



IIM SIRMAUR
KNOWLEDGE . LEADERSHIP

INDIAN INSTITUTE OF MANAGEMENT SIRMAUR

भारतीय प्रबंध संस्थान सिरमौर

Dhaura Kuan, Distt. Sirmaur
Himachal Pradesh – 173031, India

धौला कुआँ, जिला. सिरमौर
हिमाचल प्रदेश - 173031, भारत

IIMS/PUR/Corrigendum/2024-25/18

Dated: February 03, 2025

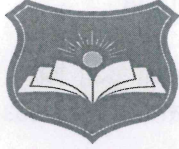
“CORRIGENDUM-I”

Subject: CORRIGENDUM-I after pre-bid meeting dated 29-01-2025 regarding the tender for Selection of Architectural Consultant for the concept planning of Phase-II Development of IIM Sirmaur (HP).

Pre-Bid Corrigendum

Sr. No.	Clause No.	Clause stated as per Tender/RFP	Request/Suggestion	Revised terms/reply based on queries raised in the pre-bid meeting held dated January 29, 2025.
1.	2.6.1a, page 8 2.6.2, page 8	<p>The consultant shall have experience in providing of comprehensive, architectural planning and designing Academic Institutional Campus projects of 45,000 sq. mtr built up area in a single Project or 30,000 sq. mtr built up area each, in two projects completed during last 7 years after 31.10.2017 in India for any Govt. Organization /urban local body/Authority. (proof to be attached)</p> <p>Note: Large Academic Institutional Campus projects mean a campus designed for educational institutions of national repute such as Central Universities, IITs, IIMs, AIIMS, National Law Universities, and IISER etc. in a single project. Proof of project completion certificate and other supporting documents such as copy of work order, agreement and certificate of completion from Client shall be enclosed (proof to be attached).</p>	<p>Request to extend the time period of seven years to ten years (i.e. 10 years after 31.10.2014) to allow submission of more number of relevant projects and experiences.</p>	<p>No change.</p> <p>Similar work done for other reputed educational institutes may be considered.</p>





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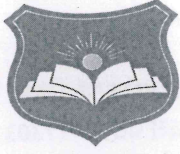
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2.	2.11.2, Sr. i, page no 12	For the purpose only the work for which DPR has been submitted and completed and the execution at site has started shall be considered for evaluation.	Request to consider those works for which DPR and tender are completed.	Clause stands modified as : <i>“For the purpose only the work for which (i) DPR has been completed, submitted and accepted, (ii) tender has been awarded or the execution at site has started, shall be considered for evaluation”</i>
3.	2.6.2 page no 8 2.12.2 Sr. iii. Page no 12	The Minimum Average Annual Gross Turnover of a firm should be INR 40.00 lakh during last three completed financial years FY (i.e. 2021-22, 2022-23 & 2023-24).	Considering the scale of project and expertise required therein, request to increase average annual turnover to at least 10 Cr. during last three completed financial years, so that subject expert firms get qualified.	No change. It is further clarified that the annual gross turnover will be counted for the fee received towards architectural consultancy services only, certified by a CA.
4.	2.10.1 page no 11	k. (ii) Broad conceptual Proposal: Plans, elevations, 3D views and HD resolution etc.	Request to provide autocad drawings of topographic survey, phase 1 master plan and phase 1 buildings (plans and elevations) Request for extension of at least 2 weeks to be able to deliver plans, elevations, 3D views of broad conceptual proposal	IIMS will provide Auto CAD drawings of topographic survey and phase-I master plan. IIMS shall also provide the photographs of existing Phase-I buildings to demonstrate the architectural aesthetics language, that is expected to be continued in the second phase also. NOTE: It is binding on the applicants that these drawings/information shall be used only for the purpose of submitting the bids and





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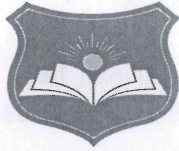
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				not to be shared with any source at all. Last date of submission of bids stands modified as 03.03.2025.
5.	3.7 a Sr. no 2 page no 16	Barrier free environment	Please clarify whether barrier free environment is to be demonstrated for the broad conceptual proposal of IIM Sirmaur or for similar projects.	It is expected that the design proposals submitted shall comply with barrier free environment norms.
6.	DATA SHEET page no 4	Estimated Value of tender Rs. 50,00,000/- (Rupees Fifty Lakh only)	Please clarify what estimation does this indicate.	No change. Firms are open to make their financial proposals as they deem fit.
7.	Form Tech 2, page no 38	a. Experience of Project Management Consultancy (from Project commencement to Completion) should be supported by a certificate from the organization from an officer of not below the rank of Executive Engineer/ CAO/Registrar of an IIM/IIT in a Government department, or General Manager in a Public-sector undertaking / local body. The certificate from the organization should clearly set out the name of the project, activities undertaken, project cost as given in below format.	Please clarify that experience of Project Management Consultancy is desired additional and is not linked with marking system.	Form TECH-2 has been amended and attached at the last page of the corrigendum-I.

