



भारतीय प्रबन्ध संस्थान लखनऊ

प्रबन्ध नगर, आई आई एम रोड, लखनऊ-226 013 (उ.प्र.) भारत

Indian Institute of Management Lucknow

Prabandh Nagar, IIM Road, Lucknow-226 013 (U.P.) India

Dated 13-10-2026

CORRIGENDUM -2

Reference to E- Tender no. NIT No. IIML/PROJ/4631 Dated 25.09.2026 for E tender for RFP for Appointment of Architectural consultant for Comprehensive, Architectural Consultancy for the proposed campus works of IIM Lucknow and Noida Campus.

The amendment/clarification in the tender documents is tabulated below:

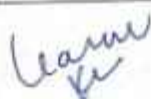
Sl. No.	Tender Sr. No. / Clause / P No.	Tender Item Description	Modifications
1.	Annexure-C	List of documents in support of eligibility criteria	Updated Annexure C is enclosed.
2.	Annexure-A	All Prebid Queries	Clarification to all queries

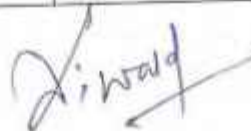
Apart from the above changes in the tender documents the remaining conditions of the tender will remain the same.


13/10/26
Anshuman Gupta
Executive Engineer

List of documents in support of eligibility criteria

Sl. No	Technical Parameters	Figure duly filled by the bidders	Page No. of submitted documents.	Status of Submission (Indicated Yes/No).
A	Experience of Completed Similar works.			
A.1	Value of consultancy fee of not less than Rs 600 Lakhs for one similar work. Or			
	Value of each consultancy fee of not less than Rs. 450 Lakhs for two similar works. Or			
	Value of each consultancy fee of not less than Rs. 300 Lakhs for three similar works.			
A.2	Value of consultancy fee of not less than Rs. 450 Lakhs for one similar work. Or			
	Value of each Consultancy fee of not less than Rs. 350 Lakhs for two similar works. Or			
	Value of each Consultancy fee of not less than Rs. 250 Lakhs for three similar works.			
A.3	Value of consultancy fee of not less than Rs. 300 Lakhs for one similar work. Or			
	Value of each Consultancy fee of not less than Rs. 225 Lakhs for two similar works. Or			
	Value of each Consultancy fee of not less than Rs. 150 Lakhs for three similar works.			
A.4	Area of project works completed.			
	60,000 sqm in a single work with a Central AC plant $\geq$ 800 TR			
	50,000 sqm in each of two works with a Central AC plant $\geq$ 600 TR			
A.5	40,000 sqm in each of three works with a Central AC plant $\geq$ 400 TR			
	45,000 sqm in single work with a Central AC plant $\geq$ 450 TR			
	38,000 sqm in each of two works with a Central AC plant $\geq$ 350 TR			
	30,000 sqm in each of three works with a Central AC plant $\geq$ 300 TR			



A.6	30,000 sqm in single work			
	25,000 sqm in each of two works			
	20,000 sqm in each of three works			
B	Financial Information			
B.1	Average Annual financial turnover of Rs. 250 Lakh for consultancy works in last 3 (three) consecutive financial years. Note 1: Supporting Documents include a certificate from the Chartered Accountant.			
	2023-2024			
	2024-2025			
	2025-2026			
B.2	Profit & loss account for the last five financial years in Annexure-I duly certified and audited by the Chartered Accountants,			
	2021-2022			
	2022-2023			
	2023-2024			
	2024-2025			
	2025-2026			
B.3	Minimum solvency of Rs. 250 lakhs certified by his Bankers in Annexure-II or UDIN generated certificate by Chartered accountant			
	Solvency certificate by bankers or by Chartered Accountant with UDIN of Rs. 250 lakhs to Rs.500 lakhs			
	Solvency certificate by bankers or by Chartered Accountant with UDIN of more than Rs. 500 lakhs.			
C.	Documents as specified in RFP.			
C.1	Scan Copy of Demand Draft/Pay order or Banker's Cheque /Deposit at Call Receipt/FDR of any Scheduled bank against EMD.			
C.2	Undertaking as per on firm's letter head. "The physical EMD shall be deposited by me / us with the authority inviting the RFP, in case I / we become the lowest bidder, within a week of the opening of financial bid, otherwise, department may reject the bid and also take action to debar me / us from bidding in any form in IIM Lucknow"			

Amir

Umar

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D.	GST Registration Certificate					
E.	PAN Card					
F.	Blacklisting undertaking					
G.	An architectural consulting firm in existence for a minimum of 15 years in the desired field (documentary proof of date of establishment).					
	firm having experience of 15 to 25 years					
	firm having experience of more than 25 years					
H.	Registration of the proprietor/partner / director with the Council of Architecture (COA) / Indian Institute of Architects, active and not in default as on the last date of bid submission.					
I.	Organization Strength & Manpower					
	Designation	Min. Qualification	Nos.			
1.	Team Leader and Architect	B. Arch with more than 15 years of experience and must have handled large projects. Should be registered with the Council of Architects. The minimum association with the firm should be 10 years.				
2.	Architect	B. Arch with more than 10 years of experience, and must have handled large projects. Should be registered with the Council of Architects. Minimum association with the firm should be 5 years.				
3.	Junior Architect	B. Arch with 3-8 years of experience and must have handled large projects. Should be registered with the Council of Architects. Minimum association with the firm should be 2 years.				
4.	Civil Engineer	Degree (Civil) with 10-15 years of experience in the same field.				
5.	AutoCAD/ Revit certified Draftsmen	Relevant qualification with experience of 05-10 years of experience				
6.	Plumbing/ mechanical engineer	Relevant qualification with experience of 05-10 years of experience				
7.	Electrical engineer	Relevant qualification with experience of 05-10 years of experience				
8.	Structural engineer	Relevant qualification with experience of 05-10 years of experience				

Singh

Wagner

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NAME OF WORK: REQUEST FOR PROPOSALS INDIAN INSTITUTE OF MANAGEMENT LUCKNOW INVITES RFP FOR APPOINTMENT OF ARCHITECTURAL CONSULTANT/ FOR COMPREHENSIVE ARCHITECTURAL CONSULTANCY FOR THE PROPOSED CAMPUS WORKS OF IIM LUCKNOW AND NOIDA CAMPUS.

