefore, it is requested to kindly reduce the team and their requirement in minimum eligibility criteria.	The clause shall remain unchanged to ensure effective supervision and project delivery.



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41	Clause 8.14.4.a) (page no. 48) The time allowed for carrying out the work as specified shall strictly be observed by the PMC and shall be the essence of the contract. The work shall, throughout the stipulated period of contract, be processed with all diligence and in the event of failure of PMC to get the work completed within the agreed time schedule, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 10% (ten percent) of the fee.	<p>The time allowed for carrying out the work as specified shall strictly be observed by the PMC and shall be the essence of the contract. The work shall, throughout the stipulated period of contract, be processed with all diligence and in the event of failure of PMC to get the work completed within the agreed time schedule, due to the reasons solely attributable to PMC, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 10% (ten percent) of the fee.</p> <p>In case the project or stages of the project is delayed due to reasons attributable to the Contractors/agencies/suppliers engaged for the project by PMC, PMC shall be primarily/solely responsible for recovery of liquidated damages @ 1% per fortnight of delay or such smaller amount as it deems fit subject to maximum of 10% of the cost of awarded work to Contractors/agencies/suppliers. The recovery so made against liquidated Damages shall be credited to the IIM Sambalpur</p> <p>It is requested to kindly amend the Liquidated damages criteria with proposed criteria and impose LD to PMC only if delay is solely attributable to PMC. If delay is due to the contractor appointed by PMC, then PMC will recover the LD from the Contractor and pass to the Client.</p>	The clause is already clear that LD is applicable only for delays solely attributable to PMC; hence, no change is required.
42	Additional clause	<p>Overall Maximum limit of penalties/ liabilities will be 10% of PMC fee</p> <p>It is requested to kindly add the Maximum limit of Liability of PMC</p>	The financial penalty clauses as stipulated in the tender shall prevail. However, the maximum cumulative liability of the PMC on account of penalties and damages shall be limited to 10% of the PMC fees, as calculated on the approved project cost.
43	Additional clause	<p>In the event of any claim, action, demand, or any proceedings whatsoever being invoked by vendor(s), contractor(s), Agency(s), or prospective Agency(s) appointed by PMC on behalf of IIM Sambhalpur arising out of or in relation to or consequent upon this contract agreement or engagement of such vendor(s) or contractor(s), Agency(s), or prospective Agency(s), PMC shall provide all the necessary assistance including recommendation (except on legal issues) until a period of one month after the expiry of Defect Liability Period on mutually agreeable rates. The cost of such liabilities including advocate fee shall be paid by IIM Sambhalpur</p> <p>Since PMC is working on behalf of Client, hence all cost of liability arisen in project is to be borne by Client, hence it is requested to kindly amend the existing clause with proposed clause.</p>	Request not accepted. PMC shall provide all necessary assistance/coordination in case of any claims/demands. Liability towards legal expenses, if any, shall be decided by IIM Sambalpur on case-to-case basis.



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44	Additional clause Prebid meeting VC link	It is requested to kindly provide the VC link to attend the pre-bid meeting	Will be shared through mail
45	Clause 2.3 (page 7) Last date & time of submission of RFP/ Bids (bid due date) online only – 21/08/2025 up to 16:00 Hrs through online.	It is requested to extend the last date of bid submission by atleast 2 weeks after publishing of prebid query replies.	The request for extension of the submission deadline has been noted. Any decision regarding the extension, if approved, shall be communicated through a corrigendum on the CPP Portal and the Institute’s website. Bidders are advised to regularly check the portal for updates.



