

INDIAN INSTITUTE OF MANAGEMENT LUCKNOW Invites

**Project Management Consultancy for IIM Lucknow
for the proposed development of infrastructure
works like Academic, Offices and Hostel buildings
and related external services and buildings at
Lucknow and Noida campus**

Request for Proposal (RFP)

Reference Number: IIML/PMC/RFP/2026/ 4642

Dated: 14, October 2026



RFP Invited by

**Dean, Infrastructure
Indian Institute of Management Lucknow,
Prabandh Nagar, IIM Road,
Lucknow - 226013, Uttar Pradesh,
India.**

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Request for Proposal (RFP)

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INDIAN INSTITUTE OF MANAGEMENT LUCKNOW
NOTICE INVITING REQUEST FOR PROPOSAL (RFP)

No. IIML/PROJ/RFP/2026/4642

Dated: 14/10/2026

INDIAN INSTITUTE OF MANAGEMENT LUCKNOW (IIM Lucknow) invites a Request for Proposal (RFP) for appointment of a Central Public Sector Undertaking (CPSU) as Project Management Consultancy (PMC) for Construction management, including technical support for various statutory approvals and ensuring all liabilities, including contractor liabilities, during the defect liability period.

Eligibility of the CPSU for the stage of technical evaluation: CPSUs must not have been blacklisted or debarred by any Government department/agency at the time of bid submission, and no work awarded to CPSUs should have been terminated during the last three years on grounds of unsatisfactory performance. The CPSU should be a Navratna/Maharatna/Miniratna company and must have posted a net profit (Profit After Tax) in each of the last 3 consecutive financial years.

The CPSUs are required to submit an undertaking in this regard.

Name & Description of work	Last date of submission of the completed RFP document (Bid)
Project Management Consultancy for IIM Lucknow for the proposed development of infrastructure works, including Academic, Offices, and Hostel buildings, and related external services, at the Lucknow and Noida Campuses.	Up to 1530 Hrs. on 06/11/2026

The scope of the work of PMC shall include, but not be limited to, preparation of specification, preliminary estimate for AA & ES, detailed estimate, BOQ, and tender documents in coordination with the architect helping in getting various local body clearances/ all statutory approvals/ any other permission required with institute architects to award of work for construction to the contractor; contract execution, monitoring & supervision of construction and allied works mentioned above; usage of standard software for project management; ensuring successful commissioning including obtaining consent to operate; and handing over of project with all “as-built” drawings and equipment manuals/warranties and copies of completion certificates along with all statutory approvals and documents.

The bid documents and the corrigenda, etc., can be downloaded online from the eprocurement portal i.e. Central Public Procurement (CPP) Portal (<https://eprocure.gov.in/eprocure/app>) and the IIM Lucknow website (www.iiml.ac.in).

IIM Lucknow reserves the right to accept or reject any/all application(s) without assigning any reason or incurring any liability whatsoever.

The Dean (Infrastructure),
IIM Lucknow,
Prabandh Nagar, IIM Road,
Lucknow-226013,
Uttar Pradesh, India.

Request for Proposal (RFP)

1 General

a) *Contact Person*

Dean Infrastructure

Main Campus,

IIM Lucknow, Prabandh Nagar,

IIM Road, Lucknow-226013,

Uttar Pradesh, India

E-Mail: anshuman.gupta@gmail.com / deaninfra@iiml.ac.in

Copy to

b) *Definitions*

- This *Notice Inviting RFP and RFP* will be uploaded on the (a) CPP portal and (b) IIM Lucknow website.
- Definition of certain short forms.
 - i. CTE Chief Technical Examiner
 - ii. CVC Central Vigilance Commission; CVO Chief Vigilance Officer
 - iii. DBR Design Basis Report
 - iv. EIA Environmental Impact Analysis
 - v. GCC General conditions of contract
 - vi. GFR General Financial Rules of the Government of India IIML Indian Institute of Management, Lucknow
 - vii. MEP Mechanical, Electrical and Plumbing
 - viii. MOEF Ministry of Environment, Forest and Climate Change
 - ix. PMC Project Management Construction Agency - shall mean the Project Management Construction agency (the CPSU) selected by IIM Lucknow for planning, design and execution of works assigned to them under this RFP document.
 - x. **Party** shall mean either IIML or PMC, and the parties shall mean both IIML and the PMC.
 - xi. **Services of PMC** mean the work to be performed by the Project Management Consultant, Construction agency.
 - xii. **Service Charge** shall mean the agreed fees payable by IIML to the Project Management Consultant for the services rendered by it.
 - xiii. **TPQA** means Third Party Quality Assurance of the work to be Conducted by a committee/ agency appointed by IIML

2 Brief of the Assignment

2.1 Background

Indian Institute of Management Lucknow (IIML), established by an Act of Parliament, is located at Prabandh Nagar, IIM Road, Lucknow – 226013, Uttar Pradesh, India. The current main campus covers approximately 204 acres, and the extension campus in Noida Sector-62 covers approximately 20 acres. The Institute is recognized as one of the centers of academic excellence for India's training, research and development in Management Studies. It is planned to make improvements to keep the Institute at par with the best institutions in the world.

The infrastructure includes the construction of new buildings in the academic area, vertical extensions of existing buildings, construction of new hostels for students, general facilities buildings, roads, gardens, and playgrounds, and related utilities, such as water and electricity supply, Substation, and HVAC, for the whole campus. The work can later be extended to various types of residential accommodation, depending on the progress of the works and Approval given by the BoG. IIM Lucknow has been provided with the following land parcels.

- IIM Lucknow Main Campus at Prabandh Nagar, IIM Road, Lucknow – 226013, Uttar Pradesh, India, with an approximate area of 204 acres.
- Extension Campus at Noida Sector-62, with an area of approximately 20 acres.

The Institute is desirous of creating a state-of-the-art smart campus, promoting a learning environment which is functionally suitable, safe, convenient and pleasant to live and work in. The proposal is to create a student-centric learning environment in which individuals are encouraged and supported to achieve their educational, professional, and personal goals, and to develop a spirit of intellectual curiosity, management innovation, and a commitment to lifelong learning.

The Institute is seeking proposals from qualified architectural and engineering consultancy bidders to provide comprehensive architectural services. This will include planning, design, and execution for a range of projects within the Institute. For the information to PMC.

2.2 Phased Development of Proposed Infrastructure Works of IIM Lucknow

At present, IIM Lucknow serves about 1,600 students, with an approximate campus area of 204 acres and an extension campus in Noida Sector-62 covering approximately 20 acres. The Institute envisages a total student strength of 5000 in the next five years. To cater to this additional student strength, infrastructure development, such as the construction of Academic Blocks, Residential and Hostel, and common facilities, as well as external services, is proposed.

Sr. No	Name of the project under phase-1	Approx. AA & ES (in Cr.)	Approx. Plinth
A	Vertical Extension of existing buildings	180.57 cr.	
B	New Construction		
i	New Hostel of 510 Capacity	72.71	
	Total (A+B)	253.28	
	Some Other works, such as Substation/ Transformer, can also be added.		

2.3 Project Management Consultancy (PMC) Service

The following brief is provided to guide the PMC service provider regarding the contractual obligations.

- 1) The responsibility of the PMC service provider is to ensure, from the stage of Administrative Approval of the project by IIML till architectural and engineering design, D.P.R. (Detailed project report) approval, D.E.(Detailed Estimate) Approval, statutory approvals, tendering for the selection of contractors for various packages as decided by the institute in consultation with the PMC, Planning and monitoring of the construction, ensuring a strict adherence to the quality control, specification and timelines for proper execution of various packages thorough its contractors, ensuring accurate measurements & billing & supervision, fulfilling all the requirements related to the execution of the project, including services and smooth handing over of the building to the full satisfaction of IIM Lucknow, Finalization of the post construction NOC, helping in the submission of As Built drawings by the Architect, Submission of all the required documents (test Certificates, Guarantee warrantee etc. all) as per the Applicable guidelines and Institutes requirement to close the particular project/ Building, helping in FAR entry, accounts checking and reconciliation etc. complete.

The PMC shall ensure that the contractor hands over the proper drawings, with on-site changes marked in red, to the architect in a timely manner to complete the As-built Drawings. Further, the PMC will ensure that the PMC and the contractor extend full support during the inspection and make the necessary changes required to obtain the N.O.C. from the architect. In case the contractor does not support and make the required changes/ rectifications, then it will be considered as a breach of the contract, and necessary action will be taken,

- 2) The PMC service provider will be totally responsible for the site supervision, quality assurance & control, safety, and total documentation of all records of testing of materials, site order book, Cement, Steel, other chemical consumption register and reconciliation all as per the latest BIS standards, CPWD guidelines, CVC guidelines, and CTE, CAG etc.
- 3) The PMC service provider shall provide all the relevant information and reports sought by the CTE & CVC, CAG, and Internal Auditor team for the inspection. For all queries raised by CTE & CVC, CAG, etc., PMC will furnish replies, with a copy to IIM Lucknow, until the case is closed.
- 4) The PMC will work in line with the architect, IIT Kanpur and the Institute for the methodology of execution of the vertical extension and new construction works. Since the Institute requires the work to be completed on time, due diligence is required in selecting contractors with a good track record of timely completion. To shorten the construction time and manage site complexities related to site availability, construction timelines, labour movement restrictions, and special requirements to execute the work at full pace during the students' off-boarding period (most of the work is brownfield), the PMC will have to manage the contractor activities and adopt such a methodology of construction that maximizes output can be achieved. The Institutes welcome the adoption of any new technology/ construction technique that may overcome hurdles and facilitate the timely completion of the work.
- 5) The PMC service provider should manage all the activities in a professional manner, including deputing a competent and sufficient number of technical and managerial staff for the site execution.
- 6) The PMC service provider shall do active coordination with IIM Lucknow and the Institute's architect in finalizing all drawings, bill of quantities, Detailed Project Report, obtaining all the necessary statutory approvals for the commencement and completion of construction work and GRIHA certification. Obtaining all statutory approvals would be within the scope of an Architect appointed by IIML, but the PMC will have to extend its full support and efforts to obtain the same. Legal fees will be reimbursed by the Institute upon producing the valid proof of submission.
- 7) The PMC service provider must ensure a smooth and uninterrupted flow of working drawings to the construction agency so that the construction activity will not be hindered. Any dispute between

the contractor and the Architect regarding the drawings and specifications needs to be resolved promptly. Proper professional Shop drawings to be provided either by the PMC or its contractor within the timelines without any hindrance.

- 8) The PMC, in consultation with the institute, will suggest and adopt the no. of packages in which the complete work will be divided so as to get a good, reputable contractor (having a track record of timely completion of the work) and to get the work completed within time.
- 9) The PMC service provider must organize daily/weekly/ fortnightly/Monthly site meetings with all the stakeholders as per the requirement/ as per the instructions to monitor the progress of work and to sort out bottlenecks, if any and ensure that the work is completed as per the schedule submitted by the contractor. Any lagging activity should be accounted for, and all efforts should be made to address the delay without affecting the progress of other parallel/aligned activities, so that the work is completed within the timelines. The Project manager and staff deputed by the PMC need to be proactive to avoid any delay.
- 10) The PMC service provider should maintain the required Senior, Mid-management, Site Engineer, Supervisor and Junior staff at the site of work; the staff should not be transferred till the completion of work. IIM Lucknow must be kept informed of staff movements, and their resumes must be shared before posting on the site.
- 11) The PMC is not allowed to mention any biased condition, such as providing a vehicle, office, Computer, printer, etc., for the PMC staff by the contractor in its contract conditions.
- 12) The PMC service provider must submit a daily, weekly and monthly progress and activity report to the IIM Lucknow in the format mutually decided.
- 13) The PMC service provider must act on behalf of IIM Lucknow and must take all decisions with the written approval of IIM Lucknow as per the CPWD/GFR/CVC/CTE/CAG guidelines.
- 14) The PMC service provider has to abide by all the procedures, rules, and regulations set by the IIM Lucknow authority.
- 15) In order to avoid unnecessary delays, no Cost Escalation may be allowed by the PMC. The PMC should check the B.O.Q., specifications, drawings, etc., thoroughly to avoid any miscommunication, delay and extra/ substituted items. The extra item/substituted item/deviated item is discouraged, and all efforts should be made to obtain a correct design and estimate to avoid any such contract deviations, which usually lead to cost and time overruns in projects.

