भारतीय प्रबन्ध संस्थान लखनऊ
प्रबन्ध नगर, आई आई एम रोड, लखनऊ–226 013 (उ.प्र.) भारत
Indian Institute of Management Lucknow
Prabandh Nagar, IIM Road, Lucknow-226 013 (U.P.) India

Dated 30-10-2026

CORRIGENDUM -1

Reference to E- Tender no. NIT No. IIML/PMC/RFP/4642 Dated 14.10.2026 for E tender for RFP for 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.

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

Sl. No.	Tender Sr. No. / Clause / P No.	Tender Item Description	Modifications/Revised
1.		Pre Bid Queries and Clarifications	Attached as per Annexure -A
2.	P. No. 3	Last date of submission of the completed RFP document (Bid)	Up to 19.11.2026 at 3:30 PM

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

30/10/26

Anshuman Gupta
Executive Engineer

Annexure -A

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S. No.	Clause No. / Page No.	Existing Description	Request for Clarification / Change	Clarification
1.	Evaluation Criteria — A.1 page 32	The RFP requires relevant experience during the years. considers PMC completed last five years	With reference to Clause 7.3.3, Evaluation of Qualification, Table 2 of the Manual for Procurement of Consultancy Services, 2025, issued by the Department of Expenditure, Ministry of Finance, and also in line with industrial practice, the suggested qualification criteria provide for consideration of consultancy experience over a period of seven years. Accordingly, considering the nature of PMC assignments and the relevance of experience gained through projects executed over a longer period, it is requested that the experience period be extended from five years to seven years, in line with the above-mentioned, to facilitate wider competition and a fair assessment of bidders' relevant experience and project delivery capabilities. Kindly amend the experience from the last 5 years to the last 7 years for the relevant experience criteria.	Agreed to 7 years of Experience.
2.	Evaluation Criteria — A.2 page 32	The criterion awards marks for multi-storied buildings, including "Stilt/Basement +15 and above* and "Stilt/Basement +8 to 15	With reference to the RFP evaluation criteria for multi-storied buildings, it is requested that the definition of high-rise buildings be aligned with Clause 12.2.5.1 of the National Building Code of India, which defines a high-rise building as one 15 m or more in height. Accordingly, PMC experience in buildings exceeding 15 m in height, particularly in institutional and educational buildings of comparable technical complexity, may be considered for evaluation rather than restricting eligibility to a specific number of floors. This would facilitate a wider and ensure a fair assessment of bidders' relevant technical experience and project delivery capabilities. PMC experience in buildings exceeding 15 m in height, particularly institutional and educational	No change.

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			buildings of comparable technical complexity, may be evaluated instead of restricting eligibility to a specific number of floors.	
3.	Evaluation Criteria — B.1 page 33	The maximum score for average annual turnover over the last three financial years is assigned for turnover of Rs 3,000 crore or above; the Rs 2,000-2,999 crore band receives a lower score.	With reference to Criterion 2 — Financial Capability under Clause 7.3.3, Table 2 of the Manual for Procurement of Consultancy Services, Second Edition, 2025, the suggested criteria provide for assessment of average annual turnover over the last seven years, with a specified proportion derived from consultancy service contracts. Since It is a Consultancy (PMC) work RFP, it is requested that **turnover specifically attributable to consultancy fees (minimum average annual turnover equivalent to_ 200% of the estimated project cost(Rs 253.28 crore), i.e., Rs 506.56 crore, with at least 50% from consultancy service contracts)** be considered under a marking-based evaluation system, giving due weightage to the bidder's actual consultancy business and experience, rather than relying solely on the overall annual turnover threshold. This would facilitate a fair assessment of consultancy capability and promote wider competition among experienced PMC organisations.	Changed as Follows: The average Annual financial turnover (based on Project Cost) for which service charges have been received by the bidder in the last 3 consecutive financial years. Rs. 3000 Crore or above (project cost)–10 Marks • Rs. 2000–2999 Crore (project cost)–08 Marks • Rs. 1500 – 1999 Crore (project cost) – 05 Marks • Average Annual financial turnover less than 1500 crores – No Marks
4.	Evaluation Criteria - A.1 and Annexure A Pages 32 and 40	The evaluation criterion refers to projects completed in the last five years, while Annexure A seeks details of projects costing more than Rs 100 crore completed during FY 2021-22 to FY 2025-26 and /or ongoing	The treatment of ongoing projects should be consistent across the eligibility/evaluation criteria and the prescribed project list. It is understood that ongoing projects may be considered for assessing the bidder's credentials, experience, and project execution capability; however, evaluation marks should be awarded only for completed projects.	The qualification criteria for advancing to the technical marking stage are already outlined on Page 3. "5 years" may be read as "7 years". Ongoing projects will not be considered.