PRE-BID QUERIES AND CLARIFICATION

S. No.	Clause No. / Page No.	Existing Description	Request for Clarification / Change	Clarification
1.	P. No. 3	Clarification on Tenure of Appointment: One dedicated Architect for the Project is needed to be stationed at the Architect's office. The Engineer, with sufficient experience and A-CAD knowledge, will be deputed to the site during construction, with daily attendance required. Construction is expected to start in Feb 2027 and may continue until work completion. If the delay is beyond the architect's scope, the decision on the engineer's salary will be based on the party at fault for the delay and, accordingly, can be distributed among the respective PMC/ contractor. The decision of the Engineer-in-charge/ competent Authority in this regard will be final and binding. The Engineer-in-Charge/Competent Authority will determine the responsibilities of the Architect/PMC/Contractor.	Please confirm whether the construction work has been extended beyond the scheduled period for reasons not attributable to the consultant. In that case, the salary of the Architect deployed at the Lucknow office, as per the tender requirements, shall be reimbursed to the consultant at actuals plus 15% overheads, or the Architect shall be asked to be removed upon completion of the time period. Please confirm whether we have to deploy two separate teams of Architect and Engineer, each for the Lucknow and Noida sites.	One dedicated architect and engineer is needed at the Architect's office to exclusively look after the IIML projects and who can readily resolve issues arising at the site during the execution of work. The Architect/Engineer shall visit the site as deemed necessary by the Architect and as and when called by the Institute/PMC/TPQA to ensure that the work is being executed in accordance with the Drawings and specifications. There is no limit for the number of visits, there can be any number of visits, and nothing extra will be paid on account of site visits by the Architect/ Engineer for LKO as well as Noida Campus. To avoid any problems related to the drawings, etc., a prompt response from the architect is expected. So, a penalty (as decided by the Director) will be imposed on the architect if the required Architect/Senior Architect/Architect Engineer does not visit the site as per the requirements of IIML/PMC/TPQA.

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PRE-BID QUERIES AND CLARIFICATION

2.	P. No. 3	Earnest Money (In Rs.) - Rs. 10,00,000/- (To be returned after deposition of P.G)	As per the Government notification, the bidders registered with the MSMF, are exempted from submitting the Earnest Money Deposit (EMD). The Bidder requested that a similar procedure be followed and that an exemption be granted for MSMF-registered bidders when submitting the Earnest Money Deposit (EMD).	No relaxation.
3.	P. No. 5 - 6	1.4 Submission Guidelines • Technical Proposal: Proposed approach and methodology for delivering the required services.	We understand that “Technical Proposal: Proposed approach and methodology for delivering the required services” is not required to be submitted at this stage, along with the Technical bid. This shall be asked to be submitted by the shortlisted bidders at the time of presentation. A similar procedure is being followed in all the governments, Consultancy tenders. We request that you kindly follow a similar procedure. Kindly confirm.	Yes, it will be required at the presentation stage.
4.	P. No. 40-41	4. Evaluation/selection process 4.1 Eligibility Criteria 4.1.1 A “similar work” means the agency must have executed projects in the role of project consultant cum architect or equivalent for the construction of residential/Hostel building and academic building/building of National/ International Importance, including institutional campus development works. A component of one academic/Research building must have been executed in any one certificate submitted by them for a building area of at least 25000 Sqm. The Completion certificates are issued by an officer not below the rank of Executive Engineer for similar works completed by the agency.	4. Evaluation/selection process 4.1 Eligibility Criteria 4.1.1 A “Similar work” means the agency must have executed projects in the role of project consultant cum architect or equivalent for the construction of residential/Hostel building and academic building/building of National/ International Importance, including institutional campus development works. A component of one academic/research building must have been executed in any one certificate submitted by them for a building area of at least 25000 Sqm or 18,000 Sqm. The Completion certificates are issued by an officer not below the rank of Executive Engineer for similar works completed by the agency.	NO relaxation in the Experience criteria.

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		Bidder requests a reduction of the above area requirement to 18000 Sqm, as Institutional campuses generally do not have such a large Academic building. This clause will restrict the competition. Further, there is a requirement for only one Hostel building, as a new construction in this project. Hence, the requirement for one Academic/Research building of 25000 sqm is too high and will restrict bidders' participation.			
5.	P. No. 44 - 46	4.2.1 Technical Bid Evaluation Technical bids received complete in all respects will only be opened as per the schedule. Each bidder shall be assigned marks out of 100, as per the criteria specified below: <table> <tr> <td>Experience in providing architectural planning and designing of completed projects.</td> <td>Maximum Marks (7.5)</td> </tr> </table>	Experience in providing architectural planning and designing of completed projects.	Maximum Marks (7.5)	At this stage, it will not be possible to obtain a certificate from the client confirming this data for the projects already completed. We request that the consultant's self-attested undertaking be accepted as substantiation of the AC Plant's capacity. It was clarified in the Previous Tender also that the HV/AC tonnage needs to be mentioned in the Certificate. Sufficient Time was available with the bidder. Self-Attested Certificate can be accepted subject to the verification by the client.
Experience in providing architectural planning and designing of completed projects.	Maximum Marks (7.5)				

