

Corrigendum No. 2

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (Mah) Pin 400087.

Corrigendum to Tender No. IIMM/EOI CUM RFP/2024/04 dtd 15.05.24: Empanelment & Selection of Architectural Consultant for preparation of Master Layout Plan & Providing Comprehensive Architectural Consultancy for upcoming Projects at IIM Mumbai.

Publish Date: 30/05/2024

Note to Reader: The various clarifications/request of the bidders sought in the pre-bid meeting held on 22/05/2024 are replied/modified herewith. these replies are common for all interested bidders & same shall form part of the tender documents. With these replies Clauses of the RFP which are new/added or have been modified/changed are revised, rest of the attached clauses/sections shall remain same as provided in the EOI cum RFP dated 15.05.2024.

Pre bid Query replies by IIM Mumbai

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
(1) A.K.A. Consultants (India) Pvt. Ltd.				
1	Page No. 07, Bid Data Sheet	Empanelment & Selection of Design Architect cum Consultants for Preparation of Master Layout Plan & Providing design Architectural Consultancy for the upcoming Projects of IIM Mumbai, for Phase - I & Phase – II.	Kindly Clarify the Phase-01 and Phase-02 will allot to single bidder.	Preparation of master layout plan & design of buildings (Complete for Phase 1 & 2) shall be awarded to single bidder. The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.

2	Page No. 08, Bid Data sheet, Point No. 08	Time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project)	Kindly Clarify the above-mentioned duration of projects is 72 month (Construction) for completion of phase-01 or either both phases.	Time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.
3	Page no. 09, Clause no. 6.3	Prerequisite for Architectural Consultant, Principal Architect, having graduate degree in architecture with Post graduation in Architecture/ Planning or design (minimum of 15 years of experience)	Kindly consider the qualification criteria of Principal Architect, should have completed graduation in B. Arch. with experience 25 years for full marking.	Prerequisite for staff requirement is revised as per attached annexure -1
4	As per RFP	the last date of submission of bid is 28th May 2024 and pre-bid meeting is scheduled on 22nd May 2023. As per Govt. of India (CVC) Guideline, after uploading the pre-bid response the client shall provide at least 15 days, for submission of the bid.	Kindly follow the guideline of GOI and extend the date from the 28th May to 12th June 2024.	Any change in the dates shall be notified on IIM Mumbai's portal.
(2) Arcop Associates Pvt. Ltd.				
1	Page no.3	All applications are to be submitted online & Offline (Hard copy in the specified format) with additional information to be given as required to the Chief Administrative Officer (Offg) Existing IIM Mumbai Campus. Once the applications are received, they will be screened to prepare a shortlist of applicants who may be invited to participate in the further stages of	Please confirm whether the technical bid is to be submitted online only or hard copy of the same is also required to be submitted.	All the documents required to be submitted online and offline.

		selection.														
2	Page no. 7 & 8	<p>6.0 BID DATA SHEET(Information to Consultants/Bidders)</p> <table border="1"> <thead> <tr> <th>S.N.</th> <th>Subject</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td colspan="3">Stage - 1</td> </tr> <tr> <td>15a</td> <td>Issue / Download of Tender</td> <td>From 15.05.2024, 11.00 Hrs to 21.05.2024 16.00 Hrs, Website Name 1) https://eprocure.gov.in/eprocure/app 2) https://iimmumbai.ac.in</td> </tr> <tr> <td>15d</td> <td>Last Date for submission of technical and financial Documents for stage 1 shortlisting</td> <td>28/05/2024, 15.00 Hrs</td> </tr> </tbody> </table>	S.N.	Subject	Description	Stage - 1			15a	Issue / Download of Tender	From 15.05.2024, 11.00 Hrs to 21.05.2024 16.00 Hrs, Website Name 1) https://eprocure.gov.in/eprocure/app 2) https://iimmumbai.ac.in	15d	Last Date for submission of technical and financial Documents for stage 1 shortlisting	28/05/2024, 15.00 Hrs	<p>In the Bid Data Sheet it has been mentioned that “Issue/download of Tender - From 15.05.2024, 11.00 Hrs to 21.05.2024 16.00 Hrs,” whereas on the online portal eprocure.gov.in, where the online bid shall be submitted the document download/ sale end date has been mentioned as 28.05.2023 at 11:00 am. Please clarify what shall be the final date of document download /sale end date. Similarly, In the Bid Data Sheet, “The last date of submission of technical and financial documents for stage 1 has been mentioned as 28.05.2024 at 15:00 Hrs”, whereas on the online portal eprocure.gov.in, where the online bid shall be submitted, the last date of bid submission has been mentioned as 28.05.2024 at 11:00 AM. Please clarify what shall be the final time of submission.</p>	<p>Issue/download of Tender - From 15.05.2024, 11.00 Hrs to 28.05.2024 11.00 Hrs, Any other change in the dates shall be notified on IIM Mumbai's portal.</p>
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4	Page no. 12 & 13	8.2 Mandatory Eligibility Criteria:12. The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	8.2 Mandatory Eligibility Criteria:12. The bidder must have preferably completed office/commercial/ Institutional buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. Since this is an Institutional project, we request you to kindly consider Institutional projects also including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	The bidder must have completed office/commercial buildings / Institutional / (Multi-storeyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)																

5	Page no. 13	<p>3. The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited.</p> <p>a. At least one Project valuing not less than 80 % of the project value</p> <p>b. Two projects, each valuing not less than 60 % of the project value</p> <p>c. Three projects, each valuing not less than 40 % of the project value</p>	<p>Please confirm whether the eligibility requirement of project value is on Phase-1 project cost of Rs. 300 Crores only or for both Phase-I & II i.e on Rs. 600 Crores.</p>	<p>The eligibility requirement is for total estimated project cost of Rs 600 Cr</p>
6	Page no. 13	<p>9. The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar project.</p>	<p>9. The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar any type of building project.</p>	<p>This criteria is changed from mandatory to desirable, Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.</p>

7	Page no. 13	16. The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	We request to kindly delete this clause, as this will restrict the competition to very few bidders only.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.												
8	Page no. 13	<table border="1"> <tr> <td colspan="4" data-bbox="416 536 925 624">Part – 1 Technical pre-qualification criteria (Total Marks 100)</td> </tr> <tr> <th data-bbox="416 624 456 711">SR. No.</th> <th data-bbox="456 624 640 711">Minimum Requirements</th> <th data-bbox="640 624 781 711">Documents to be submitted.</th> <th data-bbox="781 624 925 711">Max Score</th> </tr> <tr> <td data-bbox="416 711 456 1075">(vi)</td> <td data-bbox="456 711 640 1075">The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed)</td> <td data-bbox="640 711 781 1075">Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted</td> <td data-bbox="781 711 925 1075">(2 marks for each green building project)</td> </tr> </table>	Part – 1 Technical pre-qualification criteria (Total Marks 100)				SR. No.	Minimum Requirements	Documents to be submitted.	Max Score	(vi)	The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed)	Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted	(2 marks for each green building project)	<p>Please clarify the meaning of “Qualification of sub consultant shall be allowed”.</p> <p>We understand this clause is not relevant and shall be deleted.</p>	<p>The bidder must have completed office/commercial buildings / Institutional / (Multi-storeyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)</p>
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9	Page no. 14 & 15	<p>9. The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar project. Part – 1 Technical pre-qualification criteria (Total Marks 100)</p> <table border="1" data-bbox="327 432 907 826"> <thead> <tr> <th data-bbox="327 432 371 496">SR. No.</th> <th data-bbox="371 432 528 496">Minimum Requirements</th> <th data-bbox="528 432 645 496">Documents to be submitted.</th> <th data-bbox="645 432 907 496">Max Score</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 496 371 826">ix)</td> <td data-bbox="371 496 528 826">The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project.</td> <td data-bbox="528 496 645 826">Certificate with experience details to be submitted</td> <td data-bbox="645 496 907 826">awards received – 5 marks. No award received - 0 marks.</td> </tr> </tbody> </table>	SR. No.	Minimum Requirements	Documents to be submitted.	Max Score	ix)	The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project.	Certificate with experience details to be submitted	awards received – 5 marks. No award received - 0 marks.	<p>The two statements are contradictory with each other. In the mandatory eligibility criteria under Sr. No. 9 it states that “The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar project”. Whereas in the marking table Technical-prequalification criteria under Sr. no ix) it states that “Maximum 5 Marksawards received – 5 marks. No award received - 0 marks”. We understand that if a bidder is not having any National / International level awards of high repute for similar project, then he shall not be eligible to bid for this project. Please clarify.</p>	<p>This may be considered as desirable eligibility criteria. No any changes in the marking System.</p>
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10	Page no. 14 & 15	<p>16. The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. Part – 1 Technical pre-qualification criteria (Total Marks 100)</p>	<p>The two statements are contradictory with each other. In the mandatory eligibility criteria under Sr. No. 16 it states that “The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore”. Whereas in the marking table Technical-prequalification criteria under Sr. no x) it states that “Maximum 5 Marks Certificate received – 5 marks.No certificate received - 0 marks”. We understand that if a bidder is not having any completed / ongoing One International project of public building completed with project cost of more than Rupees 500 crore, then he shall not be eligible to bid for this project. Please clarify.</p>	<p>The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.</p>								
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11	Page no. 15	Part – 1 Technical pre-qualification criteria (Total Marks 100)			Part – 1 Technical pre-qualification Criteria (Total Marks 100)			The bidder must have completed office/commercial buildings / Institutional / (Multi-storeyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)		
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		x)	The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed)	Copy of Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted	Max. Marks = 10 (2 marks each green building project)	x)	The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for		Copy of Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted	Max. Marks = 10 (2.5 marks for each green building project)

12	Page no. 19	<p>8.5 Opening and Evaluation of Financial Bid</p> <p>Based on the marks awarded and the marks obtained by bidder up to this stage shall have a weightage of 70 % Marks where as his financial bid shall have a weightage of 30 marks. At this stage, the Applicant whose combined score is highest shall win the Contract. Note: -(a) IIM Mumbai reserves the right to split the work among various architects. (b) IIM Mumbai reserves the right to go for empanelment of the Architects only. In that case empanelled architects may be entrusted various buildings & other works within the campus & the Architects will be required to submit PBG for its estimated value.</p>	<p>Based on the marks awarded and the marks obtained by bidder up to this stage shall have a weightage of 70 80 % Marks where as his financial bid shall have a weightage of 30 20 marks. At this stage, the Applicant whose combined score is highest shall win the Contract. We request for the above change to enable the best design to get selected. Otherwise, some low quoting bidder may get selected and might not be able to perform up to the desired expectations of such a reputed project. Similar evaluation criteria are being followed mostly in all the consultancy tenders these days.</p>	The original Conditions shall prevail.
13	Page no. 20	<p>Note: -</p> <p>(a) IIM Mumbai reserves the right to split the work among various architects. (b) IIM Mumbai reserves the right to go for empanelment of the Architects only. In that case empanelled architects may be entrusted various buildings & other works within the campus & the Architects will be required to submit PBG for its estimated value.</p>	<p>We request to delete these clauses. Client must first of all decide the strategy for the development of the project and after that go for the selection of the consultant. If these clauses remain in force, then all the procedure and the hard work of the bidders will be wasted. Since the bidders will be investing financial and human resources in participating in the bid, therefore we request that strategies may be finalized beforehand.</p>	Deleted.

14	Page no. 54	8.6 Selection All documents submitted by the bidder shall become sole of property of IIM Mumbai & IIM Mumbai reserved the right to use the same in future for future tenders which no claim shall entertained from bidder and if they are used in future.	Please clarify what all documents of the bidders will be used in future for future tenders. Since this is not the general practice of the industry. Therefore, this clause may be deleted.	The design presentation made by bidders for IIM Mumbai will be retained by IIM Mumbai.
15		Financial bid shall be submitted by bidders shortlisted for stage 3	Please confirm at what stage bidder is required to submit the Financial bid (Price Schedule) in excel file.	The Financial bid shall be uploaded along with the bid at first instant. However, price bid of only shortlisted tenders for stage -3 who's designs are shortlisted after final presentation shall be opened. The price bid of all other bidders, (who are either not shortlisted for stage 3 or their design are not shortlisted in stage 3 presentation) shall not be opened.
16		Date of submission 28/05/2024, 15.00 Hrs.	Please extend the date of submission by 2 weeks after issuing the replies to the Pre-bid queries.	Any change in the dates shall be notified on IIM Mumbai's portal.
(3) CP Kukreja Architects				

1	Clause 6.3 (Key Personnel 1) / Page No. 9	It is expected by IIM Mumbai that The firm should have following personnel with desired qualifications & experience in their panel for execution of this project. Master Planner Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design (Minimum of 15 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning)	Master Planner Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design (Minimum of 15 years' 20 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning). Request you to consider Graduate Degree in Architecture, valid COA registration with minimum 20 years of experience. OR we may provide the Master	Prerequisite for architectural consultant and other staff is revised as per attached annexure -1
2	Clause 6.3 (Key Personnel 3) / Page No. 10	Principal Structural Engineer Should have master's degree in Civil Engineering (Structural). (Minimum of 15 years' experience)	Principal Structural Engineer Should have master's degree in Civil Engineering (Structural) or equivalent. (Minimum of 15 years' experience)	Prerequisite for architectural consultant and other staff is revised as per attached annexure -1
3	Clause 6.3 (Key Personnel 4) / Page No. 10	Design Manager Master's in architecture/ Urban Design/ Urban Planning. (Minimum of 15 years' experience)	Design Manager Master's in architecture/ Urban Design/ Urban Planning. OR Bachelor Degree in Architecture with 20 Years of Experience (Minimum of 15 years' experience ..) Request you to consider Graduate Degree in Architecture, valid COA registration with minimum 20 years of experience. OR we may provide the Design	Prerequisite for architectural consultant and other staff is revised as per attached annexure -1

			Manager (Expert) from our Associate Consultant. Please confirm.	
4	Clause 6.3(Key Personnel 5)/Page No. 10	PHE ExpertShould have bachelor's degree in civil engineering/ Mechanical Engineering with master's degree in Water Resources/ Irrigation /Environmental Engineering / Hydraulics/ Public Health Engineering.(Minimum of 10 years' experience	PHE ExpertShould have bachelor's degree in civil engineering/ Mechanical Engineering with master's degree in Water Resources/ Irrigation /Environmental Engineering / Hydraulics/ Public Health Engineering.(Minimum of 10 years' experience)Request you to consider Graduate Degree in Civil engineering / Mechanical Engineering with minimum 20 years of experience.OR we may use the PHE Expert from our Associate Consultant. Please confirm.	Prerequisite for architectural consultant and other staff is revised as per attached annexure -1
5	Clause 7.2 (Method of Application)/Page No. 12	Method of Application If the applicant is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address proof of experience in the field to be furnished.	Please allow Authorized signatory to sign the bid document by the way of Power of Attorney in case of Proprietorship firm.	In case of Proprietary firm Power of attorney for submitting the bid can not be allowed.