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5.	Evaluation Criteria — A.4 page 33	Evaluation: The green-building PMC experience criterion refers to projects in the last five years and specified rating/certification requirements.	Relevant experience may include projects with equivalent recognised green-building ratings or projects where certification is in process, subject to supporting documentation. Kindly extend the experience period to seven years and permit equivalent recognised green-building certifications or certification-in-process cases, subject to verification.	Evaluation criteria have been extended to 7 years, and Green ratings already considered from 3 renowned agencies IGBC/LEED/GRIHA will be considered.
6.	Scope /Preamble to clause 2.4 page 7; Clause 8.2 Page 13	The assignment is envisaged for approximately three years, with provision for extension/completion-related services.	An extension arising from beyond the PMC's control may increase deployment and resource costs. Kindly provide for opportunities for additional PMC fees and reimbursement of approved additional costs where the assignment period is extended beyond the stipulated period for reasons not attributable to the PMC.	The PMC should quote their fees according to the timeline given in the RFP. No additional payment will be permitted.
7.	Financial Bid-clause 6, Page 37	Service charges should be quoted as a net percentage of the work value & inclusive of TDS/GST; TDS on all overhead costs, excluding GST. GST, as applicable, shall be paid separately	The provision regarding inclusion of TDS and taxes on overhead costs is ambiguous. It is requested that the client clarify the tax treatment and confirm that the quoted PMC service charge percentage shall be exclusive of GST, with GST payable separately at the applicable rate. It is requested that the above clarification be incorporated into the RFP to ensure uniform interpretation, transparent evaluation of financial bids, and clarity in billing and payment.	Service charge should be quoted as net and inclusive of all overhead costs, excluding GST. GST to be charged at applicable rates separately.
8.	Page 5, Clause 2.2	Approximate AA & ES Cost: Rs 253.28 crore.	It is requested that the client clarify whether the indicated AA& ES cost of Rs 253.28 crore is inclusive of GST. Contingencies, PMC/consultancy fees, GST on PMC fee, PF/ESI, departmental/agency charges, and other project–related costs, including surveys, soil investigation, design, supervision, utility shifting, and other associated expenses. The client is further requested to specify the components included in and	The A.A., E/S is inclusive of all other charges but exclusive of PMC fees

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			excluded from the stated project cost to establish the basis for calculation of PMC services. It is requested that a clear breakdown of the AA& ES costs be provided and that the components included and excluded from the stated amount be confirmed, to ensure a uniform interpretation of the project cost and the basis for calculating PMC service charges.	
9.	Evaluation Criteria – Clause D page 33	The performance–rating criterion refers to the years 2016-17, 2017-18, and 2018-19.	The years mentioned appear inconsistent with the current tender period and may be a typographical carry-forward. Kindly confirm the applicable financial years for the performance –rating criterion and issue a correction/ clarification, if required.	It is a typographical error. Please correct it to 23-24,24-25,25-26.
10.	General	Eligibility Requirements for PMC consultancy services for institutional /building projects.	Weightage for NSE – Listed Public Sector Undertaking (PSUs) in Technical Evaluation NSE–listed Public Sector Undertakings (PSUs) operate under established corporate governance frameworks, robust audit mechanisms, and stringent statutory and regulatory compliance requirements, promoting transparency, accountability, and operational efficiency while contributing to sustainable shareholder value creation. It is requested that due weightage be accorded to NSE – listed PSUs having relevant PMC experience in institutional /building projects. Listed PSUs are subject to applicable statutory disclosures, corporate governance requirements, and audit mechanisms, promoting transparency, accountability, and scrutiny of project performance by shareholders and other stakeholders. Their performance, Financial position, and material developments are also subject to applicable disclosure requirements, thereby reinforcing institutional accountability.	No change.

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11.	Clause no. 23, Page no. 23 of 50	Limitation of PMC's Liability: PMC's overall liability under this Contract for all guarantees or warranties of whatsoever nature, whether express 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"	The PMC consultancy fee is consideration for professional services and is only a small fraction of the overall construction /project value. The PMC should therefore not be held liable beyond its PMC fee for consequences arising from the overall project. It is requested that the liability of the PMC/consultant for any losses incurred by the client arising out of or in connection with the services rendered under the contract shall be limited to the total fees received by the PMC / Consultant under the Contract, irrespective of the form or nature of the action giving rise to such liability. This limitation shall not apply in cases of gross negligence, fraud, or wilful misconduct on the part of the PMC/Consultant.	No change.
12.	Table 1, F2, Page 35 of 50	Details of completed projects in the past 5 years.	Details to be provided in Annexure X1: This Annexure X1 is not given in the RFP. Please provide Annexure X1	It is a typographical error; please read **Annexure A** in place of Annexure X1.
13.	General	The bidder is required to have a well-established and functional office in Lucknow, Uttar Pradesh	Considering the nature of Project Management Consultancy (PMC) Services, the requirement of a functional local office would facilitate regular coordination with IIM Lucknow authorities, prompt development of technical personnel, frequent site visits, timely resolution of construction –related issues, and effective monitoring of project progress and quality. It would also ensure efficient coordination with contractors, consultants, and other stakeholders throughout the project duration. It is therefore requested that a suitable provision for an established office in Lucknow be incorporated into the tender's eligibility criteria or special conditions.	No change.
14.	Table 1, C, page. 35 of 50	Organization Strength	Presence of in-house professionally qualified staff in the PSU in indicative categories. It is understood that all professionally qualified staff in the PSU should be on the organisation's payroll. May please confirm the same.	Yes, they should be on the PSU payroll.

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15.	General	Last date of bid submission	The pre-bid clarification may involve amendments to the tender conditions, eligibility criteria, scope of work, and other technical or commercial requirements. Adequate time is therefore required for bidders to examine the clarification, assess their implications, arrange the necessary supporting documents, and prepare a comprehensive and competitive bid in accordance with the revised tender requirements. Accordingly, an extension of at least 15 days from the date of issuance of the pre bid clarifications would ensure adequate preparation time, promote wider participation, and facilitate submission of well – prepared bids. It is requested that the bid submission deadline be extended by at least 15 days from the date of issuance of the client's pre-bid clarifications/replies.	Can be considered for the last date of submission till 19.11.2026.
16.	Clause 2.5, Pages 8–10; Clause 13(a)–(c), Pages 15–16		It is noted that the RFP states that the building layout and design shall be undertaken by the Institute's architect, while the PMC is required to vet the architectural drawings and is also responsible for structural stability, quality of materials, and conformity with the drawings and specifications. Further, structural designs are to be vetted by an IIT/NIT. In view of these provisions, the Bidder requests clarification on the respective responsibilities of the Institute-appointed architect/design consultant, the IIT/NIT-appointed structural vetting agency and the PMC. It is requested that the responsibility for design adequacy and structural design correctness be assigned to the respective design consultant, with the PMC's role limited to project management, execution-perspective review, supervision and quality monitoring, without assuming the designer's professional design liability. IIM Lucknow to kindly	The Architect and IIT /NIT scope of work has already been clarified in the RFP document. Vetting of the structural drawings is outside the scope of the PMC. However, the P.M.C., being the executing body on behalf of IIM Lucknow, is required to thoroughly review all the drawings from its expert perspective and suggest any improvements/alterations required for the earliest execution of the work within the given timelines. Rest: Supervision, quality control, conformity with drawings and specifications, etc. are already in the scope of work of PMC.