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	No relaxation in cooling tonnage mentioned. However, VRF/VRFV air conditioning can also be considered. The bidders are required to provide self-attested information clearly stating the department in which the required HVAC/VRF system capacity was installed. The tender analysis committee may seek confirmation of the information provided from the respective department, and if the department is unable to confirm the bidder's satisfactory completion of the work mentioned, the information will not be considered.	The definition of works of a similar Nature is the same as above. Work should have been completed. Self-attested copies of experience certificates for completed work issued by the awarding organization should be submitted.		
	a) 60,000 sqm in a single work with a Central AC plant $\geq$ 800 TR Or iii) b) 50,000 sqm in each of two works with a Central AC plant $\geq$ 600 TR or c) 40,000 sqm in each of three works with a Central AC plant $\geq$ 400 TR	7.5 Marks		

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6.	P. No. 48 – 49	with Organisation Strength & Manpower 6. Plumbing/ mechanical engineer 7. Electrical Engineer 8. Structural Engineer	We kindly request you to allow Sub-consultants for these categories of Manpower, as most consultants do not have these key personnel on their permanent pay roll as regular employees of the company. This will restrict bidders' participation.	A subconsultant may be allowed, subject to the submission of their credentials to IIML. Form 16A can be accepted as proof of Employment in the case of Bidders' own employees.
7.	Clauses L.1. L.11 P. No. 19, 23	Existing Drawings and Base Data As-built drawings are not available; only hard copies of tender/GFC/advance drawings are available and must be verified on site and converted/prepared in CAD.	Kindly clarify which existing drawings, surveys, utility drawings, structural information, soil reports and other base data will be provided by IIM Lucknow and which are to be generated by the Consultant.	The Hard copies of the Architectural drawings of existing buildings are available at the office of the E.E. (C) L&O and can be provided at appropriate stage. Though, structural information of the existing building will be provided by the institute. The specific stage (GFC/Tender/Advance) of the drawings for the respective buildings cannot be specified. It is clear that the Architect has to verify the physical construction with the hard copy and generate the required soft copy as per the actual. Soil testing for the new construction is within the Architect's scope only.
8.	Clause L.16.8; Stage 7; Time Schedule P. No. 32–33, 36	As-Built / Record Drawings: The Consultant is required to submit final As-Built/Record Drawings. The RFP also requires coordination with the contractor/executing agency for as-built documentation.	In general consultancy practice, As-Built/Record Drawings are prepared by the Contractor based on the actual executed works and subsequently reviewed and verified by the Consultant. Kindly clarify/consider revising the scope accordingly, whereby the Contractor shall be responsible for the preparation and submission of As-Built/Record Drawings, while the Consultant shall review, verify and provide comments/corrections as required.	The scope of recording changes in red on the hard copy of the drawing and assisting the architect in preparing the As-built Drawing has been added to the PMC agency Tender for the work (to be published later). The Architect will verify and stamp these As-built Drawings and Submit to IIML.
9.	Clause 2.5(3)(b);	Unlimited Design Revisions The Consultant is required to undertake revisions as often as necessary, without additional charge, including during execution.	Kindly clarify that revisions arising from changes in scope, new requirements or substantial changes after	Not agreed. The number of revisions until approval by IIML will be carried out at no extra cost. Revisions required

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	Clause 1.14; Clause 1.16 P. No. 12, 26, 31		approval shall be treated as additional services with suitable fee/time implications.	as per the site and during execution will also be included in the original scope, and no extra payment will be paid on account of these changes.
10.	Clauses 1.4.2, 4.5; Online Bid P. No. 7, 52, 57	Mode of Submission of EMD EMD is permitted through Banker's Cheque/Demand Draft/PDR/NET/RTGS and other specified modes.	Kindly clarify whether Bank Guarantee may also be accepted as an alternative mode of submission of EMD.	Can be accepted provided that the Bank Guarantee is issued by a Nationalised Bank and is valid for 120 days from the date of Submission of the Bids. In such a case, the Successful Bidder will have to submit the complete Performance security if selected.
11.	Stage 7c; Clause 4.1.9(f) P. No. 39, 43	Defect Liability Period – Discrepancy Stage 7c specifies a 12-month Defect Liability Period, whereas Clause 4.1.9(f) states that the quoted fee covers a 24-month defect liability period.	Kindly clarify and confirm the applicable Defect Liability Period as 12 months or 24 months.	The Contractor's DLP will be 24 months.
12.	Clause 4.6(1)(b); Annexure-D P. No. 53, 71	Project Cost – Discrepancy Clause 4.6(1)(b) refers to a project cost of Rs. 283.64 crore, whereas Annexure-D indicates Rs. 180.57 crore for vertical expansion and Rs. 72.71 crore for the new hostel, aggregating to Rs. 253.28 crore.	Kindly clarify the correct project cost to be considered for performance security, consultancy fee calculation and other financial provisions.	The balance of 30.36 Cr. is for the renovation and associated services, such as STP for new construction & transformer/substation upgrade, etc., for the planned expansion works in the future, which may be executed through IIML itself or through a PMC, to be decided later. However, the architectural services will be provided by the architect consultant only.
13.	Clauses 1.12, 1.16.3, 1.17, 1.1 P.NO. 24-25, 31, 34-35	Statutory Approvals and Official Fees The Consultant is responsible for preparation, submission, liaison, and obtaining statutory approvals, while the official fees for the required NOCs are to be borne by the Institute.	As per general consultancy practice, the Consultant typically provides technical assistance, design inputs, reports, drawings, and supporting documents required for obtaining statutory approvals. However, liaising, follow-up, and obtaining approvals from statutory authorities are generally undertaken by the Client or through a separately appointed liaison consultant. In this	No separate Liaison consultant will be appointed. The liaison part is the part of the architect's scope. Legal fees of different Departments will be paid by the Institute as per actual.