6	Clause 7.2(Method of Application)/Page No. 12	Site Visit is MandatoryThe applicant is advised to visit the site of works viz IIMM campus at his own cost, with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. The bidder shall submit the Geo-tagging by proper inspection of specified site location. They should also submit an undertaking stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting rates by considering all the aspect and shall not have any claim in this regard in future.	Please allow the site visit and Geo-tagging Report (undertaking & photographs) at Stage-2 (Presentation Stage) by the shortlisted bidder not at Bidding Stage-1.	The above condition is revised as below.:- The applicant is advised to visit the site of works viz IIMM campus at his own cost., with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. (a) The bidder shall submit the Geo-tagging by proper inspection of specified site location. alternatively (b) They should submit an undertaking with their offer stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting their rates by considering all the aspect whatsoever and shall not have any claim in this regard in future.
7	Clause 8.2 (Sub Clause 10.) / Page No. 13	10. The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	10. The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site. Please consider removing this clause as it imposes restrictions on firms located outside a 90 km radius of the proposed site & across other cities of India. This request should be taken into consideration both in eligibility criteria and during the evaluation process.	This condition is revised as below “the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.

8	Clause 8.2(Sub Clause 12.)/Page No. 13	12. The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	12. The bidder must have preferably completed office/commercial buildings / Institutional / Residential buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.The proposed upcoming project of IIM Mumbai encompasses both Institutional and Residential development aspects.We request you to take this into consideration both in the eligibility criteria and the evaluation process.	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
9	Clause 8.2 (Sub Clause 16.)/Page No. 13	16. The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore	16. The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 250 Crores 500 crore. We understand the development is planned at the national level. However, limiting the requirement of international project experience to firms with a project cost of Rs. 500 crores restrict participation and fairness. We kindly request that you consider International Experience with project costs ranging from Rs. 200 to 250 crores both in eligibility criteria and evaluation processes.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.

10	Format/P age No. 48	List of Awards of International Repute as well as awards by Central or State Governments	List of Awards of National / International Repute as well as awards by Central or State Governments or reputed bodies such as BUILD, HUDCO, Estrade Real Estate, Re-thinking the Future etc. Please also take into account the national reputation of the project, as well as any recognition awarded by esteemed bodies such as BUILD, HUDCO, Estrade Real Estate, Re-thinking the Future, and others.	This criteria is changed from mandatory to desirable, Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.
11			We understand Bid has to be submitted in physical mode only. Please confirm.	All the documents required to be submitted online and offline.
12			As per EOI, the QCBS Formula based on 70:30. Being a reputed project, request for consider weightages (i.e. 80% weightage to Technical score and 20% weightage to financial score). This will help for selection of best design and capable firms.	The original Conditions shall prevail.
			As per EOI BID Data Sheet, the time for completion is specified as 78 months. We understand this completion period as encompassing the development of both Phase-I and Phase-II. Please confirm. Additionally, kindly clarify fee enhancement policy, if project goes	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.

			beyond the Contract Period (78 Months).	
			Please provide the Site Plan in AutoCAD format along with the Design Requirements & Details, existing building details etc. This will facilitate the preparation of the Presentation.	Site plan in PDF format is attached in Annexure 4)
			As per EOI, a Pre-Bid Meeting is scheduled for May 22, 2024, at 15:00 Hrs. The deadline for submission is within the next five days, specifically May 28, 2024, at 15:00 Hrs. Considering that responses to queries may take 2 to 3 days, it's challenging to prepare an ideal bid within this timeframe. Therefore, we kindly request an extension of the submission deadline by at least two weeks after receiving replies to the pre-bid queries..	Pre-bid meeting took place on 22/05/2024 at 15.00 Hrs. offline & online both.
(4) D. K. Associates				

1	On page no- 13 Point no 10.	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	We are Delhi based firm and very much interested in this present proposals for yours, we requested you to consider an undertaking in this sub-head at the time of submission of documents for establishment a full-fledged office within one month after award the work	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.
2	On page no- 13 Point no 16	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	We requested you to kindly remove this clause from mandatory documents. Weightage/ scoring is acceptable but this clause should not be a compulsory clause.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
3	Page no - 13 Point no -12	The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	Kindly allow the Guest house/ Hotel/institutional/health care projects in this sub- head	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
4	Page no - 8 Point 15d	Last Date for submission of technical and financial Documents for stage 1 shortlisting	Kindly extend the last of submission by one week's time.	Any change in the dates shall be notified on IIM Mumbai's portal.

5	Page no - 8 Point 15k	Physical presentation in front of IIM Mumbai committee.	Kindly extend the last of submission by two weeks' time for better understanding and designing of the project.	Any change in the dates shall be notified on IIM Mumbai's portal.
(5) Interface Designers				
1		Financial bid shall be submitted by bidders shortlisted for stage 3	1. As per the tender notice the financial bid is essential only for the shortlisted bidders. Do you expect us to upload at this stage only as a mandatory action to submit the bid	The Financial bid shall be uploaded alongwith the bid at first instant. However price bid of only shortlisted tenders for stage -3 who's designs are shortlisted after final presentation shall be opened . The price bid of all other bidders, (who are either not shorlisted for stge 3 or their design are not shortlisted in stage 3 presentation) shall not be opened.
2			2. For stage 1 as we understand the documents listed on page numbers 14, 15 & 16 only are required to be uploaded. Please confirm.	PI upload all the documents , which shall be required to asses your capability , recognition, experience , and evaluation.
3			3. We wish to visit the site on 27th Monday in working hours. Please confirm.	Site can be visited on any working day with prior appointment.
4			4. Upon accessing the website and having downloaded the excel for financial bid we have not received any confirmation email or acknowledgment so far. However, we request you to treat this communication as our registration for the interested bidder.	No registration by this institute for intended bidder

5			5. In case of having qualified for stage 2, a physical presentation of works is scheduled on 7th June 2024 @ 1100 hrs. In such cases we are expected to show our body of work done already only so far in the similar segment. Please confirm.	The original Conditions shall prevail.
6			6. We have registered on eProcurement and shall upload the documents post pre bid meeting.	No comment
(6) S.M. Consultants india pvt. Ltd.				
1	Clause No. 8.2 SI No.2, Page No-12	The Applicant shall be an individual Architect, a proprietary or a partnership firm of Architects or a company registered under Companies Act all whose shareholders shall be Architects. The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years ending with 31.03. 2024.No joint venture or consortium of firms is allowed. 'Architect' here means a person having minimum qualification as Bachelor of Architecture and having a valid registration with Council of Architecture (CoA), India. The lead Architect of the	We request to allow company registered under Companies Act having Bachelor of Architecture degree and registered with Council of Architecture (CoA), India at executive levels i.e. Lead Architect / Principal Architect.	If the firm is registered in india and fulfilling all the requirements as per this EOI cum RFP, International consultants with prior approval by IIM Mumbai can be allowed. International consultant must have experience of working in India. (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed). Prerequisite for staff requirement is revised as per attached annexure -1. The Architectural company headed by the person should have COA registration otherwise thy are not eligible.

		applying firm shall be of Indian nationality.		
2	Clause No. 8.2 SI No.10, Page No-13	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	We request you to amend the clause Firm should provide proof of a full-fledged running office (which will handle the project) within 90 km of the proposed site after award of work.	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.

3	Clause No. 8.2 SI No.16, Page No-13	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	Kindly consider completed / ongoing at least One National /International project of public building completed with project cost of	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
4	General	General	Request to kindly extend the last date of submission of bid by At least 15 days.	Any change in the dates shall be notified on IIM Mumbai's portal.
(7) Architect Hafeez contractor				
1	6.0 BID DATA SHEET (Page 8)	Performance Guarantee -5% of the tendered value by BG.Security Deposit - 5% to be deducted from every bill	We request to either have Performance Guarantee or Security Deposit.	This clause may be read as Performance Guarantee 3% of the tendered value by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
2	6.3 Prerequisite for Architectural Consultant (Page No. 9)	The firm shall have preferably inhouse experts in various fields like Architectural, EnvironmentalTechnology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulicdesign, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV	We are an architectural firm and we work with our external subconsultant teams/ Associates. Please clarify that outside subconsultants are permitted.	Subconsultants for specialised works are allowed with prior permission of IIM Mumbai, However the total responsibility of the work shall be lying with the main Architect only. The subconsultants personal engaged should be well experienced of working in India . (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed).

		system, BIM design levels Audio video system, Acoustic & sound system, Access control and CCTV.		
3	Item No. 2 Final Decision Making Authority (Page No. 12)	Site visit is mandatory. The applicant is advised to visit the site of works viz IIMM campus at his own cost, with the prior intimation+and permission of IIMM, to familiarize itself with the campus in general. The bidder shall submit the Geo-tagging by proper inspection of specified site location. They should also submit an undertaking stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting rates by considering all the aspect and shall not have any claim in this regard in future.	1. Geo-tagging. Please clarify. 2. Kindly provide requirement.	The above condition is revised as below.:- The applicant is advised to visit the site of works viz IIMM campus at his own cost., with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. (a) The bidder shall submit the Geo-tagging by proper inspection of specified site location. alternatively (b) They should submit an undertaking with their offer stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting their rates by considering all the aspect whatsoever and shall not have any claim in this regard in future.

4	8.2 Mandatory Eligibility Criteria Sr. No. 13 (Page No. 13)	The bidder should be empaneled or registered Architectural or Engineering consultancy provider for central government / PSU / state government / Semi government organizations, Public sector banks / public sector organization.	We are registered with Council of Architecture, India. Please clarify if that is the requirement.	The original Conditions shall prevail.
5	8.2 Mandatory Eligibility Criteria: (Page 13)	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	We request you to delete this clause.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
6	8.5 Stage 3 (Page No. 19)	Note: - (a) IIM Mumbai reserves the right to split the work among various architects.	We request you to please delete this clause as we would be designing and providing quote for project as a whole.	Deleted.
7	8.5 Stage 3 (Page No. 19)	There will be no negotiation with selected bidder except under circumstances as per current CVC circulars.	Please clarify.	Deleted.

8	8.6 Selection (Page No. 20)	If IIM Mumbai select/chosen any exceptional & innovative master layout/design for structural architectural design from some other bidder, then IIM Mumbai reserves the right to ask the successful bidder to adopt that design at his quoted price. If H1 bidder does not agree for it the chance shall be given to the next bidder.	We request you to please delete this clause.	Deleted.
9	8.6 Selection (Page No. 20)	All documents submitted by the bidder shall become sole of property of IIM Mumbai & IIM Mumbai reserved the right to use the same in future for future tenders which no claim shall entertained from bidder and if they are used in future.	We request you to please delete this clause.	The design presentation made by bidders for IIM Mumbai will be retained by IIM Mumbai.
10	10.2 description of the services Provided by Architectural consultant. (Page No. 30)	iii. Statutory Approval stage / Design development Stage: Preparation and submission of drawing/ documents/ area statements, etc., and obtaining all statutory approvals from BMC, CFO, Tree Authority, etc. Submission of revised Design basis report for Structure, MEP services, and Landscape, submission of Proof checking drawings and documents of Structural design to Proof Checking Consultant and Registration for GRIHA.	We request to delete "Approvals" of any kind. The Client can directly appoint a separate Liaison Consultant for all Approvals.	The original Conditions shall prevail.

11	10.2 Description of the services Provided by Architectural consultant. (Page No. 30)	v. Preparation of tender documents and drawings: Preparation of Tender documents including conditions of contract, specification, schedule of quantities and rates,	Technical Tender Documents in the form of drawings, specifications and schedule of quantities and rates shall be provided by Consultant. All contractual documents, GCC, SCC, tendering process, NIT, floating tenders, negotiations, etc. shall be by Client. Please confirm.	This clause is revised as below. The architect shall provide detailed BOQ with rates , Special condition of contracts ,technical specifications , list of approved makes, and tender drawings only. The PMC which is separately appointed by IIM Mumbai shall prepare the bid documents completely , host the tender, invite prebid meeting , open the tenders, select the executing agency as per CVC Guidelines and submit their recommendation for placement of work order by IIM Mumbai.
12	10.2vii. Completion stage, Sr. a (Page No.31)	vii. Completion stagea. Submission of 'As-built 'drawings for completion, and obtaining Final Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA.	We request that all Statutory Approvals be obtained by Liaison Consultant directly appointed by Client.Griha Certification by Griha Consultant directly appointed by Client.This scope be please deleted fromDesign Consultant scope.	The original Conditions shall prevail for obtaining All Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA. Regarding As-built drawings shall be prepared by the Contractor in coordination with PMC . Architect will review & approve it .The contractor to submit a set of original GFC drawings with deviations as per as-built marked to enable Architect and client for review and they shall submit to client. For this Architect shall extend all necessary help to the contractor / pmc by providing GFC drawings to prepare as built drawings.