2.4 Scope of the PMC Services

- 1.1 **Preamble:** It is proposed to engage an experienced and reputed CPSUs to provide Project Management Consultancy services for the upcoming Infrastructure works for a period of approx. 3 years / extended to the completion of the work or as approved, plus the Defect Liability period of the respective works, which is 2 years of each work from the respective date of completion, at IIM Lucknow, Prabandh Nagar, IIM Road, Lucknow-226013, Uttar Pradesh, India, for its LKO and Noida Campus. The bidder engaged for the project shall provide Project Management and construction Consultancy services for the infrastructure works from start to finish of the project, upon completion and handover of the buildings to IIM Lucknow. A brief of the scope is listed below. The bidders may note that all functions covered under these clauses shall be performed by PMC on behalf of, and as per approvals from, IIML from time to time.

A. Pre-construction PMC services

1. Establish office set-up at IIML Campus in the basic office space provided by IIML at the cost of the PMC agency.
2. Posting of authorized personnel on the project work as prescribed in the RFP documents/ shown during the presentation, and the proposed project manager who gave the presentation to the RFP evaluation committee.
3. Coordination with the architect, the contractor, and the concerned statutory Authorities for obtaining

the Applicable statutory approvals.

4. Coordination with the Architect and IITK for finalization of the design, drawings, etc. The D.P.R. (Detailed Project Report) has to be prepared by the PMC agency, so proper coordination with the architect and IITK is very important, including the preparation and finalization of the BOQ. Tendering and preparation of Tender Document for the selection of the reputed contractor (should have a good track record of timely delivery of the projects) for the execution of construction work as per the decided methodology and technology of execution of the work.
5. The PMC agency, in consultation with the institute, will decide the Technology and methodology, etc., for an efficient way of executing the work to complete the work in time.
6. Preparation and issue of notice for empanelment/ selection of the contractors. As mentioned above, escalation in general shall be discouraged, and the tender conditions should be structured to avoid unnecessary miscommunications, hindrances, and delays.
7. Invitation of Tenders on behalf of IIM Lucknow and processing the same till the appointment of the contractors as per the packages decided by the Institute.
8. A thorough supervision as per the drawing, design and specification, checking and recommending bills of the contractor's RA and final bills. Resolving the site issues and issues related to the design and drawings, etc. If required, the PMC can request the Institute's intervention.

B. Construction Management and Supervision (CMS) during construction

1. Posting of dedicated manpower for each building project, Construction Management and Supervision service after the issue of the work order to the construction contractor as per the RFP documents and schedule finalized by IIML. Posting of sufficient Staff for each building is essential
2. Maintaining all site records, as per CPWD formats/CVC/CTE guidelines & GFR.
3. Checking and endorsing the measurements and recommendations to IIML for payment. The bills are to be in the CPWD format.
4. Quality assurance needs to be ensured as per the specification given in the work tender for the works.
5. The phased completion program submitted by the construction agency/agencies as per the time schedule and as per tender conditions is to be vetted, and the same needs to be monitored at the site by conducting daily/ fortnightly/monthly meetings and preparation of minutes of meeting, bringing any deficiencies in progress and quality to the notice of IIML and taking suitable action for the same.
6. The PMC has to arrange the filling up of B.L., etc. forms, required by the registered electrical contractor for obtaining the required N.O.C. in coordination with the Architect to avoid any delay.
7. The institute can involve a third-party quality inspection and a third-party audit of the measurements, so the PMC agency should maintain a proper record of all site inspections, site order book, cement, etc., consumption register, reconciliation register, quality check registers, Measurement books and abstract etc. all at the site and should be provided as and when decided by the institute for the third-party audit or for the internal audit of the Institute.
8. The PMC agency shall ensure that all the applicable BYE laws related to the safety and Labor welfare, third-party insurance/ CAR, etc., are strictly fulfilled by the contractor. When required, for the documentation/proof thereof by the respective department/institute, the PMC has to arrange the same.

C. Post Construction PMC services

1. Replying to Chief Technical Examiner (CTE) or any other officers of Central Vigilance Commission (CVC), and other statutory authorities like Municipal corporation, Fire,

electrical safety, AAI, LDA, and local administration regarding the execution of works as and when required till settlement of the case.

2. PMC shall initiate and defend the Arbitration and Court cases (preparation of claims, counter statement of claims/defense, counterclaims, affidavit of evidence, compliance with court orders, rejoinder, filing appeals, challenge awards and court orders, written submission, etc. through counsel. Reasonable legal expenses, generally paid in accordance with good industrial practices, shall be reimbursed by IIML to the PMC. However, prior approval of IIM Lucknow shall be obtained before incurring such expenditure.
3. Satisfactory handing over of completed buildings to IIM Lucknow with proper inventory, guarantees and warranties received from the construction agency and getting the defects rectified by the construction agency.
4. Finalizing the bills of the contractor for the completed works.
5. Co-ordination with the contractor and IIML during the defect liability period.
6. Co-ordination with the coordination with the project architect for obtaining final statutory approvals & occupancy certificate, etc.

2.5 Broad-based functions of the Project Management Consultancy (PMC)

- 1.2 It is proposed to engage an experienced and reputable Bidder to provide Project Management Consultancy (PMC) services for the upcoming Infrastructure works for a period of approx. 3 years / extended to the completion of the work or as approved, plus the Defect Liability period of the respective works (2 years for respective work) at IIM Lucknow campus, Prabandh Nagar, IIM Road, Lucknow-226013, Uttar Pradesh, India. Detailed scope includes

1. CPSUs to establish a Project Office and to depute Construction Management and Supervision staff required for site supervision and management in the team required as per the number of projects (duly approved by IIML) as specified by IIML in the RFP documents. PMC will be responsible for quality, maintenance of site records and safety of works.
2. To get the conceptual drawings prepared by the institute's architect, and subsequent approval of the structure and the drawings by IIM Lucknow. Obtain from the architect the Design Basis Reports (DBRs) for each of the internal and external services of the Campus, such as transport (road networks, road widths, crossing of services, etc.), storm water drainage and management, rainwater harvesting, water supply pipelines (sweet water, and recycled water for flushing, air conditioning), plumbing, solid and liquid waste management, firefighting system, fire alarm, lifts, electrical power (street lights, electric substations, DG sets, solar power generation, electrification, etc.), HVAC, service corridors, acoustics, audio-visuals, data and communications (LAN, CCTV, telephone, Wi-Fi, BIMS, etc.), gas pipelines, sewage treatment plant, water treatment plant, renovation works and other services, which utilize the land optimally and provide the utilities of the Institute so that the desired level of ambience has to be created in a most professional and cost effective manner. All of the above scopes will be with the Architect Bidder; the PMC service provider must coordinate effectively to ensure the project progresses smoothly. Coordination with the architect and IIML for site survey/investigation work on approval from IIML. The shop drawings, etc., specifically related to the vendor, shall be provided by the contractor engaged by the PMC, and the PMC will use its best efforts to obtain such drawings in time and get them approved, as the case may be.
3. In this the scope of PMC is the coordination agency amongst all stakeholders to achieve timely procurement of statutory clearances. To get the drawings and proposals submitted from the concerned architects to the statutory authorities for getting the approval for the commencement of construction through the appointed Institute's architect. Obtain all applicable statutory clearances from the respective statutory authorities, including Municipal corporation, Central/state electrical authority, Local Government Bodies, Fire Officer, Airport Authority of India (AAI), MoEF, as applicable for all buildings, facilities, and services through the liaison architects of IIML. Obtaining all statutory approvals would be in the scope of the Institute's architect. Both PMC and its contractor will provide all necessary help in obtaining such

Approvals. In case any Approval is outside the Architect's scope, the same must be obtained by the PMC. Statutory fees, if any, will be reimbursed by the Institute after submission of proper proof.

4. To get all the designs carried out by the appointed Institute's architect, and all the designs are to be vetted by experts nominated by any IITs/NITs as approved by the Institute. The fees for IIT/ NIT for such vetting shall be paid by the Institute.
5. To get all the tender drawings and bill of quantities prepared through the Institute's architect, get the draft tender document from the architect, finalize the BOQ and tender documents and get the approval of IIM Lucknow. Recommend the stage-wise payment for the consultancy firm.
6. To float the tender on behalf of IIM Lucknow and be responsible for the entire process of tendering, that is, from NIT to award of work.
7. It will be the responsibility of the PMC to keep sufficient performance security and retention money of its contractor to safeguard the Institute's interest and avoid default by the contractor. No mobilization advances to be given to the contractor.
8. Appoint a team for construction management and supervision at the site as per the RFP documents.
9. After award of work to the construction agency, to ensure release of all working drawings and augment the staff required for site supervision, measurements, billing, quality assurance and maintaining site records as per RFP documents.
10. To monitor the progress of work, daily/ weekly and monthly progress review meetings are to be arranged with all the stakeholders, preparation of minutes of the meeting and getting the approval of IIM Lucknow for the same. Taking corrective actions and levying LD, etc., if required, on the delay of any activity beyond the scheduled time.
11. Preparation and submission of the status/progress reports/ justification/ clarification to the audit para as requested by IIML for submission to CVO/CVC/MOEF, etc.
12. To certify the measurements submitted by the construction agency and recommend for payment of bills to the IIM Lucknow authority.
13. To ensure the timely rectification of defects by the contractor.
14. After completion of work, carry out an inspection of the entire building, prepare the defect list and rectify the defects. Handover of the completed building to users/stakeholders. Handing over of all records, as-built drawings indicating all the services to IIM Lucknow.
15. For all the above, the PMC service provider must coordinate with IIM Lucknow, statutory authorities and the selected Institute's architect.
16. After completion of work, thorough checking, preparing a defect list and subsequent rectification by the construction agency, settlement of final bills of the construction bidder and handing over of the completed buildings with inventory to the users (both hard copies and soft copies). Rectification of snag points and assistance in completing the IIML internal record with the store, including FAR (Fixed Asset Register) entry and other required records upon project completion.
17. Coordination and facilitation of statutory checking and inspections by the Chief Technical Examiner (CTE) or any officer deputed by the Central Vigilance Commission, CAG or any other statutory body.

2.6 Scope of the Institute's architect (For the information of the PMC bidder)

The bidders may note that the scope of the institute's architect appointed by IIML shall generally be as under and the PMC service provider shall coordinate with IIM Lucknow, the institute's architect

and statutory authorities for:

1. Preparation of conceptual drawings, approval from IIM Lucknow.
2. Site survey and soil investigation work on approval by IIML.
3. Preparation of Design Based Report (DBR) for Architectural, Structural, MEP, IT services for approval from IIM Lucknow.
4. Obtaining all the required statutory clearances for the commencement of construction.
5. Preparation of Tender drawing/ Design working drawings, GFC drawings and As Built Drawings.
6. Proof checking of designs by any IITs/ NITs.
7. Preparation of BOQ.
8. Release of working drawings.
9. Revision of the drawings as per site conditions.
10. Preparation of as-built drawings indicating all the services like electrical, HVAC, Firefighting, water supply and drainage lines and in the scope of PMC. However, the PMC and its contractor will provide full assistance and support in the preparation of such drawings by submitting on-site changes marked in Red.
11. Obtaining all the necessary statutory clearances, GRIHA approvals or approval of any other regulating body for occupation of the buildings is in the scope of PMC on a firm appointed by CPSUs.
12. The services of IIT Kanpur had been taken by the institute for designing the vertical expansion of the buildings. The Architect will provide the architectural support for the same.
13. The Architect will obtain the required/ applicable N.O.C. However, the PMC and its contractor will provide full support and coordination in obtaining such an NOC by extending support during inspections and ensuring the required modifications/are carried out as recommended by the concerned Authority or suggested by the Architect. Any denial in execution of such rectification/ modification by the contractor/ PMC will directly mean the breach of the contract terms.