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			regard, we would like to understand whether the Authority shall appoint a separate liaison consultant for obtaining approvals and clearances. Further, we request that all statutory payments/fees shall be processed and paid directly to the concerned Authority by the Authority	
14.	Clause 1.14, Points 13 & 14 P.No. 28-29	Lucknow Branch Office Requirement The RFP requires a branch office in Lucknow, along with the deployment of specified personnel.	We request the Authority to kindly reconsider/remove the mandatory requirement of establishing a dedicated local office. The Consultant team can effectively coordinate through periodic site visits, online/hybrid meetings and regular interaction with officials. Whenever site visits are required for surveys, data collection, stakeholder consultations, meetings, inspections, or other project-related activities, the Consultant's team shall visit the site in accordance with project requirements.	Agreed. Branch office Lko is not mandatory. Though the Architect/their consultant has to mandatorily visit the site at his own cost as and when called by IIML/PMC/TPQA to ensure that the work has been carried as per the drawings and specifications. It is also the architect's duty to ensure adherence to the specification and the architectural drawings, and to plan the senior architect's site visit (at the architect's cost), etc., in addition to the visit called by IIML.
15.	RFP Notice: Clause 1.14; Stage 6 P. No. 3, 28-29, 33	Deployment of Consultant's Personnel at Site The RFP requires a dedicated Architect at the Architect's office and the Architect's Engineer to be stationed at site during construction with daily attendance.	Kindly clarify whether continuous deployment of the Architect's Engineer at site with daily attendance is mandatory throughout the entire construction period, and whether the required site office/workspace and facilities will be provided by the Institute or arranged by the Consultant.	Clarified at S.no. 14
16.	Stage B – Presentation	Stage B Presentation – Submission & Concept Design Requirements Stage B carries 60 marks: 10 for concept design, 15 for design methodology, 20 for manpower/resources and monitoring, and 15 for understanding/master-planning approach. The presentation is also stated to form part of the agreement.	Kindly clarify whether the Stage B presentation and hard copy are to be submitted along with the Technical Bid or separately at the time of presentation/evaluation. Further, considering that the proposed concept design may require detailed site understanding and inputs that may not be fully available at the bidding stage, kindly consider reducing/deleting the requirement for a detailed concept design and instead evaluating the bidder on a broad design approach/methodology. Alternatively, if the concept design is retained as a mandatory deliverable at the bidding stage, kindly clarify the scope and level of detail	A hard copy and soft copy of the Presentation will be required at the time of presentation, in case the Bidder advances to the presentation stage. Detailed design is not needed for the presentation. The presentation aims to assess the architect's capacity, mobilisation for the required project, the monitoring System for the project, the capability to upgrade/enhance the campus facade after completion of

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			expected, and provide for an appropriate honorarium/reimbursement to participating bidders for its preparation.	new construction and vertical extension, and the Bidder's approach to fulfilling the Institute's requirements.
17.	Clause 2.13; Clause 1.14, Points 18 & 19 P. No. 17, 29	Consultant's Liability The RFP places broad responsibility on the Consultant for safety, serviceability, damages and indemnification.	Kindly consider limiting the Consultant's aggregate liability to the total consultancy fee and not making the Consultant liable for any indirect/consequential losses.	Not Agreed. Safety and serviceability of the Building and Allied services will be planned by the Architect; responsibility lies solely with the Architect.
18.	Clause 2.11 P. No. 3, 15	Contract Duration The Duration of this agreement is initially for a period of 3 years or shall be in line with the progress of the projects, and shall be concluded upon completion of the projects in all respects, irrespective of the above-mentioned completion period. The work may be extended beyond the completion period stated above if mutually agreed upon by both parties.	We understand that the initial contract term shall be 3 years, and may be extended on a mutually agreeable basis. Please confirm.	The contract is for 3 years, or till the completion of the project. Upon completion of the project, if the institute requires the addition of any new project/Building/works, the work can be extended with mutual consent.
19.	Clause 1.17.1; Financial Bid – Part B P. NO. 51, 72-73	Part-B Financial Bid / Master Plan Revision Part B relates to the Master Plan revision for the Lucknow and Noida campuses; however, the detailed Part B financial format/BOQ is not available in the tender documents/portal.	Kindly provide the complete Part-B financial format/BOQ and clarify the scope, deliverables, fee basis and payment mechanism.	PART B is Available in the BOQ. Revision of the master plan involves preparing a future-ready campus to enable the Institute to achieve maximum F&AR as per the Local BYE LAWS. The responsibility of the Architect/consultant will be limited to the Approval of the master plan, and the Architect needs to quote their rates accordingly. Payment will be made after Approval of the revised Master Plan.
20.	Clause 1.17.1.5 P. NO.	Escalation in Project Cost	Kindly clarify the basis for the consultancy fee calculation if the project cost increases due to escalation in	Clarified at Point no.1 and page no. 3 of the tender Document.