13	10.3, b, Sr. 1) (Page No. 31)	Detailed site survey including tree demarcation, existing features, contours etc. complete required for Design and Execution.	Client to appoint the Surveyor, Geotechnical, Hydrological and Flood Mitigation Consultants directly.	Architect has to appoint and get these works such as site survey including tree demarcation, existing features, contours etc executed, If and as required by him (If not carried out by IIM Mumbai earlier) with the prior approval of IIM Mumbai. IIM Mumbai shall reimburse these cost as per actual as provided in the financial bid section. Any overhead / profit etc is deemed to be included in the offer of the architect.
14	10.3, b, Sr. 2) (Page No. 31)	Geo Technical Soil investigation as required for structural design	Client to appoint the Surveyor, Geotechnical, Hydrological and Flood Mitigation Consultants directly.	
15	Stage 3 and 4 (Page No. 33)	Stage 3. Statutory approval / design development Submission of drawings for Statutory Approval, submission of revised design basis report for Structure, MEP Services, and landscape, Submission of Proof Checking Drawings and documents to Proof Checking Consultant for Structure, Registration of project with GRIHA. Stage 4. Working drawings up to Tendering	Approvals to be deleted from Design Consultants scope. Registration with Griha to be directly done by Client Griha consultant.	The original Conditions shall prevail for obtaining All Statutory Approval, submission of revised design basis report for Structure, MEP Services, and landscape, Submission of Proof Checking Drawings and documents to Proof Checking Consultant for Structure, Registration of project with GRIHA. Stage 4. Working drawings up to Tendering are in the scope of Architect only.

16	Stage 5 (Page No. 33)	Stage 5. Tender document preparation and process	Technical Tender Documents in the form of drawings, specifications and schedule of quantities and rates shall be provided by Consultant. All contractual documents, GCC, SCC, tendering process, NIT, floating tenders, comparisons, negotiations, etc. shall be by Client. Please confirm.	The architect shall provide detailed BOQ with rates , Special condition of contracts ,technical specifications , list of approved makes, and tender drawings only. The PMC which is separately appointed by IIM Mumbai shall prepare the bid documents completely , host the tender, invite prebid meeting , open the tenders, select the executing agency as per CVC Guidelines and submit their recommendation for placement of work order by IIM Mumbai.
17	11. GENERAL TERMS AND CONDITIONS OF ENGAGEMENT. Acceptance of the concept design (Page No. 34)	The actual requirement or location for the construction of the proposed building may change depending on the requirement of the institute	Buildings are designed and planned as per approved master plan. This may be considered as a Design Change.	For any design change during conceptual or preliminary design stage , if any complete change in the planning takes place due to IIM Mumbai , then payment shall be made on prorata basis of the builtup area of the building for that particular stage of the building. (Payment / bill for design change above Rs100000 / - only shall be paid) .For minor changes no payment shall be made.

18	11. GENERAL TERMS AND CONDITIONS OF ENGAGEMENT- Award of contract Sr. v. (Page No. 34)	ii. Winning Architect even though selected based on the quality evaluation of his concept design shall be contractually obliged to modify or redesign if found necessary by IIMM.	Please clarify number of revisions.	total three revisions are envisaged.
19	11. GENERAL TERMS AND CONDITIONS OF ENGAGEMENT- Award of contract Sr. v. (Page No. 34)	v. The amount kept under the performance guarantee shall not bear interest and the same shall be returned to the consultant after satisfactory completion of the contract.	Please either maintain Security Deposit or Performance guarantee.	This clause may be read as Performance Guarantee 3% of the tendered value by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
20	- Award of contract Sr. vi. (Page No. 34)	IIMM does not bind itself to award the consultancy work to the selected architect/firm and IIMM reserves the right to reject all the offers and no reason for this effect shall be furnished.	Please clarify clause.	The original conditions shall prevail.

21	11. GENERAL TERMS AND CONDITIONS OF ENGAGEMENT- General guidelines (Page No. 35)	xi. The rates offered by bidders shall be fixed & final shall not be revised for any reason.	Rates to be provided considering this as one project with cost of Rs. 600 cr. If project cost changes then rates may also vary.	The rates to be provided on project value of 600 cr . Since the rates are offered in % basis , same rates shall be payable proportionately on any variation (+/-) on the actual cost as defined.
22	11. GENERAL TERMS AND CONDITIONS OF ENGAGEMENT- Expiration of the Consultancy Contract (Page 36)	Unless terminated earlier pursuant to hereof, this Contract shall expire when the Services have been completed in all respect at the end of such time period after the Effective Date, which may be suitably extended upon mutual agreement to complete the Assignment in all respects.	Time period of services need to be fixed as rates offered are to remain fixed.	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.
23	Termination (Page 37)	Dispute Settlement Mechanism c. ... Sole Arbitrator to be appointed by the Chairman, Board of Governors, IIMM	Sole Arbitrator to be appointed by both parties mutually.	The original conditions shall prevail.

24	12 General b) Design Base: (Page 38)	Specific attention has to be paid to ensuring flawless, technically sound, sustain- able design provisions. Minute attention shall be paid to providing a maintenance-free robust structure, free from the adverse effect of changes in weather and maintenance issues like leak- age of water, fragile components, etc. Specific write up shall be provided by the Architects towards these goals. Architect should assume professional responsibility for any defective design provisions.	This is a very open clause. Defects can be due to Contractors works also. Please delete clause.	The original conditions shall prevail. The architect should take responsibility for situations arising due to faulty design , statutory requirement not complied , Faulty selection of material etc.
25	12 General f) Responsibility for Data and Designs(P age 39)	ii. To submit all required drawings / documents /area calculations statement undertaking at various stages to liaisoning consultant to obtain completion/occupancycertificate, CFO, Tree permissions, GRIHA etc.	Please delete Statutory and Griha from Consultants scope of work.	The original Conditions shall prevail for obtaining All Statutory Approval, submission of revised design basis report for Structure, MEP Services, and landscape, Submission of ProofChecking Drawings and documents to Proof Checking Consultant for Structure, Registration of project with GRIHA. Stage 4. Working drawings up to Tendering are in the scope of Architect only.
26	Form 3C (Page No. 44)	Comments/Suggestion of Consultant	Please clarify about the requested information.	Pl ignore it
27	Form E (Page No. 54)	Note: Certificate for each work completed/under execution shall be obtained as per "FORM D" or the	Please share Form D, as its missing in tender document.	Form D is Provided as Annexure III

		certificate issued by the employer to be enclosed.		
28	FORM 'G' (Page No. 57)	Structure & Organization of Branch Office in Mumbai, if the Main Office is not in Mumbai.	We understand that Form G is not to be provided if the Main office of Consultant is in Mumbai. Please confirm.	PI provide only in case if it applicable.to your firm
29	Form M: Integrity Pact (Page 66)	Criminal Liability:	Please delete this clause.	The original conditions shall prevail.
30	1.0 Financial Proposal (Page 71)	The value of work to be considered for payment purpose of fee.	Actual cost of Construction as per council of architecture guidelines. (Gross Construction Cost)	The actual construction cost include cost of construction for permanent structures and services for value of total Work done including cost of equipments etc.The exclusion are fees paid to PMC , Statutory fees, GST componenets , cost of land , cost of O&M etc
31	1.0 Financial Proposal (Page 71)	All the interim payments made shall be treated as advance payments against Final Bill.	Payments are against stages of work completed / part completed and are not advances.	The original conditions shall prevail.
32	3.0 Milestone spayment ofconsult ancy charges(P age 73)		Please include an Advance amount of 10% of fee value.	No Advance shall be paid.

33	3.0 Milestones payment of consultancy charges (Page 73)		Master Planning and Architectural Design are two services. Please consider separate Payment Stages towards both.	PI refer price schedule
34	5.0 Note (Page 76)	Additional job	Changes in scope, addition to area, re-design shall be considered as Addition/ Alteration of works towards which fees shall be mutually agreed.	For any design change during conceptual or preliminary design stage , if any complete change in the planning takes place due to IIM Mumbai , then payment shall be made on prorata basis of the builtup area of the building for that particular stage of the building. (Payment / bill for design change above Rs100000 / - only shall be paid) .For minor changes no payment shall be made.
35	Time Period (Page 74)	Time period is considered as 36 months.	For periods beyond this time the Consultants fees shall be revised and mutually agreed. Please confirm.	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for cinstruction period only. Which may be decided based on IIMs requirement, availability of fund etc.
36	General		We request that the Master Planning and Design of Buildings be considered as one complete project and not divided.	The original conditions shall prevail.

(8) Shashi Prabhu & Associates				
1	6.3 Prerequisite for architectural consultant, Page no.10	Principal Architect- Graduate degree in architecture with post graduation in Architecture/Planning or Design	We assume that principal architect refers to any architect in the company who has worked as a design lead.	Prerequisite for staff requirement is revised as per attached annexure -1
2	6.3 Prerequisite for architectural consultant Page no. 9	Master's in architecture/UrbanDesign/Urban Planning	Reduce the minimum experience from 15 to 10 years	Prerequisite for staff requirement is revised as per attached annexure -1
3	8.2 Mandatory Eligibility Criteria, Page no. 12	Master's in architecture/UrbanDesign/Urban Planning	Is unaudited financial statement allowed for year ending 31-03-2024 ? Because audit is ongoing. We have audited statements till 31-03-2023	Prerequisite for staff requirement is revised as per attached annexure -1

<p>8- Selection Procedur e of Architect. 8.2 Mandator y Eligibility Criteria Pt. 3PageNo. 13</p>	<p>The Applicant shall be an individual Architect, a proprietary or a partnership firm of Architects or a company registered under Companies Act all whoseshareholders shall be Architects. The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years ending with 31.03.2024. No joint venture or consortium offirms is allowed. 'Architect' here means a person having minimum qualification as Bachelor of Architecture and having a valid registration with Council of Architecture (CoA), India. The lead Architect of the applying firm shall be of Indian nationality.</p>	<p>The clause states for completed projects. Kindly allowfor ongoing projects as well for Architectural Consultancy services for similar projects.</p>	<p>The original Conditions shall prevail.</p>
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5	8.2 Mandatory Eligibility Criteria, Point no.3 Page No. 13	<p>The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited.</p> <p>a. At least one Project valuing not less than 80 % of the project value b. Two projects, each valuing not less than 60 % of the project value c. Three projects, each valuing not less than 40 % of the project value</p>	<p>Is a completed residential project allowed? Please clarify Because in 8.2 Mandatory Eligibility Criteria: sub clause 5 it is mentioned that (all such purposes other than purely residential, commercial, hospitality and industrial purposes). And in Part – 1 Technical pre-qualification criteria sub clause 3 it is mentioned that Similar assignment means Comprehensive Architectural & Engineering Consultancy or Design Services for Academic Buildings /Institutional Buildings/Residential Buildings/ Hostel Buildings involving planning & designing of architectural, civil engineering, public health, electrical, airconditioning, firefighting, IT related services.</p>	<p>The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)</p>
	8.2 Mandatory Eligibility Criteria, Point No. 5 PageNo. 13	<p>For this purpose, "Similar Project/Work" means having rendered comprehensive Architectural services including master planning, designing and detailing of all buildings and infrastructure, structural designing services, site developing and landscaping and MEP services for campus/es / building/s for educational / institutional / research work / public utility purposes (all such purposes other than purely residential, commercial, hospitality and industrial purposes).</p>		<p>The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)</p>

6	Part – 1 Technical pre- qualificati on criteria. Sub clause 3 Page No. 14	Max. Marks = 20 marks for 1) One Project valuing not less than 80 % of the project value. OR 18 marks 2) Two projects, each valuing not less than 60 % of the project value i.e. total 18 marks for three projects 3) three projects each valuing not less than 40 % of the project value or more, total 16 marks for three projects.	In our understanding any firm with more similar projects would possess better inhouse experience in design and management of projects similar to the tendered value. We therefore request to kindly allow full marks for any of the criteria.	The original Conditions shall prevail.
7	General		We are looking forward to participating in the above mentioned subject. We therefore request you to please allow the time of two weeks after the announcement of shortlisted firms.	Any change in the dates shall be notified on IIM Mumbai's portal.
8	General		We are looking forward to participating in the above mentioned subject. However, please note that we might require some time to prepare an exact estimation and technical documents. We therefore request you to please extend the last date of bid submission against your RFP by at least 15 days.	Any change in the dates shall be notified on IIM Mumbai's portal.
(9) Kalayojan Architects & PMC				
1	Cover page 1	TENDER DOCUMENT for Empanelment & Selection of Architects / Consultants	TENDER DOCUMENT for Empanelment & Selection of Architectural Consultancy Firm	This may be read as Selection of Architectural Consultant in place of Empanelment & selection of Architect/Consultants.