3 Information and Instructions to the Bidders

3.1 Information and Instructions to the Applicants

CPSUs interested in participating in the RFP may submit their applications along with the required information in the prescribed forms as per the format specified in RFP Documents, including a cover letter and checklist, along with relevant documents and attachments, subject to the following:

- (1) All information should be provided duly and correctly filled in all respects. If any information sought is not relevant or not applicable, the response to that item shall be *Not Applicable*, and if no information is to be given, the response to that item shall be *None*. And, if a bidder does not answer any question, the application shall be considered incomplete, and the bidder is likely to be rejected.
- (2) The application and all the relevant documents shall be *typewritten*, and the authorized signatory of the CPSUs shall sign at the bottom of every page of the application, its forms and attachments with a seal of the CPSUs.
- (3) References, information, and certificates from respective clients or any other document shall be authenticated by the signature of the authorized signatory of the CPSUs.
- (4) The applicant CPSUs may submit any additional information if they think it necessary to establish their credentials. However, use of such information is subject to the discretion of

the *Evaluation Committee*, duly constituted by IIM Lucknow.

- (5) However, IIML reserves its right to seek more details from the applicants regarding the submissions made as above.
- (6) No joint venture shall be considered.

3.2 Proposal Submission

The following information shall be provided by the bidder:

- 1) All information shall be provided correctly and duly filled in all respects. Incomplete proposals are likely to be rejected.
- 2) The proposal and all the relevant documents shall be *typewritten*, and the authorized signatory of the CPSUs shall sign at the bottom of every page of the proposal, its forms and attachments.
- 3) The Bidder may submit any additional information if it thinks it necessary to establish its credentials. But, the use of such information is subject to the discretion of the evaluation committee duly constituted by IIM Lucknow.

3.3 Mode of Submission

The RFP document can be downloaded from the CPP portal and the IIML website. The final proposal, along with all required documents, shall be submitted electronically on the CPP procurement portal in the prescribed RFP format. Only online bids will be accepted.

General Conditions of Consultancy Contract

General Provisions

2 Scope of Work & Description of the Services to be rendered

The Scope of work and the services to be rendered by PMC are as per the RFP documents.

3 Notices

- 3.1 Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing and shall be deemed to have been given or made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram or facsimile to such Party at the address specified in the contract.
- 3.2 Notice will be deemed to be effective as specified in the contract.

4 Authorized Representatives

- 4.1 Any action required or permitted to be taken, and any document required or permitted to be executed, under this Agreement by the IIML or the PMC may be taken or executed by the officials specified in the contract.
- 4.2 For IIML: Dean (Infrastructure) or Executive Engineer/or As Authorized by the Director.
- 4.3 For the PMC..... (Enclose Authorization by Authorized Signatory of the PMC Agency)

5 Taxes and Duties

- 5.1 The PMC and its personnel shall pay all such taxes, duties, fees and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the PMC Cost Quoted, **except GST, which shall be quoted separately.**

Commencement, Completion, Modification & Termination of Contract

6 Effectiveness of PMC Contract

- 6.1 PMC shall submit within 07 days of award of work to the construction agency, the credentials/bio data of the proposed General Manager/ DGM, Project Manager, Senior Engineers, Safety Officer, and other personnel conforming to their qualifications, experience and working knowledge with Government Depts. for scrutiny with IIML and shall be approved by IIML for deployment for PMC work prior to commissioning of the work in line with the IIML requirement, failing which their contract shall be liable for cancellation.

7 Commencement of Services

- 7.1 This Contract shall come into effect from the 15th day of the issue of the work order. The PMC shall begin performing the Services immediately upon the agency's letter of acceptance for the construction work being issued to the concerned bidder. PMC is required to execute the Agreement on Rs 100 Non-judicial stamp paper within 15 days of the award of the work.

8 Expiration of PMC Contract

- 8.1 Unless terminated earlier pursuant to Clause 8 hereof, this Contract shall expire when the Services have been completed in all respects at the end of the scheduled period of completion, three years/completion of the work/ extension accorded by the competent Authority, plus the defect Liability Period of the respective works.
- 8.2 After expiry of 03 years' time period/ completion period, plus the Defect liability period (2 years), the PMC services will be terminated. However, the site supervision work has already

commenced and is likely to go beyond 05 years; then the same will be continued on mutually agreed terms.

9 Entire Agreement

- 9.1 This PMC Contract contains all Legal pacts, stipulations and provisions agreed by the Parties. No agent or representative of either Party has authority to make, and the Parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein.

10 Modification

- 10.1 Modification of the terms and conditions of this Contract, including any modification of the scope of the Services or Consultancy Contract Price, may only be made by written agreement between the Parties.

11 Termination by IIML

- 11.1 IIML may terminate this PMC Contract by not less than thirty (30) days' written notice of termination to the PMC, to be given after the occurrence of any of the events specified in paragraphs (a) through (e) of this Clause- **11.1** and sixty (60) days in the case of the event referred to in (f)below:

- a If the PMC fail to remedy a failure in the performance of their obligations and deployment of technical personnel as stipulated under the Contract within thirty **(30) days** of receipt after being notified or within such further period as IIML may have subsequently approved in writing. This action is without prejudice to other penal provisions in the agreement.
- b If the PMC become insolvent or bankrupt or enters into any agreements with their creditors for relief of debt or takes advantage of any law for the benefit of debtors or goes into liquidation or receivership, whether compulsory or voluntary.
- c If the PMC submit to IIML a statement that has a material effect on the rights, obligations, or interests of IIML and which the PMC know to be false.
- d If, as the result of Force Majeure, the PMC are unable to perform a material portion of the Services for a period of not less than sixty (60) days; or
- e If the PMC fails to depute/ changes the manpower deputed at the site as per the commitment and presentation given or the PMC fails to resolve the issues leading to unnecessary delays and cost overrun or deliberately favors the contractor in delaying the works in the requirement of approval of any extra item/deviated/substituted item etc. which can be taken up later (without affecting the progress of the work) or there is some proven evidence of misconduct/ corruption by any of the deputed manpower for the site or disagree to support/ coordinate with the architect IITK and TPQA for all the scopes described earlier in this RFP or the PMC fails to perform the scope of work mentioned in this RFP.
- f If IIML, in its sole discretion and for any reason whatsoever, decides to terminate this PMC Contract.

In case the PMC fails to get the work completed within the stipulated time/ fails to get the progress at the site as per the timelines given, wherein it is evident that the work will get delayed beyond the committed date, then the institute can terminate the work with the PMC and can engage another PMC getting the next respective rank in this RFP and/or can parallelly engage additional PSU/ CPWD, etc. so as to ensure the timely completion of the work. The institute's decision in such a case shall be final and binding. In such a case, PMC has to facilitate the handing and taking over of the site on an as-is, where-is basis.

12 Termination by the PMC

- 12.1 The PMC may, by not less than thirty (30) days' written notice to IIML, such notice to be given after the occurrence of any of the events specified in paragraphs (a) and (b) of this Clause-9.1, terminate this Contract:
- a If IIML fails to pay any money due to the PMC pursuant to this PMC Contract and not subject to dispute pursuant hereof within forty-five (45) days after receiving written notice from the PMC that such payment is overdue;
 - b If, as a result of Force Majeure, the PMC is unable to perform a material portion of the Services for a period of not less than sixty (60) days.

13 Payment upon Termination

- 13.1 Upon termination of this Contract pursuant to Clauses-8.1 or 9.1 hereof, IIML shall make the following payments to the PMC (after offsetting against these payments any amount that may be due from the PMC to IIML):
- a Remuneration pursuant for Services satisfactorily performed prior to the effective date of termination; and
 - b Reimbursable expenditures pursuant for expenditures actually incurred prior to the effective date of termination.
- 13.2 The IIML shall not be liable to pay any bonus, damage or other claims of the PMC for the loss of expected profit or interest in uncompleted portions of the work and services.
- 13.3 In the event of termination of Contract, the PMC shall furnish to IIML all the design, drawings, data, documents and details as exist with him till that date.
- 13.4 Amicable settlement of Disputes: The parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this contract or the interpretation thereof.
- 13.5 **Resolution of Disputes:** Any disputes arising between the PMC (being CPSU) and IIML shall be resolved as per the Administrative Mechanism for Resolution of CPSES Disputes (AMRCD) as mentioned in DPE OM No. 4(1)/2013-DPE(GM)/FTS/1835 dated 22-05-2018 and as amended from time to time or any other prevailing instructions/OM of DPE in this regard.

Obligations of the PMC

13. The PMC shall carry out comprehensive planning of all buildings and infrastructure/services, ensuring adherence to BIS and international standards and local by-laws, either in-house or through appointment of an Architect/ Design Consultancy.

Appointment of the contractors by the PMC will be made in a transparent manner, in accordance with the provisions of the General Financial Rules 2017, as amended from time to time, and the works manual on policies and procedures for procurement of works issued by the Ministry of Finance. The work assigned to the PMC shall be executed through an open tender system with wide publicity, in accordance with the provisions of GFR 2017, CPWD and CVC guidelines, and other applicable best practices.

In discharge of the above obligations and scope of work, the role and responsibilities of the PMC shall include, but not be limited to, the following.

- a) Vetting of all architectural designs and drawings (concept drawings developed for the tender(s) as well as working drawings submitted by the architect (s)). PMC will also review the drawings from an execution perspective and may request revisions before tendering to avoid delays later.
- b) The layout and design for the buildings shall be done by the Institute architect, though PMC shall vet these concept/working drawings so that they may be as per Energy Efficiency Norms and the National Building Code, incorporating structural safety standards. The PMC shall ensure that the

structures being constructed are in harmony with the environment. The PMC shall interact with agencies concerned at different stages to take into account their requirements.

- c) Vetting of Structural Designs of buildings developed by the structural designer of the architect by an IIT/NIT. The PMC shall be responsible for the structural stability, the quality of the materials used, and conformity to the architectural drawings and specifications of the buildings through strict supervision, quality control, efficient project management, and cost control. The PMC shall also be responsible for the correctness and conformity of structural and other drawings, specifications, and design to the applicable bylaws of all statutory authorities, including relevant BIS codes. The PMC shall be responsible for the structural soundness of the buildings in all respects, and a certificate thereof shall be furnished by them to IIML on the completion of the work.
- d) Landscape Design (including terrace garden, if any).
- e) Execution of electrical and networking services, including power distribution, sub-station, and DG set, OFCs, Data and Voice communication over Internet / ADSL / Wi-Fi, Security and surveillance system, including CCTV, access control, etc.
- f) Execution and planning of MEP services including HVAC, Lifts, escalators, moving walkways, ventilation system, Substations, D.G. sets etc.
- g) Sanitation and Public Health, including plumbing, water supply, storage & distribution, hot water, sanitary, sewerage, wastewater distribution, storm water drainage, Sewage Treatment Plant and rainwater harvesting systems.
- h) Fire Safety, including Fire detection and alarm systems, fire suppression systems, pressurization systems for lifts and basements, etc.
- i) Ensuring the GRIHA/ applicable green rating norms and safety standards are followed during construction, and will also help in the review of the drawings, etc., for proper provisioning for the GREEN rating.
- j) The PMC shall suggest, adhere to, and implement on -
 - i. Energy conservation measures as per the Building Energy Conservation Code.
 - ii. Use of Recycled / Green Construction materials as per norms
 - iii. Recycling of Wastewater and Rainwater harvesting measures.
 - iv. Cost optimization of the project as a whole
 - v. The infrastructure being constructed shall be GRIHA 4 STAR rating compliant.
 - vi. Comply with any other guideline issued by the Government of India for such Projects.
 - vii. The site being in a high seismic zone, the CPSU should follow all norms and regulations for construction in such zones.
 - viii. Any other component of work approved by IIML as per the requirement for completion of work.

14 Obligations of IIML

- a) IIML shall provide the scope of work and other details required to the institute architect for the preparation of preliminary drawings of the work and accord approval of the same (This is for information to PMC).