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	36	Escalation in the cost of work due to increase in labour and material rates paid to contractors shall not be considered for calculating consultancy fees.	labour/material rates during an extended construction period.	
21.	Clauses 4.5 & 4.6 P. NO. 52-53	Performance Security & Retention The RFP requires Performance Security at different stages, along with 2.5% retention from running bills.	Kindly reconsider the requirement of 5% Performance Security along with 2.5% retention, as the cumulative security requirement is substantial for a consultancy contract. We request that the 5% Performance BG requirement be removed.	No relaxation.
22.	Sr. No. 4. Clause 4.1 of Page 40 of 73.	The proprietor, partner, or director of a firm must be registered with the CoA, and their registration must be active and not in default on the last day of bid submission.	RTEIS is a global leading engineering consultancy organisation with a qualified in-house team of architects on the regular rolls of the firm and is duly registered with the Council of Architecture (COA). As a CPSE, it shall be ensured that the team of architects deployed for the subject assignment holds valid registration with the Council of Architecture.	If the bidding company is a PSU/an MNC, there should be a dedicated division headed by an Architect registered with the CoA, which shall remain valid until the last date for submission of the Bid.
23.	Clause 1.12.1 Page No. 24	Role of the Consultant It may be clarified that there is no EIA / Environmental Clearance for the existing Campus. The applicability of the EIA for the new expansion must be determined by the Architect, and the Institute's decision on whether to proceed with the EIA will be final and binding. If the institute decides to go for an EIA, the official fees will be borne by the institute; all other expenses will be borne by the Architect.	Since the Environmental Clearance of Existing Buildings is not available, their Architectural Plan, B.L.A are required. We have to get approval for the existing buildings first, and then they will approve the proposed buildings. It is therefore requested to provide Architectural Plans with B.L.A., along with the approved Master Plan, etc., for the existing buildings to obtain Environmental Clearance.	Built-up area at LKO is approximately 110,000 sqm and Noida is 48500 sqm. The required documents will be provided to the Appointed Architect after the selection of the Architect. The Institute's decision on whether to follow the complete procedure or not, along with obtaining the EIA, etc. will be final.
24.	Clause No. 1.11 Page No. 22	EPC Mode	The Consultant has to develop all the Architectural Plans, Structural Designs, MEP Services, etc., and obtain all Local Body Approvals; therefore, it shall be on EPC-3 Mode.	This is an Architectural Consultancy service and cannot be compared to the EPC mode.
25.	Clause -3 Page No. 27	The Consultant shall obtain all statutory approvals/ NOCs before and after construction, etc., from the concerned competent authorities/agencies/offices as applicable. To obtain statutory approvals, the consultant shall prepare and submit all necessary documents and drawings; undertake the associated liaison; and	During execution, the Agency shall carry out a number of Additions and Alterations, including MEP Services, in accordance with site conditions and client requirements. Accordingly, the Agency shall mark additions and alterations done to fireworks in drawings given to them	No, the responsibility for obtaining the NOC is within the Architect's scope only. The PNC and Contractor will assist with the inspection, modification, and rectification of any

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		incorporate necessary changes or modifications to the designs based on inputs received from the statutory authorities.	for execution and submit to the Fire Deptt. For obtaining Fire N.O.C. as he is responsible for all fire fittings provided, they shall be as approved by the Fire Deptt. And obtained the Fire NOC. The Consultant shall assist the Agency in obtaining NOC.	observations by the inspecting Authority. However, actual legal fees will be paid by the institute.
26.	Clause -5 Page No. 27	This is to clarify that the GRIHA for the new scope of work is mandatory, and the institute also needs the GRIHA rating for the complete campuses. So the Architect will be required to inspect the Noida and LKO campuses and recommend the necessary actions to obtain the GRIHA rating.	To obtain GRIHA for existing buildings, Architectural Plans with their B.L./A., an approved Master Plan, etc., must be obtained from the Department, has agreed to reimburse the required Statutory Fee.	Agreed, statutory Fees will be paid by the Institute.
27.	Sl. No. 11 Page-36	Time Schedule of Assignment - Submission of As-Built Drawings - Obtaining an Occupation Certificate / Completion Certificate and other applicable N.O.Cs, such as fire CPR, CEA etc.	During execution, the Agency shall carry out a number of Additions and Alterations, including MEP Services, in accordance with site conditions and client requirements. Accordingly, the Agency shall mark additions and alterations to the drawings provided to them for execution and submit them to the Consultant for the preparation of As-Built Drawings. After that, the Consultant will prepare the As-Built Drawings/Completion Drawings for submission.	Clarified at point no. 8 above.
28.	1.3 Eligibility, Page no. 5	Evidence of consultancy fees received needs to be enclosed. A client certificate confirming completion of the work is required. For fees and turnover verification, a certificate from a C.A. with a valid UDIN may be accepted.	We request that the requirement to submit separate evidence of consultancy fees received be relaxed. The consultancy fee amount may instead be considered as stated in the Client Performance/Completion Certificate .	NO Relaxation.
29.	iv, Page no. 5	iv. Bidders should provide documentary evidence for their services in the design of residential buildings and institutional/ Research/ building of National importance of built-up area at least 40,000 sqm in a single work or 30,000 sqm in each of two works, or 25,000 sqm in each of three works.	We request that the requirement for submitting separate documentary evidence of the bidder's experience be relaxed. The Client Performance/Completion Certificate may instead be accepted as valid evidence of experience in designing residential and institutional/research buildings of national importance that meet the stipulated built-up area criteria.	If the Required information is mentioned in the Client performance/Completion certificate, then no separate certificate may be required.
30.	1.4 Submission Guidelines, Page no. 6 & Page no/ 49	Compliance Documents: CoA License, GST certification along with updated returns, TTR's of the last 3 years, ESI/ EPF details, ISO certification (if any), Form 16 of the employees of the firm, and other necessary compliance-related documents	Request to consider Form 16A as proof of salary credited, instead of Form-16, as stated.	For 16 A will be accepted.