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			clarify and consider suitably amending the relevant provisions.	
17.	Clause 2.2, Page 5; Financial Bid Sheet, Page 37		It is noted that Clause 2.2 indicates an approximate project cost of ₹253.28 crore for Phase-I, comprising ₹180.57 crore for the vertical extension of existing buildings and ₹72.71 crore for a new hostel with a capacity of 510. The Financial Bid Sheet requires the Bidder to quote service charges as a percentage of the project cost/work value. However, the basis for calculating the service charges requires clarification. The Bidder requests confirmation as to whether the estimated cost of ₹253.28 crore is inclusive or exclusive of GST, and whether the percentage quoted is to be applied to the approved project cost of ₹253.28 crore, the actual executed work value, or another defined cost base. It is also requested that the treatment of additional works, such as the substation/transformer and any subsequently approved works, be clarified for fee calculation. IIM Lucknow to kindly clarify and confirm.	The Fees will be calculated as a percentage of the actual cost of the completed project.
18.	Clauses 2.1–2.3, Pages 4–7; Clause 2.5, Pages 8–10		It is noted that the RFP refers to infrastructure development at both the Lucknow and Noida campuses, including academic and office buildings, hostels, vertical extensions and associated external services. However, the project components and scope attributable to each campus are not fully identifiable from the summary of Phase-I works. Since the campus-wise scope directly affects resource deployment, supervision requirements and estimation of PMC service charges, the Bidder requests that a building-wise and campus-wise list of proposed works, including location, nature of work, approximate area/capacity, and associated external services, be provided. IIM Lucknow to kindly clarify and consider issuing the detailed scope as an annexure.	Vertical extension of building is Rs 180.57 Lakhs and New Construction is Rs 72.71 Lakhs

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19.	Clauses 2.2–2.3, Pages 5–7; Clause 2.5, Pages 8–10		It is noted that the proposed works include vertical extensions of existing buildings. However, the RFP does not clearly specify whether the existing buildings and their lower floors will remain occupied and operational during construction. This has a direct bearing on construction sequencing, safety arrangements, access restrictions, service interruptions and the deployment of PMC personnel. The Bidder requests confirmation as to whether the buildings proposed for vertical extension will remain occupied during construction and whether phased construction, temporary relocation, restricted working hours or other operational constraints are envisaged. IIM Lucknow to kindly clarify and confirm.	The buildings will remain Occupied and operational, and the Bidder will be required to take all necessary safety precautions.
20.	Page 15, Obligations of the PMC, Clause (c)		The RFP assigns responsibility for structural stability and structural soundness certification to the PMC, although the structural design is to be prepared by the architect's structural designer and vetted by an IIT/NIT. Kindly clarify whether the responsibility for structural design adequacy and structural integrity shall rest with the Institute, the appointed architect/structural designer and the designated vetting agency.	Structural design responsibility is not with the PMC. However, the quality of the new construction and the structural integrity of post-construction will be the responsibility of the PMC.
21.	Clause 2.5, Pages 8–10; Clause 15(s), Page 19; GCC Clause 35, Page 24		It is noted that the RFP requires the PMC to verify measurements and payments, process contractor bills and recommend payments, while GCC Clause 35 provides that payments to the PMC shall be made in accordance with the financial quote. To ensure clarity in the financial approval process, the Bidder requests confirmation that the PMC's responsibility shall be limited to checking measurements, verifying contractor bills and recommending/certifying payments for approval by IIM Lucknow, and that the final approval and release of payments to contractors	Payment to the PMC will be made based on the rates quoted in the financial bid. Scope of PMC has been clarified in various clauses of the RFP document, which is final and binding.