- b) IIML shall accord AA and ES to the preliminary estimate submitted by the institute architect/PMC (This is for information to PMC).
- c) IIML shall approve the architectural design/ drawing and time schedule for completion of the work if found satisfactory.
- d) IIML may accord approval for time and cost overrun where reasons and justifications are given by the PMC are found to be *justifiable and in order* and accepted by IIML after following a due process. IIML may accord AA and ES to the revised preliminary estimate as per the guidelines of CPWD Manual and CVC.
- e) As soon as IIML receives a communication from the PMC regarding the acceptance of an award or a decree passed by a court of arbitration or tribunal, the Institute shall place the same before the Competent Authority of IIML for its consideration, keeping in view the applicable time limits. If the Competent Authority of IIML decides to accept the award or decree, the Institute shall provide funds to the PMC for making payment as per said award or decree. In case the Competent Authority of IIML decides to challenge the award or decree, the Institute shall inform the PMC accordingly. IIML will bear any additional cost on account of challenging the award or decree. The competent authority of the PMC will take the final decision in accordance with the recommendations of IIML.
- f) IIML will assist in providing security clearance and access to the contractor's material and labor to the site of work. Water and electricity connection for construction work will, however, be arranged by the PMC contractor(s) at their own. In case the contractor utilizes the Institute's water and electricity facilities, he/she shall make payment as per actuals.
- g) Disbursement of funds to the PMC may be through the Public Financial Management System (PFMS) / as per the IIML Financial procedure.
- h) As soon as the project is finally completed and NOCs/ documents/ certificates, including the completion and occupancy certificate, are obtained, the PMC shall inform IIML, which shall nominate a committee for checking/ verification of completed work as per the scope of work sanctioned for final taking over of the Building/ Project

Implementation of the Project

15 Execution of the project by the PMC will essentially involve the following.

- a) PMC shall be the "Principal Employer" for all practical purposes, and all the forms will be issued only by the PMC to all agencies. Also, PMC will conclude the contract and defend all cases related to the works, including labour disputes. However, all documents required by the local bodies shall be signed by an authorized representative of IIM Lucknow, being the owner of the property.
- b) Copy of all contract agreements/work orders issued to various contractors/agencies shall be simultaneously endorsed to IIML without fail.
- c) It will be the responsibility of the PMC to obtain post-construction statutory clearances and approvals, including environmental clearance; tree cutting permission; service connections such as water supply, drainage, power supply, etc.; Consent to Establish (CTE); including and up to the Occupancy Certificate and Consent to Operate (CTO) on behalf of IIML. IIML shall provide the necessary assistance. All documents required by the local bodies shall be signed by authorized representative of IIML, being owner of the property.
- d) Statutory fee paid by the contractor(s)/PMC for obtaining all statutory NOCs/approvals shall be reimbursed by IIML to them upon submission of receipts/satisfactory evidence of having submitted the same to the statutory authorities.

- e) Deposits (including caution deposits, fees, cost of pipelines/cables/ panels, inspection charges and any other infrastructure charges) remitted by the contractor(s) towards getting new/additional water supply/power supply, etc. connections shall be reimbursed in actuals by IIML upon submission of documentary evidence by the contractor(s).
- f) The PMC will ensure that the contractor(s) engaged by them follow all safety and other precautions laid down by law and regulations as applicable from time to time for the labour/workers engaged by them at their work site(s).
- g) Ensure high standards of quality assurance while carrying out construction supervision. PMC shall be responsible for the timely completion of the project. PMC shall ensure the correctness of the Measurement in the Bill of Quantities before release of payment to the contractor.
- h) Ensure adherence to provisions under the National Building Code (NBC), CPWD Specifications, BIS Code, CVC guidelines, etc. The PMC will ensure carrying out all possible mandatory/ additional tests at site or at reputed testing laboratories to establish and document the quality of material used on the project.
- i) PMC will perform the functions of Engineer-in-charge as enumerated in a works contract, with the exception of the following, for which the PMC will seek prior approval of IIML.
 - i. Issuing/approving deviation orders which have additional financial implications as reasonably determined by the PMC.
 - ii. Based on detailed reports and justification by PMC, approving rates for new items of work or for existing items of work which deviate in quantities beyond the limits defined in the contract, based on a detailed report and justification by PMC.
- j) PMC will incorporate in the project the use of a real-time project management software (4D BIM or Asset Lifecycle Information Management Solution), mutually agreed by the PMC and IIML. The software will essentially have a mechanism for clash detection across various services, and a two-way flow of information for any file format of documents and drawings used in the project. The software shall be available in the cloud with access for predefined users of IIML, the PMC, all Architects, MEP, Electrical, and Structural Consultancies, the Contractor, and selected vendors. The cost of the cloud-based software shall be borne by IIML (**This is an optional point only if IIML wish; it may be written**).
- k) IIML may appoint a third-party quality assurance agency (TPQA)/ committee to inspect the works and advise IIML on the quality, workmanship, processes, etc. IIML can also engage.
- l) PMC to assist the TPQA agency/Committee / Third-party Audit agency, etc. appointed by IIML in accessing information and conducting inspections. PMC will arrange to remove deficiencies brought out by TPQA in a reasonable time and will submit a compliance report to settle TPQA's paras/observations. IIML may also constitute a separate Review Committee, consisting of a representative each from the Administrative Ministry, Finance (Internal Finance Wing), and the Executing Agency, to review the progress of the work.
- m) In the interest of work, the PMC shall obtain necessary guarantees relating to workmanship, quality assurance and timely completion of work from the contractors/ firms/ agencies/ suppliers. The PMC shall hand over the completed buildings to IIML along with two sets of completion drawings, service plans, a completion certificate and all related documents, including guarantee/ warranty cards of services/ equipment, etc.

- n) The PMC shall make all efforts to complete the work within the AA and ES amount. Any likely cost overrun shall be intimated as soon as foreseen, with justification thereof to IIML. Additional expenditure will be approved only after the PMC's submitted justifications are found to be justifiable and in order by the Committee constituted by IIML/ Board as the case may be. The Justification may be revised as many times as required by the respective approving/recommending committee. The PMC will have to make the required revisions without any additional claim. No expenditure in excess of the amount of the AA and ES will be incurred by the PMC for completion of work without approval of the revised estimate by IIML/ Board of IIML.
- o) PMC to make provisions for 07 years warranty / CAMC (Comprehensive Annual Maintenance) support for complete equipment systems with back-to-back similar warranty CAMC support commitment from OEM for major components/systems and pass on all test certificates, Equipment Manuals, warranties and AMCs to IIML on completion of work. The warranty/Defect Liability period / CAMC support period shall commence on the date of handover of the system to IIML.
- p) PMC shall not make any material deviation, alteration, addition to or omission from the work shown and described in the contract document without prior approval of IIML.
- q) **The PMC will open a separate Escrow account.** If any interest or income accrues on the deposit or advances given by IIML, the same shall be credited to the Escrow account by PMC. Penalty, if any, levied on the contractor, or any other agency, shall also be credited into this account. A 10% buffer of the project cost will be held by the PMC. It will be PMC's responsibility to recover the buffer amount (when it decreases due to payments made to the contractor(s)) by raising a demand note on IIML letterhead, duly supported by copies of paid invoices, internal verification by the Institute, compliance with the TPQA, etc., as decided by the Institute's project monitoring committee. It should be understood that approval for recoupment may take 20 to 25 days from the date of verification by the concerned department, so the recoupment request should be submitted accordingly in time. The demand note, along with the necessary documents (as requested by the Institute/Competent Authority), submitted by the PMC, shall be processed and payment released by IIML within a maximum time limit of 30 days from the date of submission by the PMC.
- r) At the end of every month and at the end of the project, PMC shall submit an expenditure and utilization of funds statement in the format prescribed by IIML.
- s) The PMC shall finalize accounts and intimate the final cost of the work to IIML within six months of completion of work. A copy of the final bills of each contract between PMC and the contractor will be provided to IIML for its reference and record. The Institute can get the third-party audit of these bills, and PMC will have to help in such an audit, etc. However, the responsibility for verifying the measurement and Payment will be with the PMC and its concerned officials.
- t) On completion of work, the PMC shall return the balance amount after finalization of accounts to IIML.
- u) All records, drawings, etc. related to the Project and maintained by PMC during Project execution shall be handed over to IIML on completion of the Project. PMC shall hand over the buildings, complete in all respects and free from all encumbrances, including site clearance and the vacation of construction workers' hutments at the site, if any, to IIML.
- v) The PMC shall reply to and comply with the observations pertaining to works made by CTE's branch, CAG, Vigilance and other competent authorities and remain liable for settlement of their observations/ objections/ actions, if any. However, IIML shall be kept informed of all observations/ objections and actions thereon.

In case of observations on IIML by Internal Audit of the Ministry of Human Resource Development, CVC, CAG, etc., the PMC shall provide relevant information and assist IIML in

replying to these statutory authorities.

All the financial records relevant to the contract will be open to scrutiny and inspection by the authorized representatives of the above-stated competent authorities and IIML.

- w) PMC to settle and resolve any dispute that may arise between PMC and Contractors / Vendors engaged in the project. PMC shall initiate and defend the Arbitration and Court cases (preparation of claims, counter statement of claims/defense, counterclaims, affidavit of evidence, compliance with court orders, rejoinder, filing appeals, challenge awards and court orders, written submission, etc. through counsel. Reasonable legal expenses, generally paid in accordance with good industrial practices, shall be reimbursed by IIML to the PMC. However, prior approval of IIML shall be obtained before incurring such expenditure.
- x) In case any agency serves the PMC with a notice for arbitration regarding the work, the PMC shall inform the Institute of the same immediately.
- y) The PMC shall make effective representation to defend IIML in all arbitration proceedings and court cases related to the execution of work. The arbitration award/court or tribunal decree shall be accepted or challenged by the competent authority of the PMC after obtaining an appropriate legal opinion, following due process, and with the consent of the Institute. The said competent authority shall record the reasons for its decision on acceptance or challenge of the award/ order.
- z) The Institute, at a later stage, may also add the work of changing the water supply lines and restoration of the fire-fighting system and any renovation/ Transformer/ Substation etc. Air-conditioning works. The institute can also include the renovation work for a few additional buildings, such as Chintan and the Library.

Project Timelines:

- 16** The Complete project of vertical extension and new construction of an estimated value of Rs 283.6 cr has to be completed within 24 to 30 months, depending on the quantum of work involved. Tentative timelines for different milestones are indicated below

S. No.	Activity	Timeline
1.	Award of work to the PMC (CPSU) by IIML	D day
2.	Preliminary Estimate/ DPR preparation	D+1 Months
3.	Administrative approval by IIML	D+1.5 Months
4.	Call of tenders for finalizing Contractor / Agency by PMC	D+ 2 Months
5.	Award of work	D + 3 Months
6.	Commissioning of Project including obtaining CTO (depending upon project size 17-26 months)	D+ 24 / 30 Months

DEPLOYMENT OF OFFICERS & STAFF

- 17** The following minimum Staff shall be earmarked for the project by PMC from the date of signing of the Contract Agreement with IIML.

- i. One officer of the rank of Chief Project Manager/ Superintending Engineer (E-4/-E5 level) of Civil Engineering Discipline.
- ii. Two Executive Engineer (E-2/E-3) level officers, including at least one from Civil and Electrical/Mechanical Discipline.
- iii. 4 nos. Civil Engineers, 2 nos. Electrical Engineer, and 1nos. Mechanical Engineer (When all the work will be under execution).
- iv. Billing Engineer – 2 nos.

The above manpower can be adjusted as per the work site conditions/requirements and mobilization, which will require a prior Approval form from the Institute.

In addition, an adequate number of supporting officers like AE, JE, Supervisors, Billing Engineer etc. and the clerical/secretarial staff as required, depending on the progress of work, should be deployed (as per the requirement) at the site to assist the officer mentioned at Sl. No. 17(i),(ii), (iii) &iv) above.

MODE OF PAYMENT OF SERVICE CHARGES TO THE PMC

- 18** If “X” be the Preliminary Estimate of the project, “Y” be the Awarded Cost of work to the contractor, and “Z” be the Actual Cost of Work at Completion as per the final bill and “P” be the PMC service charges in percentage, the stage-wise payment to PMC by IIML shall be made as follows.