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31.	14. page no. 25	14. Site Visits and Site Supervision: Conduct site visits for designer supervision during construction to ensure adherence to approved designs and provide advice on site-related modifications, where required.	The tender requires the Architect to conduct site visits for design supervision during construction and provide advice on site-related modifications, wherever required. We request that the frequency and number of site visits be clearly defined and limited. Any additional site visits beyond the stipulated number, or visits required due to reasons not attributable to the Consultant, may kindly be treated as additional services and paid for separately at mutually agreed rates.	Clarified at Point no. 1
32.	4.2.1, Page 66	Experience of Completed Similar works. Value of consultancy fee of not less than Rs. 400 Lakhs for one similar work. Or	Request to confirm this is to read the same as 4.2.1 page 44 instead, as it appears to be a typographical error is A, page 68 Value of consultancy fee of not less than Rs. 600 Lakhs for one similar work. Or	The related annexure has been revised and is enclosed with the Corrigendum.
33.		Value of each Consultancy fee of not less than Rs. 300 Lakhs for two similar works. Or	Value of each Consultancy fee of not less than Rs. 450 Lakhs for two similar works. Or	
34.		Value of each Consultancy fee of not less than Rs. 200 Lakhs for three similar works.	Value of each Consultancy fee of not less than Rs. 300 Lakhs for three similar works.	
35.	VIII) page no. 50	viii) Presentation by the bidders Marks to be allotted by the Institute's evaluation committee/ team based on the presentation made by the Consultant. (Note- A hard copy of the presentation should also be submitted at the time of presentation to the evaluation committee. The 60 marks shall be allotted against the following published sub-criteria: (a) Concept design for the proposed works, including aesthetic enhancement of the main facade and architectural blending with the existing campus – 10 marks; (b) Design methodology and construction technology proposed (composite steel and R.C.C., precast, L/SP and the like) for timely completion – 15 marks; (c) Manpower and resources to be mobilised, and the monitoring system for timely delivery of drawings, designs, estimates and BOQ and for	It is requested that the technical presentation be submitted only on the scheduled date of the presentation, in hard copy and should not be required to be uploaded along with the Technical Bid. This may be considered necessary to maintain the confidentiality of the Consultant's conceptual design approach, methodology, and proposed solutions until the presentation is made before the Evaluation Committee.	It has already been explained that bidders qualifying in the technical part (Obtaining a minimum of 32 marks out of 40) will only be called for the Presentation stage; only during the presentation shall the Hard and soft copies (both) be submitted to the Institute. Hence, no need to submit the copy of the presentation with the Technical Bid.

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36.		coordination with the PMC and contractor – 20 marks; (d) Understanding of the Institute's requirements, campus master planning approach, and corrective measures proposed in the event of delay – 15 marks.		
		1.4.1 Technical Submission Experience and Case Studies: Detailed account of relevant projects, including project descriptions and client references, Team Composition, including details of Architects and other technical experts working with the firm, Technical Proposal: Proposed approach and methodology for delivering the required services.	It is requested that the RFP kindly clarify/provide that the Technical Presentation, including Experience and Case Studies, Team Composition, and the Technical Proposal covering the proposed approach and methodology, may be submitted at the time of the presentation as specified by the Institute, instead of requiring the same to be uploaded/submitted along with the Technical Bid. This may kindly be considered to ensure that the Consultant's approach, methodology, relevant experience and proposed team can be effectively presented and evaluated by the Institute's Evaluation Committee during the presentation. We kindly request that you provide the name and contact details of the designated officer or person we may contact to coordinate the site visit and inspection of the proposed project sites. We kindly request that you consider relaxing the experience requirement for the Civil Engineer from 10–15 years to 5–10 years in the relevant field.	It is already clarified above. There is specific numbering in the technical bid for the Team, financial capabilities, etc. that requires proper documentary proof.
37.	Site Visit	Site visit and inspection requirements, as applicable under the tender.	We kindly request that you provide the name and contact details of the designated officer or person we may contact to coordinate the site visit and inspection of the proposed project sites.	If a site visit is needed for bidding in this tender, then the following is the contact details: Anshuman Gupta – E.E. Civil, M.no. 9648995131.
38.	Page No: 49 Civil Engineer, Evaluation Criteria	Degree (Civil) with 10-15 years of experience in the same field.	We kindly request that you consider relaxing the experience requirement for the Civil Engineer from 10–15 years to 5–10 years in the relevant field.	No Relaxation.
39.		Structural and Services Capacity for Vertical Expansion	Could you confirm whether the existing buildings have been designed to accommodate vertical expansion/additional floors? Do the RCC columns extend sufficiently (min 1m for overlap)? Further, is the existing building services infrastructure, including MEP, fire safety, vertical transportation, etc., designed or sized to support such vertical expansion?	The Structural designs for the vertical Extension are in the scope of ITR. ITR has done an initial survey and confirmed that 1-2 floors can be added to the existing buildings. However, all plumbing, firefighting, and related services will be within the Architect's scope for the new extension works.

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40.	Existing Drawings and Information	Given that a significant portion of the proposed programme involves adding floors to existing buildings, could you provide the available architectural, structural, and services drawings/documentation for the campus? This information would be essential for assessing feasibility.	Any drawings (scanned copy) information required by the respective bidder can be collected from the office of the E.E. (C), IIM Lucknow, on all working days between 10.00 and 5.00 pm.
41.	Flexibility	Is there a degree of flexibility in proposing alternative strategies for accommodating the programme, including new-build interventions where vertical expansion of existing buildings may not be feasible?	No.
42.	Eligibility Criteria for Joint Venture	In the case of a joint submission between an Indian firm and an international firm, is the Indian firm required to independently fulfil all the eligibility and qualification criteria specified in the tender, or may the two firms jointly fulfil the conditions, with the combined credentials of both firms being considered?	The Indian firm will be required to fulfil all the eligibility criteria.
43.	Masterplan Brief	Can you provide a brief, or draft brief, for the wider Lucknow/Noida campus masterplan proposals? Is the client looking for a phased development, and if so, what is the proposed timeline?	There will be phased development, but the first phase has already been approved for Rs 283.64 cr. This tender is for the approved phase only. The next phase will depend on the progress of this project. The timeline for Phase 1 is 3 years.
44.	Programme	It is noted that construction is expected to start in February 2027. Which construction elements are expected to start in February 2027? The RFP states that concept design is expected within 45 days of appointment, and detailed drawings within 30 days of concept design approval. Which aspects of the design are expected within these timeframes? How do these interface with the development of broader masterplan proposals, and any phasing of these, as required?	New Hostel Vertical Extension of Hostel 17 & 18, Hostel 17B II, Aryabhat at LKO, and Vertical Extension of A2 Building, IMPX hostel, and Dining Hall at the Noida campus are expected to start by Feb 2027. The current development will be part of the Revised Master Plan.
45.	Infrastructure Costs	Annexure I provides estimated costs for the extension of existing buildings and the construction of a new hostel. Are there approximate costs for the additional	The value of Gross work completed will be considered for the payment of consultancy fees.