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<table>
<tr><td></td><td></td><td></td><td>shall remain with IIM Lucknow. IIM Lucknow to kindly clarify and confirm.</td><td></td></tr>
<tr><td>22.</td><td>Financial Bid Sheet, Page 37; GCC Clause 35, Page 24</td><td></td><td>It is noted that the Financial Bid Sheet requires the PMC to quote service charges as a percentage of the project cost/work value; however, it does not specify a detailed milestone-wise payment schedule for the release of these service charges. To ensure clarity regarding the payment mechanism and cash-flow planning, the Bidder requests that the following milestone-based payment schedule for PMC service charges be considered:
<table>
<tr><th>Sr. No.</th><th>Proposed payment milestone</th><th>Payment</th></tr>
<tr><td>1.</td><td>Preparation and submission of Concept Design and PE/DPR</td><td>5%</td></tr>
<tr><td>2.</td><td>Approval of Preliminary Design</td><td>5%</td></tr>
<tr><td>3.</td><td>Approval of Detailed Drawings and Designs</td><td>10%</td></tr>
<tr><td>4.</td><td>Award of Works</td><td>10%</td></tr>
<tr><td>5.</td><td>Achievement of 20% financial progress</td><td>20%</td></tr>
<tr><td>6.</td><td>Achievement of 40% financial progress</td><td>20%</td></tr>
<tr><td>7.</td><td>Achievement of 60% financial progress</td><td>10%</td></tr>
<tr><td>8.</td><td>Achievement of 80% financial progress</td><td>10%</td></tr>
</table></td><td>No change.</td></tr>
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			9.	Commissioning of the project, including obtaining CTO	5%	
			10.	Completion of Defect Liability Period (DLP)	5%	
				Total	**100%**	
23.	Clause 15(q), Page 19		It is noted that the RFP requires the PMC to maintain a separate escrow account and hold a 10% buffer of the project cost, with recoupment to be sought from IIM Lucknow against supporting documents. The provision may require clarification regarding the source and custody of funds and the extent of the PMC's financial obligations. The Bidder requests confirmation that the 10% buffer shall be funded by IIM Lucknow and maintained by the PMC solely in its capacity as the designated account holder/manager, and that the PMC shall not be required to finance the buffer from its own funds. The Bidder also requests clarification on the calculation basis, operation and reconciliation of the buffer, including the process for replenishment and release of any unutilised balance. IIM Lucknow is requested to kindly clarify and confirm.		The 10% buffer will be paid by IIML only, but at the specific request of the PMC. PMC will have to proactively request replenishment before the 10% buffer is exhausted. The Utilization of funds, if there is no additional fund demand, will be submitted every 3 months, with a final firm figure every year. The PMC will submit an annual utilisation certificate to IIM Lucknow at the end of each financial year without delay. The account will be maintained by the PMC, but the Primary account holder will be IIM Lucknow, and the Interest on the deposited funds will be taken by IIML.
24.	Clause 2.5(3), Page 9; Clauses 2.5–2.6, Pages 8–11		It is noted that the RFP provides for coordination with the Institute's architect for statutory approvals and assigns the PMC responsibilities for approvals and project commissioning, including obtaining Consent to Operate (CTO). To avoid ambiguity and overlapping responsibilities, the Bidder requests that the respective responsibilities of IIM Lucknow, the Institute-appointed architect/design consultant and the PMC be clearly defined for obtaining statutory approvals, completion/occupancy certificates and CTO. It is requested that the design-related approvals and submissions be handled by the relevant design consultant, with the PMC coordinating and facilitating		Preconstruction statutory approvals will be initiated by the Institute's architect, though PMC will help obtain these approvals to ensure the project is not delayed. Whereas, the O.C., C.C., CTO and all other post-construction approvals will be obtained by PMC with the help of the Institute's Architect.

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			the approval process and undertaking only those approval-related responsibilities specifically assigned to it under the RFP. IIM Lucknow to kindly clarify and confirm.	
25.	Clause 13.5, Page 14; GCC Clauses 36–37, Page 24		It is noted that Clause 13.5 provides that disputes between IIM Lucknow and the PMC, being a CPSU, shall be resolved under the Administrative Mechanism for Resolution of CPSEs Disputes (AMRCD), as per the applicable Department of Public Enterprises instructions. However, GCC Clause 37 separately provides for arbitration by a sole arbitrator appointed by the Chairman, Board of Governors, IIM Lucknow. The Bidder requests clarification on the applicability of these provisions and the procedure to follow in the event of a dispute. It is requested that the dispute resolution provisions be aligned with the applicable AMRCD mechanism and prevailing DPE instructions, wherever applicable, and that any conflicting provision under GCC Clause 37 be suitably amended. IIM Lucknow to kindly clarify and consider.	If any dispute cannot be settled amicably as specified in Clause 37, then the dispute will be resolved per the AMRCD (Administrative Mechanism for Resolution of CPSEs Disputes).
26.	GCC Clause 40, Page 25; Clause 13(c), Pages 15–16; Clause 2.5, Pages 8–10		It is noted that GCC Clause 40 limits the PMC's liability for guarantees and warranties to 5% of the Contract Price, except in cases of gross negligence or wilful misconduct. At the same time, the RFP assigns the PMC responsibilities relating to structural stability, material quality, supervision and contractor liabilities during the Defect Liability Period. The Bidder requests clarification on the extent of the PMC's liability for defects attributable to design deficiencies, construction workmanship, materials or contractor performance. It is requested that the responsibility for design deficiencies remain with the respective design consultant and the responsibility for construction defects and workmanship remain with the concerned contractor, while the PMC's liability be limited to	Since the PMC is acting on behalf of IIML, the responsibility for rectifying any defect arising from any fault on any side has to be resolved by the PMC only. The imposition/fixing of the responsibility for the root cause of the defect will be decided by the Director, and the same will be binding.

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			failures attributable to its own contractual obligations and subject to the applicable limitation of liability under GCC Clause 40. IIM Lucknow to kindly clarify and consider suitably aligning the relevant provisions.	
27.	Cl. 2.2, "Phased Development of Proposed Infrastructure Works of IIM Lucknow", p. 5; Cl. 16, "Project Timelines", p. 20	RFP mentions an approximate project value of ₹253.28 crore in one section and an estimated value of ₹283.60 crore elsewhere	There appears to be a discrepancy in the project cost stated in the RFP. Kindly confirm the correct estimated project cost and clarify whether the amount is inclusive or exclusive of GST.	The estimated cost of the project is 253.28 cr. Only.
28.	Cl. 2.3(2), p. 6; Cl. 2.5(5) and (6), p. 10	The PMC's scope includes tendering, award of work, site supervision, quality assurance, contract administration, monitoring of construction and allied works, measurement and billing, and checking and recommending the contractor's RA and final bills, including certification of measurements.	Kindly clarify whether the assignment is limited to Project Management Consultancy (PMC) services or is to be executed on a deposit-work basis. The payment terms applicable to the works contractor may also be provided.	Already mentioned in the RFP document at various clauses. No need for any further elaboration/ clarification.
29.	Cl. 2.3(10), p. 7	The PMC is required to maintain the prescribed senior, mid-management, site engineering, supervisory and junior staff at the work site. Staff are not to be transferred until the work is completed, and IIM Lucknow is to be informed of staff movements. Resumes must be submitted before personnel are posted.	Kindly provide reasonable flexibility for the deployment and transfer of personnel, subject to the project's requirements and intimation, as applicable.	Key personnel responsible for planning, monitoring, and coordination between the architect and the Institute shall remain until the completion of the project. If unavoidable, such transfers must be approved by IIML.
30.	Cl. 2.3(11), p. 7	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.	It is requested that this clause be reconsidered. Such facilities may be specified as project-related requirements in the contract, where appropriate, and	Not agreed.