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Sl. No.	Clause as per RFP	Query Raised / Ammendment Requested by Bidder(s)	IIM Sambalpur Committee Reply
46	ELIGIBILITY CRITERIA (Pg No 18 of 90), Clause 5.3 Financial Criteria Financial Turn over: The average annual financial turnover of the bidder should be at least Rs. 1000 Crores (Rupees One Thousand Crores) during the immediate last five consecutive financial years ending with 31/03/2025. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder.	Financial Criteria The average annual financial turnover of the bidder should be at least Rs. 700 Crores (Rupees Seven Hundred Crores) during the immediate last three consecutive financial years ending with 31/03/2025. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder. We are concerned that awarding full marks solely based on a turnover Rs. 1000 Crore is not justified. Project performance should be assessed on technical capability and relevant experience, not merely on financial size, as larger companies naturally report higher turnovers and profits. We respectfully request that this criterion be reviewed to ensure a fair, competitive and merit-based evaluation.	The financial turnover criteria have been set considering the scale and complexity of the project. Hence, the clause remains unchanged.
47	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table i) Presence of in- house professionally qualified staff in the PSU in indicative categories Civil Engineers (Regular) : 300 Engineers & Above : 04 Marks Between 150 to 299 Engineers: 02 Marks Less than 150 Engineers: 01 Marks	Civil Engineers (Regular) : 100 Engineers & Above : 04 Marks Between 50 to 99 Engineers: 02 Marks Less than 50 Engineers: 01 Marks As per the tender, the scope is defined as providing comprehensive consultancy PMC services with a project cost of Rs. 202 Crore. The tender specifies (Clause 8.8) minimum staffing requirements i.e 16 personnel which indicate that no more than 7 civil engineers are necessary for the project. In light of this, the requirement for over 300 civil engineers for fetching full marks appears disproportionate and more indicative of a construction-intensive project. We respectfully request a review and modification of this staffing criterion to ensure alignment with the actual project scope.	The existing criteria shall remain unchanged.
48	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table iii) PSU Status i.Navaratna & above: 05 marks ii.Scheduled A Mini Ratna: 03 Marks iii.Scheduled B Mini Ratna: 02 Marks	May please be deleted and marks to be adjusted with some other criteria. We note that the current evaluation criteria assign full marks exclusively to Navratna companies while awarding lower scores to Mini Ratna companies. This approach appears to be restrictive, as the successful execution of a project is determined by technical capability, expertise, and performance track record rather than the Size or Corporate Classification of the bidder. We request that the criteria be reviewed to ensure a more equitable, merit-based evaluation that accurately reflects the competencies required to meet the project scope.	The existing criteria shall remain unchanged.

This Pre-Bid Clarification shall form an integral part of the Tender/RFP document. All other terms and conditions of the Tender/RFP remain unchanged.



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49	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table iv) MOU Rating of the PSU during last 05 Years i.Excellent- For each excellent/ per year 01 Marks ii.Very Good- For each very good/ per year 0.5 Marks iii.Good- for each good /per year 0.25 Marks	May please be deleted and marks to be adjusted with some other criteria. We note that the current evaluation criteria assign full marks exclusively to companies while awarding lower scores to Mini Ratna companies. This approach appears to be restrictive, as the successful execution of a project is determined by technical capability, expertise, and performance track record rather than the rating by relevant ministries. We request that the criteria be reviewed to ensure a more equitable, merit-based evaluation that accurately reflects the competencies required to meet the project scope.	The existing criteria shall remain unchanged.
50	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table, v) Experience in constructing Green Building a.At least 02 projects successfully completed with any of GRIHA 05-Star Rating /Platinum LEED rating / IGBC Platinum rating: 10 Marks b.At least 01 projects successfully completed with any of GRIHA 05-Star Rating/ Platinum LEED rating / IGBC Platinum rating. c.At least 02 projects successfully completed with any of GRIHA 4- Star Rating/ Gold LEED rating/ IGBC Gold rating: 8 Marks d.At least 01 projects successfully completed with any of GRIHA 4- Star Rating/ Gold LEED rating /IGBC Gold rating. e. At least 02 projects successfully completed with any of GRIHA 03-star Rating/ Silver LEED Rating/ IGBC Silver rating: 6 Marks The 02 projects may be from the same or different certification systems	a.At least 02 projects successfully completed with any of GRIHA 03-Star Rating /Platinum LEED rating / IGBC Platinum rating:10 Marks OR At least 01 projects successfully completed with any of GRIHA 05-Star Rating/ Platinum LEED rating / IGBC Platinum rating: 10 Marks The 02 projects may be from the same or different certification systems In reference to Clause 7.2.5 (p), which stipulates that the project must achieve a minimum of a 4-star compatible green building rating, we respectfully request your kind reconsideration of the proposed revision, in order to align the project requirements accordingly.	The existing criteria shall remain unchanged.