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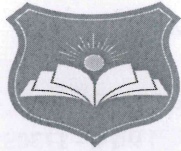
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	Certificate format page no 39	It is to certify that M/s. was awarded the project management consultancy work ofvide agreement No..... The above work included the day-to-day supervision / periodic Supervision / Quality Control & billing of the project. (Strike out which is not applicable)		
8.	DATA SHEET page no 4	Date of Presentation (physical) - To be intimated through email to the shortlisted applicants	As understood, Tehcnical submission shall include Broad Conceptual Proposal. Please clarify whether what will be included in this presentation.	Please refer clause no 2.10.1 k(ii) at page no 11, and the applicant may provide any additional information to substantiate his proposal as deems fit.
9.	2.10.3 page no. 12	“The billing rate shall be inclusive of remuneration cost of personnel, all out of pocket expenses, cost of lodging, boarding, travel, transportation, documentation overhead, all the taxes, including GST cost to company, profits etc. ”	As per rules, GST is always paid extra over the fees	GST as applicable shall be paid over and above the fees.
10.	2.11.2 page no. 12	“ii. Experience of the firm in Planning and designing of green buildings/ campus certified by LEED / GRIHA/IGBC”	Our buildings are designed based on Green buildings norms but certifications from GRIHA/ LEED/ IGBC are obtained only if required by the Client. Hence, it should not be a mandatory criterion. However, if necessary, the requirement should be made for one	Clause stands modified as : “At least 1 project of the applicant must have obtained 3 star GRIHA/LEED or gold rating and above of IGBC in last 10 years. Certificate of this effect from certifying agency is needed “

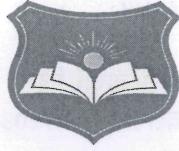




Sr. No.	Clause No.	Clause stated as per Tender/RFP	Request/Suggestion	Revised terms/reply based on queries raised in the pre-bid meeting held dated January 29, 2025.
			Institute/ Campus instead of three.	
11.	3.7a, point 4 page no. 16	“Conformity with the existing Phase-I building design”	If conformity is required, it is expected that the phase 1 building drawings shall be furnished by IIMS.	Conformity with the existing Phase-I building design is expected to be restricted to express the continuity in the aesthetics language of buildings of phase-I. However, it is expected that the architectural firms may visit the campus before submitting the technical and financial bids to fully comprehend the architectural vocabulary of the first phase. Bidders may visit the IIMS website for the drone video. The drawings of the existing buildings will be made available if required to the successful bidder.
12.	2.2.4 a and 3.1 page no 25	“All the plans and elevations should express the suggested structural system by incorporating the structural grids, shear walls, beams, columns etc. as and where applicable with their approximate sizes.” “The furniture/ equipment layout of each room at least 3 options of each type of room.” “However, the submitted designs are expected to suggest the design direction/kind of Structure and MEP and other	We understand that the NIT is for Master plan/ concept planning based on EPC 1 mode. However, the scope of work indicates necessity for engagement/ appointment of structural, MEP and acoustical consultants etc. for which the estimated value of tender (Rupees Fifty lakhs	No change. It is clarified that the architectural designs and drawings MUST take cognizance of all MEP, Fire Fighting services, acoustics etc and make specific spatial provisions and clearly indicate them in the plans, elevations and sections on the basis of their understanding of the

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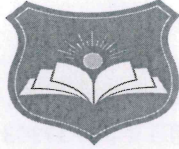
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		<p>applicable design disciplines, say but not limited to acoustics, audio visual, fire norms, lightings, solid waste management etc. as envisaged in the architectural design.”</p> <p>“Architect is also expected to anticipate the requirements of other referred disciplines and make provisions for Shafts, MEP spaces, spaces for thickness of acoustic panels, sunken slabs etc. as could be required.”</p> <p>“Architect is expected to anticipate the location of Building services and utility block(s) in master plan for infrastructural services such as Chiller plant room, Transformer rooms, electric panels rooms, sewerage disposal space for solid waste segregation/ disposal etc.”</p>	<p>given at Sl. No. 10 of the Data Sheet on page no. 4) is not commensurate.</p> <p>Moreover, since this Value is inclusive of GST, the amount works out to about Rupees 42.37 lakhs only.</p> <p>It is also seen that for a building area of approx. 42,000 sq.m. this fee would work out to only Rs 9.3 per square foot which appears to be quite less.</p>	<p>project and previous experience.</p> <p>Query has been replied above at Sr. no. 9.</p> <p>This query has been replied above in Sr. no. 9.</p>
13.	3.2.2 page no 32	“Any change in more than two Key Personnel during the tenure of the assignment would attract a one-time penalty of 1% of the Consultancy Fee for the assignment for each such change.”	Penalty @ 1% should not be levied for change in Key Personal	Clause stands modified as : “Any change in more than two Key Personnel during the tenure of the assignment may be allowed with prior approval of the Institute and is subject to the replacement being equally qualified and experienced ”
14.	3.2.8 page no 32	“The Architect to be deputed in the local office team which shall be deployed at IIM Sirmaur	Since services are required for a period of 4 months, from	Clause deleted.