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			should be governed by uniform conditions applicable to all bidders.	
31.	Cl. 2.4, "Scope of the PMC Services", A. Post-construction PMC Services, item 2, p. 9; Cl. 15(w), "Implementation of the Project", p. 20	The PMC is required to initiate and defend arbitration and court cases, including preparation of claims, counter-statements, counterclaims, affidavits, rejoinders, appeals and written submissions through counsel. Legal expenses are reimbursable subject to prior approval by IIM Lucknow.	Kindly clarify that reasonable legal expenses incurred with the Institute's prior approval will be reimbursed by IIM Lucknow on an actual-cost basis, against supporting documents.	No Change.
32.	Cl. 2.5(1), (2) and (4), p. 10; Cl. 13(a) and (c), "Obligations of the PMC", pp. 15–16; Cl. 2.6(5), "Scope of the Institute's Architect", p. 11	The RFP appears to assign design vetting/proof-checking responsibilities to both the PMC and the Institute's Architect in different sections.	Kindly clarify the respective responsibilities of the PMC and the Institute's Architect for design review, vetting and proof-checking, including the party responsible for final approval and certification.	Already clarified at s.no. 16.
33.	General Conditions of Consultancy Contract, Cl. 4, "Authorised	Clause 4.1 provides that actions and documents under the Agreement may be undertaken or executed by officials specified in the contract.	Kindly confirm whether the authorisation of designated representatives is required only up to the award of work and whether a General Power of Attorney authorising such representatives to act on behalf of the bidder until the award of work may be submitted	Authorisation of the designated representative is required until the contract between PMC and IIML is completed.

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	Representatives"			
34.	Cl. 15(q). "Implementation of the Project", p. 19	The PMC is required to open a separate escrow account.	As the assignment is proposed to be executed by a Government PSU under a PMC/deposit-work arrangement, kindly permit the Agency to operate a dedicated project account in place of an escrow account, consistent with the established practice for works undertaken by Government PSUs.	Not agreed.
35.	Cl. 2.4(1.1), p. 7; Cl. 2.5(1.2), "Broad-based Functions of PMC", p. 9; Cl. 8.2, "Expiration of PMC Contract", p. 13; Cl. 16, "Project Timelines", p. 20	The RFP specifies different project durations, including 3 years in some sections and 24–30 months in others.	In view of the differing project durations specified in the RFP, kindly clarify and confirm the intended construction period, i.e., 24 months, 30 months, or three years, to ensure consistency across the relevant provisions of the RFP.	The maximum completion period for all Buildings ranges from 24 months to 30 months.
36.	Cl. 17, "Deployment of Officers & Staff"	The RFP prescribes minimum staffing, including a Chief Project Manager/Superintending Engineer, two Executive Engineers, civil/electrical/mechanical engineers and two Billing Engineers, along with supporting staff.	The prescribed manpower requirement appears substantially high and may significantly impact the consultancy fee. Kindly consider rationalising the manpower requirements and permitting stage-wise, need-based deployment in accordance with project progress and actual site requirements.	Supporting staff can vary with stage-wise progress, but the minimum requirement mentioned will remain the same. Deployment of the technical staff, i.e., the E & M part, may vary depending on the site requirement, but prior Approval of IIML Indian Institute of Management Lucknow) is compulsory.
37.	Cl. 18, "Mode of Payment of	The RFP provides for stage-wise payment of PMC service charges based on the preliminary estimate (X), awarded	The PMC is responsible for substantial pre-construction activities, including preparing tender	No change.

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	Service Charges to the PMC", p. 21	cost (Y), actual cost at completion (Z), and the quoted PMC service charge percentage (P).	documents, floating tenders on behalf of IIM Lucknow, and managing the tendering process from the NIT stage through the award of work. Kindly revise the payment schedule to provide an appropriate payment milestone for completion of these activities.	
38.	Cl. 22, "Penalty", p. 23	The RFP provides for no penalty where completion of an individual project is delayed by up to six months due to specified derogations or unforeseen circumstances mutually agreed by the PMC and IIM Lucknow.	Kindly confirm that liquidated damages (LD) will not be levied for delays beyond the PMC's reasonable control, irrespective of whether such delays exceed six months. Further, where an extension is granted due to circumstances beyond the PMC's reasonable control, kindly confirm whether suitable adjustment or compensation for the extended period will be considered.	No additional fees will be paid beyond the contract's extended period. Simultaneously, no penalty will be imposed on PMC if the delay is not attributable to PMC, in IIML's opinion.
39.	Cl. 23, "Limitation of PMC's Liability", p. 23	The RFP limits the PMC's overall liability to 5% of the total service charges payable, while also requiring corrective services at no additional cost for faults attributable solely to the PMC.	Kindly limit the PMC's total liability to 5% of the PMC service fee and delete the additional obligation to provide corrective services at no extra cost, so that the liability cap is clear and comprehensive.	PMC's liability is limited to 5 % of the total service charges payable. Though, Work shall be corrected/ rectified by the PMC through their execution agency without any additional cost to IIML.
40.	Table 1, Evaluation Criteria, A.4, p. 33	The criterion awards marks for PMC services for green-building-rated projects completed during the five years ending on the day before the bid-submission deadline.	Green-building certification may be awarded after completion of the project and may depend on processes beyond the PMC's control. Kindly remove the five-year completion restriction or allow eligible projects for which certification was obtained during the relevant period, irrespective of the project-completion date.	No change.
41.	Table 1, Evaluation Criteria, C, "Organisation Strength", p. 34	The criterion awards marks based on the number of postgraduate and graduate engineers employed by the bidder.	The prescribed numbers of graduate and postgraduate engineers required to obtain the maximum marks appear high, particularly for public-sector undertakings. Kindly relax the thresholds to make the criterion more proportionate and achievable for eligible bidders.	No change.
42.	Table 1, Evaluation Criteria, D,	The criterion refers to the company's status and performance ratings for FY 2016–17, 2017–18, and 2018–19 under the MoU with the Government.	Kindly clarify whether the performance ratings are required for FY 2016–17 to FY 2018–19, as stated in	Clarified at s.no. 9