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51	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table, C Financial Capability. Average Annual financial turnover in last 05 declared financial years. i.Above Rs. 3000 Cr: 10 Marks ii.Between Rs. 2000 to Rs. 2999 Cr: 07 Marks iii.Between Rs. 1000 to Rs. 1999 Cr: 05 Marks	i.Above Rs. 500 Cr: 10 Marks ii.Between Rs. 500 to Rs. 250 Cr: 07 Marks iii.Lower than Rs. 250 Cr: 05 Marks We are concerned that awarding full marks solely based on a turnover exceeding Rs. 3000 Crore is an inadequate measure of a bidder’s capability. Project performance should be evaluated based on technical proficiency, relevant experience, and demonstrated execution capabilities and not merely on financial size. Larger companies naturally tend to have a higher turnover, which does not automatically translate into superior Engineering & PMC Services. For a Rs 202 Crore Consultancy assignment, a Rs 3000 Crore turnover requirement is excessively high for such a project, potentially limiting competition to only very large corporations while excluding capable mid-sized firms. As such, we request that a fair and justified turnover be established as an eligibility criterion, rather than being incorporated into the QCBS scoring system.	The existing criteria shall remain unchanged.
52	EVALUATION CRITERIA (Pg No 21 of 90), Clause 6.2, Bid Evaluation Table, C Financial Capability. Average Annual Profit (PBIDT) during last 03 declared financial years. i.Above Rs. 200 Cr: 10 Marks ii.Between Rs. 100 to Rs. 199 Cr: 07 Marks iii.Between Rs. 50 to Rs. 99 Cr. 05 Marks	May please be deleted and marks to be adjusted with some other criteria We are concerned that awarding full marks solely based on a Profit Before Tax exceeding Rs. 200 Crore is not justified. Project performance should be assessed on technical capability and relevant experience, not merely on financial size, as larger companies naturally report higher profits. We respectfully request that this criterion be reviewed to ensure a fair, merit-based evaluation.	The existing criteria shall remain unchanged.

This Pre-Bid Clarification shall form an integral part of the Tender/RFP document. All other terms and conditions of the Tender/RFP remain unchanged.



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53	5. ELIGIBILITY CRITERIA 5.3. Financial Criteria(Page-19) Financial Turn over: The average annual financial turnover of the bidder should be at least Rs. 1000 Crores (Rupees One Thousand Crores) during the immediate last five consecutive financial years ending with 31/03/2025. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder.	<p>The average annual financial turnover of the bidder should be at least 30% (thirty percent) of the estimated cost during the immediate last three consecutive financial years ending with 31/03/2025. The bidder shall submit balance sheet and profit and loss account for last 03 (three) financial years certified by Chartered Accountant. The turnover should be in the name of the bidder.</p> <p>Remarks: Amendment requested in line with GOI Manual for Procurement of Consultancy & Other Services (Updated June, 2022) –Clause 9.15.2 Qualifying criteria i) Financial Capability: a) Average Annual financial turnover of related services</p>	<p>The prescribed turnover threshold of Rs. 1000 Crores has been specified considering the scale, complexity, and strategic importance of the PMC assignment for IIM Sambalpur. The intent is to ensure that only firms with substantial operational capacity and financial resilience participate in the tender, as the assignment requires managing large-value infrastructure works in a time-bound and quality-centric manner.</p> <p>While the reference to the Government Procurement Manual is acknowledged, the Manual also allows flexibility based on the nature and magnitude of the project, and the discretion of the tendering authority.</p> <p>Accordingly, the current turnover requirement will remain unchanged, as it is aligned with the specific needs and expectations of the project.</p> <p>The existing criteria shall remain unchanged.</p>