S. No.	Stage of work	Payment term
(b)	Preparation and submission of Concept design and PE/ DPR by the architect to IIML and subsequently to PMC.	Nil
(c)	Preliminary design approval and accord of A.A. & E.S. by IIML	Nil
(d)	Detailed drawing & design by the institute architect and approval by IIML	Nil
(e)	Award of work to the contractor by the PMC	Nil
(f)	After 20% financial progress of the total Awarded Cost	20% of P of the least of X and Y, less already paid to PMC
(g)	After 40% financial progress of the total Awarded Cost	40% of P of the least of X and Y less already paid to PMC
(h)	After 60% financial progress of the total Awarded Cost	60% of P of the least of X and Y less already paid to PMC
(i)	After 80% financial progress of the total Awarded Cost	80% of P of the least of X and Y less already been paid to PMC
(j)	Commissioning of Project including obtaining CTO	90% of P of the Z less already paid to PMC

S. No.	Stage of work	Payment term
(k)	On completion of the Defect Liability Period, obtaining the required NOCs, submission of As-built drawings by the Architect, compliance with TPQA, Third-party audit of the bills (If the third-party audit is engaged by the Institute) and completion of other liabilities mentioned in this RFP.	100% of P of the Z less already been paid to PMC

- 19** No other Tax, Cess and Levy, except GST as applicable, shall be paid to the PMC over their Service Charges/ consultancy fees. Recoveries for Income Tax, Education Cess or any other taxes as per prevailing statutory requirements shall be made from the payments of Service Charges made periodically to the PMC. However, if any new tax structure is introduced by the Government after the last date of submission of the bid for RFP, it shall be reimbursed/ deducted accordingly.

20 Special Conditions of the RFP.

i. Law governing the Contract

The governing Law of Contract shall be Laws of India.

ii. Indemnifying IIML by the PMC

The PMC shall indemnify IIML against all actions, suits, claims and demands brought or made against it in respect of anything done or committed to be done by the PMC and its staff in execution of or in connection with the services provided under this agreement and against any loss or damage to IIML in consequence to any action or suit being brought against the PMC for anything done or committed to be done in the course of the execution of this agreement including losses/damages liable or claimed for infringement of Intellectual Property Rights (IPR) of any third party. The PMC will abide by the job safety measures prevalent in India and will free IIML from all the demands or responsibilities arising from accidents or loss of life caused by the negligence of the PMC or contractor(s). The PMC will pay all indemnities arising from such incidents without any extra cost to IIML and will not hold IIML responsible or obligated. IIML may at its discretion and entirely at the cost of the PMC defend such suit either jointly with the PMC or singly in case the latter chooses not to defend the case. This obligation will survive the termination of the contract for one year or till completion of the case whichever is later.

In the event of any claim, action, demand, or any proceedings whatsoever being invoked by vendor(s), contractor(s), bidder(s), or prospective bidder(s) appointed by PMC on behalf of IIML arising out of or in relation to or consequent upon this contract agreement or engagement of such vendor(s) or contractor(s), bidder(s), or prospective bidder(s), PMC shall provide all the necessary assistance including recommendation (except on legal issues) until a period of one months after the expiry of Defect Liability Period on mutually agreeable rates.

The PMC shall have to execute standard Integrity Pact, Indemnity Bond and Agreement document with IIML before the work is entrusted to it by IIML. Copy of these documents can be obtained from the office of the Executive Engineer, IIML.

- 21 Force Majeure:** Except as herein provided that no party hereto shall be liable for failure to perform any of its obligations under this agreement where such failure was due to reasons beyond such party's control such as Acts of God, acts of third parties laws, regulations or other acts of civil or military authorities, fire, flood, epidemic restrictions, riots, delays in transportation and inability due to causes beyond such party's control to obtain necessary labour, materials or manufacturing facilities or strikes, lockout or other concerted actions of the workman or any other circumstances of whatsoever nature beyond the control of either party provided that the party claiming the force majeure has affected its performance shall give

notice to other party immediately but not later than 10 days after becoming aware of the first occurrence of force majeure giving full particulars of the case or events and the date of first occurrence thereof. Notwithstanding the foregoing, however, if performance required by this agreement be delayed or prevented for more than 3 months, either party may terminate this agreement by giving notice either before or after expiration of such 3 months of its intention to terminate to the party.

- 22 Penalty:** If the PMC fails to perform any of the Services under this document within the requisite time period as mentioned at para 4.4 of this document, for reasons he must warrant, IIML shall, unless the Special Conditions include a derogation, be authorized to inflict a penalty of 0.5% (zero point five percent) of the total Service Charge payable to the PMC by the IIML for every week of delay, subject to a cap of 5% of the total Service Charge payable to the PMC. Beyond such penalty, IIML may not bring any further claims arising from the delay in performance of the Services by PMC. The right of termination shall remain unaffected.

If the completion of an individual project is delayed by up to 6 months due to derogation, or any unforeseen situation which is mutually agreeable between PMC and IIML, there will not be levy of any penalty charged on PMC.

- 23 Limitation of PMC's Liability:** PMC's overall liability under this Contract for all guarantees or warranties of whatsoever nature, whether expressed or implied, and for all causes whatsoever, shall be limited to 5% of 'Total Service Charge payable' plus corrective services without any additional cost to IIML for any faulty services arising due to reasons solely attributable to PMC, i.e. error or omission in the technical work/ services performed by PMC in respect of Services to be provided by PMC.

- 24 Validity of RFP document:** The proposal shall remain valid for a period not less than 180 days from the due date of submission of the proposal. IIML reserves the right to reject any proposal that does not meet this requirement. The proposal validity period may be further extended by mutual consent.

- 25 Confidentiality:** The PMC, his Sub-consultants and the Personnel of either of them shall not disclose any information and data furnished to him by IIML to any third party, nor shall they disclose any drawings, reports, specifications, manuals and other information developed and prepared for IIML by the PMC and his Sub-consultants and the Personnel of either of them, without prior written approval of IIML

- 26 Insurance to be taken out by the PMC.**

- a The PMC shall take out and maintain, at his own cost but on terms and conditions approved by the IIML, insurance against the risks, and for the coverage of Employer's liability and workers' compensation insurance in respect of the personnel of the PMC in accordance with the relevant provisions of the Applicable Law, as well as, with respect to such Personnel, any such life, health, accident, travel or other insurance as may be appropriate and
- b A copy shall be provided as evidence showing that such insurance has been taken out and maintained and that the current premiums thereof are paid timely.

- 27 PMC's Actions requiring prior approval of IIML.**

- 27.1** The PMC shall obtain the prior approval of IIML in writing before taking any of the following actions:

- a Appointing of the Key Personnel- The Project Manager/ Senior Engineer- Civil/ Senior Engineer- Electrical & Engineer in charge for BIM Modelling & Project management tools have to be got interviewed & cleared by IIML before deploying them on the job.
- b Any other action that may be specified in the special conditions of contract.
- c Additional Financial expenditure of project due to deviations/extra/variations of construction contract provisions.

- 28 Reporting Obligations:** The PMC shall submit to IIML the reports, documents and other deliverables specified in RFP document hereto, in the form, in the numbers and within the time periods set forth in the said Annexure.

- 29** Documents prepared by the PMC to be the property of IIML
- 29.1 All plans, drawings, specifications, designs, detailed measurement estimates, reports and other documents prepared by the PMC in performing the Services shall become and remain the property of the IIML, and the PMC shall, not later than upon termination or expiration of this PMC Contract, deliver all such documents to IIML, together with a detailed inventory thereof. IIML reserves the right of repetitive use of these designs, drawings, specifications etc. without any financial obligation to the PMC.
- 29.2 The PMC shall also return, along with the detailed inventory the plans, drawings, specification, reports etc. made available by IIML for performing the Services, upon termination or expiration of the PMC Contract.
- 29.3 Copyrights and all proprietary rights of all design, drawings, specifications, software, program, reports, formats, manuals, documents etc. developed and prepared by the PMC for this assignment shall vest with IIML and shall not use these for any other purpose/assignment without the written permission of IIML. Any deviation to this effect will be dealt with in accordance with law.

PMC's Personnel

- 30** General: The PMC shall employ and provide such qualified and experienced Personnel approved and agreed by the IIML to carry out the Services. The PMC shall also bond his Personnel to the confidentiality of the Services performed by them under this PMC Contract.
- 31** Appointing of the Key Personnel: The Project Manager/ Senior Engineer- Civil/ Senior Engineer- Electrical & Engineer in charge for BIM Modelling & Project management tools have to be got interviewed & cleared by IIML before deploying them on the job.
- 32** Description of Personnel: The titles, agreed job descriptions, minimum qualifications, and estimated periods of engagement in the carrying out of the Services of each of the PMC's Key Personnel are to be furnished. If any of the Key Personnel has already been approved by IIML his/her name is listed as well.
- 33** Removals and/or Replacement of Personnel
- 33.1 Except as IIML may otherwise agree, no changes shall be made in the Key Personnel. If, for any reason beyond the reasonable control of the PMC, it becomes necessary to replace any of the Personnel, the PMC shall forthwith provide as a replacement a person of equivalent or better qualifications.
- 33.2 If the Engineer-in-charge (i) finds that any of the Personnel has committed serious misconduct or has been charged with having committed a criminal action, or (ii) has reasonable cause to be dissatisfied with the performance of any of the Personnel, then the PMC shall, at the written request of IIML specifying the grounds therefor, forthwith provide as a replacement a person with qualifications and experience acceptable to IIML. Failure to do so shall be construed to be a default for which IIML could terminate the PMC Contract.
- 33.3 The PMC shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Personnel.
- 34** Change in the Applicable Law: If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost or reimbursable expenses incurred by the PMC in performing the Services, then the remuneration and reimbursable expenses otherwise payable to the PMC under this Contract shall be increased or decreased accordingly by agreement between the Parties hereto, and corresponding adjustments shall be made to the contract price.
- 35** Payment: In consideration of the Services performed by the PMC under this Contract, the IIML

shall make to the PMC such payments and in such manner as is provided by the financial quote.

Settlement of Disputes

- 36** Amicable Settlement: The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or the interpretation thereof. Director IIM Lucknow will be the Chairman for settling disputes amicably. If the same is not settled within **30** days of referring to him, then the procedure followed would be as per **RFP documents**.
- 37** Dispute Settlement: Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settled amicably within thirty (30) days after receipt by one Party of the other Party's request for such amicable settlement may be submitted by either Party for settlement by arbitration in accordance with the following provisions: Any dispute or difference at any time arising between IIML and the PMC as to the construction, meaning or effect of the PMC Contract or as to any clause, matter or thing herein contained or as to the rights and liabilities of the parties hereto shall be referred to a Sole Arbitrator to be appointed by the Chairman, Board Of Governors, Indian Institute of Management Lucknow who will decide the case in accordance with and subject to the provisions of the Indian Arbitration & Reconciliation Act, 1996 or any statutory modifications or re-enactment thereto or thereof for the time being in force and all proceedings in any such Arbitration shall be held in Lucknow.

Suspension of Services

- 38** IIML may, by written notice of suspension to the PMC, suspend all payments to the PMC hereunder if the PMC fails to perform any of their obligations under this Contract, including the carrying out of the Services, provided that such notice of suspension (i) shall specify the nature of the failure, and (ii) shall request the PMC to remedy such failure within a period not exceeding thirty (30) days after receipt by the PMC of such notice of suspension.

Foreclosure of the Contract

- 39** It shall be within the authority of IIML, at any time after acceptance of the bid or during the execution of the work, to foreclose or reduce the scope of the work, for any reasons whatsoever, either partly or wholly by giving the written notice not less than 15 days to the PMC. In such an event, the PMC shall have no claim whatsoever on account of any profits (s) or advantage (s) which the PMC might have derived from the execution of work in full but for the reasons of the foreclosure of the whole or part of the work. However, the PMC shall be paid at the contract rates for the Services performed by him and the amount certified by the 'IIML'.

Liability of the Consultancy

- 40** Except in case of gross negligence or willful misconduct on the part of the PMC or on the part of any person or bidder acting on behalf of the PMC in carrying out the Services, the liability of the PMC for all guarantees & warranties shall be limited to 5% (Five per cent) (to be mentioned by the indenter) PMC of the Contract Price.

Attendance, working hours, Overtime, Leave, etc.