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			infrastructure enhancement works (roads, landscaping, utilities, etc.), and how should these be considered when calculating the fee?	
46.	Masterplan Fee	Part B of the Financial Bid only refers to "Revision of Master Plan". Does this also include the design of initial masterplan proposals? Please confirm what is included in this fee.	A master Plan is already available. The changes made during the execution of the project/ any changes proposed/ revision required to meet the local byelaws for obtaining maximum FAR will require revision to the master plan.	
47.	Hostel Rooms	In the new hostel building (510 beds), are all rooms to be designed as en-suite with attached WCs, or will there be shared facilities?	No, there will be no attached washrooms; only common washrooms will be provided. All the rooms are to be designed for a 2-3-seater capacity. The hostel will be centrally air-conditioned.	
48.	On-site work	Will the buildings remain functional during the vertical expansion, or will the work need to be planned/phased to be carried out during the term break?	Yes, the building will remain fully functional during construction. Hence, all safety precautions are to be taken by the agency during the execution of the work.	
49.	Section 4, Evaluation Process, Page 40	The architectural consulting firm should have at least 15 years of experience in the desired field.	No relaxation	
50.	Section 4, Evaluation Process, Page 40	The proprietor, partner, or director of a firm must be registered with the CoA, and their registration must be active and not in default on the last day of bid submission	Clarified at S.no. 22.	
51.	Section 4, Evaluation Process, Page 40	4.1 Eligibility Criteria 4.1.1 A "Similar work" means the agency must have executed projects in the role of project consultant cum architect or equivalent for the construction of residential/Hostel building and academic building/building of National/ International Importance, including institutional campus development works. A component of one academic/Research building must have been	No Relaxation.	

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		executed in any one certificate submitted by them for a building area of at least 25000 Sqm. The Completion certificates are issued by an officer not below the rank of Executive Engineer for similar works completed by the agency.	component of one academic/Research building must have been executed in any one certificate submitted by them for a building area of at least 25000 Sqm. The Completion certificates are issued by an officer not below the rank of Executive Engineer for similar works completed by the agency.	No relaxation
52.	Section 4, Evaluation Process, Page 41	4.1.1 c. The executed works should be in the sole name of the firm/bidder, and the works executed in joint ventures shall not be accepted.	We kindly request that you accept the project executed by the subsidiary/parent company/group companies, provided that the Parent Company is registered in India.	No relaxation
53.	Section 4, Evaluation Process, Page 41	4.1.2 Should have had an average Annual financial Turn Over of Rs 250 lakhs on consultancy works during the immediate last three consecutive financial years ending 31st March 2026, duly certified by Chartered Accountants. The year with no turnover would also be considered when working out the average.	Requested that the Financial Credentials of the Parent Company be kindly considered for qualification.	No relaxation
54.	4.2.1 Technical Bid Evaluation b) Organization Strength C Manpower. Page 46	Team Leader and Architect B. Arch with more than 15 years of experience and must have handled large projects. Should be registered with the Council of Architects. The minimum association with the firm should be 10 years.	While continuity and familiarity with the firm's systems are appreciated, a mandatory 10-year association with the same firm may significantly restrict the pool of otherwise highly qualified and experienced professionals. An Architect with more than 15 years of relevant experience, who has successfully handled large and complex projects and is registered with the Council of Architecture, may possess the requisite technical expertise and leadership capabilities, irrespective of the duration of association with the present firm. Accordingly, the Authority is requested to kindly consider relaxing the minimum association requirement of 10 years with the firm. This would enable participation of suitably qualified and experienced professionals while maintaining the intended competency requirements of the position.	No relaxation.
55.	4.2.1 Technical Bid	Architect: B. Arch with more than 10 years of experience, and must have handled large projects. Should be registered with the Council	The Authority is requested to kindly consider relaxing the minimum association requirement of 5 years with the firm. This would enable participation of	No relaxation.

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	Evaluation b) Organization Strength C Manpower. Page 46.	of Architects. Minimum association with the firm should be 5 years.	suitably qualified and experienced professionals while maintaining the intended competency requirements of the position.	
56.	4.2.1 Technical Bid Evaluation b) Organisation Strength C Manpower. Page 46	Junior Architect B. Arch with 3-8 years of experience, and must have handled large projects. Should be registered with the Council of Architects. Minimum association with the firm should be 2 years.	The Authority is requested to kindly consider relaxing the minimum association requirement of 2 years with the firm. This would enable participation of suitably qualified and experienced professionals while maintaining the intended competency requirements of the position.	No relaxation.
57.	Annexure-IV Performance Report Of Works Referred To In Annexure-III	Note: Completion certificate having the above information shall be considered for the evaluation process; otherwise, the bidder has to submit a performance report as per the above format, duly signed and stamped by the Client.	Requested to accept CA Certification for the completion of the project.	No relaxation.
58.	As per RFP Document, Section IV Evaluation Process Sr. No. 4.2.1 Technical Bid Evaluation. Clause (iii) of Page 45, 46 of 73.	VAC/VRV/VRF System a) 60,000 sqm in a single work with a Central AC plant $\geq$ 800 TR OR b) 50,000 sqm in each of two works with a Central AC plant $\geq$ 600 TR OR c) 40,000 sqm in each of three works with a Central AC plant $\geq$ 400 TR Proposed Building Components	It is requested that the evaluation criteria be kindly relaxed as per the requirements indicated below. a) 50,000 sqm in a single work with a Central AC plant $\geq$ 800 TR OR b) 40,000 sqm in each of two works with a Central AC plant $\geq$ 600 TR OR c) 30,000 sqm in each of three works with a Central AC plant $\geq$ 400 TR	No relaxation.
59.	As per RFP Document Page 3 of 73	Last Date of Submission is 19.10.2026	In view of the above, we would request you to kindly extend the last date of submission of the aforesaid RFP by at least two weeks, i.e., up to 02.11.2026	No relaxation.