54	6.2. Technical Bid Evaluation - Mark Weightages Table: STAGE – I A (Technical Manpower)-Page-21 (i) Presence of in- house professionally qualified staff in the PSU in indicative categories a) Civil Engineers (Regular) (B. Tech./B.E. & Above) 300 Engineers & Above-4Mark Between 150 to 299 Engineers-02 Marks Less than 150 Engineers-01 Marks b) MEP Engineers (Regular) (B. Tech./B.E. & Above) 25 Engineers & Above-04 Marks Between 10 to 24-02 Marks c) Architect on roll (Regular) (B. Arch. & Above) 05 Architect & Above-02 Marks Between 01 to 04-01 Marks	<p>Kindly modify as “Presence of in-house professionally qualified technical staff in the organization in indicative categories.”</p> <p>a) Civil Engineers (Regular+FTC) (B. Tech./B.E. & Above) 100 Engineers & Above-4Mark Between 95 to 100 Engineers-02 Marks Less than 95 Engineers-01 Marks</p> <p>b) MEP Engineers (Regular+FTC) (B. Tech./B.E. & Above) 25 Engineers & Above-04 Marks Between 10 to 24-02 Marks</p> <p>d) Architect on roll (Regular+FTC) (B. Arch. & Above) 05 Architect & Above -02 Marks Between 01 to 04 -01 Marks</p> <p>Remarks: This seems to be a restrictive condition as most of the consultancy organizations will not have regular manpower as being asked in the criteria. Request amendment so that any PSU who are having experience in the filed can participate in the tender and will ensure more competition.</p>	<p>The existing criteria shall remain unchanged.</p>
55	B (Past Experience)- Page-21 ii) Successfully completed work experience in IIMs / IITs / NITs	<p>Successfully completed work experience in IIMs / IITs / NITs/AIIMs</p> <p>Remarks: Since AIIMS is also an Institutional campus with teaching & residential facilities like IIMs / IITs / NITs etc, request to include AIIMS, which will increase competition in the tender.</p>	<p>In addition to IIMs / IITs / NITs, projects successfully completed in AIIMS shall also be considered under similar works, since these are institutional campuses with teaching and residential facilities.</p>

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56	B (Past Experience)- Page-21 ii) PSU Status Max. Marks-05 Marks i.Navaratna & above-05 marks ii.Scheduled A Mini Ratna-03 Marks iii.Scheduled B Mini Ratna-02 Marks	Kindly modify as “Nava-Ratna / Mini Ratna / any CPSE •02 Marks for Nava Ratna & above •02 Marks for Mini Ratna •01 mark for any CPSE Remarks: Request amendment so that any PSU who are having experience requisite experience in the filed can participate in the tender and will ensure more competition.	The existing criteria shall remain unchanged.
57	C (Financial Capability)- Page-21 i)Average Annual financial turnover in last 05 declared financial years Max. Marks-10 Marks i.Above Rs. 3000 Cr.-10 Marks ii.Between Rs. 2000 to Rs. 2999 Cr.-07 Marks iii.Between Rs. 1000 to Rs. 1999 Cr.-05 Marks	i)Average Annual financial turnover in last 03 declared financial years Max. Marks-10 Marks i.Above Rs. 300 Cr.-10 Marks ii.Between Rs. 100 to Rs. 299 Cr.-07 Marks iii.Between Rs. 50 to Rs. 99 Cr.-05 Marks	The existing criteria shall remain unchanged.
58	C (Financial Capability)- Page-21 Average Annual Profit (PBIDT) during last 03 declared financial years. Max. Marks-10 Marks i.Above Rs. 200 Cr.-10 Marks ii.Between Rs. 100 to Rs. 199 Cr.-07 Marks iii.Between Rs. 50 to Rs. 99 Cr.-05 Marks	Average Annual Profit (PBIDT) during last 03 declared financial years. Max. Marks-10 Marks i.Above Rs. 50 Cr.-10 Marks ii.Between Rs. 20 to Rs. 49 Cr.-07 Marks iii.Between Rs. 10 to Rs. 19 Cr.-05 Marks	The existing criteria shall remain unchanged.