- 40.1** The PMC shall maintain the personnel daily attendance register maintained at the site office and shall be signed by all the PMC staff deputed at the site, which may be cross-checked by IIML as and when required. The working hours for each staff member would be **48** hours per week.
- 40.2** The PMC, Sub-consultant or their Personnel shall not be entitled to any overtime payment and the same is deemed to have been included in the Contract Price. Leave taken by Key Personnel shall be subject to prior approval by IIML. The PMC shall ensure that absence for leave purposes will not delay the progress and adequate supervision of the Services.
- 40.3** The PMC's personnel working at the Site shall observe the site construction working hours and declared national holidays. It's the responsibility of the PMC that, in the event of works being executed during holidays, suitable supervision and safety arrangements are made available.

40.4 The PMC shall also submit a daily report indicating no of labourers/ workers/ engineers (working under a particular and respective contractor) deployed for a particular work/ activity as per the format given by IIML or mutually agreed.

Project Organization

41 The PMC shall ensure that at all times during the PMC's performance of the Services, a well-defined project set-up exists at its end. This setup will interact only with IIML personnel in providing the Services.

Security Rules

42 The PMC will follow the rules and regulations for the security framed by IIML from time to time regarding movement of personnel, materials and equipment to and from office/site, issue of identity cards, control of entry of personnel and all similar matters. The PMC will also follow all rules and regulations applicable to the area being declared/pronounced from time to time by the authorities or authority of existing IIML facilities in the vicinity of any other statutory orders. Nothing extra will be payable on account of stoppage/hindrance of the work due to the enforcement of security measures/ emergency conditions.

Rights of other Agencies

43 Other agencies may also be simultaneously working within and around the locations/areas designated to carry out the Assignment. No extra claim during the tenure of the work will be entertained by IIML for hindrances on account of such interfaces with other/allied agencies.

Idle Claim

44 No claims from the PMC will be entertained on account of idle workforce, non-use of facilities due to stoppage of work, unprecedented rain, storm or any other unforeseen circumstances.

Fairness & Good Faith

45 Good Faith: The Parties undertake to act in good faith with respect to each other's rights under this Contract and to adopt all reasonable measures to ensure the realization of the objectives of this Contract.

45.1 Operation of the Contract: The Parties recognize that it is impractical in this Contract to provide for every contingency which may arise during the currency of the Contract, and the Parties hereby agree that it is their intention that this Contract shall operate fairly between them, and without detriment to the interest of either of them, and that, if during the term of this Contract either Party believes that this Contract is operating unfairly, the Parties will use their best efforts to agree on such action as may be necessary to remove the cause or causes of such unfairness, but no failure to agree on any action pursuant to this Clause shall give rise to a dispute subject to arbitration in accordance with RFP documents.

INTEGRITY PACT

To be signed by the bidder and same signatory competent/ authorized to sign the relevant contract on behalf of IIML.

INTEGRITY AGREEMENT

This Integrity Agreement is made at _____ on this _____ day of _____, 2026

BETWEEN

Director IIML represented through Dean (Infrastructure) (Hereinafter referred as the Principal/ Owner, which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

_____(Herein referred to as the Bidder/ Architect and which expression shall unless repugnant to the meaning or context hereof includes its successor and permitted assigns)

Preamble

WHEREAS the Principal / Owner has floated the Tender (NIT No) (hereinafter referred to as “Tender/Bid”) and intends to award, under laid down organizational procedure, contract for -

(Name of work)
hereinafter referred to as the “Contract”.

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid, both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as “Integrity Pact” or “Pact”), the terms and conditions of which shall also be read as an integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact is witnessed as under:

Article 1: Commitment of the Principal/Owner

- a The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:
 - No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential/additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.
 - The Principal/Owner shall endeavour to exclude from the Tender process any person whose conduct in the past has been of a biased nature.
- b If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act)/ Bharatiya Nyaya Sanhita, 2023 (BNS)/ As per the Applicable law) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Contractor(s)

1. It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the IIML / Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
2. The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
 - a) The Bidder(s)/Contractor(s) will not, directly or through any other person or bidder, offer, promise or give to any of the Principal/Owner's employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.
 - b) The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.
 - c) The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act/ Bharatiya Nyaya Sanhita, 2023 (BNS)/ As per the Applicable law. Further the Bidder(s)/ Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the

Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

- d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly, Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent, on behalf of the foreign principal, or the foreign principal could bid in a tender, but not both. Further, in cases where an agent participates in a tender on behalf of one bidder, he shall not be allowed to quote on behalf of another bidder along with the first bidder in a subsequent/parallel tender for the same item.
 - e) The Bidder(s)/Contractor(s) will, when presenting their bid, disclose any and all payments they have made, are committed to or intend to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3. The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
 - 4. The Bidder(s)/Contractor(s) will not, directly or through any other person or bidder indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the Government interests.
 - 5. The Bidder(s)/Contractor(s) will not, directly or through any other person or bidder use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

- 1. If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of the transgression and by the Principal/Owner. Such exclusion may be forever or for a limited period, as decided by the Principal/Owner.

2. Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act/Bharatiya Nyaya Sanhita, 2023 (BNS)/ As per the Applicable law or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law-enforcing agencies for further investigation.

Article 4: Previous Transgression

1. The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country, confirming to the anti-corruption approach, or with the Central Government, State Government, or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.
2. If the Bidder makes an incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.
3. If the Bidder/Contractor can prove that he has resorted/recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 5: Equal Treatment of all Bidders/Contractors/Subcontractors

1. The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.
2. The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.
3. The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/ Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6- Duration of the Pact

1. This Pact begins when both parties have legally signed it. It expires for the Bidder upon the Contract's tenure.
2. If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pact as specified above, unless it is discharged/determined by the Competent Authority, IIML.

Article 7- Other Provisions

1. This Pact is subject to Indian Law, the place of performance and jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender.
2. Changes and supplements need to be made in writing.
3. If the Bidder is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partners holding power of attorney signed by all partners and consortium members. In the case of a Company, the Pact must be signed by a

representative duly authorized by board resolution.

4. Should one or several provisions of this Pact turn out to be invalid, the remainder of this Pact remains valid. In this case, the parties will strive to reach an agreement consistent with their original intentions.
5. It is agreed that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8- Legal and Prior Rights

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law, and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contract documents with regard to any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF, the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of the following witnesses:

.....

(For and on behalf of Principal/Owner)

.....

(For and on behalf of Bidder/Contractor)

WITNESSES:

1

(signature, name and address)

2

(signature, name and address)

Place:

3. Dated:

DETAILS OF THE EVALUATION CRITERIA

1. Evaluation of the Proposals

The proposals received in response to this RFP will be examined by a committee duly appointed by the Director, IIM Lucknow. The recommendations of the duly constituted committee shall be submitted to Director, IIM Lucknow, for approval. The Director, IIM Lucknow, reserves the right to accept or reject any proposal.

2. Criteria for Assessment

The proposals of Bidders will be evaluated for technical merit against the parameters listed in Table 1. Bidders that have submitted RFP are required to give a PowerPoint presentation as to how they have provided Project Management Consultancy services for completed qualifying work, proposed methodology of construction to complete the work in time, experience of the PSU in execution of New Technology constructions such as LGSF, Precast, Prestressed structures, past experience of timely delivery of the works, manpower deployment and project monitoring and supervision system for ensuring a quality work within the time lines and how they propose PMC services for a proposed work. The bidders are expected to score at least 70% in each attribute listed in Table 1. For qualifying the overall percentage should be 70. Bidders that obtain 70% or above will be considered for opening of their financial proposals. After opening of financial proposal, the *successful bidder* shall be identified based on **Quality-cum-Cost Basis; the weightages for technical and financial quotes will be 70:30**. The details of the assessment procedures and calculations are given in the RFP documents.

3. Details of the Evaluation Criteria

The duly constituted Expert Evaluation Committee shall evaluate each bidder's proposal based on the parameters listed under serial no. A to F. The bidder shall submit a detailed technical proposal, separately covering each parameter listed in Table 1, along with the serial numbers below. A to F. In addition, all Bidders who meet the eligibility criteria will be invited to present for evaluation purposes.

Table 1: Details of the Evaluation Criteria

Table 1: Details of the Evaluation Criteria											
Sl. No	Technical Parameters	Evaluation Criteria	Supporting Documents								
A	Past Experience	Max. 35 Marks (A1+A2+A3+A4)									
A.1	The bidder should have completed during the last 5 years ending the previous day of the last date of submission of bid, Project Management Consultancy Services for Institutional Campus/ R & D Centre/ Data Centre Projects and multi-storied buildings (Max Marks = 20)	• Every Project having a built-up area of 5 lakh Sqft and above-10 marks each • Every Project having built-up area of 2 to 5 Lakh Sqft -5 marks each • No marks for projects less than 2 lakh Sqft	Work order/ Agreement & Completion Certificate/ Occupancy Certificate for projects for 2021-22 to 2025-26								
A.2	Experience of completing a multi-storied construction building (Max marks =5)	• Stilt/ basement +15 and above = 5 marks Stilt/Basement + 8 to 15 = 2.5 marks No marks for building less than Stilt/ basement +8									
A.3	Experience in completing work within the timelines. (Max marks =5)	<table><tr><td>Industrial / Logistics Warehouse</td><td>12 to 18 months max. from the date of Start</td></tr><tr><td>Corporate Office Building</td><td>24 to 30 months max. from the date of Start</td></tr><tr><td>High-Rise Residential / Condo/ Hostels</td><td>30 to 36 months max. from the date of Start</td></tr><tr><td>Hospital / Healthcare Facility</td><td>36 to 48+ months max from the date of Start</td></tr></table>	Industrial / Logistics Warehouse	12 to 18 months max. from the date of Start	Corporate Office Building	24 to 30 months max. from the date of Start	High-Rise Residential / Condo/ Hostels	30 to 36 months max. from the date of Start	Hospital / Healthcare Facility	36 to 48+ months max from the date of Start	
Industrial / Logistics Warehouse	12 to 18 months max. from the date of Start										
Corporate Office Building	24 to 30 months max. from the date of Start										
High-Rise Residential / Condo/ Hostels	30 to 36 months max. from the date of Start										
Hospital / Healthcare Facility	36 to 48+ months max from the date of Start										
A.4	Bidder should have completed during the last 5 years ending the previous day of the last date of submission of bid, Project Management Consultancy Services for Green Building Rated Projects. (Max Marks = 5)	Every Project certified with GRIHA 5 Star and above or IGBC/ LEED Platinum Rating– 2 Marks. Every Project certified with GRIHA 4 Star or IGBC/LEED Gold or better rating- 1 mark each. No mark for rating less than 4 star.	Certificate from LEED/ GRIHA/ IGBC								
B	Financial Strength	Max. 15 Marks (B1+B2)									
B.1	Average Annual financial turnover in the last 3 consecutive financial years. (Max Marks = 10)	• Rs. 3000 Crore or above–10 Marks • Rs. 2000– 2999Crore – 08 Marks • Rs. 1500 – 1999 Crore – 05 Marks • Average Annual financial turnover less than 1500 crores – No Marks	Audited balance sheets for the preceding three financial years								

B.2	Net Annual Profit after Tax during last three financial years.(Max Marks = 5)	- Rs. 300 Crore or above—05 Marks - Rs. 200 – 299 Crore –03 Marks - Rs 100 - 199 Crore –02 Marks - No marks for PAT below 99 Cr	i.e. 2023-24,24-25,25-26
C	Organization Strength	Max. 10 Marks	
	Presence of in house professionally qualified staff in the PSU in indicative categories.	<u>Post Graduate Engineer– 5 Marks</u> 150 nos. or above – 05 Marks 100 nos. to 149 nos. – 03 Marks 50 nos. to 99 nos. – 02 Marks <u>Graduate Engineer – 5 Marks</u> 1000 nos. or above – 05 Marks 500 to 999 nos. – 04arks 300 to 499 nos. – 02 Marks	HR certified certificate. Only highest qualification will be considered.
D	Status& Performance	Max. 10 Marks	
	Status of Company along with performance rating during last three years i.e. 2016-17, 17-18, 18-19 as per MOU with the	<u>Status of PSU - 04 marks</u> - Navaratna or above - 04 marks - Miniratna- 02 marks <u>Performance rating - 06 marks</u> - Very Good& above - 3 marks each	Letter/ Certificate from Government organization / concerned Ministry