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60.	Section III - Scope of Works and Services, Clause 1.11 - Procurement and Construction Management Agency, Mode Considerations, Pages 22-23; Annexure-D, Page 71	Details of the Proposed Building Components	For the preparation of the technical proposal and concept presentation, we request IIM Lucknow to kindly provide/clarify the following: 1. approximate built-up area of each proposed vertical extension; 2. details and extent of proposed renovation/interior works; 3. approximate built-up area and program requirements of the new hostel and associated infrastructure; Further, we understand that, during the Presentation Stage, the Concept Design / Concept Presentation shall primarily relate to the proposed new hostel and associated new development, whereas for the proposed vertical expansion of the existing buildings, the bidder shall present the proposed design approach, methodology, construction technology, execution strategy and measures for integration with the existing buildings/services. Kindly confirm the above understanding and clarify the specific buildings/components for which Concept Designs are required to be prepared and presented at the Presentation Stage.	Already clarified 16 and above.
61.	Section III - Clause 1.11 and Clause 1.12, Pages 22-25	Structural Design Scope for Vertical Expansion	Kindly confirm the above understanding and specifically confirm that the entire responsibility for the correctness/adequacy of the structural design and drawings for the vertical expansion works shall be upon IIT Kanpur and not on the Architectural consultant. Kindly Confirm. Release of 2.5% Security Deposit By Stage 5 – Award of Work to the Contractor and Start of Work, the Consultant would have substantially completed the major design, pre-construction statutory	yes
62.	Clause 4.5 - Earnest Money and Security Deposit, Page 52; Payment	Security deposit of 2.5% will be retained from each running bill and will be released after one year from the completion of work, as recorded by the executing agency/PMC or the Institute.	On Award of work: Upon the award of work, the architectural consultant are required to submit a performance guarantee of 5 %	Retention money can be released only for the works/ projects completed, along with all liabilities completed and NOC obtained.

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63.	Terms - Pages 37-39 Clause 4.6 - Performance Bank Guarantee, Pages 52-53; Annexure-D - List of Construction Works, Page 71	of the consultancy fee to be paid for the complete project (which is currently Rs 283.64 Cr) minus the amount already paid in the form of EMD and 4.6 (1a) above. The EMD deposited by the successful bidder will be converted into performance security, or the total performance security should be 5% of the fee payable. In case the bidder requires (due to some accounting procedure) to deposit the complete 5% value Page 52 of 73 at one time, then the EMD can be returned on submission of the complete 5 % performance security upon special request of the bidder and Approval from the competent Authority. This guarantee must be submitted within 15 days of the issue of the award letter.	approvals, working drawings, tender drawings, BOQ, and tender documentation obligations. Since the 5% Performance Guarantee will continue to remain with IIM Lucknow to secure the Consultant's subsequent construction-stage and completion obligations, we request IIM Lucknow to kindly consider releasing the accumulated 2.5% Security Deposit deducted up to Stage 5 upon achievement of Stage 5 – Award of Work to the Contractor and Start of Work. Thereafter, 2.5% Security Deposit may continue to be deducted from the subsequent construction-stage and completion-stage running bills, and the amount so deducted after Stage 5 may be released upon completion of the project in accordance with the release conditions stipulated in the RFP. The 5% Performance Guarantee may continue to remain valid as stipulated in the RFP for the remaining contractual and statutory obligations.	Clarified at Point no. 12
64.	Clause 1.11, Page 23 and Annexure-D, Page 71	4.6 Performance Bank Guarantee The architectural consultant are required to submit a performance guarantee of 5 % of the consultancy fee to be paid for the complete project (which is currently Rs 283.64 Cr) minus the amount already paid in the form of EMD and 4.6 (1a) above.	Project Cost Confirmation Clause 4.6 refers to the complete project cost as ₹283.64 Crore. However, Annexure-D indicates a total estimated cost of ₹180.57 Crore for vertical expansion works at Lucknow and Noida campuses and ₹72.71 Crore for the proposed new hostel, aggregating to ₹253.28 Crore. Since the Consultant's fee is to be quoted as a percentage of the project cost, we request IIM Lucknow to kindly confirm the correct estimated total project cost for uniform financial understanding by all bidders.	Hostel Configuration Confirmation Tentatively planned Floors are Stilt +15. Each room in the new hotel will be centrally air-conditioned, with a 2-3-

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	Architectural design which include all the infrastructure associated with the hostel, such as Electricity, water supply, sewage, firefighting systems, roads, drains, rainwater harvesting, I.T/networking infrastructure, substation, cabling, feeder pillar, CCTV, etc. to complete this infrastructure expansion, Details at Annexure D. The hostel will have approx. 510 rooms, Stilt + 18 floors with a mess at U/GF, common washrooms on each floor.	Clause 1.11 indicates the proposed 510-room hostel as Stilt +18 Floors , whereas Annexure-D indicates Stilt +15 Floors . We request IIM Lucknow to kindly confirm the final proposed number of floors, approximate built-up area and corresponding estimated cost to be adopted for technical proposal and design presentation.	seater capacity, and will have common washroom facilities on each floor.
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