59	Bid Security / EMD Rs. 20,00,000.00 (Rupees twenty lakhs only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur.	Request exemption from submitting / EMD Rs. 20,00,000.00 (Rupees twenty lakhs only) for PSUs May modify as: Bidders shall submit EMD Declaration form	Public Sector Undertakings (PSUs)/Central Public Sector Enterprises (CPSEs) may be exempted from EMD submission upon submission of an EMD Exemption Declaration along with valid supporting documents confirming their eligibility as per Government norms.
60	2.12. Performance Guarantee During Operation & Maintenance Phase: The PMC, as Performance guarantee for the due and faithful performance and discharge of all the PMC's obligations during Operation & Maintenance phase in terms of the provisions of the RFP, is required to furnish an irrevocable and unconditional Performance guarantee, in the form of a Bank Guarantee for an equivalent to 10% (ten percent) of the fees payable in the O&M phase (the O&M Period Performance Guarantee) and shall be submitted after the completion of the defect liability period of the work.	During Operation & Maintenance Phase: The PMC, as Performance guarantee for the due and faithful performance and discharge of all the PMC's obligations during Operation & Maintenance phase in terms of the provisions of the RFP, is required to furnish an irrevocable and unconditional Performance guarantee, in the form of a Bank Guarantee for an equivalent to 5% (five percent) of the fees payable in the O&M phase (the O&M Period Performance Guarantee) and shall be submitted after the completion of the defect liability period of the work.	The existing criteria shall remain unchanged.



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61	7.2.5. Specific Responsibilities of PMC m.) PMC will submit Performance Guarantee @ 5% of the fees payable to PMC in the form of Bank Guarantee before execution of agreement, which would be kept valid up to 02 year after completion of the work i.e., during the O & M Period.	7.2.5. Specific Responsibilities of PMC m.) PMC will submit Performance Guarantee @ 5% of the fees payable to PMC in the form of Bank Guarantee before execution of agreement, which would be kept valid up to 30 Months from the date of signing of the Agreement. Remarks: Amendment requested in line with clause 2.12, as PMC will be submitting separate guarantees during construction and DLP/O&M period	The existing clause is intended to ensure continuous performance security throughout the duration of construction and into the O&M phase, safeguarding the Institute's interests across all critical phases of the project lifecycle. Considering the strategic importance and duration of the PMC engagement, and to maintain consistency in enforceability, the clause shall remain unchanged.
62	8.15.1. Payment Milestones: a)Pre-Construction Phase: 15% of the fees b)Construction Phase and project closure: 70% of the fees c)During O&M & DLP Phase: 15% of the fees	8.15.1. Payment Milestones: a)Pre-Construction Phase: 20% of the fees b)Construction Phase and project closure: 75% of the fees c)During O&M & DLP Phase: 5% of the fees	The existing payment milestone structure shall remain unchanged.
63	8.14.4. Liquidated Damages The time allowed for carrying out the work as specified shall strictly be observed by the PMC and shall be the essence of the contract. The work shall, throughout the stipulated period of contract, be processed with all diligence and in the event of failure of PMC to get the work completed within the agreed time schedule, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 10% (ten percent) of the fee.	The time allowed for carrying out the work as specified shall strictly be observed by the PMC and shall be the essence of the contract. The work shall, throughout the stipulated period of contract, be processed with all diligence and in the event of failure of PMC to get the work completed within the agreed time schedule, the PMC is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the PMC @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 5% (ten percent) of the fee.	The provision regarding Liquidated Damages shall remain unchanged. The maximum limit shall continue to be 10% of the fee as specified in the tender document.
64	8.14.5. Compensation for Cost Over run Any cost overrun over and above the approved project cost for the project other than the cost overrun by the Institute's decisions will be attributed to the PMC. In this case a compensation of 0.5% of the fee payable to the PMC for every 1% cost overrun on the approved project cost (after accounting the Institute's decisions, if any) subject to a maximum of 10 % of the total fees, will be levied by the institute.	Any cost overrun over and above the approved project cost for the project other than the cost overrun by the Institute's decisions will be attributed to the PMC. In this case a compensation of 0.5% of the fee payable to the PMC for every 1% cost overrun on the approved project cost (after accounting the Institute's decisions, if any) subject to a maximum of 5 % of the total fees, will be levied by the institute	The provision regarding compensation for cost overrun shall remain unchanged. The maximum limit shall continue to be 10% of the total fees as specified in the tender document.