Sl. No	Technical Parameters	Evaluation Criteria	Supporting Documents
	Government	Good - 01 mark each	
E	Project Team	Max. 05 Marks	
	The bidder should propose and undertake to deploy a well-qualified and experienced Project team.	Project Team Staffing for the key professional for this project shall be as per Para 5 of this Document. The Bidder shall submit CVs of all key personnel mentioned therein. Marking Criteria - either 05 Marks or Zero	CVs of key personnel to be deployed be attached
The Bidders qualifying under the above technical criteria shall be called for presentation, carrying 25 marks. 7 days' time after notification on the CPP portal will be given for presentation. To qualify for the presentation stage, the bidder will need at least 60 of the 75 marks above.			
F	Technical Approach	Max. 25 Marks (15 + 10) F1+F2	
F1	Presentation (Max Marks 15): Technical Approach (PMC services), Methodology,	The Bidder shall make a 45-minute PowerPoint presentation on date and time as informed by the Institute, covering the following aspects: - Past projects with a focus on special features and quality aspects (along with some photos) and special project management techniques that might have been used to execute the project speedily and within the initial budgeted cost.(Max Marks 5) - Technical Approach and methodology proposed towards this project with respect to the nature of typology, structure, orientation, kind of finishing, approaches for Green	As evaluated by TEC of IIML

	Work Plan, including broad Timelines & Quality Assurance.	building, sustainability, energy efficiency/ overall savings, safety measures, innovations etc. and innovative idea of technology/ PEB / Modular construction for faster construction. (Max Marks 5) Project management approach for this project – Work Plan including Time schedule & Quality Assurance & HSE / Risk system, Project organization, responsibility of key personnel, etc. (Max Marks 5)	
F2	Details of completed projects in the past 5 years (2021-22 to 2025-26) (Max Marks 10)	The evaluation of projects reflected in Annexure X1 by the TEC of IIML will be primarily based on the Client Repute, Value of the work, kind of work done (work of national importance or extraordinary), the bidder having experience of executing LGF/ Precast/ Prestressed buildings construction will be preferred. Time and cost overrun in projects completed by the PSUs will also be considered. Verification from the Client can be taken, if required.	Details be provided in Annexure X1
Bidders obtaining more than 70 marks out of 100 (total: 75 technical, 25 presentation) will qualify for the opening of financial bids, and only the financial bids of technically qualified bidders will be opened.			

Bid Evaluation Procedure:

a. Technical Bid

The duly constituted Tender Evaluation Committee shall evaluate the Technical Proposals on the basis of their responsiveness to the Terms of Reference and by applying the bid evaluation criteria as under:

- Bidder should secure a minimum of 70 mandatorily out of 100 marks in the Technical Evaluation to qualify for opening of its financial bid. The 100 marks for the technical part are divided into 2 parts: 75 marks for the technical bid and 25 marks for the presentation. The Bidder who obtains 60 marks out of 75 will be called for a physical presentation 7 days later.**
- The total marks obtained by the bidder in the Technical Evaluation shall be allocated 70% of the technical weightage, and the financial bids shall be allocated 30% of the financial weightage, thereby making a total of 100% weightage for the complete bidding.

Illustration 1 (for Technical Weightage)

If a bidder has secured 80 marks out of the total 100 marks in Technical Evaluation, his Technical value shall be 56, i.e. {80 x 70%.

- Financial bids of only those bidders who have qualified in the Technical Evaluation will be opened. The Department shall inform the bidders of the scheduled date for the opening of the financial Bid.
- Scores obtained on the Technical proposal shall be informed only to the successful bidders before opening of their Financial Bid.

b. Financial Bid

The Financial Bids of all the technically qualified bidders shall be opened on the scheduled date & time, which will be communicated later.

- Subsequent to scrutiny of the financial bid, merely becoming a bidder with the lowest financial bid/ offer shall not give any right to the bidder to claim that he/she is successful in the bidding process. The Successful Bidder shall be decided only after following the due procedure as explained below.

c. Determination of the successful Consultancy

- i. The financial evaluation shall be carried out, and financial bids of all the bidders shall be given 30% of weightage.
- ii. The bidder with the lowest bid Percentage (L1) shall be assigned full 30 marks (i.e. 30% x100), and their financial value of the bid shall be as per Illustration 2 below:

Illustration 2

Let bidder at Illustration 1 be L1 in financial bid and has quoted a financial bid for say 4%, then his financial value shall be 30. His total score will be 56+30=86

- iii. The financial value of other bidders (i.e. L2, L3... so on) shall be computed as under.
$$30 \times \text{Lowest Value (L1 Percentage)} / \text{Quoted Value by L2 or L3...}$$
- iv. The bidders' overall ranking shall be arranged taking into consideration the marks obtained by each of the bidders both in Technical Evaluation and Financial Evaluation.
- v. The bidder meeting the minimum eligibility criteria and with the highest marks/ rank (i.e. the total of technical evaluation marks and financial evaluation marks) shall be deemed as the successful PMC.
- vi. If there is a discrepancy between words and figures, the amount in words shall prevail.
- vii. In case of a tie after evaluation, the bidder with the higher technical score shall be declared as the successful PMC.

- d. Disclaimer:** IIML reserves the right not to shortlist any or to shortlist more than one PMC (CPSU) for execution of its projects mentioned in this RFP document.

Note – The Institute may empanel more than 1 CPSU as PMC. The Director's decision will be final and binding in this regard.

FINANCIAL BID SHEET

Name of Work: - Project Management Consultancy for IIM Lucknow for the proposed development of infrastructure works like Academic, Offices, Hostel buildings, HVAC, Electrical substation, STP, RWHP and related external services

S. No.	Description of Item	Service Charges in % terms of Project cost, which is 'X' initially, 'Y' on award and 'Z' on completion of the project as defined in Clause 6 of the RFP		Remarks, if any
		Rate to be quoted in figures.	Rate to be quoted in words.	
1	Project Management Consultancy services including pre-construction activities and post -construction activities, and construction management and supervision services as per the detailed scope presented in RFP under various clauses and resources deployed for IIM Lucknow for the proposed development of infrastructure works like Academic, offices, Hostel buildings, HVAC, Electrical substation, STP, RWHP and related external & internal services, including technical support during defect liability period.			

(Note: Service Charges should be quoted as net percentage of Work Value & inclusive TDS/GST TDS of all overhead costs excluding GST. GST, as applicable, shall be paid separately. The amount is quoted in both words & figures.

The price bid must be submitted only in the macro-enabled Excel format on the CPP portal.

Signature with Seal of CPSUs

BID SUBMISSION

The Online bids (complete in all respects) must be submitted in **two separate** Envelops as explained below.

S. No.	Bid	Contents
1.	Technical Bid (Envelop – 1)	Past Projects Experience (A1)
2.		Past projects Green Building rating certificates (A2)
3.		Average Annual Financial Turnover Certificates (B1)
4.		Financial Strength: Annual Audited Financial Balance Sheet having NPAT figures (B1 & B2) and
5.		Organisational Engineers Strength: Statements from HR Manager (C)
6.		Navaratna / Miniratna status and Performance statement (D)
7.		Proposed Project Team details (E)
8.		GST, ESI and EPF Registration
9.		Any other documents specified in RFP/Bid
10.		Self-declaration for not being blacklisted or debarred by any Government and terminated on grounds of unsatisfactory performance.
11.		Annexure-A on projects (F2) along with supporting documents
S.No.	Bid	Contents
1.	Financial Bid (Envelop – 2)	Price bid should be submitted in the format (Financial Bid Sheet)

<< Organization Letter Head >>

DECLARATION

I / We, _____ hereby declare that all the information and data furnished by our organization with regard to this RFP document are true and complete to the best of my/ our knowledge. I / we have gone through the specification, conditions and stipulations in details and agree to comply with the requirements and intent of specification.

1	Name & Address of the bidder	
2	Phone	
3	E-mail	
4	Contact person name	
5	Mobile number	
6	GST number	
7	PAN number	
8	UTR no. with date [for payment of EMD]	
	BANK DETAILS	
9	Bank name	
10	Branch address	
11	Branch telephone no.	
12	MICR Code of the bank	
13	IFSC code	
14	Bank Account no.	
15	Type of account	

We further declare that our organization has not been blacklisted/delisted or put to holiday by any Institutional agency / Govt. Department / Public Sector Undertaking in the last three years and all the information furnished in this proposal are true.

[Signature of the CPSUs]

Name

Annexure - A for Technical Bid

List of Projects costing more than Rs 100 crore completed during last 05 years (2021-22 to 2025-26) and /ongoing							
Sl. No.	Name of Project	Type of Contract (Item Rate / % Rate / LSTK / EPC)	Value of Project (In Rs Crore)		Duration of Project in Months		Brief description of the Project including Special features, Challenges and Remedial Measures adopted, Litigations, etc.
Completed projects*							
			Estimated Cost	Completion Cost	Scheduled	Actual	
Ongoing projects**							
			Estimated Cost	Cost to Completion	Scheduled	Duration to completion	

* - Bidder shall submit supporting documents such as copies of Award Letter, Certificate of Satisfactory Completion of the projects, Actual duration and cost of completion of project, details of Arbitration case, if any, etc., from the client in respect of the mentioned projects.

** - Bidder shall submit supporting documents such as copies of Award Letter from the client and the present status in respect of mentioned projects.

Note: Bidder may attach additional documents to support challenges, remedial measures, etc.in respect of mentioned projects.

Annexure - 1

Cover Letter for RFP Submission

On the letterhead of the CPSUs:

Date: _____

To

The Dean

(Infrastructure)

Indian Institute of Management Lucknow,

Lucknow - 226013, Uttar Pradesh, India.

Subject: RFP for providing *Project Management Consultancy for IIM Lucknow for the proposed development of infrastructure works like Academic, Residential, Hostel buildings and related external services at Lucknow & Noida Campus*

Reference: IIML/PMC/PMC/2026/4642 dated 14 October 2026.

Dear Sir:

In response to the letter inviting RFP-RFP, we hereby agree to participate in the competition to provide Project Management Consultancy services for the proposed Infrastructure works for a period of five years in the campus of IIM Lucknow

I/We hereby certify that:

- a) all the Terms and Conditions (as mentioned under this RFP document) are agreeable to us, and therefore submit our proposal for the scope of work mentioned in this RFP document;
- b) All work submitted as part of the proposal in envelopes is original work of the bidder, and not of any other bidder, individual, organisation or agency.
- c) All material and details necessary for competition have been furnished and no further pertinent material or information is left to be submitted.

Thank you.

Yours sincerely,

Name and Signature(s) of the Authorized Signatories

Seal of the CPSUs

Annexure - 2

Documents to be maintained at the site office for inspection.

1. Original contract with contractor.
2. Guarantee Bond etc. towards security for work, machinery/mobilization advances etc., including extension of validity.
3. Insurance policies for work, materials, equipment, men, etc., including extension of validity.
4. CPWD specifications.
5. Delhi schedule of rates (D.S.R).
6. Drawings – Architectural, Structural and Services. All the latest good for construction drawing and a copy of the drawings approved by the statutory authorities.
7. All connected measurement books, level books, field books, lead charts and bar bending schedule
8. All running account bills with all connected statements/vouchers.
9. Statements showing details of check of measurements by superior officers-copies of order laying down such requirements.
10. Materials at site accounts/cement, steel, bitumen, paints, waterproofing compound, pig lead, anti-termite chemical, etc.
11. Site Order Book, Test Records, Hindrance Register, and Drawings Register, Quality check Registers, cement, Steel and other expensive chemical registers along with their reconciliation, etc.
12. Details of extra/substituted items and of deviated quantities being executed/considered for execution in the work, along with analysis of rates.
13. Hindrance registers.
14. Office correspondence files and inspection notes, if any, issued by the inspection officer.
15. Any other documents relevant to the works, including the documents that are to be maintained as per CVC/CPWD/CTE, need to be maintained as per the format
16. The Project Management Consultancy services shall maintain the following detailed documents
 - a. Daily Labour report deployed by the contractor at the site for various activities.
 - b. Project Review Meeting Minutes.
 - c. Approval of Construction/Service materials, test reports of all construction materials.
 - d. Statement of payment of wages to contract labour as per the conditions of the contract.
 - e. Status of GRIHA/IGBC/LEED compilation.
 - f. Hard Copy of the drawings with changes done in the red ink for the final work executed work so as to get the as built drawings completed.
17. The Project Management Consultancy services shall submit Daily/ weekly/ fortnightly/Monthly report with the following details:
 - a. Details of Project
 - b. Project Reports.
 - i. Physical progress during the period.