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	"Status & Performance", p. 34		the RFP, or for the latest three financial years for which ratings are available.	
43.	Table 1, Evaluation Criteria, E. "Project Team", p. 34	The bidder is required to submit CVs of all key personnel proposed for deployment, with marks awarded on a 5-or-zero basis.	At the bid stage, the final team may not be identifiable, as deployment will depend on the work programme and the commencement date. Kindly permit submission of a proposed staffing plan at the bid stage, with detailed CVs and supporting employment/experience documents to be submitted after award and before deployment. Please revise the associated scoring and documentation requirements accordingly.	No change.
44.	Table 1, Evaluation Criteria, F.2, p. 35	The criterion evaluates completed projects from FY 2021–22 to FY 2025–26 and refers to projects listed in Annexure X1.	The reference to Annexure X1 appears to require clarification, as Annexure A may be the intended reference. Kindly confirm the correct annexure. Further, Annexure A refers to completed/ongoing projects. It is therefore requested to clarify that bidders are required to submit details of both completed and ongoing projects or whether only completed projects.	Clarified at s.no. 12.
45.	Bid Evaluation Procedure: a. Technical Bid,1, Pg. 35	The Bidder should secure a minimum of 70 marks out of 100 in the Technical Evaluation to qualify for the 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.	Kindly consider extending the presentation schedule from 7 days to at least 14 days from the date of intimation to shortlisted bidders, to allow sufficient time for preparing a comprehensive presentation	No change.
46.	Financial Information, p. 45	The submission requirements include a copy of the GST Payment Statement.	Kindly clarify what is meant by "GST Payment Statement". Is a GST registration certificate required, or is a GST payment/return document for a specified period to be submitted? If the latter, kindly specify the applicable period and document.	Both the GST certificate and the up-to-date GST return are required.

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47.	List of Completed Works, Annexure 5, p. 46	The RFP includes an Annexure 5 titled "List of Completed Works".	Kindly clarify whether Annexure 5 is required for evaluation under any specific evaluation criterion or is an additional submission requirement. Further, please confirm whether details of all completed projects or only major projects are to be furnished.	Projects that the bidder feels are suitable for obtaining the maximum marks is expected.
48.	Last date for submission of the completed RFP (bid), p. 3	The bid-submission deadline is 15:30 hours on 6 November 2026.	To allow adequate time to incorporate the pre-bid clarifications and prepare a responsive bid, kindly extend the online bid submission deadline by at least two (02) weeks from the current deadline.	Bid Submission date extended up to **19.11.2026, 15:30 hours**.
49.	2 Brief of the Assignment 2.1 Background, Pg-5	IIM Lucknow has been provided with the following land parcels: (i) IIM Lucknow Main Campus at Prabandh Nagar, IIM Road, Lucknow – 226013, Uttar Pradesh, India, with an approximate area of 204 acres; and (ii) Extension Campus at Sector 62, Noida, with an approximate area of 20 acres.	Kindly provide the proposed/anticipated built-up area, along with the site plans, layout plans, location plans and other relevant drawings/documents, as applicable, for both campuses.	LKO work is Rs 148.42 Lakhs and Noida work is Rs. 32.15 Lakhs
50.	Obligations of the PMC", 13(c) p.16	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.	The RFP requires structural designs prepared by the structural designer appointed through the Institute-appointed architect to be vetted by an IIT/NIT, and assigns the PMC responsibility for structural stability, material quality, code compliance, and structural soundness. Kindly clarify the respective responsibilities of the structural designer, IIT/NIT and PMC, including the scope of vetting (structural analysis, calculations, foundations, seismic safety and strengthening designs) and whether the PMC's liability is limited to review, coordination, compliance verification, quality control and supervision or extends to the independent design and adequacy of designs prepared by others. For vertical extensions of existing buildings, kindly clarify whether the PMC's scope includes condition surveys, material testing, foundation investigations, load-carrying capacity assessment and strengthening	Clarified at point no. 16. Further, retro fitment/ additional site survey/ investigation if required then actual cost of these works shall be borne by IIML.