65	<u>Bid Security / Earnest Money Deposit:</u> The Applicant shall furnish as part of its Proposal, an EMD of Rs. 20,00,000/- (Rupees twenty lakhs only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur. EMD / Bid securities of the unsuccessful bidders should be returned to them at the earliest after expiry of the final bid validity and latest on or before the 30th day after the award of the contract. [However, in case of two packet or two stage bidding, EMD/Bid securities of unsuccessful bidders during first stage i.e. technical evaluation etc. should be returned within 30 days of declaration of result of first stage i.e. technical evaluation etc.], except in the case of the Preferred Bidder or Successful bidder whose EMD shall be retained till it has provided a Performance Security in terms hereof.	It is requested to allow bidders to submit the Earnest Money Deposit in the form of Bank Guarantee.	Submission of EMD in the form of Bank Guarantee (BG) shall also be allowed, in addition to NEFT/RTGS.
66	Page 21 of 90 6.2 Technical Bid Evaluation Mark Weightages Table	6.2 Technical Bid Evaluation Mark Weightages Table	The existing criteria shall remain unchanged.

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67	Page 19 of 90 5.3 Financial Criteria	It is requested to include the updation factor of 7% in the turnover as: Note: Cost of previous Year Turnover shall be given a simple weightage of 7% per years to bring them at current price level, while evaluating the Turnover requirement of bidder	The existing criteria shall remain unchanged.
68	Clause 2.6.2 (e) The fees payable to the Government / Local Bodies for getting necessary approvals / sanctions, as envisaged in the scope of Architect, will be separately borne by the PMC as per actual. Clause 7.2.6 (f) Clients shall make all the statutory payments to the local Government or any other statutory body or bodies relating to the project. If the same is included in the scope of the executing agency, the same to reimburse by the Client.	The necessary clarification in this regard may please be given to avoid any subjectivity.	To clarify the roles regarding statutory payments and approvals: All statutory payments/fees shall be paid directly by the Institute to the respective Government/statutory authorities. The PMC shall be responsible for liaison, coordination, and obtaining necessary statutory approvals on behalf of the Institute. Additionally, the PMC shall provide all necessary recommendations and documentation support required for such approvals. If deposited by PMC/Architect/Executing Agency, the same shall be reimbursed by the Client on submission of proof of payment.
69	Clause 7.2.3.The PMC shall not take any decisions on the implementation plan or on the selection of various agencies for implementation without the formal explicit approval/consent of IIM Sambalpur. IIM Sambalpur will have the final authority in all selection and decision processes related to the campus development. The PMC shall create a timeline for all activities of the campus development. Project and do a complete listing and planning of activities in co-ordination with IIM Sambalpur.	This may please be elucidated.	The PMC shall prepare and propose the project implementation plan, activity timeline, and recommendations for selection of contractors/agencies by following their standard procedure. However, all final approvals and decisions shall rest with IIM Sambalpur.
70	Clause 7.2 vi) Monitoring of Operation and Maintenance of infrastructure facilities developed for the institute for a period of 02 years after completion and handing over of the facilities to the Institute. The cost for O&M agency shall be paid separately through PMC.	This may please be elucidated.	The PMC shall be responsible for hiring and monitoring of the O&M agency for a period of 02 years after handing over of the facility to IIM Sambalpur. The cost of the O&M agency shall be borne by IIM Sambalpur separately and is not included in the present tender. The PMC's fees for monitoring during the O&M period are already covered under the agreed payment terms and conditions of the PMC contract.