- ii. Financial progress during the period.
 - iii. Details of payments made.
- c. Milestones achieved.
- d. Cost control & Planning.
 - i. Deviation approved /proposed.
 - ii. Extra/Substitute items.
- e. Details of RA Bill/Mobilization/Secured Advance.
- f. Quality Assurance/Safety measures:
 - i. Test results during the month.
 - ii. Mandatory tests carried out, sample/agency approved.
- g. Status of drawings approved by the architect.
- h. Manpower deployed and Safety Measures at site
- i. Important Points affecting Progress and Action Taken
- j. Compliance Report of Observations given by TPQA/ Third Party Audit observations/ the observation of IIML Senior management.
- k. Cooperation/ coordination and helping the third-party audit for Bill checking and other Audits (if engaged by the Institute).
- l. CTE / CVC related replies if any.

Annexure - 3

Draft Consultancy Agreement (On Rs. 100 Stamp Paper)

This Project Management Consultancy (PMC) services agreement (hereinafter called the "PMCA") is made the th day of the month of, Year Two Thousand.....between, on the one hand, Director, Indian Institute of Management (IIML) acting through his duly authorized representative, Dean Infrastructure Planning Support, Indian Institute of management Lucknow, (Dean (Infra.)) and, on the other hand, the Project Management Consultancy service provide, M/s. hereinafter called the "PMC" which expression shall, unless repugnant to the context, be deemed to include its successors and assigns).

WHEREAS

- a. IIML has requested the PMC to provide certain Project Management Consultancy services as defined in the Conditions of PMC Agreement attached to this Document.
- b. PMC, having represented to IIML that they have the required professional skills, personnel and technical resources, has agreed to provide the Project Management Consultancy Services on the terms and conditions set forth in this Agreement.

Now, therefore, the Parties hereto agree as follows:

The following documents attached hereto shall be deemed to form an integral part of this Contract:

- a. Offer letter from M/s
- b. Letter of Acceptance from IIM Lucknow Dated
- c. RFP along with annexures Contract Document, Technical Bid, Conditions of Consultancy Contract, including all Annexures.
- d. Price Bid.
- e. The PMC shall carry out the Services in accordance with the provisions of the Contract; and
- f. IIML shall make payments to the PMC in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as on this day of of the year 20..... .

Dean (Infra.) IIML

For & On Behalf of the Director, Indian Institute of Management

Lucknow In presence of Witness:

1. 2.

(Authorized Signatory)

For & On Behalf Of [Name of PMC]

In presence of Witness:

1. 2.

Annexure - 4
Financial Information

Date: _____

Financial Analysis: Details to be furnished by duly supported figures from the Balance Sheet or Profit and Loss Account for the last five years duly certified by a Chartered Accountant, as submitted by the applicant to the Income Tax Department, along with copies of the IT returns for the said years

Sl. No.	Particulars	Financial Year				
		2021-22	2022-23	2023-24	2024-25	2025-26
1	Gross Annual Turnover on consultancy fees (Rs. Lakhs)					
2	Profit/Loss					
3	Certified by C.A.					

The following certificates are enclosed:

- (1) Copy of the PAN Card of the Bidder,
- (2) Copy of GST Payment Statement, and
- (3) Current Income Tax Clearance Certificate or Profit and Loss Account Statement

Name and Signature(s) of the Chartered Accountant

Office Seal

Name and Signature(s) of the Authorized Signatories

Seal of the CPSUs

Annexure - 5**List of Completed Works**

Date:_____

Details of all eligible works/assignment completed during past 5 years ending previous day of last date of submission of tender. Add more columns, if needed.

Project Management Consultancy Assignments

Sl. No.	Particulars of the Work	Completed Works of Similar Nature		
		1	2	3
1	Name of the Work and its Location			
2	Name of Organization and its Address			
3	Cost of work and built-up area (Rs. Crores & m ²)			
4	Date of Commencement as per contract			
5	Stipulated date of Completion			
6	Actual date of Completion			
7	Details of Litigation or Arbitration pending or in progress (including gross amount claimed and amount awarded by the Arbitrator, in Rs. Lakhs)			
8	Name, address, and telephone number of Officer to whom reference may be made			
9	Scope of Consultancy Contract and Remarks			

Name and Signature(s) of the Authorized Signatories

Seal of the CPSUs

Annexure - 6

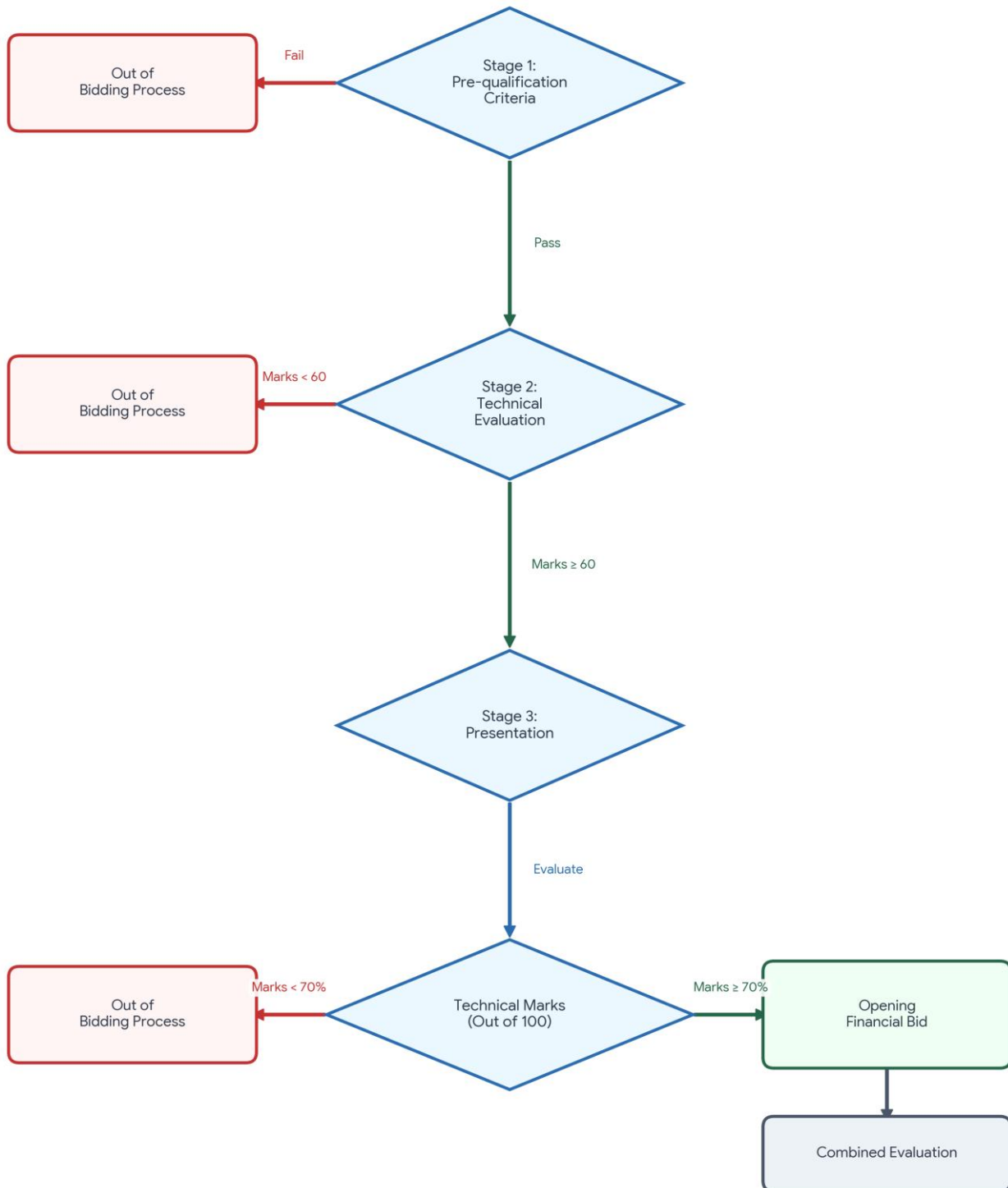
DEFINITIONS

1. The **Contract** means the documents forming the tender and acceptance thereof and the formal agreement executed between the competent authority on behalf of the **Director of Indian Institute of Management Lucknow** and the Contractor, together with the documents referred to therein including these conditions, the specifications, designs, drawings and instructions issued from time to time by the Engineer-in-Charge and all these documents were taken together, shall be deemed to form one contract and shall be complementary to one another.
2. In the contract, the following expressions shall, unless the context otherwise requires, have the meanings hereby respectively assigned to them: -
 - i. Construction Work shall mean the physical execution of the facilities that are subject of this PMC.
 - ii. The expression work shall, unless there be something either in the subject or context repugnant to such consultancy, be construed and taken to mean the works by or by virtue of the contract contracted to be executed whether temporary or permanent and whether original, altered, substituted or additional.
 - iii. The **Site** shall mean the land, places on, into or where construction work is to be executed under the contract or any adjacent land, path or street or where work is to be executed under the contract or any adjacent land, path or street which may be temporarily allotted or used for the purpose of carrying out the contract.
 - iv. The **Bidder** shall mean PSUs.
 - v. The Institute/IIML means Indian Institute of Management Lucknow, an Autonomous institute of the Government of India
 - vi. The Director means, the Director of Indian Institute of Management Lucknow and his successors.
 - vii. The Engineer-in-charge means the Executive Engineer, IIML, who shall supervise and be in charge of the work and who shall sign the contract on behalf of the Director, IIML.
 - viii. The Dean Infrastructure means the professor in charge of infrastructure construction works of IIML, appointed by the Director, IIML. He shall also exercise the powers and duties of Engineer-in-Charge or his successors.
 - ix. The Architect/ Architectural consultant means the agency and its sub-consultants appointed by IIML for comprehensive architectural design of any facility is subject matter of this work.
 - x. **Accepting Authority** shall mean the Director, Indian Institute of Management, Lucknow, Prabandh Nagar, IIM Road, Lucknow-226013, Uttar Pradesh, India.

- xi. **Excepted Risks** are risks due to riots (other than those on account of contractor's employees), war (whether declared or not) invasion, act of foreign enemies, hostilities, civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government, damages from aircraft acts of God, such as earthquake, lightning and unprecedented floods, and other causes over which the contractor has no control and accepted as such by the Accepting Authority or causes solely due to use or occupation by Government of the part of the works in respect of which a certificate of completion has been issued or a cause solely due to IIML.
- xii. **Institute** means IIML which invites tenders on behalf of the Director of the Indian Institute of Management Lucknow.
- xiii. **Quoted Amount** means the value of the entire work of construction based on the % quoted in the price bid and on the estimated cost of the project.
- xiv. **Date of commencement of work:** The date of commencement of work shall be the date of start from the 15th day of issue of work order
- xv. **GST** shall mean Goods and Services Tax - Central, State and Inter-State

Bidding Evaluation Process Flowchart

1. Flowchart Diagram



2. Detailed Stage-Wise Criteria Breakdown

Stage	Evaluation Phase	Threshold / Criteria	Outcome / Next Action
Stage 1	Pre-qualification Criteria	Pass / Fail	• Pass: Eligible for Stage 2 • Fail: Out of Bidding Process
Stage 2	Technical Evaluation	Minimum Qualifying Mark: 60 out of 100	• Mark ≥ 60: Advance to Stage 3 • Mark < 60: Out of Bidding Process
Stage 3	Presentation	Technical Score Aggregation (Out of 100)	• Progresses to comprehensive technical scoring evaluation
Stage 4	Cumulative Technical Mark	Minimum Qualifying Mark: 70%	• Mark ≥ 70%: Opening of Financial Bid
Stage 5	Financial Bid evaluation	30 % Weightage on L1	
Final Scoring	70 % of the Technical Bid + 30 % of the Financial Bid as per the Formula in RFP		

End of RFP Documents