2	15 (d), page 8	Last Date for submission of technical and financial Documents for stage 1 shortlisting (28/05/2024, 15.00 Hrs)	This date be extended by a Fortnight (Corresponding other dates to be extended)	Any change in the dates shall be notified on IIM Mumbai's portal.
3	Point 10,page 8	Performance Guarantee 5% of the tendered value by BG.	Such PG clause are generally provided for awarding works for construction contracts, not for appointment of Architects. The security deposit clause of 5% retention from every bill is already provided which shall sufficiently take care of Architect's performance. Hence this clause about Bank Guarantee may be deleted.	This clause may be read as Performance Guarantee 3% of the tendered balue by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
4	Point 17, page 8	Validity of offer 150 days	Please make it 90 days	The original Conditions shall prevail.
5	Point 6.3 Second para, page 9	The firm shall have preferably inhouse experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering.... Access control and CCTV	The preference for having 'in-house' expertise in various fields may kindly be done away with. The firm being an architectural firm it shall associate with experts in various fields for providing comprehensive and one-window service. Evidence of such previously executed assignments could be sought.	Prerequisite for staff requirement is revised as per attached annexure -1
6	In table Point 1, page 9	Minimum of 15 years' experience	Kindly make it 10 years	Prerequisite for staff requirement is revised as per attached annexure -1
7	In table Point 2, page 9	Graduate degree with postgraduation	Kindly change master planer years of experience to minimum 25 years. Please may add B.Arch as minimum education qualification.	Prerequisite for staff requirement is revised as per attached annexure -1

8	In table Point 4, page 10	About educational qualification mentioned for Design Manager and Master Planner	Design Manager & Master Planner could be the same person and may not have proficiency in BIM. But the bidder may have a separate BIM expert associated and shall efficiently display experience in BIM. Hence personal requirement in point 1 and point 4 may be same and merged.	Prerequisite for staff requirement is revised as per attached annexure -1
9	Point 3, page 13	a. At least one Project valuing not less than 80 % of the project value b. Two projects, each valuing not less than 60 % of the project value c. Three projects, each valuing not less than 40 % of the project value	We suppose it's meant to be one of the three criteria. Hence kindly introduce 'OR' as shown: a. At least one Project valuing not less than 80 % of the project value OR b. Two projects, each valuing not less than 60 % of the project value OR c. Three projects, each valuing not less than 40 % of the project value	Please read it as below a. At least one Project valuing not less than 80 % of the project value OR b. Two projects, each valuing not less than 60 % of the project value OR c. Three projects, each valuing not less than 40% of the project value
10	Point 4 page 13	The bidder Should have completed during last 10 (Ten) years as on 31.03.2024 Institutional buildings campus	10 (Ten) years may kindly be changed to 25 years. Also, please also consider 'public buildings' as one of the architectural Services categories for pre-qualification.	The original Conditions shall prevail.

11	Point 7, Page 13	The Applicant should have an average Annual Financial Turnover of Rs. 300 lakhs (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2024	Financial turnover criteria may kindly be changed to 150 lakhs during last 5 years instead of 3 consecutive years as mentioned. The table for filling up turnover on a page ahead also provides for last five years.Or Turnover of bidder's subsidiary / sister firm could be added for minimum turnover upto 200lakhs.	The original Conditions shall prevail.
12	Point 12 , page 13	The bidder must have preferably completed office / commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government/Private sector	This requirement mentioned here is contradicting the statement in point no 5. 'Particularly, the mention of 'completed official commercial buildings'. Therefore, this point may kindly be deleted. However, compulsory association of Green building consultant could be separately mentioned as a requirement.	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
13	Point 13, page 13	Architectural or 'Engineering' consultancy	This conflicts with mentions earlier kindly keep only 'Architectural Consultancy'	This may be read as Selection of Architectural Consultant in place of Empanelment & selection of Architect/Consultants.
14	Point 16, page 13	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore	The word International may be confusing. Hence may kindly change to 'One international project of public building on foreign soil.	This may be read as 'One international project of public building on foreign soil.

15	Point (iv), page 15	The bidder Should have completedof minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildingscampus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campusetc....	This figure is too large. May kindly make it as minimum 30,000 Sq.m and may also add public building criteria.	The original Conditions shall prevail.
16	Point (vi), page 15	The bidder must have preferably completed office /commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government /Private sector (Qualification of sub consultant shall be allowed)	Our suggestion same as in Sr. No 12 above	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
17	Point (vii), page 15	The bidder should be empanelled or registered Architectural or Engineering consultancy provider for central government / PSU / state government / Semi government organizations, Public sector banks / public sector organization.	Please allow bidder having working experience with mentioned organizations and should sufficiently exhibit such works done. Also as mentioned earlier, may kindly exclude the engineering consultancy' providers.	The original Conditions shall prevail.
18	Point (ix), page 15	The bidding Architectural Firm should have won one or more National /International level awards of high repute for Education campus projects for Similar project.	International / Global award holds a greater value. Hence, we would like to request to add separate 10 marks for Global level Awards.	This criteria is changed from mandatory todesirable,Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.

19	Point (x), page 16	The bidding Architectural Firm should have done at least One International project of public building completed /ongoing with project cost of more than Rupees 500 cr.	Our suggestion is same as in Sr. no 14 above.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
(10) HCP Design, Planning and Management Pvt. Ltd.				
1	Autocad File		Is it possible to share the Autocad File of the IIM Mumbai Existing Campus.	Site plan in PDF format (converted from Autocad is provided as annexure IV)
2	Firm's office cluase 8.2 (10), page 13	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	We request to modify the clause as per following: "The bidding Architectural Firm should have at least one office in the state of Maharashtra."	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.

3	Subconsultants clause 6.3, page 10	<p>The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio video system, Acoustic & sound system, Access control and CCTV.</p> <p>It is expected by IIM Mumbai that The firm should have following personnel with desired qualifications & experience in their panel for execution of this project.</p>	We request that bidder should be allowed to engage appropriate experts as sub-consultants.	<p>Subconsultants for specialised works are allowed with prior permission of IIM Mumbai, However the total responsibility of the work shall be lying with the main Architect only. The subconsultants personal engaged should be well experienced of working in India . (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed).</p>
4	Copyright law, clause 86, page 20	<p>If IIM Mumbai select/chosen any exceptional & Innovative master layout/design for structural architectural design from some other bidder, then IIM Mumbai reserves the right to ask the successful bidder to adopt that design at his quoted price. If H1 bidder does not agree for it the chance shall be given to the next bidder. If the bidder quotes a fee which is freakishly low / very high beyond prescribed rates for similar work and IIM Mumbai anticipate that it shall be difficult for the party to perform and provide desire level of services for such</p>	We request you to remove this clause as this will violate copyright law.	Deleted.

		a world class project, their offer shall be rejected.		
5	Scope clause 10.2-iii, page 30	Statutory Approval stage / Design development Stage: Preparation and submission of drawing/ documents/ area statements, etc., and obtaining all statutory approvals from BMC, CFO, Tree Authority, etc. Submission of revised Design basis report for Structure, MEP services, and Landscape, sub- mission of Proof checking drawings and documents of Structural design to Proof Checking Consultant and Registration for GRIHA.	We request that responsibility of obtaining statutory approvals should remain with a separate liaison consultant to be appointed by IIM Mumbai. We will provide all design drawings / documents to facilitate the process.	The original Conditions shall prevail for obtaining All Statutory Approval, submission of revised design basis report for Structure, MEP Services, and landscape, Submission of Proof Checking Drawings and documents to Proof Checking Consultant for Structure, Registration of project with GRIHA. Stage 4. Working drawings up to Tendering are in the scope of Architect only.

6	Scope clause 10.2-iii, page 30	Statutory Approval stage / Design development Stage: Preparation and submission of drawing/ documents/ area statements, etc., and obtaining all statutory approvals from BMC, CFO, Tree Authority, etc. Submission of revised Design basis report for Structure, MEP services, and Landscape, sub- mission of Proof checking drawings and documents of Structural design to Proof Checking Consultant and Registration for GRIHA.	We request that proof checking consultants get appointed by Client.	The original Conditions shall prevail for obtaining All Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA. Regarding As-built drawings shall be prepared by the Contractor in coordination with PMC . Architect will review & approve it .The contractor to submit a set of original GFC drawings with deviations as per as-built marked to enable Architect and client for review and they shall submit to client. For this Architect shall extend all necessary help to the contractor / pmc by providing GFC drawings to prepare as built drawings.
7	Scope clause 10.2-iv (a), page 31	Submission of 'As-built 'drawings for completion, and obtaining Final Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA.	We request that as-builts to be prepared by the Contractor. We will review & approve. We understand that "As built drawings" will be prepared by the contractor (The contractor to submit a set of original GFC drawings with deviations as per as-built marked to enable Architect and client for review) and Design Consultant will certify these drawings and submit to client. Please clarify this understating is correct or not.	The original Conditions shall prevail forobtaining Final Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA. Regarding As-built drawings shall be prepared by the Contractor in coordination with PMC . Architect will review & approve it .The contractor to submit a set of original GFC drawings with deviations as per as-built marked to enable Architect and client for review and they shall submit to client. For this Architect shall extend all necessary help to the contractor / pmc by providing GFC drawings to prepare as built drawings.

8	Contract term, page 36	Unless terminated earlier pursuant to hereof, this Contract shall expire when the Services have been completed in all respect at the end of such time period after the Effective Date, which may be suitably extended upon mutual agreement to complete the Assignment in all respects.	Contract term may please be fixed at 5.5 years or till completion, whichever is earlier. It can be extended on a mutually agreeable terms.	The original Conditions shall prevail.
9	Limit of liability		Please add limit of liability clause which will be limited to amount of fees paid.	The original Conditions shall prevail.
10	Timelines, page 8 & 69	Page 8 Time for completion - 6 months (Engineering) + 72 months (Construction) = 78 months (For Complete Project) Page 69 14.0 Table 1: Schedule of completion of major activity - From 34- 36 (Two Month)	Project timelines - is it 78 months or 36 months? There is contradiction. Please clarify.	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.
11	Payment Stages, page 74	3.0 Milestones payment of consultancy charges	Please separate out payment stages for Master Plan and Comprehensive Design Services	payment schedule is revised as annexure II
12	Payment Stages, page 74	3.0 Milestones payment of consultancy charges	Master Plan Payment Stages may please be changed to: On submission of draft Master Plan - 60% and On submission of final Master Plan - 40%. This should not be linked to statutory approvals.	payment schedule is revised as annexure II

13	Payment Stages, page 74	3.0 Milestones payment of consultancy charges	For Comprehensive Design Services, presently 50% of the payment is linked to Construction. We request that this be reduced to 25% and balance 25% be spread across design stages.	payment schedule is revised as annexure II
14	Payment Stages, page 74	3.0 Milestones payment of consultancy charges	We are not clear about the second note about reduction of fee by 2%. Please clarify.	payment schedule is revised as annexure II
15	Performance Security, page 8	Performance Guarantee - 5% of the tendered value by BG. Security Deposit - 5% to be deducted from every bill	As per RFP, total Performance Security amounts to 10% (5% BG + 5% retention). This is very high for a consultancy Contract. We request this to be reduced to 3% as way of retention money.	This clause may be read as Performance Guarantee 3% of the tendered value by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
16	Co-certification of contractors bills		To ensure that Architectural workmanship is achieved and the design intent is followed, we suggest that Consultant to co-certify Contractor's bills. However, overall responsibility of bill certification and quality compliance will remain with the PMC agency separately appointed by Client.	Contractors bills shall be certified by PMC and directly send it to IIM Mumbai for payments.

17	Rework payment		During the project timeline if the Approved Concept design or schmetic design changed by the IIM Mumbai is there any provision of additional payment for Rework?	For any design change during conceptual or preliminary design stage , if any complete change in the planning takes place due to IIM Mumbai , then payment shall be made on prorata basis of the builtup area of the building for that particular stage of the building. (Payment / bill for design change above Rs100000 / - only shall be paid) .For minor changes no payment shall be made.
18	Appointment of second contractor		In case appointed contractor for the project terminated by the GCRI in the middle of the project due to reasons not attributable to Design consultant and consultant need to prepare a revised Tender Documents and drawings for remaining work for appointment of another contractor, In this case is there any provision of additional payment for revised tender document preparation? Please clarify.	Shall be taken up separately during execution if such emergency arrives.
(11) Edifice Consultants Pvt Ltd				
1	Pg 7 – 6.0 Bio Data Sheet – Approx value of work	Project value approx. 600 Cr (In phase -I & Phase - II) For phase I 300 Crore & for phase II 300 crore. The above value is tentative only and may likely to change both ways (+/-) as per actual estimate and execution.	As we understand, the project is divided into 3 or more phases. Please clarify the two phases mentioned here. We hope that demolition cost is excluded from this Project Value.	For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc. Since Architect has to provide demolition plan and add the item wise cost in BOQ. Therefore demolition cost is included in the project value.