71	Clause 7.2 iii) Obtain statutory approvals for commencement of construction work and handing over of constructed facilities to the Institute. Assist the Architect appointed by the Institute to apply and obtain the statutory approvals under his agreement.	In view of this, please clarify the following: a. Obtaining statutory approvals before commencing construction shall be the prime responsibility of the Architect appointed by IIM Sambalpur and PMC shall extend assistance to the appointed Architect. Is our understanding correct? b. Please communicate whether necessary Statutory clearances/approvals for Phase- I of IIM Sambalpur have already been obtained.	(a) Obtaining of statutory approval shall be in the scope of PMC/appointed contractor by PMC and payment shall be reimbursed from the Client IIM Sambalpur. Necessary support related to drawings shall be provided by the architect. (b) Phase-I Works has already in running conditions from last two years and no approval is required for phase-I works, all approval has already been taken for phase-I.

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72	Clause 7.2 (1st Para): The PMC shall function completely under the supervision as well as specific principles and guidelines laid down by IIM Sambalpur and rules, regulations and norms of MoE, GoI. However, the following objectives are to be achieved through PMC for phase-II campus development of IIM Sambalpur:	Please provide specific principles and guidelines laid down by IIM Sambalpur.	The PMC shall function under the supervision of IIM Sambalpur and in accordance with the applicable rules, regulations, and norms of the Ministry of Education (MoE), Government of India. The Institute has not issued any separate or additional set of principles/guidelines beyond those specified in the tender documents and statutory norms. Since this is a running campus, the construction activities shall be carried out in coordination with IIM Sambalpur, taking into account campus functioning requirements such as working hours, movement/routing of construction materials, barricading, and other safety measures. The Institute will issue necessary instructions from time to time, aligned with the academic schedule and operational needs.
73	(Page 5) Pre-construction Stage as 6 months	Again, please review and modify the period of completion (mentioned on Page 5) especially for Pre-construction Stage as 6 months instead of 3 months.	The clause shall be remains unchanged.
74	(Page 40) Various points mentioned under Indicative O&M Services	we understand that the O&M services done by an Agency and PMC shall be providing consulting services only during O&M period of 24 months. Is our understanding correct? Please clarify.	The PMC shall be responsible for hiring and monitoring of the O&M agency for a period of 02 years after handing over of the facility to IIM Sambalpur. The cost of the O&M agency shall be borne by IIM Sambalpur separately and is not included in the present tender. The PMC's fees for monitoring during the O&M period are already covered under the agreed payment terms and conditions of the PMC contract.
75	Clause 7.5.3. i) Also, the PMC is required to engage a Govt. Third Party Quality Monitoring Agency with due approval from the Institute, without any additional cost over the PMC Fees. The Govt. TPQM agency must depute their officials/representative at the site and shall have conduct physical site visits & inspection by the Experts (Professors) for the works on a periodic basis.	Whether cost of Third Party Quality Monitoring Agency to be engaged by PMC shall be borne by IIM Sambalpur? Please clarify	Engagement of a Government Third Party Quality Monitoring (TPQM) agency is the responsibility of the PMC. The cost of TPQM shall be borne by the PMC and is deemed to be included within the quoted PMC fees. No additional payment shall be made by IIM Sambalpur on this account.
76	Clause 7.5.3 a) Based on the approved architectural drawings submitted by the Architect detailed estimate of the Project shall be prepared by the PMC.	It is suggested that the estimate can also be prepared by the Architect	Based on the approved architectural drawings provided by the Architect, the Project Management Consultant (PMC) shall be responsible for preparing the detailed estimate, BOQ, and all related documentation required for the tendering process. The Architect may provide preliminary cost inputs or estimates for design purposes; however, the PMC shall also carry out independent assessment, for the final cost estimate for tendering, along with certification of quantities and related documents, shall rest with the PMC



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77	Clause 8.8 PMC Local Office	it is mentioned that Site office/local office to be set up by PMC. It is requested that local office to be provided by IIM Sambalpur at their own campus for better monitoring of Project.	As per tender conditions, the PMC shall establish and maintain a fully functional site office at or near the project site at its own cost, including provision of office space for the Client’s Infrastructure Department, within one month of signing the Agreement. IIM Sambalpur will not provide separate office space for this purpose. The clause shall be remains unchanged.