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			schemes, and specify who shall arrange and bear the costs of these investigations, assessments, designs and strengthening works, wherever required.	
51.	Implementation of the Project, Clause 15(o), Pg. 19	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.	Kindly specify the equipment/systems covered under the seven-year warranty/CAMC and clarify the distinction between this period and the two-year Defect Liability Period (DLP). Further, please clarify whether the requirement pertains to a warranty or a Comprehensive Annual Maintenance Contract (CAMC), including the scope of preventive maintenance, servicing, repairs and replacement of parts, as applicable. It may also be clarified whether the cost of such warranty/CAMC support is included in the estimated project cost.	The service, repair, and replacement will be included for a DLP of 2 years for all building components. This includes the civil, electrical and electromechanical works. 7 Years CAMC will be required for the Pumps, Lifts, Fire alarm system, and air conditioner, all electromechanical, etc., which will require proprietary service after DLP. The 7-year CAMC cost is not included in the project's estimated cost.
52.	Clause 2.4, Scope of PMC Services, A. Pre-construction PMC Services, Pg. 8; Mode of Payment of Service Charges to the PMC, Clause 18, Pg. 21	The RFP requires the PMC agency to prepare the Detailed Project Report (DPR). However, another provision requires the Architect to prepare and submit the Concept Design and Preliminary Estimate (PE)/DPR to IIM Lucknow and subsequently to the PMC. Thus, the tender document appears to assign responsibility for preparing the PE, DPR and detailed estimate to both the Institute-appointed Architect and the PMC.	Kindly clarify the precise scope and responsibilities of the PMC for preparing the PE, DPR, detailed estimate, and related documents. If these activities fall within the PMC's scope, kindly specify the corresponding payment terms and appropriate allocation of service charges.	Already Clarified at S.no. 16.
53.	2.3 Project Management Consultancy	The PMC service provider shall do active coordination with IIM Lucknow and the Institute's architect in	Kindly clarify the respective responsibilities of the PMC and the architect appointed by IIML for obtaining statutory approvals and GRIHA	Clarified above.

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	(PMC) Service, 6, Pg.6	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.		certification. Please also clarify whether statutory fees, application/scrutiny charges and GRIHA certification fees will be reimbursed separately by IIML or are to be included in the PMC's quoted fee, and specify the scope of reimbursable legal fees.	
54.	**Clause A Past experience (A.1)** **On RFP page No. 33**	**Technical Parameters** 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)**	**Evaluation Criteria** • 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**	It is requested that non-institutional and residential buildings also be included, and that this clause be amended to read: "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/ **non-institutional and residential buildings"**	No change.

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55.	**Clause A Past experience (A.3)** **On RFP page No. 33**	Experience in completing work within the timelines. (Max marks = 5)	Industrial / Logistics Warehouse	12 to 18 months max. from the date of Start	It is requested that this criterion be clarified, along with the method by which it will be evaluated.	Built-up area of the buildings considered for the s.no. A1 of Table 1 at page 33 will be considered here for marking.
			Corporate Office Building	24 to 30 months max. from the date of Start		
			High-Rise Residential / Commercial/ Hostels	30 to 36 months max. from the date of Start		

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<table>
<tr><td></td><td></td><td></td><td>Hospital / Healthcare Facility 36 to 48+ months max from the date of Start</td><td></td><td></td></tr>
<tr><td>56.</td><td>Clause A Past experience (A.4)

On RFP page No. 33</td><td>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)</td><td>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.</td><td>It is requested that 3 Star GRIHA rating also be included.
It is requested that the marking for this clause be amended as follows:
Every project certified with GRIHA or IGBC/LEED Gold.
No marks for a rating below 3 Star.

<table><tr><td>Rating</td><td>Marks</td></tr><tr><td>5 Star GRIHA</td><td>2.5</td></tr><tr><td>4 Star GRIHA</td><td>2.</td></tr><tr><td>3 Star GRIHA</td><td>1</td></tr></table></td><td>No relaxation.</td></tr>
</table>

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57.	**Clause B Financial Strength (B.1)** **On RFP page No. 33**	Average Annual financial turnover in the last 3 consecutive financial years. **(Max Marks = 10)**	• Rs. 3000 Crore or above – **10** Marks • Rs. 2000 – 2999 Crore – **08** Marks • Rs. 1500 – 1999 Crore – **05** Marks Average Annual financial turnover less than 1500 crores – No Marks	**Since our financial audit for FY 2025-26 is under finalisation, it is requested that the last three financial years, i.e. 2022-23, 2023-24 and 2024-25, be considered.** **The project cost is only Rs. 254 Cr. As per the Works Manual and CPWD rules, the turnover requirement should be 50% of the project cost, i.e. 130 Cr., and not a minimum of 1500 Cr. This is a clear violation of the CVC Manual for Procurement of Works, Second Edition, 2025 (Page No. 72).** **Therefore, it is requested that the requirement be kept at 3 times the project cost of Rs. 254 Cr., i.e. 254 x 3 = 762, say 800 Cr.** **It is further requested that this clause be amended as follows:** • Rs. 1500 Crore or above – **10** Marks • Rs. 1200 – 1500 Crore – **08** Marks • Rs. 900 – 1200 Crore – **05** Marks • Average Annual financial turnover less than 900 crores – No Marks	Annual Financial turnover will be considered for FY 2022-23,2023-24, 2024-25. Rest as clarified above, S.no. 3
58.	**Clause B Financial Strength (B.2)** **On RFP page No. 34**	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	**It is requested that this be kept at 0.10 times the project cost (Rs. 254 Cr.), i.e. 254 x 0.10 = 25.4 Cr., say 26 Cr.** • Rs. 55 Crore or above – **05 Marks** • Rs. 30 – 54 Crore – **03 Marks** • Rs 20 - 29 Crore – **02 Marks** • No marks for PAT below 15 Cr i.e. 2022-23, 2023-24, 2024-25.	No change.