2	Pg 8 - 6.0 Bio Data Sheet – Time for Completion	6 months (Engineering) + 72 months (Construction) = 78 months (For Complete Project)	Please clarify if the 72 month timeline is for infrastructure development + demolition of buildings as well? Is this timeline for Phase 1 and 2? During 72 months timeline, there will be overlap with preparation of execution drawings as well	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.
3	Pg 9 – 6.2	The creation of new infrastructure, in the IIM Mumbai Campus. The infrastructure includes the Demolition of existing buildings, construction of new buildings in the academic area, hostels for students, staff accommodation of various types, buildings for general facilities, roads, gardens, and playgrounds, along with related utilities such as water supply, and electricity supply for the whole campus.	We hope demolition of existing buildings is in the scope of the Contractor or PMC and not in the scope of the Design Consultant/Architect.	Since Architect has to provide demolition plan and add the item wise cost in BOQ. Therefore demolition cost is included in the project value.
4	Pg 10 – Key Personnel no 2	Principal Architect - Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design.	We request that the requirement for Post Graduation be removed as then it would be similar to Key Personnel no 1 – Master Planner Number of years of experience may also be reduced.	Prerequisite for staff requirement is revised as per attached annexure -1

5	Pg 10 – Key Personnel no 4	Design Manager – Masters in Architecture/Urban Design/Urban Planning	There is a conflict here with the Key Personnel no 1 and 2 ie Master Planner and Principal Architect. Therefore, please clarify this role & designation.	Prerequisite for staff requirement is revised as per attached annexure -1
6	Pg 10 – Key Personnel no 5	PHE Expert	Request to remove criteria for Masters degree	Prerequisite for staff requirement is revised as per attached annexure -1
7	Pg 13 - point no 16	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	We request that this clause be removed as it is not applicable for campus planning.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
8	Pg 29 – point no 10	The selected agency shall obtain approvals from statutory authorities on behalf of the Owner for the First Phase of development, including drawings, layouts, documents, coordination, and liaison.	Selected Consultant shall provide all necessary support and drawings for obtaining statutory approvals. The approvals to be obtained by Client/Owner appointed Municipal/Permitting Consultant. All overheads and related expenses to be borne by the Client/Owner.	The original Conditions shall prevail.

9	Pg 30 – point no 10.2 (ii)	Modify and finalize the conceptual drawings incorporating the changes after discussions with the client, detailed Site survey including tree demarcation, contours, existing features etc., complete as required for design and execution, Geo-technical soil investigation as required for structural design, submission of design basis report for structure, MEP services, and landscape and revised preliminary cost estimate on an area basis.	Architect would not carry out GeoTech Soil investigation. All permissions for Site Survey to be provided by IIM. Site survey would be required to be carried out before the Masterplan Stage begins.	Architect has to appoint and get these works such as site survey including tree demarcation, existing features, contours etc. executed, if and as required by him (if not carried out by IIM Mumbai earlier) with the prior approval of IIM Mumbai. IIM Mumbai shall reimburse these costs as per actual as provided in the financial bid section. Any overhead / profit etc. is deemed to be included in the offer of the architect.
10	Pg 30 – point no 10.2 (iii) & (iv)	Preparation and submission of drawing/ documents/ area statements, etc., and obtaining all statutory approvals from BMC, CFO, Tree Authority, etc. Submission of revised Design basis report for Structure, MEP services, and Landscape, submission of Proof checking drawings and documents of Structural design to Proof Checking Consultant and Registration for GRIHA	Selected Consultant shall provide all necessary support and drawings for obtaining statutory approvals. The approvals to be obtained by Client/Owner appointed Municipal/Permitting Consultant. All overheads and related expenses to be borne by the Client/Owner.	The original Conditions shall prevail for obtaining Final Statutory Clearance from BMC, Chief Fire Officer, Tree Authority, etc. including documents for occupation and certification from GRIHA. Regarding As-built drawings shall be prepared by the Contractor in coordination with PMC. Architect will review & approve it. The contractor to submit a set of original GFC drawings with deviations as per as-built marked to enable Architect and client for review and they shall submit to client. For this Architect shall extend all necessary help to the contractor / pmc by providing GFC drawings to prepare as built drawings.

11	Pg 30 – point no 10.2 (v)	Preparation of tender documents and drawings: Preparation of Tender documents including conditions of contract, specification, schedule of quantities and rates,	Conditions of contract will be prepared by the PMC not by the Architect	The architect shall provide detailed BOQ with rates , Special condition of contracts ,technical specifications , list of approved makes, and tender drawings only. The PMC which is separately appointed by IIM Mumbai shall prepare the bid documents completely , host the tender, invite prebid meeting , open the tenders, select the executing agency as per CVC Guidelines and submit their recommendation for placement of work order by IIM Mumbai.
12	Pg 30 – point no 10.2 (vi) b	Periodic inspection of work during execution at required intervals mutually agreed upon.	Kindly specify whether this is monthly or bi-monthly so resource planning can be projected accordingly. This is specific for Construction Stage.	Architect may be required to visit site once in 3 months during execution with no extra cost to IIM Mumbai
13	Pg 31 – 10.3 (a)	Incorporation of revisions, and comments offered by IIMM	We request that these be limited to a maximum of 2 (two) revisions.	total three revisions are envisaged.
14	Pg 38 (b) ii	Making visits by Principal Architect or his/her competent representative to site and IIMM office as required till finalization from Stage 1 to 4. Similarly, regular site visits during stage 6 for inspection and Progress Review Meetings with a frequency not less than one a week.	Please specify how many visits approximately would be required during Stage 1 to 4.	The original conditions shall prevail.

15	Pg 36 – Performance Guarantee	An amount equal to 5 % of the offered and accepted value of the contract (Calculated as percentage agreed as a rate contract with all the selected bidders and on the tentative Estimated cost of Rs. 600 Crores) shall be deposited as a Performance Guarantee in the form of an Account Payee Demand draft/Fixed Deposit Receipt or in the form of a Bank Guarantee from a Scheduled commercial bank. The Performance Guarantee shall be refunded to the consultant soon after the completion of the work and recording of the completion certificate. The amount kept under the performance guarantee shall not bear interest and the same shall be returned to the consultant after satisfactory completion of the contract.	Architect does not provide Performance Guarantee. This is applicable to Contractors.	This clause may be read as Performance Guarantee 3% of the tendered value by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
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16	Pg 72 – Table 2 – Financial bidPg 73 – Table 3 – Milestone s payment of Consultan cy ChargesPg 69 – Table 1 – Schedule of completio n of major activities		In the alongside mentioned tables, there is a clash in terms of Financial Proposal as well as Payment Milestones.We suggest that this be taken up with the selected bidder/appointed Architect in detail post Stage 3.Certain minor examples – <ul style="list-style-type: none"> • Milestone for Master Plan Layout and Master Plan related Statutory submission should be separately specified. This would not include concept design for the buildings, as that is part of the % fees • The milestones should be divided phase wise considering it is a large project. The same would be as per the masterplan intent. • An initial stage of Design Brief should be included, wherein the phasing, demolition, architectural requirements, land survey etc can be captured successfully without which the masterplan would fail in its design. 	payment schedule is revised as annexure II
17	Table 3 – Milestone s payment of consultan cy charges	Fees will be paid in stages proportionate to the quantum work executed as per the Contractors certified bill value.	Architects fee should not be linked with the Contractors work	payment schedule is revised as annexure II

18	Pg 74 & 75	The Assignment to be completed within 36 Months or as may be necessary to complete the assignment in all respects. This timeline indicated is based on the presumption that both the type of buildings will be taken up simultaneously. However, if any time lag occurs in taking up any type of building, the total time of consultancy will accordingly be revised. Also, the stage payment pertaining to each of the building can be claimed separately.	Also there is a clash in this clause with the Schedule of completion of major activities as well as Pg 8 - 6.0 Bio Data Sheet – Time for CompletionA clear timeline would be helpful.	time for completion 6 Months (Engineering) + 72 Months (Construction) = 78 months (For Complete Project for Phase 1 & Phase 2). The phase 1 & Phase 2 are designated for construction period only. Which may be decided based on IIMs requirement, availability of fund etc.
19	Pg 75 – 4.0 – Reimbursable expenses		We recommend that the fees to statutory authorities be paid directly to client appointed statutory consultant. Please specify the difference between Detailed Site Survey and Topographic Survey. We also request IIMM to provide a survey of existing underground utilities. If not available, Architect/Design Consultant would require to carry out the same and this should be included here.	Fees for statutory authority shall be reimbursed to Architect as per actual as mentioned in the tender document. Architect has to appoint and get required works executed If required (If not carried out by IIM Mumbai earlier) with the prior approval of IIM Mumbai. Any overhead / profit etc is deemed to be included in the offer of the architect.
(12) sP+a				

1	8.6: Selection.	"All documents submitted by the bidder shall become sole property of IIM Mumbai & IIM Mumbai reserved the right to use the same in future for future tenders which no claim shall be entertained from bidder and if they are used in future."	We seek clarity on the status of IP of the submitted design should the consultant not be awarded the design for any reason.	The design presentation made by bidders for IIM Mumbai will be retained by IIM Mumbai.
2	6.0 15d	Date of submission for Technical Bid:	Can it be moved by 2/3 days- Friday 31st May 2024.	Any change in the dates shall be notified on IIM Mumbai's portal.
(13) Sandeep Shikre & Associates				
1	Page No. 10, Point 6.3 Prerequisite of Architectural Consultants	4. Design Manager Minimum of 15 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 2 (two) similar eligible assignments.	Minimum of 15 12 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments.	Prerequisite for staff requirement is revised as per attached annexure -1

2	Page No. 10, Point 6.3 Prerequisite of Architectural Consultants	5. PHE Expert Minimum of 10 years of experience in planning & management of water, drainage & storm water, wastewater systems, and experience with the latest national and international standards. Should have experience with the latest hydraulic design software (Water Gems, Sewer Gems etc.). Should have experience in the latest hydraulic design soft wares. Should have worked on 2 (two) similar eligible assignments.	Minimum of 10 years of experience in planning & management of water, drainage & storm water, wastewater systems, and experience with the latest national and international standards. Should have experience with the latest hydraulic design software (Water Gems, Sewer Gems etc.). Should have experience in the latest hydraulic design soft wares. Should have worked in similar capacity on 2 (two) projects of 40,000 sqmtrs. similar eligible assignments. Projects	Prerequisite for staff requirement is revised as per attached annexure -1
3	Page No. 13, Point 8.2 Mandatory Eligibility Criteria:	5. The bidder Should have completed during last 10 (Ten) years as on 31.03.2023 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	We request you to relax the minimum Sq.m. built-up area for the building to 40,000 Sq.m	The original Conditions shall prevail.

4	Page No. 15, Part - 1 Technical pre-qualification criteria	(iv) The bidder Should have completed during last 7 (Seven) years as on 31.03.2023 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc. Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	We request you to relax the minimum Sq.m. built-up area for the building to 40,000 Sq.m 7 years contradicts with Mandatory eligibility criteria (Point no.4) on pg. 13. Residential / Commercial project to be allowed.	The original Conditions shall prevail.
5	Page No. 15, Part - 1 Technical pre-qualification criteria	(iv) Should have completed at least one Master plan assignment of 25 acres for an Educational Institution / Industrial township / Govt. organization during last 10 years, as on 31.03.2023. (Mandatory).	In case Industrial township is allowed, a mixed use township to be considered and no. of years to be relaxed to 20 years. Marking 25-35 acres – 10 marks 35 – 45 acres – 15 marks 45—55 acres – 25 marks	The original Conditions shall prevail.

6	Page No. 15, Part - 1 Technical pre-qualification criteria	(iv) The bidder must have preferably completed office / commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed)	Since the project is institutional, institutional projects should be considered.	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
7	Page No. 15, Part - 1 Technical pre-qualification criteria	(ix) The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project.	Request you to add Commercial Projects also.	This criteria is changed from mandatory to desirable, Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.
8	Page No. 16, Part - 1 Technical pre-qualification criteria	(IX) The bidding Architectural Firm should have done at least One International project of public building completed / ongoing with project cost of more than Rupees 500 Cr.	Please Delete this. OR We understand the intent of having these criteria is to evaluate experience of international standards. We would request to allow the institutional projects completed within India which are built with international standards having area of 1,25,000 Sq.ft.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
9	General	Submission date 28.05.2024	We request you to give the extension of 15 working days for quality submission.	Any change in the dates shall be notified on IIM Mumbai's portal.
(14) enia design pvt. Ltd.				

1	CI 8 Point 8.2 S.N 2 Page 12	Mandatory Eligibility Criteria: The Applicant shall be an individual Architect, a proprietary or a partnership firm of Architects or a company registered under Companies Act all whose shareholders shall be Architects. The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years ending with 31.03. 2024.	We request you to kindly revise this as: The Applicant shall be an individual Architect, a proprietary or a partnership firm of Architects or a company registered under Companies Act all whose shareholders shall be Architects. The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 7 financial years ending with 31.03. 2024.	The original Conditions shall prevail.
2	CI 8 Point 8.2 S.N 3 Page 13	The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. a. At least one Project valuing not less than 80 % of the project value b. Two projects, each valuing not less than 60 % of the project value c. Three projects, each valuing not less than 40 % of the project value	We request you to kindly revise this as: The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus / Industrial/ transportation/ Infrastructure Project as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. a. At least one Project valuing not less than 80 % of the project value. b. Two projects, each valuing not less than 60 % of the project value c. Three projects, each valuing not less than 40 % of the project value	The original Conditions shall prevail.