78	Clause 8.15.1 c) During O&M & DLP Phase: 15% of the fees.	We understand that DLP & O&M period each of 24 months from date of handing over of the Project, shall run concurrently to be handled by two separate agencies. Is our understanding correct? Please clarify.	The Defect Liability Period (DLP) of 24 months, which shall be the responsibility of the EPC contractor or any other contractor engaged for respective works, and the Operation & Maintenance (O&M) period of 24 months, which shall be undertaken by an agency hired and monitored by the PMC, shall run concurrently from the date of handing over of the facilities to IIM Sambalpur. Both responsibilities will be handled by their respective agencies under the overall monitoring of the PMC.
79	Clause 8.10 Changes and Additions: The Institute shall have the right to request PMC in writing to make any changes, modifications, and/or additions within the design and broad scope to PMC’s scope of services. The PMC shall on such written requests carry out the consequential work on account of such changes / modifications or addendum etc. without any additional payment from the Institute.	It is requested that any additional cost towards such changes may please be paid by IIM Sambalpur.	As per Clause 8.10, any changes, modifications, or additions requested by IIM Sambalpur within the broad scope of services shall be carried out by the PMC without additional payment. However, in the event of substantial changes that result in deviation of the overall approved project cost, the PMC fees shall correspondingly increase or decrease in line with the applicable fee percentage defined in the tender.
80	Clause 7.2.5 (p)The residential and office building should satisfy the silver standard of Green Building Construction with Intelligent Building Management System, Energy Efficient and Barrier free Buildings in accordance to norms prescribed and settled by the statutory authority and will aspire to achieve a 4 star compatible green building vetted through the appraisal processes as outlined by GRIHA. This should be incorporated in the tender document floated by PMC with presumption that rates quoted by the executing agency includes the cost of the same and no additional payment for same will be made. Clause 8.14.4 b) In addition to clause liquidated damages, PMC shall be liable to pay damages to the tune of 2.0% (two percent) of the consultancy fee payable in case GRIHA star rating as decided by the Institute is not achieved. The amount shall be deducted from each RA bill on pro-rata basis and shall be released on submission of GRIHA star certification. The institute has decided to achieve GRIHA 3 Star rating.	Clause 7.2.5 (p) at page 27, provides that the Institute will be GRIHA 4 rating while in page no. 48, clause 8.14.3 (b), it is mentioned as GRIHA 3 rating. Please clarify.	The requirement for the Project shall be to achieve GRIHA 4 Star rating in accordance with the applicable appraisal process. Accordingly, the reference to GRIHA 3 Star rating in Clause 8.14.4(b) shall be read as GRIHA 4 Star rating.
81	Clause 7.5.5 d. Forwarding of above bills to the Institute for the purpose of release of payment after due scrutiny/checking within the time frame as specified in the respective contract.	Please Clarify.	The PMC shall be responsible for scrutiny, verification, and certification of the bills raised by the contractor(s)/agency(ies) in line with the respective contract terms and conditions, and for forwarding the same to IIM Sambalpur within the prescribed time frame. Please refer to Clause 7.2.6(e) of the tender document.

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82	Form – 15 (Online Only) - PRICE BID (PART - II) i. The quoted fee must be inclusive of GST and all other applicable taxes.	it is given in the format that the PMC fee will be inclusive of GST, whether GST will be considered part of the total PMC fee payable. Please clarify.	As per the tender conditions, the quoted PMC fee shall be inclusive of GST. No separate GST shall be payable over and above the quoted fee.
83	Financial penalty clauses / Limited Liability Clause (as mentioned on Pages 30, 49, and 50)	As there is stringent financial penalty clauses as mentioned on Pages 30, 49, and 50. It is requested that a “Limited Liability Clause” be incorporated, so that the penalties can be limited to maximum possible liability of PMC.	The financial penalty clauses as stipulated in the tender shall prevail. However, the maximum cumulative liability of the PMC on account of penalties and damages shall be limited to 10% of the PMC fees, as calculated on the approved project cost.