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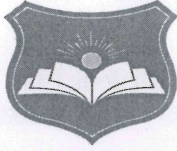
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		construction site during the execution shall be one, who has been associated with the project during planning and designing stage.”	the Consultant selected for Phase 2 Concept plan, there is no need for deputing his Architect at site during construction stage	
15.		The annual turnover requirement	The annual turnover requirement of ₹40 lakh is inconsistent with the Central Vigilance Commission (CVC) guidelines, which suggest 30% of the project's estimated cost. If the project value is ₹50 lakh, this turnover threshold is disproportionately high. Kindly reassess the turnover criteria to reflect both the estimated project cost and CVC guidelines.	Annual turnover criteria has been decided as per the requirement of the work.
16.		The RFP emphasizes area-specific experience (45,000 sqm or 30,000 sqm in two projects), rather than the value of completed projects, which is the usual benchmark.	As per standard tendering practices, bidders are typically required to demonstrate the following: 1. Completion of one work of 80% of the project value, 2. Completion of two works of 60% of the project value, or 3. Completion of three works of 40% of the project value.	No Change

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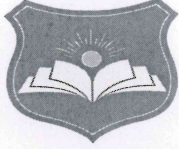
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Himachal Pradesh – 173031, Indiaधौला कुआँ, जिला. सिरमौर
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			We kindly request you to revise the criteria in the RFP to focus on project value rather than area, ensuring fair competition for firms with proven expertise and aligning the requirements with established industry norms.	
17.		The RFP allocates (15 marks) for GRIHA certification, which is not standard practice. Additionally, no marks are allotted for similar work experience.	As per the standard evaluation process, marks are given for: 1. Similar Work experience. 2. Turnover of the company. 3. Key Personnel Profile. 4. Approach Methodology	No Change
18.		The project involves designing a 42,000 sqm. campus. In hilly areas, a project of this nature would typically cost more than ₹100 crores; however, the estimated tender value is cited as ₹50 lakhs.	Please clarify the basis for determining the project cost as ₹50 lakhs, as it appears grossly understated.	Please refer to Sr. no. 6


Dr. K. Selvanathan

for Senior Consultant (Admin.)





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Certificate Format

It is to certify that M/s..... was been awarded the Architectural consultancy work ofvide agreement No.....

The above work included the conceptual planning and drawing/ Schematic / Detailed drawing of the project.

(Strike out which is not applicable)

The total project cost is Rs..... the consultancy fees for the architectural services of the consultant M/s.....is Rs.....As a part of the above contract, the consultant has successfully submitted the drawings which are acceptable/ completed satisfactorily the work on DD/MM/YY of.....(name of the project) in the State of.....

Their work is found to be satisfactory.

(Signature)

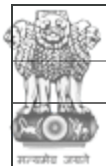


Name :
Designation :
Contact Number :
Office Seal :

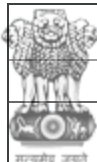


Note:

In case it is not possible to get the certificate in the format as above, the certificate must contain:

- i. Name of the Applicant
- ii. Name of the work
- iii. Agreement no.
- iv. Cost of the project work completed
- v. Cost of Consultancy services
- vi. Date of completion of services
- vii. The nature of work shall include its Built-up area and building floors in case of building work
- viii. The details of the consultancy services provided.



 Government eProcurement System	eProcurement System Government of India			
	Published Corrigendum Details			
		Date : 03-Feb-2025 06:00 PM		
		 Print		
Organisation Chain :	Indian Institute of Management Sirmaur			
Tender ID :	2025_IIMS_844748_1			
Tender Ref No :	IIMS/PUR/Architectural Consultant/33/2024-25			
Tender Title :	Notice Inviting Tender for Selection of Architectural Consultant for the Concept Planning of Phase-II development of IIM Sirmaur			
Corrigendum Type :	Date			
Corrigendum:1				
Corrigendum Title	Corrigendum Description	Published Date	Document Name	Doc Size(in KB)
Corrigendum I	Corrigendum-I regarding date extension	03-Feb-2025 05:59 PM	CorrigendumI.pdf 	10122.47
Critical Dates				
Publish Date	16-Jan-2025 05:45 PM	Bid Opening Date	05-Mar-2025 11:00 AM	
Document Download/Sale Start Date	16-Jan-2025 05:45 PM	Document Download/Sale End Date	03-Mar-2025 05:00 PM	
Clarification Start Date	NA	Clarification End Date	NA	
Bid Submission Start Date	16-Jan-2025 05:45 PM	Bid Submission End Date	03-Mar-2025 05:00 PM	
Pre Bid Meeting Date	29-Jan-2025 11:00 AM			
Details Before Corrigendum				
Critical Dates				
Publish Date	16-Jan-2025 05:45 PM	Bid Opening Date	17-Feb-2025 11:00 AM	
Document Download/Sale Start Date	16-Jan-2025 05:45 PM	Document Download/Sale End Date	14-Feb-2025 05:00 PM	
Clarification Start Date	NA	Clarification End Date	NA	
Bid Submission Start Date	16-Jan-2025 05:45 PM	Bid Submission End Date	14-Feb-2025 05:00 PM	
Pre Bid Meeting Date	29-Jan-2025 11:00 AM			

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Corrigendum Type :		Other			
Corrigendum Document Details					
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