3	CI 8 Point 8.2 S.N 4 Page 13	The bidder Should have completed during last 10 (Ten) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m. built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	We request you to kindly revise this as: The bidder Should have completed / substantially completed (where the design work is completed and the project is more than 80% physically & financially completed) during last 10 (Ten) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m. built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Any RCC Structured Building / Infrastructure building / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	The original Conditions shall prevail.
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4	CI 8 Point 8.2 S.N 5 Page 13	For this purpose, "Similar Project / Work" means having rendered comprehensive Architectural services including master planning, designing and detailing of all buildings and infrastructure, structural designing services, site developing and landscaping and MEP services for campus/es / building/s for educational / institutional / research work / public utility purposes (all such purposes other than purely residential, commercial, hospitality and industrial purposes).	We request you to please revise this as: For this purpose, "Similar Project / Work" means having rendered comprehensive Architectural services including master planning, designing and detailing of all buildings and infrastructure, structural designing services, site developing and landscaping and MEP services for campus/es / building/s for educational / institutional / research work / Any RCC Structured Building / Infrastructure building / public utility purposes (all such purposes other than purely residential, commercial, hospitality and industrial purposes).	The original Conditions shall prevail.
5	CI 8 Point 8.2 S.N 6 Page 13	The works carried out for any IIT/IIM/NIT/Similar government university shall have weightage	As this is a specific criterion, we request you to kindly delete this clause. This will increase the competitiveness in this bid.	The original Conditions shall prevail.
6	CI 8 Point 8.2 S.N 9 Page 13	The bidding Architectural Firm should have won one or more National / International level awards of high repute for Similar project.	We request you to kindly revise this as: The bidding Architectural Firm should have won one or more National / International level awards for any type of project.	This criteria is changed from mandatory to desirable, Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.

7	Cl 8 Point 8.2 S.N 10 Page 13	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	We request you to kindly accept an undertaking regarding office establishment in Mumbai after the award / allotment of work.	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.
8	Cl 8 Point 8.2 S.N 11 Page 13	The bidding Architectural Firm should not have a negative financial balance in the last ten years.	In the last 10 years there have an impact of covid for 2-3 years, we request you to kindly see financial balance at the end of financial year 2022-23	The original Conditions shall prevail.
9	Cl 8 Point 8.2 S.N 12 Page 13	The bidder must have preferably completed office / commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	We request you to kindly revise this as: The bidder must have preferably completed / substantially completed (where the design work is completed and the project is more than 80% physically & financially completed) / office / commercial buildings / Any RCC Structured Building / Infrastructure building including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)

10	Cl 8 Point 8.2 S.N 16 Page 13	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	We request you to kindly revise this as: The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
11	Cl 8 Point 8.2 S.N (i) Page 14	since last 10 financial years ending with 31.03.2024. Max. Marks= 10 20 Years & above =10 Marks 16-19 Years= 07 Marks 10-15 Years= 05 Marks	We request you to kindly the years of experience & marking criterion as below: The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 7 financial years ending with 31.03.2024. Max. Marks= 10 Above 6 Years = 10 Marks 03-06Years= 07 Marks 01- 03 Years= 05 Marks	The original Conditions shall prevail.

12	CI 8 Point 8.2 S.N (iii) Page 14	<p>Part – 1 Technical pre-qualification criteria: The bidder must have successfully completed Architectural Consultancy services of his scope in the Similar assignment involving planning & designing of architectural, civil engineering, public health, electrical and allied services works during the last 10 years ending last 31.03.2024. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc. At least one Project valuing not less than 80 % of project value OR Two projects, each valuing not less than 60 % of project value OR Three projects, each valuing not less than 40 % of the project value. Similar assignment means Comprehensive Architectural & Engineering Consultancy or Design Services for Academic Buildings / Institutional Buildings / Residential Buildings / Hostel Buildings involving planning & designing of architectural, civil engineering, public health, electrical, air-conditioning, firefighting, IT related services. (Values pertaining to any past year shall be enhanced by 7% per annum.</p>	<p>We request you to kindly revise this as: The bidder must have successfully completed Architectural Consultancy services of his scope in the Similar assignment involving planning & designing of architectural, civil engineering, public health, electrical and allied services works during the last 10 years ending last 31.03.2024. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc. At least one Project valuing not less than 80 % of project value OR Two projects, each valuing not less than 60 % of project value OR Three projects, each valuing not less than 40 % of the project value. Similar assignment means Comprehensive Architectural & Engineering Consultancy or Design Services for Academic Buildings / Institutional Buildings / Residential Buildings / Hostel Buildings / Any RCC Structured Building / Infrastructure building involving planning & designing of architectural, civil engineering, public health, electrical, air-conditioning, firefighting, IT related services. (Values pertaining to any past year shall be enhanced by 7% per annum.</p>	The original Conditions shall prevail.
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13	CI 8 Point 8.2 S.N (iv) Page 15	Part – 1 Technical pre-qualification criteria: The bidder Should have completed during last 7 (Seven) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc. Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc. Max. Marks = 15 For 50,000 -70,000 Sq. m – 5 marks 70-5,000-85,000 Sq. m- 10 marks Above 85,000 Sq.m- 15 marks.	We request you to kindly revise this as: The bidder Should have completed during last 7 (Seven) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Any RCC Structured Building / Infrastructure building / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc. Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc. Max. Marks = 15 10,000 - 30,000 Sqm – 5 marks 30,000-50,000 Sq. m- 10 marks 50,000 Sqm - 15 marks.	The original Conditions shall prevail.
14	CI 8 Point 8.2 S.N (v) Page 15	Part – 1 Technical pre-qualification criteria: Should have completed at least one Master plan assignment of 25 acres for an Educational Institution / Industrial township /Govt. organization during last 10 years, as on 31.03.2024(Mandatory).Max. Marks = 25 1) Over 100 acres’ campus project completed- = 25 marks 2) 80 -100 acres = 20 marks 3) 50 -79 acres - = 15 marks 4) 25 – 49 acres = 10 marks	We request you to kindly revise this as: Should have completed at least one Master plan assignment of 15 acres for an Educational Institution / Industrial township / Transportation / Infrastructure Project Govt. organization during last 10 years, as on 31.03.2024(Mandatory).Max. Marks = 25 1) 15 acres & Above = 25 marks 2) 10 -15 acres = 20 marks 3) 5 - 10 acres = 10 marks	The original Conditions shall prevail.

15	Cl 8 Point 8.2 S.N (vi) Page 15	Part – 1 Technical pre-qualification criteria: The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed) Max Marks = 10 (2 marks for each green building project)	We request you to kindly revise this as: The bidder must have preferably completed / substantially completed (where the design work is completed and the project is more than 80% physically & financially completed office / commercial buildings / Any RCC Structured Building / Infrastructure building including associated MEP with the incorporation of Green Building guidelines for Government / Private sector (Qualification of sub consultant shall be allowed). Max Marks = 10 (5 marks for each green building project)	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
16	Cl 8 Point 8.2 S.N (ix) Page 15	Part – 1 Technical pre-qualification criteria: The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project. Maximum 5 Marks Awards received – 5 marks. No award received - 0 marks.	We request you to kindly revise this as: The bidding Architectural Firm should have won one or more National / International level awards of high repute for Education campus projects for Similar project. Maximum 5 Marks Awards received – 5 marks. No award received - 0 marks	This criteria is changed from mandatory todesirable,Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.
17	Cl 8 Point 8.2 S.N (x) Page 16	Part – 1 Technical pre-qualification criteria: The bidding Architectural Firm should have done at least One International project of public building completed / ongoing with project cost of more than Rupees 500 cr.	We request you to kindly revise this as: The bidding Architectural Firm should have done at least One International project of public building completed / ongoing with project cost of more than Rupees 500 crore.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.

18	Cl 8 Point 8.2 S.N (xi) Page 16	Part – 1 Technical pre-qualification criteria: The bidding Architectural Firm should have a running office (which will handle the project) within 90 km. of the proposed site (presently NITIE Campus, Powai, Mumbai)	We request you to kindly accept an undertaking regarding office establishment in Mumbai after the award / allotment of work.	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.
19	Cl 8 Point 8.2 S.N (i) Page 16	Part – 2 Financial criteria: The applicant should have an average annual turnover of Rs. 300 lakhs in the last three financial years ending on 31.03.2024 of Design & Engineering Consultancy Services. Max. Marks = 15 Between 3.0 Crs. - 5.00 Crs = 9 Marks Between 6.00 Crs - 8.00 Crs = 12 Marks Above 8.00 Crs. = 15 Marks	We request you to kindly revise the marking criterion as: The applicant should have an average annual turnover of Rs. 300 lakhs in the last three financial years ending on 31.03.2024 of Design & Engineering Consultancy Services. Max. Marks = 15 Between 1.0 Crs. - 3.00 Crs = 9 Marks Between 3.00 Crs - 6.00 Crs = 12 Marks Above 6.00 Crs. = 15 Marks	The original conditions shall prevail.
20	Cl 8 Point 8.2 S.N (i) Page 16	Part – 2 Financial criteria: The bidder should have positive net worth during last two consecutive financial year ending on 31.03.2024.	We request you to kindly revise this as: The bidder should have positive net worth during last two financial years ending on 31.03.2024.	The original conditions shall prevail.
21	Cl 8 Point 8.2 S.N (i) Page 16	Part – 2 Financial criteria: The bidder should have not incurred any loss (Profit after tax should be positive) in more than two consecutive financial years out of the last five financial years ending on 31.03.2024.	We request you to kindly revise this as: The bidder should have not incurred any loss (Profit after tax should be positive) in more than two financial years out of the last five financial years ending on 31.03.2023. As the audit for FY 23-24 is still going on.	The original conditions shall prevail.

22	Cl 8 Point 8.5 Page 19	On the basis of the combined score for Technical Score and Financial Score with weightage of 70:30, the bidders shall be ranked in terms of the total score obtained.	We request you to kindly revise this as: On the basis of the combined score for Technical Score and Financial Score with weightage of 80:20, the bidders shall be ranked in terms of the total score obtained	The original conditions shall prevail.
23	Cl 6 Point 6.3 Page 9	Prerequisite for Architectural Consultant: The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio-video system, Acoustic & sound system, Access control and CCTV.	We request you to kindly revise this as: Prerequisite for Architectural Consultant: The firm shall have preferably in-house experts / Sub consultant in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio-video system, Acoustic & sound system, Access control and CCTV.	The original conditions shall prevail. Prerequisite for staff requirement is revised as per attached annexure -1
24	Cl 6 Point 6.3 Page 9	Key Personnel- 1 Master Planner- Graduate degree in Architecture with Post graduation in Architecture/ Planning or Design. Minimum of 15 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning.	We request you to kindly revise this as: Graduate degree in Architecture / Planning or Design. Minimum of 20 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning.	Prerequisite for staff requirement is revised as per attached annexure -1

25	Cl 6 Point 6.3 Page 10	Key Personnel- 2 Principal Architect- Graduate degree in Architecture with Post graduation in Architecture / Planning or Design.	We request you to kindly revise this as: Graduate degree in Architecture / Planning or Design.	Prerequisite for staff requirement is revised as per attached annexure -1
26	Cl 6 Point 6.3 Page 10	Key Personnel- 4 Designer Manager- Master's in architecture/ urban design/ urban planning.	We request you to kindly revise this as: Bachelor's in architecture/ urban design/ urban planning.	Prerequisite for staff requirement is revised as per attached annexure -1
27	Cl 6 Point 6.3 Page 10	Key Personnel- 5 PHE Expert- Should have bachelor's degree in civil engineering / mechanical engineering with master's degree in water resources/ Irrigation /Environmental Engineering / Hydraulics/ Public Health Engineering.	We request you to kindly delete the requirement of master's degree.	Prerequisite for staff requirement is revised as per attached annexure -1
28	Page 58	FORM 'H': Details of available IN-HOUSE Services	We understand that in-house services or associate services can be provided either on an on-roll basis or on a hire (sub-consultancy) basis	Subconsultants for specialised works are allowed with prior permission of IIM Mumbai, However the total responsibility of the work shall be lying with the main Architect only. The subconsultants personal engaged should be well experienced of working in India . (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed).
29	Page 59	FORM 'I': Details of proposed Associate Services		
30	Invitation EOI Page 3	All applications are to be submitted online & Offline (Hard copy in the specified format). with additional information to be given as required to the Chief Administrative Officer (Offg) Existing IIM Mumbai Campus. Once the applications are received, they will be screened to prepare a shortlist of applicants who may be invited to	We request you to kindly take the submission in "Online Mode" only and remove the requirement for the hardcopy submission.	All the documents required to be submitted on line and offline.

		participate in the further stages of selection.		
31	Cl 8 Point 8.2 S.N 2 Page 12	No joint venture or consortium of firms is allowed.	We understand that two companies with their field of expertise can come together to form a Joint Venture (JV). This will increase the competitiveness in this bid	The original conditions shall prevail.
32	Cl. 6 S.N 15d Page 8	Bid Data Sheet: Last Date for submission of technical and financial Documents for stage 1 shortlisting- 28/05/2024, 15.00 Hrs	We request you to kindly give extension in submission date of “at least Two weeks after the reply to pre-bid queries”.	Any change in the dates shall be notified on IIM Mumbai's portal.
(15) Archohm consults pvt. Ltd.				
1	6.0 (BID DATA SHEET) Sr. No. 15d Page No. 8	Last Date for submission of technical and financial Documents for stage 1 shortlisting: 28/05/2024, 15.00 Hrs	We request you to kindly extend the Last Date for submission of technical and financial Documents for stage 1 shortlisting by two weeks from the date of current submission date	Any change in the dates shall be notified on IIM Mumbai's portal.
2	Key Plan & Site Plan Page no. 4	Key Plan & Site Plan	Provide us the soft copy of the key plan and site plan.	Site plan in PDF format is attached in Annexure 4)

(16) Assystem stup consultants pvt. Ltd.				
4			As per tender document site visit is a mandatory component & to comply and preparation of responsive & quality bid, we need at-least 10 days extension time from due date. Thus, please consider our request and extend the bid submission date for 10 days i.e. 07-06-2023.	Any change in the dates shall be notified on IIM Mumbai's portal.
(17) Suresh Goel & Associates				
1	Clause 6.0.11	Security Deposit 5% to be deducted from every bill	Request to kindly remove this clause	This clause may be read as Performance Guarantee 3% of the tendered balue by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
2	Clause 8.2.6	The works carried out for any IIT/IIM/NIT/Similar government university shall have weightage.	Request to kindly mention the additional weightage of works carried out for such universities.	weightage in terms of preference shall be given in case of tie.
3	Clause 8.2.16	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore	As you are aware, Indian registered architects are not directly allowed to practice overseas. Furthermore, any Indian architect practising overseas are only through subsidiaries. Therefore, this is highly restrictive and may be deleted. We request to kindly allow any completed National Project of Rs. 500 crores or more.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.