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59.	**Clause C Organizational Strength** **On RFP page No. 34**	Presence of in house professionally qualified staff in the PSU in indicative categories.	**Post Graduate Engineer – 5 Marks** • 150 nos. or above – 05 Marks • 100 nos. to 149 nos. – 03 Marks • 50 nos. to 99 nos. – 02 Marks **Graduate Engineer – 5 Marks** • 1000 nos. or above – 05 Marks • 500 to 999 nos. – 04 Marks • 300 to 499 nos. – 02 Marks	**Since graduate engineers with suitable experience are well qualified to execute projects efficiently, it is requested that only the number of graduate engineers be considered.** **OR** **It is requested that this clause be amended as follows:** **Post Graduate Engineer – 5 Marks** • 21 nos. or above – 05 Marks • 11 nos. to 20 nos. – 03 Marks • 5 nos. to 10 nos. – 02 Marks **Graduate Engineer – 5 Marks** • 250 nos. or above – 05 Marks • 150 to 249 nos. – 04 Marks • 100 to 149 nos. – 02 Marks	No change.
60.	**Clause D Status & performance** **On RFP page No. 34**	Status of Company along with performance rating during last three years i.e. 2016-17, 17-18, 18-19 as per MOU with the Government	**Status of PSU - 04 marks** • Navaratna or above - 04 marks • Miniratna - 02 marks **Performance rating - 06 marks** • Very Good & above - 3 marks each • Good - 01 mark each	**It is suggested that the parent organisation's MoU rating be considered for subsidiaries, or that full marks be awarded to PSUs exempted from rating.** **It is requested that this clause be amended as follows:** **Status of PSU - 05 marks** • Navaratna or above – 05 marks • Miniratna - 04 marks **Performance rating - 05 marks** • Very Good & above - 3 marks each • Good - 01 mark each	**No change.**

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61.	**Evaluation Para 2; Table 1; Bid Evaluation Procedure; Flowchart** **RFP Page No. 32,34,35,49-50**	The qualifying thresholds are stated inconsistently: "at least 70% in each attribute"; 60 out of 75 for the presentation; "more than 70" vs. "minimum 70" out of 100; while the flowchart shows 60 out of 100.	Please confirm a single rule: (a) 60/75 in the technical bid to qualify for the presentation, and (b) 70/100 (inclusive) overall to open the financial bid. We also request deletion of the "70% in each attribute" condition, which would disqualify bidders with good overall scores. **It is requested that the minimum qualifying score be kept at 60% of 75 marks, i.e. 45 marks, in the technical evaluation, and a minimum of 70 out of 100 marks overall after the presentation stage.**	No change
62.	General		Based on the nature of the work, we understand that the subject tender will be executed on deposit works basis by PMC. Please clarify.	Clarified above
63.	General		We understand in case of deposit works, IIML will transfer the funds to the designated project account to be maintained by the PMC, for making vendor payment, compliance of taxation, credit of PMC fees etc. Please confirm it.	Clarified above
64.	General		Please clarify whether any Office space, including boarding/lodging of PMC, will be provided by IIML within campus	Location will be allocated by IIML for the office, including Electricity and water supply, which will be provided by IIML only for the PMC office. Construction of the office and associated facilities is within the scope of the PMC. However, for boarding and lodging, only the identified location can be allocated; all other activities, such as land levelling, electricity, water supply, and sanitation, must be carried out by the PMC. PMC will be responsible for following the applicable health, sanitary, hygiene, and safety codes.

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65.	Financial Criteria			Considering the nature of job and its cost, the turnover requirement is too high. Request you to consider average annual financial turnover of **minimum 1000 cr** for last five years for highest marks. **This is as per the General Procurement Norms and public procurement guidelines emphasize that financial turnover benchmarks should align directly with the nature, annualized execution value, and cost of the job. Keeping highest turnover hurdle at INR 3000 Crores is highly restrictive relative to the estimated annual contract execution scope.**	No change.
66.	Defects Liability Period (DLP)			We understand that PMC will deploy the manpower at site during the DLP period as and when required basis and not on full time basis. Client will provide boarding, loading, local transport etc. at site during the DLP. Please confirm it.	Already clarified.
67.	**Clause A Past experience (A.2)**	• Stilt/ basement +15 and above = **5 marks**		Stilt/ basement +15 and above = 5 marks	No change.
	On RFP page No. 33	• Stilt/Basement + 8 to 15 = **2.5 marks** **No marks for building less than Stilt/ basement +8**		Stilt/Basement + 6 = 2.5 marks	
68.	**Clause D Status & performance On RFP page No. 34**	Status of Company along with performance rating during last three years i.e. 2016-17, 17 18, 18-19 as per MOU with the Government	**Status of PSU - 04 marks** • Navaratna or above - 04 marks • Miniratna- 02 marks **Performance rating - 06**	i. Scheduled A Mini Ratna Category I & above	Already clarified Above.
				ii. Scheduled A Mini Ratna Category II	
				iii. Scheduled B Mini Ratna	

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			marks Very Good & above - 3 marks each Good - 01 mark each	performance rating to be checked during last three years i.e. 2026-25, 25-24, 24-23 as per MOU	
69.	**Clause B Financial Strength (B.1)** **On RFP page No. 33**	Average Annual financial turnover in the last 3 consecutive financial years. **(Max Marks = 10)**	• Rs. 3000 Crore or above – **10** Marks	i. Above Rs. 1000 Cr.	Clarified above.
			• Rs. 2000 – 2999 Crore – **08** Marks	ii. Between Rs. 500 to Rs. 999 Cr.	
			• Rs. 1500 – 1999 Crore – **05** Marks	iii. Between Rs. 100 to Rs. 499 Cr.	
			Average Annual financial turnover less than 1500 crores – No Marks		
70.	**Clause B Financial Strength (B.2)** **On RFP page No. 34**	Net Annual Profit after Tax during last three financial years. (Max Marks = 5)	• Rs. 300 Crore or above–**05** Marks	i. Above Rs. 100 Cr.	No change.
			• Rs. 200 – 299 Crore–**03** Marks	ii. Between Rs. 50 to Rs. 99 Cr.	
			• Rs 100 - 199 Crore–**02** Marks	iii. Between Rs. 10 to Rs. 49 Cr.	
			No marks for PAT below 99 Cr		