4	8.4	8.4 Stage 2: Presentation by the selected bidder (Max Marks = 50)	Kindly confirm whether the evaluation parameters mentioned in 8.4 is for any one project for each of the 10 parameters or can be accumulated across various projects for each of the parameters.	All evaluation parameters should be included in the single project for which presentations is being given.
5	General		Kindly request the QCBS weightage to be changed from 70:30 to 80:20 for technical and financial score respectively for greater emphasis on the quality of design	The original conditions shall prevail.
6	Clause 8.6	All documents submitted by the bidder shall become sole of property of IIM Mumbai & IIM Mumbai reserved the right to use the same in future for future tenders which no claim shall entertained from bidder and if they are used in future.	Request to remove this clause as it is against CoA Comprehensive Architectural Guidelines Clause 12. The mentioned clause states - "Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges."	The design presentation made by bidders for IIM Mumbai will be retained by IIM Mumbai.

7	Table 9.2.1		Kindly confirm whether any of the existing buildings mentioned in Table 9.2.1 are scheduled for demolition in the future.	the highlighted buildings in the table are not going to be demolished. Balance all the buildings needs to be demolished in future .
8	General		Kindly confirm whether (3) of Form "G" to be read the same as (3) of Form "F".	Form F is to be filled if main office is in Mumbai. Any site office shall not be considered as main office
9	General		AutoCAD masterplan of existing site and surroundings with services, road network and contour/levels.	Site plan in PDF format is attached in Annexure 4)
10	Volume-II Table 3	Table 3 - Stage 1 Concept stage Prepare a conceptual Master plan for the development of the Residential Building indicating existing structures and locating future buildings. Prepare Conceptual Architectural drawings for civil works and including Landscaping and Interior Architecture Prepare Preliminary Architectural Design Basis Report Provide a preliminary cost estimate on area basis.	Kindly confirm whether Stage-1 is only for Residential Building.	No , Any building as per requirement can be taken up at any stage.
(18) BDP India				
1	Page No. 8 Due Date for Submission (i.e Date for submission)	Last Date for submission of technical and financial Documents for stage 1 shortlisting is 28/05/2024, 15.00 Hrs.	Considering the elaborate nature of the bid proposal requirements, we request that the date of submission be extended by at least three weeks from the current submission date of 28/05/2024.	Any change in the dates shall be notified on IIM Mumbai's portal.

2	Page No. 9 Section 6.3 - Prerequisite for Architectural Consultant	The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio-video system, Acoustic & sound system, Access control and CCTV.	Can the team consist of Principal designers with Sub-Consultants for fulfilling roles of experts that are not in-house, such as - Principal Structural Engineer, PHE Expert, MEP Expert?	Subconsultants for specialised works are allowed with prior permission of IIM Mumbai, However the total responsibility of the work shall be lying with the main Architect only. The subconsultants personal engaged should be well experienced of working in India . (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed). if the firm is registered in india and fulfilling all the requirements as per this EOI cum RFP, International consultants with prior approval by IIM Mumbai can be allowed. The Architectural company headed by the person should have COA registration otherwise thy are not eligible.
3	Page No. 9 Section 6.3 - Prerequisite for Architectural Consultant	The firm shall have preferably in-house experts in various fields like Architectural, Environmental Technology, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health Engineering, Hydraulic design, HVAC, Interiors, Landscaping, Firefighting, Kitchen interiors, LAN & Network, IBMS, ELV system, BIM design levels Audio-video system, Acoustic & sound system, Access control and CCTV.	In the event of international consultants from the same firm with a physical presence in India (Mumbai), Can the primary design team comprise of design experts from International Studios of the same firm?	

4	Page no. 13 Section 8.2 - Mandator y Eligibility Criteria Point No. 3	The Applicant should have satisfactorily planned, designed, and completed Architectural consultancy services of his scope in a similar Project / Work of Master plan of campus as given below, during the last 10 (Ten) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. A. At least one Project valuing not less than 80 % of the project value B. Two projects, each valuing not less than 60 % of the project value C. Three projects, each valuing not less than 40 % of the project value	Can internationally projects of similar size and project value be submitted as experience for consideration?	Experience certificate / completion certificate should be submitted duly attested by Concerned ministry / embassy.
5	Page no. 13 Section 8.2 - Mandator y Eligibility Criteria Point No. 4, 5 & 9	4. The bidder Should have completed during last 10 (Ten) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m. built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	Can the Parent company (International) credentials be considered for Marketing?	Experience certificates and all credentials should be in the name of Bidder company (which is registered in India) and not in the name of any parent company.

		<p>5. For this purpose, "Similar Project/Work" means having rendered comprehensive Architectural services including master planning, designing and detailing of all buildings and infrastructure, structural designing services, site developing and landscaping and MEP services for campus/es / building/s for educational / institutional / research work / public utility purposes (all such purposes other than purely residential, commercial, hospitality and industrial purposes).</p> <p>9. The bidding Architectural Firm should have won one or more National/International level awards of high repute for Similar project.</p>		
6	<p>Page no. 13 Section 8.2 - Mandatory Eligibility Criteria Point No. 12</p>	<p>12. The bidder must have preferably completed office/commercial buildings including associated MEP with the incorporation of Green Building guidelines for Government / Private sector.</p>	<p>Can the marking criterion be removed for this requirement?</p>	<p>The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)</p>

7	Page No. 14 Section 8.2 - Mandatory Eligibility Criteria: Part – 1 Technical pre-qualification criteria (Total Marks 100)	(iv) The bidder Should have completed during last 7 (Seven) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Non-residential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc. Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	In case of projects outside India where completion certificate is not a standard practice. Kindly consider the self-attestation by company director / published articles or CA certificates.	Experience certificate / completion certificate should be submitted duly attested by Concerned ministry / embassy.
8	Page No. 22 & 23 9.3 Information about the present facility	Table 9.2.1 List of buildings at IIM Mumbai & Table 9.2.2 AREA STATEMENT OF NITIE PLOT	Can you please clarify & reconfirm the following – 1. Existing BUA on plot 2. Total BUA to be achieved in the masterplan 3. Total BUA that needs to be retained as per existing	The original conditions shall prevail.
9	Page No. 25 9.3 Information about the present facility	Table 9.2.3 Projected population for IIM Mumbai to be used for master layout plan	Can you please share the existing campus area programme and provide us further clarity on the Design brief area programme?	The original conditions shall prevail.
(19) CCBA Designs Pvt. Ltd.				

(20) Deore Dhamane Architects				
1		The Applicant should have an average Annual Financial Turnover of Rs. 300 lakhs (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2024.	Please reduce this to 1.5Cr	The original conditions shall prevail.
2		The bidding Architectural Firm should have done at least One International project of public building completed/ongoing with project cost of more than Rupees 500 cr 5 Marks for this.	Please remove this criteria.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
(21) INI Design Studio Pvt. Ltd.				

1	<p>Clause 6.3 Prerequisite for Architectural Consultant: Key Personnel Table (Refer Page 9 and 10)</p>	<p>– Master Planner Minimum of 15 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning 2- Principal Architect Minimum of 15 years' experience and should have worked as Principal Architect on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments 4 - Design Manager Minimum of 15 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience in executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 2 (two) similar eligible assignments. 5 – PHE Expert Educational Qualification Should have bachelor's degree in civil engineering/ mechanical engineering with master's degree in water resources/ Irrigation /Environmental Engineering /Hydraulics/ Public Health Engineering.</p>	<p>Current Requirements of Key Personnel is not stratified. We request to revise the professional experience and educational qualifications as suggested below. 1 – Master Planner : Minimum of 20 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. 2- Principal Architect : Minimum of 18 years' experience and should have worked as Principal Architect on 2 (two) architecture and engineering Consultancy Projects/ similar eligible assignments 4 - Design Manager : Minimum of 12 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience in executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 1 (one) similar eligible assignments. 5 – PHE Expert : Should have bachelor's degree in civil engineering/ mechanical engineering. We request to remove the requirement of master's degree for this position.</p>	<p>Prerequisite for staff requirement is revised as per attached annexure -1</p>
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2	Clause 8.2 Technical Pre-qualification Criteria (Refer Page 14)	Item 1 in table- Scoring Criteria for firm Max. Marks= 1020 Years & above =10 Marks 16-19 Years= 07 Marks 10-15 Years= 05 Marks	We request that requirement to obtain maximum marks to be revised as 15 years and above for full marks. Below is the suggestive revised breakup for the same. Max. Marks= 10 15 Years & above =10 Marks More than 12 up to 15 Years= 07 Marks More than 10 up to 12 Years= 05 Marks	The original conditions shall prevail.
3	Clause 8.2 Technical Pre-qualification Criteria (Refer Page 14)	The bidder must have preferably completed office /commercial buildings including associated MEP with the incorporation of Green Building guidelines for overnment / Private sector (Qualification of sub consultant shall be allowed)	Since the primary nature of the project is institutional campus, we suggest to include the institutional buildings also with green building guidelines or GRIHA/IGBC rated green buildings in the eligibility criteria.	The bidder must have completed office/commercial buildings / Institutional / (Multistoreyed Residential building with minimum G+10 Storeyed) including associated MEP with the incorporation of Green Building guidelines for Government / Private sector. ((Qualification of sub consultant shall be allowed , The project value should not include cost of Land etc.)
4	Clause 8.2 PART 2 - Financial qualification Criteria (Refer Page 16)	Minimum Requirements: Item – 1: The applicant should have an average annual turnover of Rs. 300 lakhs in the last three financial years ending on 31.03.2024 of Design & Engineering Consultancy services.	Considering the proficiency and expertise required to design the world-class futuristic educational campus, we recommend increasing the minimum eligibility criteria to 900 lakhs for average annual turnover. Following should be the revised framework for the score. Max. Marks = 15 Between 9.0 Crs. - 12.0 Crs = 9 Marks Between Rs.12.00 Crs- – Rs.15.00 Crs = 12 Marks Above 15.00 Crs. = 15 Marks	The original conditions shall prevail.

5	Clause 8.2PART 2 - Financial qualification Criteria(Refer Page 16)	Minimum Requirements:Item – 3: The bidder should have not incurred any loss (Profit after tax should be positive) in more than two consecutive financial years out of the last five financial years ending on 31.03.2024Documents to be submitted:Audited Financial Statements for last five financial years ending 31.03.2024 duly certified by a Chartered Accountant	We will be able to produce audited financial statement upto FY 2022-23. For the financial year 2023-24 audit is under progress. We request to allow the UNAUDITED STATEMENT for FY 2023-24.ORThe financial statement from FY 2018-19, FY 2019-20, FY 2020-21, FY 2021-22, FY 2022-23 should be eligible for the criteria for last 5 years of audited financial statements.	Bidder may submit unaudited financial statement for year ending 31. march 2024. (However there should not be much variation when it is audited otherwise their appointment may be cancelled.)
(22) Kapoor & Associates				
1	Serial No. 4 of 8.2) Minimum Eligibility Criteria on Page No. 13 of RFP document	The bidder Should have completed during last 10 (Ten) years as on 31.03.2024 at least one assignment (In a single order / completion) of minimum 50,000 Sq.m. built up area for buildings within an Educational or Academic campus/Institutional buildings campus (Nonresidential, Non-office) / Research lab or R&D Campus, Multi-disciplinary Hospitals campus etc.) Involving multi-disciplinary building services. The project shall include DPR Preparation, Architectural, Structural, MEP design & drawings etc.	We request to also consider the ongoing projects which consultancy services is completed upto 50%.	The original conditions shall prevail.

2	Serial No. 7 of 8.2) Minimum Eligibility Criteria on Page No. 13 of RFP document	The Applicant should have an average Annual Financial Turnover of Rs. 300 lakhs (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2024.	We kindly request to reduce the turnover From Rs. 300 Lakhs to Rs. 200 Lakhs during the last three consecutive financial years ending 31st March 2023. As financial statement of FY 20.23-24 is not audited yet.	The original conditions shall prevail.
3	Serial No. 10 of 8.2) Minimum Eligibility Criteria on Page No. 13 of RFP document	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	We would like to request that requirement of a full-fledged running office should be amended as if work is awarded to the bidder, bidder will have to set up a full-fledged office (which will handle the project) within 90 km of the proposed site.	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.

(23) Murulage Architects

Page 7 -6.0 BID DATA SHEET (Information to consultants /Bidders)

1	Stage – 1 Point 15 D	Last Date for submission of technical and financial Documents for stage 1 shortlisting 28/05/2024, 15.00 Hrs.	Request you to kindly extend Last Date for submission of technical and financial Documents for stage1 shortlisting. 28/05/2024, 15.00 Hrs.	Any change in the dates shall be notified on IIM Mumbai's portal.
2	Stage 2 Point 15 G	Physical presentation in front of IIM Mumbai committee. 07.06.2024 11.00 Hrs.	Request you to kindly extend date of presentation at least 20 days form last date of submission	Any change in the dates shall be notified on IIM Mumbai's portal.

3	Page 12 Under Final Decision - Making Authority	Site visit is mandatory. The applicant is advised to visit the site of works viz IIMM campus at his own cost, with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. The bidder shall submit the Geo-tagging by proper inspection of specified site location.	Site visit is optional	The above condition is revised as below.:- The applicant is advised to visit the site of works viz IIMM campus at his own cost., with the prior intimation and permission of IIMM, to familiarize itself with the campus in general. (a) The bidder shall submit the Geo-tagging by proper inspection of specified site location. alternatively (b) They should submit an undertaking with their offer stating that they have visited and very well understood the site conditions and requirement of IIMM and quoting their rates by considering all the aspect whatsoever and shall not have any claim in this regard in future.
8.2 Mandatory Eligibility Criteria:				
4	Point No. 6	The works carried out for any IIT/IIM/NIT/Similar government university shall have weightage.	Kindly Consider Ongoing project for any IIT/IIM/NIT/Similar government university shall have weightage.	Only completed projects shall have weightage.
5	Point No. 7	The Applicant should have an average Annual Financial Turnover of Rs. 300 lakhs (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2024.	Kindly consider Financial Turnover Last Three year 2019-20, 2020-21, 2021-22 Or Kindly consider Financial Turnover Last Three year 2020-21, 2021-22 & 2022-23 (2022-23 is un-audited) .	Bidder may submit unaudited financial statement for year ending 31.march 2024. (However their should not be much variation when it is audited otherwise their appointment may be cancelled.)

6	Point No. 9	The bidding Architectural Firm should have won one or more National/ International level awards of high repute for Similar project.	The bidding Architectural Firm should have won one or more National/ International level awards of any type of building project.	This criteria is changed from mandatory to desirable, Marking system shall remain same. National awards like IIA, CWAB, IBC or equivalent. International Awards Pritzker, UNESCO, Aga Khan or equivalent.
7	Point No. 10	The bidding Architectural Firm should have a full-fledged running office (which will handle the project) within 90 km of the proposed site.	Kindly amend the clause if work is awarded to us, we open a site office for better coordination.	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered.
9	Point No. 16	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore.	Kindly remove the clause.	The bidding Architectural Firm should have completed / ongoing at least One International project of public building completed with project cost of more than Rupees 500 crore. International project means project executed on foreign soil. This may be considered as desirable eligibility criteria. No any changes in the marking System.
10	Part 2 – Financial Criteria (S.N iii)	The bidder should have positive net worth during last two consecutive financial year ending on 31.03.2024.	Kindly consider positive net worth Last Three year 2019-20, 2020-21, 2021-22 Because FY 2022-23 is un-audited.	Bidder may submit unaudited financial statement for year ending 31.march 2024. (However their should not be much variation when it is audited otherwise their appointment may be cancelled.)
11	General Clause	Key Plan & Site Plan Page No. 4	Request you to upload key plan & Site Plan in auto cad format because it is not visible.	Site plan in PDF format is attached in Annexure 4)

		Pre-Bid Meeting	Please allow online participation	Pre-bid meeting took place on 22/05/2024 at 15.00 Hrs. offline & online both.
		Financial Bid	Kindly confirm financial bid submission at the time of stage I or at the time of Presentation Stage II.	The Financial bid shall be uploaded alongwith the bid at first instant. However price bid of only shortlisted tenders for stage -3 who's designs are shortlisted after final presentation shall be opened . The price bid of all other bidders, (who are either not shorlisted for stge 3 or their design are not shortlisted in stage 3 presentation) shall not be opened.
(24) Rajinder Kumar & Associates				
1	Eligibility Criteria	RKA does not have an office in Mumbai or within 90 km of the site. But we have an Associate Architect Firm in Mumbai.	Can we apply for the IIM Mumbai project with our Associate or will this be considered as Joint Venture?	This condition is revised as below " the bidding architectural firm should have a full fledged running office (which will handle the project)within 200 km of the proposed site. The bidder Should have running office since last 10 years period. Any site office opened for any project shall not be considered. (Joint Venture not allowed.)
(25) SNK Somaya & Kalappa Consultants Mumbai				
1	Ref page 08, 15d		Does the price bid have to be submitted as part of the financial documents in the Stage 01 itself or on Stage 03 with the Design proposal.Since the design proposal is part of Stage 03 the financial should ideally be submitted in the Stage 03 itself. Kindly confirm.	The Financial bid shall be uploaded alongwith the bid at first instant. However price bid of only shortlisted tenders for stage -3 who's designs are shortlisted after final presentation shall be opened . The price bid of all other bidders, (who are either not shorlisted for stge 3 or their design are not shortlisted in stage 3 presentation) shall not be opened.

2	Ref page 16	Financial Criteria (iii)	Please confirm if eligibility stands even if the company has incurred losses in two consecutive financial years during COVID period 2020-2023.	The original condition shall prevail.
3	Ref Page 20		if the document including the design proposal submitted as part of the RFP will remain the confidential property of the IIM- Mumbai. Furthermore, please confirm if not shortlisted, the design should not be used or circulated in the future.	The design presentation made by bidders for IIM Mumbai will be retained by IIM Mumbai.
4			Please confirm if the Statutory consultancy is under the Architect/Consultant. Furthermore, if the Statutory fee for BMC, Cfo, Tree authority Griha will be paid by the client directly to the above mentioned Statutory bodies or does the Architect/Consultant has to pay itself which will be reimbursed later.	The original Conditions shall prevail for Architect has to appoint and get these works such as site survey including tree demarcation, existing features, contours etc executed, If and as required by him (If not carried out by IIM Mumbai earlier) with the prior approval of IIM Mumbai. IIM Mumbai shall reimburse these cost as per actual as provided in the financial bid section. Any overhead / profit etc is deemed to be included in the offer of the architect.
(26) Walter P Moore Engineering India Pvt Ltd				
(27) Aparna Enterprises Ltd.				
(28) PERKINS EASTMAN				

1	Page 14 of the EOI	: “The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP”	We wanted to confirm if a Private Ltd. firm registered with the Indian Companies Act can participate as well, please confirm.	Subconsultants for specialised works are allowed with prior permission of IIM Mumbai, However the total responsibility of the work shall be lying with the main Architect only. The subconsultants personal engaged should be well experienced of working in India . (Indian staff working abroad are allowed but people working abroad with no working experience in India are not allowed). if the firm is registered in india and fulfilling all the requirements as per this EOI cum RFP, International consultants with prior approval by IIM Mumbai can be allowed. The Architectural company headed by the person should have COA registration otherwise thy are not eligible
2	Page 13 of the EOI	the EOI mentions about completed projects of office/commercial use with incorporation of Green building guidelines;	we are assuming these projects can be international, please confirm.	Experience certificate / completion certificate should be submitted duly attested by Concerned ministry / embassy.
3	Page 13 of the EOI	“The bidder should be empaneled or registered Architectural or Engineering consultancy provider for central government / PSU / state government / Semi government organizations, Public sector banks / public sector organization.”	How important is this clause? Can this requirement be dropped?	This condition is mandatory for participating in any govt tender.We have kept marking in Technical evaluation
4	Page 19 of the EOI	“Based on the marks awarded and the marks obtained by bidder up to this stage shall have a weightage of 70 %	Can this percentage be 80/20 instead?	The original conditions shall prevail.

		Marks where as his financial bid shall have a weightage of 30 marks.”		
5	Page 19 of the EOI	the EOI further mentions about submitting the PBG of 5%	this is a big amount and since we are not contractors, can this clause be reconsidered?	This clause may be read as Performance Guarantee 3% of the tendered value by BG & Retention money/Security deposit 3% to be deducted from every running bill. Retention money accumulated can be released on submission of BG for equivalent amount
6	Page 52 of the EOI	point 3 mentions: ‘Cost of fees in Rs. Crores’;	is this pertaining to the project cost or our consultancy fees?	Percentage to be coated on estimated project cost.
7	Page 54 of the EOI - Forms & Annexures		7. Obtaining Form E from the employers (as mentioned on Page 54) will need much longer time, if that is mandatory, then can we get 1 month for submitting the Technical & Financial documents after receiving the bid-query responses? Alternatively, if Form E is not mandatory, then we request you to grant us 3 weeks of extension for the submission of the Technical and Financial documents; please let us know if that is possible.	Technical and financial documents to be submitted alongwith the bid before due date & time .

Prerequisite For Architectural consultant (Revised)			
			Annexure - I
SN	Key Personnel	Educational Qualifications	Length of Professional Experience (Years)
1	Master Planner	Graduate degree in Architecture with Planning or Design.	Minimum of 15 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning
2	Principal Architect	Graduate degree in Architecture with Planning or Design.	Minimum of 25 years' experience and should have worked as Principal Architect on minimum 5 (five) Architecture and Engineering Consultancy Projects/ similar eligible assignments.
3	Principal Structural Engineer	Should have master's degree in Civil Engineering (Structural).	<p>Minimum of 10 years' experience in designing various types of structures.</p> <p>i.e., RCC, steel, pre-stressed concrete and knowledge of latest construction technology with specific experience in high-rise, towers, large span structures, bridges, and steel structures. Should also have experience in designing buildings in composite structures, structural steel, prefab, large column-free spans, etc. Knowledge of the latest construction technology is desirable.</p>

4	Design Manager	Bachelores in architecture/ Urban Design/ Urban Planning.	Minimum of 10 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience executing projects on the BIM platform. Should be available for the entire duration of construction of the Project. Should have worked on at least 2 (two) similar eligible assignments.
5	PHE Expert	Should have bachelor's degree in civil engineering/ Mechanical Engineering with master's degree in Water Resources/ Irrigation	Minimum of 10 years of experience in planning & management of water, drainage & storm water, wastewater systems, and experience with the latest national and international standards. Should have experience with the latest hydraulic design software (Water Gems, Sewer Gems etc.). Should have experience in the latest hydraulic design soft wares. Should have worked on 2 (two) similar eligible assignments.

Payment Schedule for Architectural consultant

S. No.	Activities	Fee Schedule	
		Fee payable (in % of lump sum Quoted amount)	Cumulative Fee payable (in % of lump sum quoted amount)
A	Fee for Master Layout Plan		
	On finalisation and completion of master layout plan and submission for statutory approval to local authority	70%	70%
	After receipt of approval of master plan	30%	100%
	Total		100%
B	Fees percentage on design		
1	Submission of DGPS Topographic survey 1. Contour survey 2. Building survey 3. Tree survey	2%	2%
2	Submission of Conceptual Master Plan, with BUA statement for all phases for approval from client/ Department	3%	5%
3	Approval of Conceptual Master Plan, with BUA statement for all phases for approval from client/ Department	3%	8%
4	Submission of Conceptual Architectural drawings along with Block estimate and 3D views for approval from client/ Department for all Buildings of phase 1	7%	15%
5	Approval of Preliminary Architectural drawings along with Block estimate and 3D views for approval from client/ Department for all Buildings of phase 2	10%	25%
6	Preparation and Submission of required submission drawings to Local Bodies and other Authorities for approval and obtaining local body approvals.	10%	35%

7	Soil investigation, Preparing and submission of Structural drawings, Detailed Architectural drawings, Bill of Quantity along with details of measurements of all items, specifications of special items including brands of materials, rate analysis, value analysis with supporting documents like quotations, price list etc., of items which are not included in the latest Schedule of Rates of CPWD etc/c bid document to enable the Engineer-in-Charge to invite tenders.	10%	45%
8	Submission of detailed working drawings/Good for Construction drawings of all required Building services/Plumbing services like water supply, E&M services, firefighting, Interior, external services, IT/communication services etc. for execution of works	15%	60%
9	Getting Proof Check of Structural design and drawings from approved Agencies.	5%	65%
10	Providing revised drawings as per requirement during construction stage till completion of work including providing necessary drawings, clarifications, additional details etc., and also obtaining any approvals from local authorities as required. The fee will be released based on the financial progress of the work.	15%	80%
11	Supply of completion drawings and obtaining completion certificate, part occupation and occupation certificates from the Local Bodies including any other approval from various statutory authorities.	15%	95%
12	On completion of the work in all respects and getting occupation certificate from the local authorities.	5%	100%

Annexure III

Form “D”

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM “B” & “C”

SN.	DETAIL	INFORMATION
1	Name of Work /Project Location	
2	Agreement No.	
3	Estimated Cost	
4	Tendered Cost	
5	Date of start	
6	Date of completion i)Stipulated Date of completionii)Actual Date of completion	
7	Amount of compensation levied fordelayed completion , if any.	
8	Overall performance of consultants	
	Master Plan	Excellent/ Very Good/ Good/satisfactory/Average
	(b) Planning & Design ofindividual facilities	Excellent/ Very Good/ Good/satisfactory/Average
	Technical Proficiency	Excellent/ Very Good/ Good/satisfactory/Average
	Resourcefulness	Excellent/ Very Good/ Good/satisfactory/ Average

	General behavior	Excellent/ Very Good/ Good/satisfactory/Average
	(f) Planning & design of Services[PH/Electrical/Mech]	Excellent/ Very Good/ Good/satisfactory/Average
	Planning and designing of Interiors.	Excellent/ Very Good/ Good/satisfactory/ Average
	(h) Planning & Design ofAcoustics & Sound System	Excellent/ Very Good/ Good/satisfactory/ Average
	Quality of work	Excellent/ Very Good/ Good/satisfactory/Average
	Drawing Detailing	Excellent/ Very Good/ Good/satisfactory/ Average
	Time Consciousness	Excellent/ Very Good/ Good/satisfactory/ Average

Dated :

Executive engineer or equivalent

#Note:-Certificate for each work completed / under execution shall be obtained as per“FORM D”

Annexure IV
PDF Drawing Attached separately